

PLANNING AND BUILDING FEE SCHEDULE

BUILDING SERVICES

Hourly Rate	\$144	\$144	\$0																																	
Construction - Building (This Multiplier is used to calculate the cost of building permits. Square footage of the building x Building International Code Council valuation data table x 0.0130) *	0.0130 x value with a minimum of \$144	0.0130 x value with a minimum of \$144	\$0																																	
Trade Permits Plumbing, Mechanical, Electrical, etc.	0.0130 x value with a minimum of \$144	0.0130 x value with a minimum of \$144	\$0																																	
Building Master Plan Plan Review Fee (25% of Building fee)	0.00325 x value, with a minimum of \$144	0.00325 x value, with a minimum of \$144	\$0																																	
Master Plan Options Fee	\$144 x each option provided	\$144 x each option provided	\$0																																	
Site Specific Permit Fee (75% of Building Fee)	0.00975 x value with a minimum of \$144	0.00975 x value with a minimum of \$144	\$0																																	
Grading Permit Fee (including improvement plans) Plan Check	0.01 x valuation, with a minimum of \$252	0.01 x valuation, with a minimum of \$252	\$0																																	
Inspections	0.01 x valuation, with a minimum of \$378	0.01 x valuation, with a minimum of \$378	\$0																																	
Residential Pool/Spa	\$431	\$431	\$0																																	
Inspection Exempt Barn	\$144	\$144	\$0																																	
Mobile Manufactured Homes Permanent Mobile Manufactured Homes- Plan Check	\$575	0.00975 x value with a minimum of \$144	Variable																																	
Permanent Mobile Manufactured Homes - Inspection	\$431	\$431	\$0																																	
Temporary Commercial Modular on Construction Site - Plan Check	\$287	\$575	\$288																																	
Temporary Mobile Manufactured Homes for Residential Use Application - Plan Check	\$144	\$575	\$431																																	
Temporary Mobile Manufactured Homes or Commercial Modular Inspection	\$748	\$431	(\$287)																																	
Plan Reviews/Revised and Resubmittals	\$144/review	\$144 per hour	\$0																																	
Additional Inspections/Reinspection During Business Hours	\$144	\$144 per hour	\$0																																	
After Business Hours (minimum 2 hours)	\$167 per hr	\$167 per hour	\$0																																	
Renewal / Reactivation Permits not based on Valuation Permits based on Valuation	\$144																																			
<table><tr><th>% Completed</th><th>% Remaining</th><th>Stage of Completion</th></tr><tr><td>10%</td><td>90%</td><td>Stem walls or footings</td></tr><tr><td>15%</td><td>85%</td><td>Floor deck or slab</td></tr><tr><td>30%</td><td>70%</td><td>Pool - Gunite inspection</td></tr><tr><td></td><td></td><td>Rough frame without</td></tr><tr><td>50%</td><td>50%</td><td>Plumbing top out, Rough Electrical, and HVAC</td></tr><tr><td>60%</td><td>40%</td><td>Pool - Pre-deck inspection</td></tr><tr><td></td><td></td><td>Frame with ALL Plumbing, Electrical, and HVAC, and Building Weather Tight</td></tr><tr><td>75%</td><td>25%</td><td></td></tr><tr><td>80%</td><td>20%</td><td>Through sheetrock</td></tr><tr><td>90%</td><td>10%</td><td>Pool - Pre-plaster inspection</td></tr></table>	% Completed	% Remaining	Stage of Completion	10%	90%	Stem walls or footings	15%	85%	Floor deck or slab	30%	70%	Pool - Gunite inspection			Rough frame without	50%	50%	Plumbing top out, Rough Electrical, and HVAC	60%	40%	Pool - Pre-deck inspection			Frame with ALL Plumbing, Electrical, and HVAC, and Building Weather Tight	75%	25%		80%	20%	Through sheetrock	90%	10%	Pool - Pre-plaster inspection	Original valuation x .005 x % remaining work, or \$144 whichever is greater	Renewal: Credited valuation x .005, or \$144 whichever is greater Reactivation: Credited valuation x .0130, or \$144 whichever is greater	
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Road Encroachment Fees Application	\$72	\$144	\$72																																	
Inspections A. On improved County Rd w/curb and gutter or with an approved drainage facility (Site Review, Final)	\$216	\$216	\$0																																	
B. Permit with non-improved road with stamped plans (Site Review, Sub Grade, Final)	\$359	\$359	\$0																																	
C. Permit with non-improved road with unstamped plans (Site Review, Sub Grade, Rock Grade, Final)	\$503	\$503	\$0																																	
Solar Permit Fees Residential Ground Mount Application	\$288, then \$15/kW for each kW above 15 kW	\$288, then \$15/kW for each kW above 15 kW	\$0																																	
Inspection	\$162	\$162	\$0																																	
Residential Roof Mount Application	\$288, then \$15/kW for each kW above 15 kW	\$288, then \$15/kW for each kW above 15 kW	\$0																																	
Inspection	\$162	\$162	\$0																																	
Non-Residential Ground Mount Application	\$720 for first 50 kW, then \$7/kW for 51-250 kW, then \$5 for kW over 250 kW	\$720 for first 50 kW, then \$7/kW for 51-250 kW, then \$5 for kW over 250 kW	\$0																																	
Inspection	\$280	\$280	\$0																																	
Non-Residential Roof Mount Application	\$720 for first 50 kW, then \$7/kW for 51-250 kW, then \$5 for kW over 250 kW	\$720 for first 50 kW, then \$7/kW for 51-250 kW, then \$5 for kW over 250 kW	\$0																																	
Inspection	\$144	\$144	\$0																																	

