

PLANNING AND BUILDING FEE SCHEDULE

	Current Fee	Proposed Fee	Net Change	
<u>BUILDING SERVICES</u>				
Hourly Rate				
During Business Hours	\$126.12	\$144	\$17.88	
After Business Hours (minimum 2 hours)	1.5 times the hourly rate, 2 hr min (\$378)	\$167 per hr	(\$22)	
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 0.0139 0.0130) *	0.0139 x value with a minimum of \$126.00	0.0130 x value with a minimum of \$144	0.0009 & \$18	
Trade Permits	0.0139 x value with a minimum of \$126.00	0.0130 x value with a minimum of \$144	0.0009 & \$18	
Plumbing, Mechanical, Electrical, etc.				
Building Master Plan				
Plan Review Fee (25% of Building fee)	0.0035 x value, with a minimum of \$126.00	0.00325 x value, with a minimum of \$144	0.00025 & \$18	
Master Plan Options Fee	\$126.00 x each option provided	\$144 x each option provided	\$18	
Site Specific Permit Fee (75% of Building Fee)	0.0104 x value with a minimum of \$126.00	0.00975 x value with a minimum of \$144	0.00065 & \$18	
Business License Inspection Fee (if inspection for Zoning & Code compliance required)	\$126.00			
Grading Permit Fee (including improvement plans)				
Application	\$126.00			
Plan Check	0.01 x valuation, with a minimum of \$252.00	0.01 x valuation, with a minimum of \$252	\$0	
Inspections	0.01 x valuation, with a minimum of \$378.00	0.01 x valuation, with a minimum of \$378	\$0	
Residential Pool/Spa	\$630.00	\$431	(\$199)	
	\$2 minimum up to \$300 maximum, based on 0.0267% valuation			
General Plan Implementation Fee				
Inspection Exempt Barn	\$126.00	\$144	\$18	
Mobile Home				
Permanent Mobile Home - Plan Check		\$575	\$575	
Permanent Mobile Home - Inspection		\$431	\$431	
Temporary Commercial Modular on Construction Site - Plan Check	\$216.00	\$287	\$71	
Temporary Mobile Home for Residential Use Application - Plan Check	\$478.00	\$144	(\$334)	
Temporary Mobile Home or Commercial Modular Inspection	\$269.00	\$718	\$449	
	1.5 times the hourly rate, 2 hour min (\$378.00 minimum)			
Outside Business Hours/Special Inspections				
Plan Reviews/Revised and Resubmittals	T&M	\$144/review	N/A	
Additional Inspections/Reinspection				
During Business Hours	\$126.12	\$144	\$18	
After Business Hours (minimum 2 hours)	1.5 times the hourly rate, 2 hr min (\$378)	\$167 per hr		
Reinspections - All	\$126.00			
Renewal Fee				
Permits not based on Valuation	\$126.00	\$144	\$18	
Permits based on Valuation				
<td>Original valuation x .005 x % remaining work, or \$126.00 whichever is greater</td> <td>Original valuation x .005 x % remaining work, or \$144 whichever is greater</td> <td>\$18</td> <td></td>	Original valuation x .005 x % remaining work, or \$126.00 whichever is greater	Original valuation x .005 x % remaining work, or \$144 whichever is greater	\$18	
<td>10%</td> <td>90%</td> <td>Stem walls or footings</td> <td></td>	10%	90%	Stem walls or footings	
<td>15%</td> <td>85%</td> <td>Floor deck or slab</td> <td></td>	15%	85%	Floor deck or slab	
<td>50%</td> <td>50%</td> <td>Rough frame without Plumbing, Electrical, and HVAC</td> <td></td>	50%	50%	Rough frame without Plumbing, Electrical, and HVAC	
<td>75%</td> <td>25%</td> <td>Frame with ALL Plumbing, Electrical, and HVAC</td> <td></td>	75%	25%	Frame with ALL Plumbing, Electrical, and HVAC	
<td>80%</td> <td>20%</td> <td>Through sheetrock</td> <td></td>	80%	20%	Through sheetrock	
Road Encroachment Fees				
Application	\$126.00	\$72	(\$54)	
Inspections				
A. On improved County Rd w/curb and gutter or with an approved drainage facility (Site Review, Final)	\$252.00	\$216	(\$36)	
B. Permit with non-improved road with stamped plans (Site Review, Sub Grade, Final)	\$378.00	\$359	(\$19)	
C. Permit with non-improved road with unstamped plans (Site Review, Sub Grade, Rock Grade, Final)	\$504.00	\$503	(\$1)	
Solar Permit Fees				
Residential Ground Mount				
Application	\$172.00, then \$15/kW for each kW above 15 kW	\$288 , then \$15/kW for each kW above 15 kW	\$116	
Inspection	\$252.00	\$162	(\$90)	
Residential Roof Mount				
Application	\$154.00, then \$15/kW for each kW above 15 kW	\$288 , then \$15/kW for each kW above 15 kW	\$134	
Inspection	\$126.00	\$162	\$36	
Non-Residential Ground Mount				
Application	\$364.00, then \$7/kW for kW between 51kW and 250kW, then \$5/kW above 251kW	\$720 for first 50 kW, then \$7/kW for 51-250 kW, then \$5 for kW over 250 kW	\$356	
Inspection	\$252.00	\$280	\$28	
Non-Residential Roof Mount				
Application	\$206.00, then \$7/kW for kW between 51kW and 250kW, then \$5/kW above 251kW	\$720 for first 50 kW, then \$7/kW for 51-250 kW, then \$5 for kW over 250 kW	\$514	
Inspection	\$126.00	\$144	\$18	

