



RESOLUTION No. _____
~~OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL~~
~~DORADO~~

BUILDING FEE SCHEDULE

Part 1. Building Permit Fees:

A. Building Permit Fees:

1. For permits subject to the 2004 General Plan Traffic Impact Mitigation (TIM) Fee Program, fees shall be determined by the valuation shown on the Valuation Table as published annually in the August issue of Building Safety Journal with a fee of \$.0106 per \$1.00 valuation of the work proposed. 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. The minimum fee under this part shall be \$100.00.

2. For permits not subject to the 2004 General Plan Traffic Impact Mitigation (TIM) Fee Program, fees shall be determined by the valuation shown on the Valuation Table as published annually in the August issue of Building Safety Journal with a fee of \$.0125 per \$1.00 valuation of the work proposed. 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. The minimum fee under this part shall be \$100.00.

~~B. Plumbing Permit fees: When a separate or “plumbing only” permit is required for plumbing work, the fee shall be .0125 of the contract value or the value from the latest issue of the National Construction Estimator with a minimum fee of \$100.00.~~

~~C. Mechanical Permit Fee: When a separate or “mechanical only” permit is required for mechanical work, the fee shall be .0125 of the contract value or the value from the latest issue of the National Construction Estimator with a minimum fee of \$100.00.~~

~~D. Electrical Permit Fees: When a separate or “electrical only” permit is required for electrical work, the fee shall be .0125 of the contract value or the value from the latest issue of the National Construction Estimator with a minimum fee of \$100.00.~~

DEVELOPMENT SERVICES DEPARTMENT
BUILDING SAFETY DIVISION
FEE SCHEDULE

Part 1. Permit Fees:

_____ A. Permit Fees:

1. Permit fees shall be determined using the Valuation Table in the August issue of the Building Safety Journal. The permit fee shall be 0.0125 per \$1.00 valuation of the work proposed plus a ~~twenty-five~~ 25 percent (25%) regional cost modifier. The valuation of work not described on the Valuation Table shall be determined from the contract value or the value determined using the latest issue of the National Construction Estimator. The minimum building permit fee under this part shall be \$330.00 plus \$35.00 for record archiving and LMIS.

2. When a separate permit is required, permit fees for plumbing, mechanical, electrical, and other work shall be 0.0125 of the contract value or the value from the latest issue of the National Construction Estimator. The permit applicant shall provide a detailed project valuation when requested by the Development Services Department. The minimum permit fee for these

separate "Trade Permits" shall be \$240.00 plus \$35.00 for record archiving and LMIS.

3. The minimum fee for agricultural buildings shall be \$240.00 plus \$35.00 for record archiving and LMIS.

Part 2. Mobile Home Permit Fee:

~~A. Mobile homes not set on permanent foundation: \$100.00.~~

~~B. Mobile homes installed on residential property with permanent foundation system: Fee shall be as set forth in Part 1 above.~~

~~C. Temporary mobile home installed on construction site: \$100.00.~~

~~D. Utility Site Construction permit for mobile homes installed under Part 2 (A) and (C) above when requiring separate utility and/or septic system inspections: \$100.00.~~

B. Permit Fees for Manufactured Buildings:

1. Permit Fees for the installation of temporary residential and non-residential manufactured units shall be \$480.00.

2. Permit Fees for the installation of permanent residential and non-residential manufactured units is set forth in Sections 1.A, 1.C, and 1.D.

3. Permit Fees for the storage of unoccupied manufactured units as required by Title 15 shall be \$120.00.

4. Permit Fees for the installation of "shipping containers" or similar units shall be a minimum of \$240.00 for individual units or 75 percent 75 percent of the square foot valuation for construction type VB warehouse permits as determined in Part 1., A above for "grouped" units. The 75 percent 75 percent fee is collected only if there are no modifications to the "shipping containers." If the "shipping containers" are modified, the permit fee shall be equal to cConstruction type VB warehouse permit fees as determined in Part 1., A above.

