



ORDINANCE NO. 5238

AN UNCODIFIED ORDINANCE AMENDING ORDINANCE 5224, EL DORADO COUNTY SCHEDULE OF FEES AND CHARGES FOR THE PLANNING AND BUILDING DEPARTMENT

WHEREAS, pursuant to Government Code Sections 54985 and 66016 and County Ordinance Code Section 1.04.260, the Board of Supervisors of El Dorado County (Board) has established rates, charges, and fees for certain activities; and

WHEREAS, once established, any rates, charges, or fees established by the County pursuant to the regulations or requirements established herein may be changed from time to time by the Board; and

WHEREAS, on October 24, 2023, the Board adopted Ordinance 5185, which established the Planning and Building Department Fee Schedule, including for the Airports and Cemeteries Division; and

WHEREAS, on December 10, 2024, the Board adopted Ordinance 5213, which updated the Planning and Building Department Fee Schedule; and

WHEREAS, on February 25, 2025, the board adopted Ordinance 5224, which updated the Planning and Building Department Fee Schedule and establishing Cemeteries fees by separate Resolution; and

WHEREAS, the Board now desires to update Planning and Building's hourly rate and fees for services as contained in Exhibit A of this Ordinance.

NOW, THEREFORE, the Board of Supervisors of the County of El Dorado ordains as follows:

Section 1. The "Planning and Building Department Fee Schedule" includes the proposed charges and fees attached hereto and incorporated herein by reference as Exhibit A of the agenda item of this same date on file with the Clerk of the Board is hereby adopted. Any conflict between prior ordinances or resolutions and this Ordinance shall be resolved in favor of the latter. All other provisions of Ordinance No. 5224, including any existing fees not amended by this Ordinance, shall remain in full force and effect.

Section 2. The Board of Supervisors hereby finds that this Ordinance is not a Project within the meaning of California Environmental Quality Act because it would establish a government funding mechanism or

other fiscal activity within the meaning of CEQA Guidelines Section 15378(b)(4) and even if it were a Project CEQA would not apply to it because this Ordinance modifies and approves rates and fees within the meaning of Public Resources Code §21080(b)(8)(A-D) and 14 CCR §15273(a)(I-4).

Section 3. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and every section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section 4. This Ordinance shall become effective as follows:

Updated hourly rates and fees for services in Exhibit A shall become effective sixty (60) days from adoption of this Ordinance, except for Code Enforcement and Vacation / Hosted Home Rental division fees, which shall be effective thirty (30) days from adoption.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 19th day of August, 2025, by the following vote of said Board:

ATTEST

Kim Dawson

Clerk of the Board of Supervisors

By: 

Deputy Clerk

Ayes: Turnboo, Laine, Parlin, Veerkamp, Ferrero

Noes: None

Absent: None


Chair, Board of Supervisors

APPROVED AS TO FORM

DAVID LIVINGSTON

COUNTY COUNSEL

By: 

Title: Deputy County Counsel

PLANNING AND BUILDING FEE SCHEDULE

Fee Note

BUILDING SERVICES

Hourly Rate	\$167	
Construction - Building	0.0130 x value with a minimum of \$167	1
(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)		
Trade Permits	0.0130 x value with a minimum of \$167	
Plumbing, Mechanical, Electrical, etc.		
Building Master Plan	0.00325 x value, with a minimum of \$167	
Plan Review Fee (25% of Building fee)	\$167 x each option provided	
Master Plan Options Fee	0.00975 x value with a minimum of \$167	
Site Specific Permit Fee (75% of Building Fee)		
Grading Permit Fee (including improvement plans)		
Plan Check	0.01 x valuation, with a minimum of \$292	
Inspections	0.01 x valuation, with a minimum of \$439	
Residential Pool/Spa	\$501	
Inspection Exempt Barn	\$167	
Manufactured Homes		
Permanent Manufactured Homes- Plan Check	0.004875 x value with a minimum of \$167	
Permanent Manufactured Homes - Inspection	0.004875 x value with a minimum of \$167	
Temporary Commercial Modular on Construction Site - Plan Check	\$668	
Temporary Manufactured Homes for Residential Use Application - Plan Check	\$668	
Temporary Manufactured Homes or Commercial Modular Inspection	\$501	
Plan Reviews/Revised and Resubmittals	\$167 per hour	
Additional Inspections/Reinspection		
During Business Hours	\$167 per hour	
Renewal / Reactivation		

