

## PLANNING AND BUILDING FEE SCHEDULE

### **BUILDING SERVICES**

|  |   |
|--|---|
| Hourly Rate  | \$144                                     |
| Construction - Building<br>(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    |
| Trade Permits<br>Plumbing, Mechanical, Electrical, etc.  | 0.0130 x value with a minimum of \$144    |
| Building Master Plan<br>Plan Review Fee (25% of Building fee)  | 0.00325 x value, with a minimum of \$144  |
| Master Plan Options Fee  | \$144 x each option provided              |
| Site Specific Permit Fee (75% of Building Fee)   | 0.00975 x value with a minimum of \$144   |
| Grading Permit Fee (including improvement plans)<br>Plan Check   | 0.01 x valuation, with a minimum of \$252 |
| Inspections  | 0.01 x valuation, with a minimum of \$378 |
| Residential Pool/Spa   | \$431                                     |
| Inspection Exempt Barn   | \$144                                     |
| Manufactured Homes<br>Permanent Manufactured Homes- Plan Check   | 0.00975 x value with a minimum of \$144   |
| Permanent Manufactured Homes - Inspection  | \$431                                     |
| Temporary Commercial Modular on Construction Site - Plan Check   | \$575                                     |
| Temporary Manufactured Homes for Residential Use Application - Plan Check  | \$575                                     |
| Temporary Manufactured Homes or Commercial Modular Inspection  | \$431                                     |
| Plan Reviews/Revised and Resubmittals  | \$144 per hour                            |
| Additional Inspections/Reinspection<br>During Business Hours   | \$144 per hour                            |
| After Business Hours (minimum 2 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, and HVAC, and Building Weather Tight |
| 80%         | 20%         | Through sheetrock   |
| 90%         | 10%         | Pool - Pre-plaster inspection   |

Renewal: Credited valuation x .005, or \$144 whichever is greater

Reactivation: Credited valuation x .0130, or \$144 whichever is greater

|  |   |
|--|---|
| Road Encroachment Fees<br>Application  | \$144                                       |
| Inspections<br>A. On improved County Rd w/curb and gutter or with an approved drainage facility (Site Review, Final) | \$216                                       |
| B. Permit with non-improved road with stamped plans (Site Review, Sub Grade, Final)                                  | \$359                                       |
| C. Permit with non-improved road with unstamped plans (Site Review, Sub Grade, Rock Grade, Final)                    | \$503                                       |
| Solar Permit Fees<br>Residential Ground Mount<br>Application   | \$288, then \$15/kW for each kW above 15 kW |
| Inspection   | \$162                                       |

## PLANNING AND BUILDING FEE SCHEDULE

|  | Fee   |
|--|---|
| <b><u>BUILDING SERVICES (Cont.)</u></b>  |   |
| 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  |
| <p>* 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.</p> |   |
| <b><u>CODE ENFORCEMENT</u></b>   |   |
| Hourly Rate  |   |
| During Business Hours  | \$107   |
| After Business Hours   | \$126   |
| 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  | \$107   |
| <b><u>COMMERICAL CANNABIS</u></b>  |   |
| Pre-Application  | See Current Fee Schedule *  |
| Conditional Use Permit   | See Current Fee Schedule **   |
| 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   |