Part 3. Application and Plan Review Fees:

~~A. When plans are required to be submitted by the currently adopted edition of the California Building Code, an application/plan review fee shall be paid at the time of building permit application, in the amount equal to one-half (1/2) of that specified in Part 1 above for residential, agricultural, commercial, industrial, and accessory~~

~~buildings or structures. Upon issuance of the permit these fees shall be applied to the total fee collected pursuant to Part 1 above.~~

~~B. When plans referenced in (A) above are from a master plan previously approved by the County with no modifications, are for a permanent manufactured dwelling on a permanent foundation, or have been reviewed and approved by a third party professional previously approved by the County, the application/plan review fee as described in (A) above shall be reduced by 50%.~~

~~C. When a project is revised by the applicant such that additional plan review is required, a fee of \$100.00 per hour shall be charged for the additional work.~~

~~D. Plan review conducted on resubmittals where previously identified corrections have not been made shall also be charged at the rate of \$100.00 per hour.~~

~~E. An application submitted to replace one that has expired may be eligible for a credit toward the new application/plan review fee if it is re-submitted within 6 months of the time of the original application expiration. Based on a schedule established by the Director of Development Services or designee, credit may be given for administrative/plan review work already performed, which is still applicable under codes and regulations in force at the time of the new application. It is the responsibility of the applicant to provide documentation substantiating work eligible for credit as part of the original application.~~

~~Part 4. Grading and Encroachment Permit Fees:~~

~~A. Residential (single-family) Grading Fees: An application fee of \$100.00 and plan review fee of \$100.00 shall be paid at the time of grading permit application. Upon issuance, a grading inspection fee of \$235.00 shall be collected. Residential grading projects exceeding 1,500 cubic yards of cut or fill shall be charged the same as a non-residential grading project (see section B below). When the grading plans are revised by the applicant such that additional plan review is required, a fee of~~

~~\$100.00 per hour shall be charged for the additional work. Plan review conducted on resubmittals where previously identified corrections have not been made shall also be charged at the rate of \$100.00 per hour. Reinspection fees shall be \$100.00 in accordance with Part 7 of this schedule.~~

~~B. Non-Residential (multi-family, commercial, subdivision and industrial) Grading Fees:~~

~~1. At submittal, an application fee of \$100.00 will be collected along with a plan review deposit of 1% of the Engineer's Estimated Cost for the project (exclusive of water and sewer improvements), or \$1,000.00, whichever is greater, up to a maximum of \$100,000. Monthly billings at the rate of \$100.00 per hour for County staff time and actual costs billed by an outside contractor, should the County engage their services, will be charged against the deposit until the~~

~~deposit is depleted to a \$500.00 retention withholding requirement. At such time, the Financially Responsible Party for the permit will be billed directly.~~

~~2. At issuance of the permit or authorization of project, an inspection services deposit of 1% of the Engineer's Estimated Cost for the project (exclusive of water and sewer improvements), or \$1,000.00, whichever is greater, is required. Any remaining plan review deposit may be applied to the inspection deposit. If the deposit exceeds the department processing cost, the Financially Responsible Party for the permit will be refunded the remainder of the deposit following permit finalization.~~

C. Road Encroachment Fees

~~1. Driveway encroachments onto public streets and roads shall be charged at the rate of \$273.00, due at time of application. Re-inspection fees shall be charged in accordance with Part 7 of this schedule.~~

C. Site Development/Grading and Road Encroachment Permit Fees:

1. Single family residential site development/grading permit fees shall be \$435.00. Residential grading projects exceeding 1,000 cubic yards shall be charged the same as non-residential grading projects.

2. Non-residential site development/grading permit fees shall include a \$120.00 application processing fee and a plan review deposit of one percent (1%) percent of the Engineer's Estimated Cost for the project (excluding the cost of water and sewer improvements), or \$2,000.00, whichever is greater, up to a maximum of \$100,000.00. Monthly billing at the rate of \$100.00 per hour for eCounty staff time and actual cost for outside contract time will be charged against the deposit until the deposit is depleted to a \$600.00 retention withholding requirement. The financially responsible party or his/her agent shall sign an "Agreement for Payment of Processing Fees." If the permit application expires, a written request from the applicant is required to refund the balance of the deposit.