PLANNING AND BUILDING FEE SCHEDULE

BUILDING SERVICES (Cont.)

Master Plan Solar			
Plan Review Fee	\$126.00	\$216	\$90
Site Specific Permit Fee-Application, per site	\$126.00	\$72	(\$54)
Site Specific Permit Fee-Inspection, per site	\$77.00	\$162	\$85
Tahoe Regional Planning Agency (selected fees only, see Ordinance 4476)			
County Administrative Fee	\$300.00	\$300	\$0
Reservation of Allocation Fee	\$1,000.00	\$1,000	\$0
 Tahoe Regional Planning Agency (TRPA) County Administrative Fee	\$300.00		
 Tahoe Regional Planning Agency (TRPA) Reservation of Allocation Fee	\$1,000.00		
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	

* 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	Variable per classification	\$107	\$107
After Business Hours		\$126	\$126
Appeal			
Appeal (Except VHR) (Ordinance 9.02.380 A)	\$200.00	\$200	\$0
VHR Appeal/Hearing Fee (Ordinance 9.02.380 A)	\$200.00	\$1,000	\$800
Penalties			
Administrative Citations		See Ordinance 9.02.380 A	
Investigative Fee		Equal to the amount of permit fee	
Pre-Site Inspection		\$107	\$107

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	\$7,284.00	\$7,284	\$0
Commercial Cannabis Monitoring Program	\$4,933.00	\$4,933	\$0
Commercial Cannabis Annual Operating Permit - Renewal	\$4,983.00	\$4,983	\$0
Existing Retailers			
Commercial Cannabis Annual Operating Permit - Initial Application	\$4,553.00	\$4,553	\$0
Commercial Cannabis Monitoring Program	\$3,318.00	\$3,318	\$0
Commercial Cannabis Annual Operating Permit - Renewal	\$3,836.00	\$3,836	\$0
Retailers, Distribution, and Testing Laboratories			
Commercial Cannabis Annual Operating Permit - Initial Application	\$5,642.00	\$5,642	\$0
Commercial Cannabis Monitoring Program	\$3,318.00	\$3,318	\$0
Commercial Cannabis Annual Operating Permit - Renewal	\$3,836.00	\$3,836	\$0
Manufacturing			
Commercial Cannabis Annual Operating Permit - Initial Application	\$6,445.00	\$6,445	\$0
Commercial Cannabis Monitoring Program	\$4,158.00	\$4,158	\$0
Commercial Cannabis Annual Operating Permit - Renewal	\$4,419.00	\$4,419	\$0

CURRENT PLANNING SERVICES

Hourly Rate	\$139.82	\$219	\$79
Administrative Permits			
Administrative Permit - Minor: includes General, Front Setback Reduction, and Oak Removal	\$70-\$140	\$383	\$243-\$313
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	\$419-\$1,398	\$1,586	\$188-\$1,167
Administrative Permit - General	\$140.00		
Administrative 10% Relief	\$909.00		
Administrative Reduction - Front Setback Reduction	\$70.00		
Administrative Relief - for Agricultural/Mineral Resources Setbacks	\$594.00		
Administrative Relief - for Riparian Setbacks	\$419.00		
Commercial Building Permit Pre-Submittal Review	\$684.00		
Ranch Marketing or Winery - Specific Uses	\$1,398.00		
Appeal	\$239.00	\$450	\$211
Bass Lake Hills Specific Plan - Supplemental Tentative Map Submittal Fee (See Ordinance 130.70.010)	See Ordinance	\$99/parcel	N/A
Building Permits			
Grading (Not associated with a structure)	\$186.00	\$438	\$252
Grading (When associated with a structure)	T&M	\$438	N/A
Non-residential, New Construction (new floor plan)	\$496.00	\$875	\$379
Tenant Improvements with a change in use or occupancy	\$288.00	\$547	\$259
Tenant Improvements with no change in use or occupancy	\$169.00	\$328	\$159
Wall signs and misc. other non-residential	\$131.00	\$328	\$197
Miscellaneous: Plan check Revisions and review of 2nd Corrections. and any other activity not covered in the fee schedule	T&M	\$219	N/A
Residential			
New dwellings, Second Dwelling Units, Multi-Family, SB 9 - Conversion	\$294.00	\$547	\$253
Accessory structures, expansion of existing structures, ag buildings, pools	\$144.00	\$328	\$184
Minor permit review (permits requiring limited review)	\$77.00	\$219	\$142

PLANNING AND BUILDING FEE SCHEDULE

CURRENT PLANNING SERVICES (Cont.)