% Completed	% Remaining	Stage of Completion
10%	90%	Stem walls or footings
15%	85%	Floor deck or slab
30%	70%	Pool - Gunite inspection
50%	50%	Plumbing top out, Rough Electrical, and HVAC
60%	40%	Pool - Pre-deck inspection
75%	25%	Frame with ALL Plumbing, Electrical, HVAC, and Building Weather Tight
80%	20%	Through sheetrock
90%	10%	Pool - Pre-plaster inspection

Renewal: Credited valuation x .005, or \$167 whichever is greater

Reactivation: Credited valuation x .0130, or \$167 whichever is greater

Road Encroachment Fees

Application	\$167
Inspections	
A. On improved County Rd w/curb and gutter or with an approved drainage facility (Site Review, Final)	\$251
B. Permit with non-improved road with stamped plans (Site Review, Sub Grade, Final)	\$418
C. Permit with non-improved road with unstamped plans (Site Review, Sub Grade, Rock Grade, Final)	\$585

Solar Permit Fees

Residential Ground Mount	
Application	\$288, then \$15/kW for each kW above 15 kW
Inspection	\$162

PLANNING AND BUILDING FEE SCHEDULE

	Fee	Note
<u>BUILDING SERVICES (Cont.)</u>		
Residential Roof Mount Application	\$288, then \$15/kW for each kW above 15 kW	
Inspection	\$162	
Non-Residential Ground Mount Application	\$720 for first 50 kW, then \$7/kW for 51-250 kW, then \$5 for kW over 250 kW	
Inspection	\$280	
Non-Residential Roof Mount Application	\$720 for first 50 kW, then \$7/kW for 51-250 kW, then \$5 for kW over 250 kW	
Inspection	\$144	
Master Plan Solar		
Plan Review Fee	\$216	
Site Specific Permit Fee-Application, per site	\$72	
Site Specific Permit Fee-Inspection, per site	\$162	
Tahoe Regional Planning Agency (selected fees only, see Ordinance 4476)		
County Administrative Fee	\$300	
Reservation of Allocation Fee	\$1,000	
State / Mitigation / Impact Fees		
Community Service District Fee	per permit basis	
Fire District Fees	per permit basis	
Green Building Fee	per permit basis	
Parks and Recreation Fee	per permit basis	
Planning Mitigation Fee	per permit basis	
School District Fee	per permit basis	
Strong Motion Instrumentation & Seismic Hazard Mapping (SMIP) Fee	per permit basis	
Traffic Impact Mitigation Fee	per permit basis	
Tahoe Regional Planning Agency MOU Fees	Fees set by TRPA	
<u>CODE ENFORCEMENT</u>		
Hourly Rate	\$148	
Appeal		
Appeal (Except VHR) (Ordinance 9.02.380 A)	\$200	
VHR Appeal & Hearing Fee (See Ordinances 9.02.380, 5.56.140, and 5.56.150)	\$1,000	
Penalties		
Administrative Citations	See Ordinance 9.02.380 A	
Investigative Fee	Equal to the amount of permit fee	
Pre-Site Inspection	\$148	
<u>COMMERICAL CANNABIS</u>		
Pre-Application	See Current Fee Schedule	2
Conditional Use Permit	See Current Fee Schedule	3
Cultivation		
Commercial Cannabis Annual Operating Permit - Initial Application	\$7,284	
Commercial Cannabis Monitoring Program	\$4,933	
Commercial Cannabis Annual Operating Permit - Renewal	\$4,983	
Existing Retailers		
Commercial Cannabis Annual Operating Permit - Initial Application	\$4,553	
Commercial Cannabis Monitoring Program	\$3,318	
Commercial Cannabis Annual Operating Permit - Renewal	\$3,836	
Retailers, Distribution, and Testing Laboratories		
Commercial Cannabis Annual Operating Permit - Initial Application	\$5,642	
Commercial Cannabis Monitoring Program	\$3,318	
Commercial Cannabis Annual Operating Permit - Renewal	\$3,836	
Manufacturing		
Commercial Cannabis Annual Operating Permit - Initial Application	\$6,445	
Commercial Cannabis Monitoring Program	\$4,158	
Commercial Cannabis Annual Operating Permit - Renewal	\$4,419	