3. At issuance of the permit or authorization of project, an inspection services deposit of one percent (1%) percent of the Engineer's Estimated Cost for the project (excluding the cost of water and sewer improvements), or \$1,000.00, whichever is greater, is required. The billing rate shall be as defined in Section C.2. If the deposit exceeds the department processing costs, the financially responsible party for the permit will be refunded the remainder of the deposit following permit finalization.

4. Driveway encroachments permits shall be charged a fee of \$360.00, due at time of permit application.

D. Permit Fee Collection:

1. One-third of the permit fee shall be collected for permit application processing plus one-third for plan review. The processing and plan review fees shall be collected at the time of permit application. The remaining one-third of the permit fee and any additional charges shall be collected at the time of permit issuance. The minimum fee collected at the time of application is \$120.00.
2. An issuance fee is not required for an "Original Master Plan." The plan review fee for "Site Specific Plot Plans" associated with Master Plans shall be one-half of the fees in Part 1.C.1.
3. The plan review fee for third--party plan reviews shall be two-thirds $\frac{2}{3}$ of the fee in Part 1.A.
4. Project plans revised by the applicant such that additional plan review is required, shall pay a fee of \$100.00 per hour for the additional work.
5. Plan reviews conducted on resubmittals when previously identified corrections have not been made shall pay \$100.00 per hour for the additional work.

Part 5. Miscellaneous Fees.

A. Investigation Fees:

1. ~~Whenever any work for which a permit is required by this code has been commenced, without first obtaining said permit, an investigation may be required before a permit is issued for such work.~~
2. ~~An investigation fee, in addition to the permit fee may be collected by the Director of Development Services or designee, whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee but in no case less than \$100.00. The payment of such investigation fee shall not exempt any person from penalty prescribed by law. The Director of Development Services or designee may, at his option, collect this investigation fee at the time of the building or grading permit issuance. The language has been made permissive to allow the Director of Development Services or designee latitude to not require investigation fees in cases where the owner of property is voluntarily revealing work done without a permit and securing a permit for the work.~~

- B. Special Inspection: ~~On those occasions where an inspection is authorized by the Director of Development Services or designee and not otherwise required by a valid construction permit, a fee of \$100.00 per hour, with a minimum fee of \$100.00, shall~~

~~be charged for the special inspection. The minimum fee of \$100.00 shall be collected at the time of application.~~

~~For special inspections of building or structures located outside El Dorado County that are to be relocated within the County, the fee shall be \$100.00 per hour, with a minimum fee of \$100.00, plus the annually established IRS mileage rate per mile for any travel outside the County.~~

~~Special Inspection applicants must be one of the following:~~

- ~~1. The record owner of the property or his/her authorized agent. Proof of authorization is required.~~
- ~~2. A legal renter or lease holder of the property. Proof of such lease or rent must be provided.~~

~~Any special inspection applications issued to anyone in error because of false or incorrect information on such application will be null and void and all fees collected for such application will be non-refundable.~~

~~C. Building Relocation Inspection Fee – Moved Buildings: The inspection fee for buildings or structures relocated within El Dorado County shall be as specified in Parts 1 and 3 of this resolution.~~

~~D. Business License Inspection Fee: When it is determined by the Director of Development Services or designee to be necessary, a special inspection to determine zoning and code compliance shall be required prior to the issuance of a Business License. A fee of \$100.00 shall be paid at the time of application for this inspection.~~

~~E. File Research Fee: A charge of \$25.00 per hour (minimum charge: \$5.00) shall be made for staff research time in the Development Services Department files.~~

~~F. Document Duplication Fee: Fees shall be as specified in state law (Evidence Code Section 1563) and applicable Board of Supervisors Resolution.~~