Special Zoning Review (Additional fee for flood zone, development eligibility review, TRPA MOU, or similar)	\$94.00	\$219	\$125
Certificate of Compliance			
Discretionary - Hearing Required	\$4,894.00	\$1,000 deposit, T&M	(\$3,894) reduced deposit, T&M
Discretionary - No Hearing Required	\$839.00	\$1,000 deposit, T&M	\$161, T&M
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)	\$1,223.00	\$2,188	\$965
Conditional Use Permit			\$0
Application	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Spectrum Act Eligibility Review Application	\$140.00	\$438	\$298
Revision to Approved Conditional Use Permit	\$1,000 deposit, T&M		
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	\$1,000 deposit, T&M
Revision to Approved Design Review	\$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	\$1,000 deposit, T&M
Annual Reporting Fee - Existing DA Established		\$1,000 deposit, T&M	\$1,000 deposit, T&M
Annual Review	\$1,000 deposit, T&M		
Environmental Impact Report (EIR)	\$1,000 deposit, T&M		
Notice of Preparation	\$1,000 deposit, T&M		
EIR and Hearings and Staff Time (Consultant charges are based on cost identified by contract)	\$1,000 deposit, T&M		
Finding of General Plan Consistency	\$719.00	\$1,313	\$594
Fiscal Impact Analysis / Public Facilities Financing Plan	\$1,000 deposit, T&M		
General Plan			
Map Amendment (see "Zone Change" when submitted with a Zone Change)	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Text Amendment, Major (not CEQA exempt)	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Text Amendment, Minor (CEQA exempt)	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Hearing Continuation Off-Calendar, Requested by Applicant	\$419.00	\$875	\$456
Lot Line Adjustment Review	\$419.00	\$219	(\$200)
Lot Line Adjustment Time Extension	\$96.00		
Lot Line Merge	\$140.00		
Mitigation Monitoring and Reporting Program (MMRP) / Conditions of Approval (COA)	\$500 deposit, T&M	\$1,000 deposit, T&M	\$500 increase deposit
Model Water Efficient Landscape Ordinance			
MWEL0 Application/Master Plan Verification Review	\$35.00	\$55	\$20
MWEL0 Prescriptive Review (500-2500 square feet)	\$140.00	\$438	\$298
MWEL0 Performance Review (2501 square feet or greater)	\$280.00	\$766	\$486
MWEL0 Master Plan Review	\$500 deposit, T&M	\$1,000 deposit, T&M	\$500
Parcel Maps			
Residential/Commercial Application	\$9,743.00	\$1,000 deposit, T&M	(\$8,743) reduced deposit, T&M
Major Revision to Approved Parcel Map	\$7,307.00		
Minor Revision to Approved Parcel Map	\$2,436.00		
Time Extensions	\$1,000 deposit, T&M		
Corrections to Recorded Final Maps	\$2,117.00	\$1,000 deposit, T&M	(\$1,117) reduced deposit, T&M
Parcel Map Waiver	\$706.00	\$1,000 deposit, T&M	\$294 increase deposit, T&M
SB 9 Application		\$1,000 deposit, T&M	\$1,000 deposit, T&M
Planned Development			
Commercial / Industrial / Residential Application		\$1,000 deposit, T&M	\$1,000 deposit, T&M
Planned Development	\$1,000 deposit, T&M		
Major Revision to Approved Development Plan (environmental document)	\$1,000 deposit, T&M		
Time Extensions	\$1,616.00		
Pre Application Review			
Minor Application	\$1,103.00	\$1,727	\$624
Major Application	\$4,213.00	\$6,593	\$2,380
SB 35, SB 330, or other projects per current government code		\$1,000 deposit, T&M	\$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 significant change in the project.	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Reactivation	\$1,000 deposit, T&M		
Revision (Actual percentage to be determined by Planning based on extent of revision proposed)	\$1,000 deposit, T&M		
Reclamation			
Reclamation Plan Application	\$1,000 deposit, T&M	\$1,000 deposit, T&M	\$0
Reclamation Plan Revision	\$1,000 deposit, T&M		
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	\$140.00	\$328	\$188
ABC License Verification, DMV Zoning, and HCD Compliance	\$70.00	\$219	\$149
Public Convenience and Necessity	\$350.00	\$656	\$306
Unlisted Services and Research	\$140 deposit, T&M	\$438	\$298
Reversion to Acreage	\$210.00	\$875	\$665
Specific Plan and revisions (Staff costs only. Consultant costs are covered by separate contract)	\$1,000 deposit, T&M		
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
Major Revision to Approved Tentative Map	\$1,000 deposit, T&M		
Minor Revision to Approved Tentative Map	\$1,000 deposit, T&M		
Final Map	\$2,796.00	\$5,471	\$2,675
Corrections to Recorded Map		\$1,000 deposit, T&M	\$1,000 deposit, T&M
Time Extensions	\$1,000 deposit, T&M		
Temporary Use Permit	\$425-\$593	\$985	\$392-\$560
A. Subdivision Model Homes, Construction Yard, Office, Outdoor Sales	\$482.00		
B. Christmas Tree Lots, Auctions, Temporary Signs	\$425.00		