PLANNING AND BUILDING FEE SCHEDULE

	Fee	Note
CURRENT PLANNING SERVICES		
Hourly Rate	\$247	
Administrative Permits		
Administrative Permit - Minor: includes General, Front Setback Reduction, and Oak Removal	\$432	
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	\$1,791	
Oak Exemption Permit	\$62	
Appeal	\$494	
Bass Lake Hills Specific Plan - Supplemental Tentative Map Submittal Fee (See Ordinance 130.70.010)	\$99 / parcel	
Building Permits		
Grading (Not associated with a structure)	\$494	
Grading (When associated with a structure)	\$494	
Non-residential, New Construction (new floor plan)	\$988	
Tenant Improvements with a change in use or occupancy	\$618	
Tenant Improvements with no change in use or occupancy	\$371	
Wall signs and misc. other non-residential	\$371	
Miscellaneous: Plan check Revisions and review of 2nd Corrections.	\$247	
Residential		
New dwellings, Second Dwelling Units, Multi-Family, SB 9 - Conversion	\$618	
Accessory structures, expansion of existing structures, ag buildings, pools	\$371	
Minor permit review (permits requiring limited review)	\$247	
Special Zoning Review (Additional fee for flood zone, TRPA MOU, or similar)	\$247	
Certificate of Compliance		
Discretionary - Hearing Required	\$1,000 deposit, T&M	
Discretionary - No Hearing Required	\$1,000 deposit, T&M	
Major Revision to Approved Certificate	\$1,000 deposit, T&M	
Minor Revision to approved Certificate (No Changes to environmental document)	\$2,470	
Conditional Use Permit		
Application	\$1,000 deposit, T&M	
Spectrum Act Eligibility Review Application	\$494	
Design Review		
Application - Minor	\$1,000 deposit, T&M	
Application - Major	\$1,000 deposit, T&M	
Development Agreement		
Initial Application	\$1,000 deposit, T&M	
Annual Reporting Fee - Existing DA Established	\$564	
EIR Preparation	Funding Agreement with 20% deposit of estimated cost to process EIR	
Finding of General Plan Consistency	\$1,482	
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	\$988	
Lot Line Adjustment Review	\$247	
Minor Use Permit	\$1,000 deposit, T&M	
Mitigation Monitoring and Reporting Program (MMRP) / Conditions of Approval (COA)	\$1,000 deposit, T&M	
Model Water Efficient Landscape Ordinance		
MWELO Application/Master Plan Verification Review	\$62	
MWELO Prescriptive Review (500-2500 square feet)	\$494	
MWELO Performance Review (2501square feet or greater)	\$865	
MWELO Master Plan Review	\$1,000 deposit, T&M	
Parcel Maps		
Residential/Commercial Application	\$1,000 deposit, T&M	
Corrections to Recorded Final Maps	\$1,000 deposit, T&M	
Parcel Map Waiver	\$1,000 deposit, T&M	
SB 9 Application	\$1,000 deposit, T&M	
Planned Development		
Commercial / Industrial / Residential Application	\$1,000 deposit, T&M	
Pre Application Review		
Minor Application	\$1,949	
Major Application	\$7,442	
Reactivation / Revision / Modification to a Project	\$1,000 deposit, T&M	4