PLANNING AND BUILDING FEE SCHEDULE

	Current Fee	Proposed Fee	Net Change
<u>BUILDING SERVICES (Cont.)</u>			
Master Plan Solar			
Plan Review Fee	\$216	\$216	\$0
Site Specific Permit Fee-Application, per site	\$72	\$72	\$0
Site Specific Permit Fee-Inspection, per site	\$162	\$162	\$0
Tahoe Regional Planning Agency (selected fees only, see Ordinance 4476)			
County Administrative Fee	\$300	\$300	\$0
Reservation of Allocation Fee	\$1,000	\$1,000	\$0
State / Mitigation / Impact Fees			
Community Service District Fee	per permit basis	per permit basis	-
Fire District Fees	per permit basis	per permit basis	-
Green Building Fee	per permit basis	per permit basis	-
Parks and Recreation Fee	per permit basis	per permit basis	-
Planning Mitigation Fee	per permit basis	per permit basis	-
School District Fee	per permit basis	per permit basis	-
Strong Motion Instrumentation & Seismic Hazard Mapping (SMIP) Fee	per permit basis	per permit basis	-
Traffic Impact Mitigation Fee	per permit basis	per permit basis	-
Tahoe Regional Planning Agency MOU Fees	Fees set by TRPA	Fees set by TRPA	-

* The permit valuation shall be adjusted yearly based upon the August issue of ICC Building Valuation Data. An area costs adjustment will also be applied. On work not described on the Valuation Table, the valuation shall be determined from the contract value or the value from the latest issue of the National Construction Estimator.

CODE ENFORCEMENT

Hourly Rate			
During Business Hours	\$107	\$107	\$0
After Business Hours	\$126	\$126	\$0
Appeal			
Appeal (Except VHR) (Ordinance 9.02.380 A)	\$200	\$200	\$0
VHR Appeal & Hearing Fee (See Ordinances 9.02.380, 5.56.140, and 5.56.150)	\$1,000	\$1,000	\$0
Penalties			
Administrative Citations	See Ordinance 9.02.380 A	See Ordinance 9.02.380 A	-
Investigative Fee	Equal to the amount of permit fee	Equal to the amount of permit fee	-
Pre-Site Inspection	\$107	\$107	\$0

COMMERCIAL CANNABIS

Pre-Application	See Current Fee Schedule *	See Current Fee Schedule *	-
Conditional Use Permit	See Current Fee Schedule **	See Current Fee Schedule **	-
Cultivation			
Commercial Cannabis Annual Operating Permit - Initial Application	\$7,284	\$7,284	\$0
Commercial Cannabis Monitoring Program	\$4,933	\$4,933	\$0
Commercial Cannabis Annual Operating Permit - Renewal	\$4,983	\$4,983	\$0
Existing Retailers			
Commercial Cannabis Annual Operating Permit - Initial Application	\$4,553	\$4,553	\$0
Commercial Cannabis Monitoring Program	\$3,318	\$3,318	\$0
Commercial Cannabis Annual Operating Permit - Renewal	\$3,836	\$3,836	\$0
Retailers, Distribution, and Testing Laboratories			
Commercial Cannabis Annual Operating Permit - Initial Application	\$5,642	\$5,642	\$0
Commercial Cannabis Monitoring Program	\$3,318	\$3,318	\$0
Commercial Cannabis Annual Operating Permit - Renewal	\$3,836	\$3,836	\$0
Manufacturing			
Commercial Cannabis Annual Operating Permit - Initial Application	\$6,445	\$6,445	\$0
Commercial Cannabis Monitoring Program	\$4,158	\$4,158	\$0
Commercial Cannabis Annual Operating Permit - Renewal	\$4,419	\$4,419	\$0