PLANNING AND BUILDING FEE SCHEDULE

CURRENT PLANNING SERVICES (Cont.)

C. Religious Revival Meetings	\$593.00		
D. Other Uses: As determined by Director	\$496.00		
Time Extensions		\$1,000 deposit, T&M	\$1,000 deposit, T&M
Transportation Improvement Plan Review		\$1,000 deposit, T&M	\$1,000 deposit, T&M
Variance	\$3,076.00	\$5,471	\$2,395
Williamson Act Contracts (Agricultural Preserve)			
Establish Williamson Act Contract	\$1,376.00	\$1,000 deposit, T&M	(\$376) reduced deposit, T&M
Establish and Amendments (Rezoned to LA is no charge; Rezoned to AG or PA requires the full rezoning fee)	\$1,376.00	\$1,000 deposit, T&M	(\$376) reduced deposit, T&M
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
*Based on a percentage of current fee shown under original application type.			

LONG RANGE PLANNING

Hourly Rate			
During Business Hours	Variable - per classification	\$188.00	N/A

STORMWATER QUALITY

Hourly Rate			
During Business Hours	Variable - per classification	\$190	N/A
Minor Project Plan Review		\$190	\$190
Major Project Plan Review/Field Inspection for Department of Transportation		\$190	\$190
Project CEQA Review		\$95	\$95
Permit Plan Review - Small Projects 2,500-4,999 sf Impervious Surface		\$190	\$190
Permit Plan Review - Regulated Projects 5,000 sf or more of Impervious Surface (Includes Operation and Maintenance)		\$190	\$190
Permit Field Inspection or Re-Inspection		\$190	\$190

VACATION HOME RENTALS

Hourly Rate			
During Business Hours	\$140.00	\$190	\$50
Permit Application Fee	\$190.00	\$760	\$570
Permit Renewal Fee	\$178.00	\$380	\$202
Permit Modification	\$35.00	\$95	\$60
Permit Waitlist Fee	\$140.00	\$190	\$50
VHR Technology Surcharge		\$31	\$31

PLANNING AND BUILDING DEPARTMENT ADDITIONAL FEES (Select fees applicable to Exhibit B & C)

Copies/Duplication	15 cents per page or "printer cost" plus 5% handling fee	15 cents per page or "printer cost" plus 5% handling fee	\$0
General Plan Implementation Fee	\$2 minimum, up to \$300 maximum, based on 0.0267% valuation	7.59% of the County permit/project fee ***	N/A
Scanning Fee	10 cents per page or "scan cost" plus 5% handling fee	10 cents per page or "scan cost" plus 5% handling fee	\$0.00
Maps/GIS			
Size A (8 1/2" x 11")	\$5.00	\$5.00	\$0.00
Size B (11"x 17")	\$7.50	\$7.50	\$0.00
Size C (18" x 24")	\$10.00	\$10.00	\$0.00
Size D (24" x 36")	\$15 + \$2.50 per SF over 6 SF	\$15 + \$2.50 per SF over 6 SF	\$0.00
Miscellaneous Manuals, Etc.	Actual cost	Actual cost	\$0.00
Public Record Requests	15 cents per page	15 cents per page	\$0.00
Research Records	T&M	T&M	\$0.00
Returned Check Fee - Tied to Maximum allowed by State	\$25.00	\$25.00	\$0.00
Revenue Recovery Referral Charge	14% of amount sent to collections	Revenue Recovery	
Technology Enhancement/Improvement Fee		2.45% of the County permit/project fee	2.45% of the County permit/project fee
Technology Surcharge Fee	\$3 minimum up to \$300 maximum, based on 0.0356% valuation	3.20% of the County permit/project fee***	N/A
Witness Subpoena Fee - per Gov. Code 68096.1	T&M per applicable Government Code	\$275 per day, T&M	N/A

* 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 any 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.