~~G. Witness Fees: Fees shall be as specified in state law (Government Code Sections 68097.1 and 68097.2). A minimum fee of \$100.00 per hour per person shall be charged for the appearance of any Development Services Department staff as a witness for depositions or appearance in any court of law. If such appearance is~~

~~outside of El Dorado County, there will be an additional charge of the annually established IRS mileage rate per mile traveled. This fee shall also apply in cases where the Development Services Department has received a subpoena and has made an appearance when the case has been previously settled or rescheduled~~

and the Development Services Department has not been so notified by 5:00 p.m. of the preceding workday.

~~H. Dishonored Check Penalty Fee: A fee of \$25.00 shall be charged in addition to all other required fees for any check received by the Development Services Department, which is subsequently dishonored. Where fees for multiple permits have been paid with one (1) check and that check is subsequently dishonored, a \$25.00 fee shall be charged for each separate permit paid for by the dishonored check.~~

~~I. Work performed outside of normal business hours: Any work, such as plan review or inspection services, performed outside of normal business hours shall be charged at 150% of the normal rate to cover increased employee cost. The minimum charge shall be two hours at \$150.00 per hour.~~

~~J. Seismic Motion Instrumentation Project Fee (SMIP): This fee for new construction shall be determined by California Public Resources Code Section 2705.~~

~~K. Agricultural Building Record Fee: The fee to create and maintain a record of an inspection exempt agricultural building shall be \$100.00.~~

~~L. Address Assignment and Verification Fee. This fee shall be \$25.00 and will be collected upon the issuance of a building permit for a new structure that requires a site address such as a residential or commercial building. The fee will not be collected at the issuance of a building permit for an incidental structure including but not limited to an accessory building, barn, canopy, deck, fence, foundation, garage, meter, pole, pool, sign, wall or well, unless the structure itself requires a separate address.~~

Part 2. Miscellaneous Fees:

~~A. Investigation Fees: An investigation fee may be required before a permit is issued for work done without the required permit. An investigation fee, in addition to the permit fee, may be collected by the Development Services Department, hereafter called the "Department." The investigation fee shall be equal to three times the amount of the permit fee but in no case less than \$300.00. The payment of an investigation fee shall not exempt any person from penalties prescribed by law. The Department may collect this investigation fee at the time of the permit application.~~

~~For Time and Materials permits, the investigation fee shall be calculated based on the total charges accumulated at time of permit issuance.~~

~~The Department has latitude to not require investigation fees in cases when the owner of the property is voluntarily revealing work done without a permit and is securing a permit for the work. The permit fees for non-permitted work shall be current fees.~~

B. Inspections Not Related to a Permit: When inspections are requested by the public and authorized by the Department and not otherwise required by a valid permit, a fee of \$100.00 per hour, with a minimum fee of \$120.00, shall be charged for the inspection. Inspections that are requested by the public and not otherwise required by a valid permit may be authorized by the Department at the hourly rate of \$100.00 per hour, with a minimum one hour charge. The fee shall be collected at the time of application. When the inspection is outside of the El Dorado County, hereafter called the "County," a mileage fee will be collected at a rate established by the County. The person requesting an inspection not related to a permit shall be the property owner of record or his/her authorized agent. Proof of authorization is required at the time the inspection is requested.

Applications for inspections not related to a permit that are requested in error or are based on incorrect information will be null and void and all fees collected for such inspection are non-refundable.

C. Building Relocation Inspection Fee – Moved Buildings: The inspection fee for buildings or structures relocated within the County shall be as specified in Parts 1.A-4, 1.C, and 2.B.

D. Business License Inspection Fees: When it is determined by the Department to be necessary, an inspection to determine code compliance shall be required prior to the issuance of a business license. A fee of \$100.00 per hour for this inspection shall be paid at the time of application. The minimum inspection fee shall be \$100.00.