## PLANNING AND BUILDING FEE SCHEDULE

|  | Fee   |
|--|---|
| <b><u>COMMERICAL CANNABIS (Cont.)</u></b>  |   |
| Manufacturing  |   |
| Commercial Cannabis Annual Operating Permit - Initial Application  | \$6,445   |
| Commercial Cannabis Monitoring Program   | \$4,158   |
| Commercial Cannabis Annual Operating Permit - Renewal  | \$4,419   |
| <b><u>CURRENT PLANNING SERVICES</u></b>  |   |
| Hourly Rate  | \$219   |
| Administrative Permits   |   |
| Administrative Permit - Minor: includes General, Front Setback Reduction, and Oak Removal  | \$383   |
| 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   |
| Appeal   | \$450   |
| 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)  | \$438   |
| Grading (When associated with a structure)   | \$438   |
| Non-residential, New Construction (new floor plan)   | \$875   |
| Tenant Improvements with a change in use or occupancy  | \$547   |
| Tenant Improvements with no change in use or occupancy   | \$328   |
| Wall signs and misc. other non-residential   | \$328   |
| Miscellaneous: Plan check Revisions and review of 2nd Corrections.   | \$219   |
| Residential  |   |
| New dwellings, Second Dwelling Units, Multi-Family, SB 9 - Conversion  | \$547   |
| Accessory structures, expansion of existing structures, ag buildings, pools  | \$328   |
| Minor permit review (permits requiring limited review)   | \$219   |
| Special Zoning Review (Additional fee for flood zone, TRPA MOU, or similar)  | \$219   |
| 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)  | \$2,188   |
| Conditional Use Permit   |   |
| Application  | \$1,000 deposit, T&M  |
| Spectrum Act Eligibility Review Application  | \$438   |
| 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   | \$500   |
| EIR Preparation  | Funding Agreement with 20% deposit of estimated cost to process EIR |
| Finding of General Plan Consistency  |   |
| General Plan   |   |
| Map Amendment (see "Zone Change" when submitted with a Zone Change)  |   |
| Text Amendment, Major (not CEQA exempt)  |   |
| Text Amendment, Minor (CEQA exempt)  |   |
| Hearing Continuation Off-Calendar, Requested by Applicant  |   |
| Lot Line Adjustment Review   |   |
| 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  | \$55  |
| MWELO Prescriptive Review (500-2500 square feet)   | \$438   |
| MWELO Performance Review (2501square feet or greater)  | \$766   |
| 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  |

**PLANNING AND BUILDING FEE SCHEDULE**

|  | <b>Fee</b>           |
|--|----------------------|
| <b><u>CURRENT PLANNING SERVICES (Cont.)</u></b>  |                      |
| Planned Development  |                      |
| Commercial / Industrial / Residential Application  | \$1,000 deposit, T&M |
| Pre Application Review   |                      |
| Minor Application  | \$1,727              |
| Major Application  | \$6,593              |
| 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 significant change in the project. | \$1,000 deposit, T&M |
| 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  | \$328                |
| ABC License Verification, DMV Zoning, and HCD Compliance   | \$219                |
| Public Convenience and Necessity   | \$656                |
| Unlisted Services and Research   | \$438                |
| Reversion to Acreage   | \$875                |
| Specific Plan  | \$1,000 deposit, T&M |
| Streamlined Housing Review   |                      |
| Pre 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  | \$5,471              |
| Corrections to Recorded Map  | \$1,000 deposit, T&M |
| Temporary Use Permit   | \$985                |
| Time Extensions  | \$1,000 deposit, T&M |
| Transportation Improvement Plan Review   | \$1,000 deposit, T&M |
| Variance   | \$5,471              |
| 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 |
| <b><u>LONG RANGE PLANNING</u></b>  |                      |
| Hourly Rate  | \$188                |
| <b><u>STORMWATER QUALITY</u></b>   |                      |
| Hourly Rate  | \$190                |
| Projects for Planning Division   |                      |
| Minor Project Plan Review  | \$95                 |
| Project CEQA Review  | \$190                |
| 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  | \$95                 |
| Permit Plan Review - Regulated Projects 5,000 sf or more of Impervious Surface<br>(Includes operations and maintenance)  | \$190                |
| Permit Plan Revision / Correction  | \$48                 |
| Permit Field Inspection  | \$190                |
| Permit Re-Inspection   | \$190                |
| <b><u>VACATION / HOSTED HOME RENTALS</u></b>   |                      |
| Hourly Rate  | \$190                |
| Permit Application Fee - Vacation Home Rental  | \$760                |
| Permit Application Fee - Hosted Home Rental  | \$380                |
| Permit Renewal Fee   | \$380                |
| Permit Modification  | \$95                 |
| Permit Waitlist Fee  | \$190                |
| Vacation / Home Hosted Rental Sign   | \$20.83              |
| Vacation Home Rental Technology Surcharge  | \$31                 |

## PLANNING AND BUILDING FEE SCHEDULE

### PLANNING AND BUILDING DEPARTMENT ADDITIONAL FEES

|   |  |
|---|--|
| 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***                |
| Witness Subpoena Fee - per Gov. Code 68096.1          | \$275 per day, T&M                                       |

\* 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.