PLANNING AND BUILDING FEE SCHEDULE

	Fee	Note
<u>CURRENT PLANNING SERVICES (Cont.)</u>		
Reclamation		
Reclamation Plan Application	\$1,000 deposit, T&M	
Annual Inspection and Report	\$1,000 deposit, T&M	
Research Requests and Zoning Letters		
Reconstruction After Burn-Down Letter, Zone Verification Letter, Flood Determination Letter	\$371	
ABC License Verification, DMV Zoning, and HCD Compliance	\$247	
Public Convenience and Necessity	\$741	
Unlisted Services and Research	\$494	
Reversion to Acreage	\$988	
Specific Plan	\$1,000 deposit, T&M	
Streamlined Housing Review		
Preliminary Application (e.g. SB 423, SB 330, or other projects per gov. code)	\$1,000 deposit, T&M	
Ministerial Housing Project	\$1,000 deposit, T&M	
Subdivision Maps		
Preliminary Map	\$1,000 deposit, T&M	
Tentative Map (All types)	\$1,000 deposit, T&M	
Final Map	\$6,175	
Corrections to Recorded Map	\$1,000 deposit, T&M	
Temporary Use Permit	\$1,112	
Time Extensions	\$1,000 deposit, T&M	
Transportation Improvement Plan Review	\$1,000 deposit, T&M	
Variance	\$6,175	
Williamson Act Contracts (Agricultural Preserve)		
Establish Williamson Act Contract	\$1,000 deposit, T&M	
Amendments	\$1,000 deposit, T&M	
Immediate Cancellation (no fee for notice of non-renewal)	\$1,000 deposit, T&M	
Zone Change	\$1,000 deposit, T&M	
<u>LONG RANGE PLANNING</u>		
Hourly Rate	\$265	
<u>STORMWATER QUALITY</u>		
Hourly Rate	\$280	
Projects for Planning Division		
Minor Project Plan Review	\$140	
Project CEQA Review	\$280	
Projects for Department of Transportation		
Project Plan Review	T&M	
Field Inspection for Department of Transportation	T&M	
Permits for Building Division		
Permit Plan Review - Small Projects 2,500-4,999 sf Impervious Surface	\$140	
Permit Plan Review - Regulated Projects 5,000 sf or more of Impervious Surface (Includes operations and maintenance)	\$280	
Permit Plan Revision / Correction	\$70	
Permit Field Inspection	\$280	
Permit Re-Inspection	\$280	

PLANNING AND BUILDING FEE SCHEDULE

	Fee	Note
<u>VACATION / HOSTED HOME RENTALS</u>		
Hourly Rate	\$141	
Permit Application Fee - Vacation Home Rental	\$564	
Permit Application Fee - Hosted Home Rental	\$282	
Permit Renewal Fee	\$282	
Permit Modification	\$71	
Permit Waitlist Fee	\$141	
Vacation / Home Hosted Rental Sign	\$20.83	
Vacation Home Rental Technology Surcharge	\$31	
<u>PLANNING AND BUILDING DEPARTMENT ADDITIONAL FEES</u>		
Copies/Duplication	15 cents per page or "printer cost" plus 5% handling fee	
General Plan Implementation Fee	7.59% of the County permit/project fee ***	
Scanning Fee	10 cents per page or "scan cost" plus 5% handling fee	
Maps/GIS		
Size A (8 1/2" x 11")	\$5.00	
Size B (11"x 17")	\$7.50	
Size C (18" x 24")	\$10.00	
Size D (24" x 36")	\$15 + \$2.50 per SF over 6 SF	
Miscellaneous Manuals, Etc.	Actual cost	
Public Record Requests	15 cents per page	
Research Records	T&M	
Returned Check Fee - Tied to Maximum allowed by State	\$25.00	
Revenue Recovery Referral Charge	Actual cost assessed by Revenue Recovery	
Technology Enhancement/Improvement Fee	2.45% of the County permit fee	
Technology Surcharge Fee	3.20% of the County permit/project fee***	5
Witness Subpoena Fee - per Gov. Code 68096.1	\$275 per day, T&M	

Note

- 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.
- 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.
- 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 significant change in the project.
- 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.