E. Records Research Fee: A fee of \$60.00 per hour (minimum fee is \$30.00) shall be charged for staff research time in the ~~Development Services~~ Department files. The minimum fee shall be collected prior to any research being done. The fee for additional research time shall be collected prior to releasing the research information.

F. Document Duplication Fee: Fees for document duplication shall be as specified in state law (Evidence Code Section 1563) and applicable Board of Supervisors' Resolution.

G. Witness Fees: Witness fees shall be as specified in state law (Government Code Sections 68097.1 and 68097.2). A minimum fee of \$100.00 per hour per person shall be paid for the appearance of any ~~Development Services~~ Department staff as a witness for depositions or appearance in any court of law. If such appearance is outside of ~~El Dorado~~ the County, there shall be an additional charge of the annually established IRS mileage rate per mile traveled. This fee shall also apply in cases when the ~~Development Services~~ Department has received a subpoena and has made an appearance when the case has been previously settled or rescheduled and the ~~Development Services~~ Department has not been so notified by 5:00 p.m. of the preceding workday.

- H. Dishonored Check Penalty Fee: A dishonored check penalty fee of \$60.00 shall be paid in addition to all other required fees for any check received by the ~~Development Services Department~~, which is subsequently dishonored. When fees for multiple permits have been paid with one ~~(1)~~ check and that check is subsequently dishonored, a \$60.00 fee shall be collected for each separate permit paid for by the dishonored check.
- I. Work Performed Outside of Normal Business Hours: Any work requested by the permit applicant, such as plan review or inspection services, performed outside of normal business hours shall be charged at ~~one hundred fifty~~ 150 percent ~~(150%) percent~~ of the normal rate to cover increased employee cost. The minimum charge shall be for two hours.
- J. Records Archiving Fee: A records archiving fee of \$30.00 shall be paid at the time of application for all permits.
- K. Notice of Compliance Fee/Notice of Cancellation Fee: A \$120.00 fee shall be paid to process a Notice of Compliance.
- L. Re-inspection Fee: A re-inspection fee may be assessed for each inspection or re-inspection when such portion of the work for which each inspection is called is not complete or when corrections are not made as identified at a previous inspection. A re-inspection fee of \$100.00 shall be collected prior to resuming inspection services.
- M. Hourly Fee for Work Not Listed: A \$100.00 per hour fee shall be paid for activities not specifically identified elsewhere in this resolution.
- N. LMIS Usage Fee: A LMIS usage fee of \$5.00 shall be paid at the time of application for all permits.
- O. Review of Alternate Methods and Materials: -A \$100.00 fee shall be paid at the time of application for the review of the use of alternate methods and materials by the Building Official.
- P. Consultation Fee: A consultation may be scheduled by the public for extended inquiries. A \$100.00 fee shall be collected for consultations of up to one hour. An additional \$100.00 shall be collected for each additional hour or portion thereof.
- Q. Administrative Hearing for Code Enforcement: -Pursuant to Section 9.02.038, the administrative hearing fee shall be \$200.00 and is subject to the deposit and refund provisions of that section and not this fee schedule.

Part 6. Fee Refunds:

- ~~A. The Director of Development Services or designee may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.~~
- ~~B. The Director of Development Services or designee may authorize the refunding of not more than 80% of the permit fee paid under Parts 1, 2, and 3 of this table, less the application fee if any plan review activity has occurred. The minimum fee retained by the County shall be \$100.00.~~
- ~~C. The Director of Development Services or designee shall not authorize the refunding of any County department fee paid unless:
 - ~~1. Written request to withdraw an application or permit is provided by the current owner or original applicant or an authorized agent of either.~~
 - ~~2. Said request is made within one year of the application or within two years of the original date of issuance.~~
 - ~~3. No work of any sort has been done under the permit in question.~~~~
- ~~D. The refund will be made payable to the owner(s) of record at the time the request required in C (1) above is received by Development Services or to whomever they legally designate.~~