CURRENT PLANNING SERVICES

Hourly Rate	\$219	\$219	\$0
Administrative Permits			
Administrative Permit - Minor: includes General, Front Setback Reduction, and Oak Removal	\$383	\$383	\$0
Administrative Permit - Major: includes 10% Relief, Agricultural/Mineral Resources Setbacks, Riparian Setbacks, Commercial Building Permit Pre-Submittal Review, and Ranch Marketing or Winery Specific Uses	\$1,586	\$1,586	\$0
Appeal	\$450	\$450	\$0
Bass Lake Hills Specific Plan - Supplemental Tentative Map Submittal Fee (See Ordinance 130.70.010)	\$99 / parcel	\$99 / parcel	\$0
Building Permits			
Grading (Not associated with a structure)	\$438	\$438	\$0
Grading (When associated with a structure)	\$438	\$438	\$0
Non-residential, New Construction (new floor plan)	\$875	\$875	\$0
Tenant Improvements with a change in use or occupancy	\$547	\$547	\$0
Tenant Improvements with no change in use or occupancy	\$328	\$328	\$0
Wall signs and misc. other non-residential	\$328	\$328	\$0
Miscellaneous: Plan check Revisions and review of 2nd Corrections.	\$219	\$219	\$0
Residential			
New dwellings, Second Dwelling Units, Multi-Family, SB 9 - Conversion	\$547	\$547	\$0
Accessory structures, expansion of existing structures, ag buildings, pools	\$328	\$328	\$0
Minor permit review (permits requiring limited review)	\$219	\$219	\$0
Special Zoning Review (Additional fee for flood zone, development eligibility review , TRPA MOU, or similar)	\$219	\$219	\$0

PLANNING AND BUILDING FEE SCHEDULE

	Current Fee	Proposed Fee	Net Change
<u>CURRENT PLANNING SERVICES (Cont.)</u>			
Certificate of Compliance			
Discretionary - Hearing Required	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Discretionary - No Hearing Required	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Major Revision to Approved Certificate	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Minor Revision to approved Certificate (No Changes to environmental document)	\$2,188	\$2,188	\$0
Conditional Use Permit			
Application	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Spectrum Act Eligibility Review Application	\$438	\$438	\$0
Design Review			
Application - Minor	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Application - Major	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
SB 35 Application	\$1,000 deposit, T&M		
Development Agreement			
Initial Application	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Annual Reporting Fee - New DA	\$1,000 deposit, T&M		
Annual Reporting Fee - Existing DA Established	\$1,000 deposit, T&M	\$500	(\$500)
EIR Preparation		Funding Agreement with 20% deposit of estimated cost to process EIR	Funding Agreement with 20% deposit of estimated cost to
Finding of General Plan Consistency	\$1,313		
General Plan			
Map Amendment (see "Zone Change" when submitted with a Zone Change)	\$1,000 deposit, T&M		
Text Amendment, Major (not CEQA exempt)	\$1,000 deposit, T&M		
Text Amendment, Minor (CEQA exempt)	\$1,000 deposit, T&M		
Hearing Continuation Off-Calendar, Requested by Applicant	\$875		
Lot Line Adjustment Review	\$219		
Minor Use Permit		\$1,000 deposit, T&M	\$1,000 deposit, T&M
Mitigation Monitoring and Reporting Program (MMRP) / Conditions of Approval (COA)	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Model Water Efficient Landscape Ordinance			
MWELO Application/Master Plan Verification Review	\$55	\$55	\$0
MWELO Prescriptive Review (500-2500 square feet)	\$438	\$438	\$0
MWELO Performance Review (2501square feet or greater)	\$766	\$766	\$0
MWELO Master Plan Review	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Parcel Maps			
Residential/Commercial Application	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Corrections to Recorded Final Maps	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Parcel Map Waiver	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
SB 9 Application	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Planned Development			
Commercial / Industrial / Residential Application	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Pre Application Review			
Minor Application	\$1,727	\$1,727	\$0
Major Application	\$6,593	\$6,593	\$0
SB 35, SB 330, or other projects per current government code	\$1,000 deposit, T&M		
Reactivation or Revision to a Project: Applications that are continued off-calendar, on hold, or incomplete one year or longer, when such delay is caused by or at the request of the applicant. Also, applications that are revised by applicant during the review process and require redistribution due to design changes or other	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Reclamation			
Reclamation Plan Application	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Annual Inspection and Report	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Research Requests and Zoning Letters			
Reconstruction After Burn-Down Letter, Zone Verification Letter, Flood Determination Letter	\$328	\$328	\$0
ABC License Verification, DMV Zoning, and HCD Compliance	\$219	\$219	\$0
Public Convenience and Necessity	\$656	\$656	\$0
Unlisted Services and Research	\$438	\$438	\$0
Reversion to Acreage	\$875	\$875	\$0
Specific Plan	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Streamlined Housing Review			
Pre Application (e.g. SB 423, SB 330, or other projects per gov. code)	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Ministerial Housing Project	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Subdivision Maps			
Preliminary Map	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Tentative Map (All types)	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Final Map	\$5,471	\$5,471	\$0
Corrections to Recorded Map	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Temporary Use Permit	\$985	\$985	\$0
Time Extensions	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Transportation Improvement Plan Review	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Variance	\$5,471	\$5,471	\$0
Williamson Act Contracts (Agricultural Preserve)			
Establish Williamson Act Contract	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Amendments	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Immediate Cancellation (no fee for notice of non-renewal)	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Zone Change	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
<u>LONG RANGE PLANNING</u>			
Hourly Rate	\$188	\$188	\$0