~~The Board of Supervisors may waive or refund fees upon request by an applicant if the Board finds and determines that the collection of the fee will cause undue hardship to the applicant, that such hardship is caused by special facts and circumstances not shared by the public as a whole, and the hardship is not caused by the applicant's own acts or failure to act.~~

Part 3. Fee Refunds:

- A. The Director of the Development Services Department, hereafter called the "Director," or designee may authorize the refunding of Development Services Department, hereafter called the "Department", fees paid which were erroneously collected.
- B. The Director or designee may authorize the refunding of the plan review fee required under Part 1 of this resolution if no plan review activity has occurred. No issuance fee shall be refunded if any inspections have been done on an issued permit. Once a permit application is received, the one-third application processing fee is not refundable.
- C. The Director or designee shall not authorize the refunding of any Development Services Department fee paid unless:

1. Written request to withdraw an application or permit is provided by the current owner or original applicant or an authorized agent of either.
2. Said request is made prior to expiration of the application or permit.
3. No work of any sort has been done under the permit.

D. The refund will be made payable to the owner(s) of record at the time the request required in Part 3.C.1 is received by the ~~Development Services~~ Department or to whomever that owner legally designates. Refunds will be processed in a timely manner.

E. A refund processing fee of \$120.00 shall be deducted from all refunds. -No refund of less than \$10.00 will be issued.

F. The Board of Supervisors may refund fees upon request by an applicant if the Board determines that the collection of the fee will cause undue hardship to the applicant, that such hardship is caused by special facts and circumstances not shared by the public as a whole, and the hardship is not caused by the applicant's own acts or failure to act.

~~Part 7. Re-inspection Fee: The re-inspection fee for building, grading, and encroachment permits shall be \$100.00. A reinspection fee may be assessed for each inspection or reinspection when such portion of the work for which each inspection is called is not complete or when corrections are not made.~~

~~Part 8. Renewal Fee: The renewal fee set forth in Section 15.160.130 shall be .005 of the valuation shown on the permit being renewed but not less than \$100.00. Credit for inspections already approved shall be granted per a schedule established by the Director of Development Services or designee. Grading and encroachment permit renewals shall be per a schedule established by the Director of Development Services or designee, but shall not be less than \$100.00.~~

~~Part 9. This resolution establishes building fees to be charged from the effective date of this resolution until changed by the Board of Supervisors. Any other Development Services Department fees established previous to the effective date of this resolution are hereby superseded and are of no force or effect.~~

Part 4. Unpaid Fee Collection: The FRP (Financially Responsible Party) is responsible for payment of all permit processing costs associated with a project, including actual costs billed by an outside contractor, should the County engage their services in connection with a permit. Accounting of time spent on the project will be detailed in a monthly statement/invoice identifying the remaining deposit balance on account and the amount due if deposited funds have been exhausted. This statement/invoice will be mailed to the Financially Responsible Party FRP at the address noted on the permit application. If payment is not received within 25 days of the date of the invoice, the County may elect

to stop work and close the file. The County may require a new application and/or new deposit before resuming processing of the project. If payment is not received within 90 days of said invoice, collection may be processed through small claims court and-/or by filing a lien on the subject property. If a project is sent to the County's Revenue Recovery Division, an additional 15 percent ~~45 %~~ administrative fee will be charged.

Part 54. Resolution Establishing Fees: This resolution establishes fees to be collected from the effective date of this resolution until changed by the Board of Supervisors. Any other Development Services Department fees established previous to the effective date of this resolution are hereby superseded and are of no force or effect. Permits fees collected shall be the fees in effect on the date a permit application is deemed complete.

Resolution No. _____

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PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the _____ day of _____, 20____, by the following vote of said Board:

_____ Ayes:

ATTEST

CINDY KECK _____ Neees: _____
Clerk of the Board of Supervisors _____ Absent: _____

By _____
_____ Deputy Clerk _____ Chair, Board of Supervisors

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE _____
ATTEST: CINDY KECK, Clerk of the Board of Supervisors of the County of El Dorado, State of California.

By _____
_____ Deputy Clerk
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