PLANNING AND BUILDING FEE SCHEDULE

	Current Fee	Proposed Fee	Net Change
<u>STORMWATER QUALITY</u>			
Hourly Rate	\$190	\$190	\$0
Projects for Planning Division			
Minor Project Plan Review	\$190	\$95	(\$95)
Project CEQA Review	\$95	\$190	\$95
Projects for Department of Transportation			
Major Project Plan Review/Field Inspection for Department of Transportation	\$190	T&M	
Field Inspection		T&M	
Permits for Building Division			
Permit Plan Review - Small Projects 2,500-4,999 sf Impervious Surface	\$190	\$95	(\$95)
Permit Plan Review - Regulated Projects 5,000 sf or more of Impervious Surface (Includes operations and maintenance)	\$190	\$190	\$0
Permit Plan Revision / Correction		\$48	\$48
Permit Field Inspection or Re-Inspection	\$190	\$190	\$0
Permit Re-Inspection	\$190	\$190	\$0
<u>VACATION / HOSTED HOME RENTALS</u>			
Hourly Rate	\$190	\$190	\$0
Permit Application Fee - Vacation Home Rental	\$760	\$760	\$0
Permit Application Fee - Hosted Home Rental		\$380	\$380
Permit Renewal Fee	\$380	\$380	\$0
Permit Modification	\$95	\$95	\$0
Permit Waitlist Fee	\$190	\$190	\$0
Vacation / Home Hosted Rental Sign		\$20.83	\$20.83
Vacation Home Rental Technology Surcharge	\$31	\$31	\$0
<u>PLANNING AND BUILDING DEPARTMENT ADDITIONAL FEES (Select fees applicable to Exhibit B & C)</u>			
Copies/Duplication	15 cents per page or "printer cost" plus 5%	15 cents per page or "printer cost" plus 5%	\$0
General Plan Implementation Fee	7.59% of the County permit/project fee ***	7.59% of the County permit/project fee ***	\$0
Scanning Fee	10 cents per page or "scan cost" plus 5% handling fee	10 cents per page or "scan cost" plus 5% handling fee	\$0
Maps/GIS			
Size A (8 1/2" x 11")	\$5.00	\$5.00	\$0
Size B (11"x 17")	\$7.50	\$7.50	\$0
Size C (18" x 24")	\$10.00	\$10.00	\$0
Size D (24" x 36")	SF	SF	\$0
Miscellaneous Manuals, Etc.	Actual cost	Actual cost	\$0
Public Record Requests	15 cents per page	15 cents per page	\$0
Research Records	T&M	T&M	\$0
Returned Check Fee - Tied to Maximum allowed by State	\$25.00	\$25.00	\$0
Revenue Recovery Referral Charge	Actual cost assessed by Revenue Recovery	Actual cost assessed by Revenue Recovery	\$0
Technology Enhancement/Improvement Fee	2.45% of the County permit/ project fee	2.45% of the County permit fee	\$0
Technology Surcharge Fee	3.20% of the County permit/project fee***	3.20% of the County permit/project fee***	\$0
Witness Subpoena Fee - per Gov. Code 68096.1	\$275 per day, T&M	\$275 per day, T&M	\$0

* As established by the most recent Pre-Application Review - both minor and major - set by resolution at the time of application submission for the Planning and Building Department, Environmental Management Department, and the Department of Transportation.

** As established by the most recent Conditional Use Permit set by resolution at the time of application submission for the Planning and Building Department, Environmental Management Department, and the Department of Transportation.

*** For Planning projects the fee will be applied based on the average number of hours estimated to complete the project multiplied by the hourly rate for the total project fee.