

PLANNING, BUILDING AND CODE ENFORCEMENT DEPARTMENT

Impact Analysis Report

OVERVIEW

The Planning, Building and Code Enforcement (PBCE) Department administers a variety of fees and charges related to processing development permit applications; ensuring construction in San José substantially conforms to applicable building codes and regulations to promote life-safety; ensuring the safety of multi-family housing units; and providing solid waste enforcement and other code enforcement and blight reduction programs.

The proposed Planning, Building and Code Enforcement Department fees and charges program for 2017-2018, excluding penalties and interest, is estimated to collect \$49.1 million, reflecting a cost recovery rate of 89.6% (Category I). To maintain a cost recovery rate of 100% for the Development Fee Programs, the use of reserves is proposed (\$895,000 in the Planning Development Fee Program and \$4.2 million in the Building Development Fee Program). In addition, the two largest code enforcement fee programs, Solid Waste Enforcement Fee and Multiple Housing Permit Fee Program, are anticipated to be 100% cost recovery in 2017-2018 and to generate revenues of \$2.2 million and \$5.5 million, respectively.

Overall activity in the Planning and Building Development Fee Programs remains strong in 2016-2017 and is tracking to end the year close to 2013-2014 peak development activity levels. The mix and complexity of projects being reviewed and inspected has continued to impact service delivery.

In December 2016, the City Council accepted the City of San José Development Services Cost Recovery Analysis, Process Improvements, Calculation of Unearned Revenues, and

Refund Processing Report and directed the administration to evaluate and bring forward recommendations through the 2017-2018 budget process and other subsequent City Council actions to implement, to the extent possible, the recommendations in the Report. The acceptance of the Report concluded seventeen months of work by consultant and City staff that included:

1. Reviews of Planning, Building, Fire and Public Works (Development Services Partners) existing service delivery models using process mapping, and interviews with City staff and external stakeholder groups to identify operational challenges and improvements that will reduce delays, streamline processes, enhance cost effectiveness, and improve customer service; and
2. Cost recovery analysis for each Development Services Partner and recommended changes to existing fee schedules based on the cost recovery models developed as part of the Report.

The last comprehensive fee increase for the Planning and Building Development Fee programs took place in fiscal year 2008-2009. The Report highlighted that the Development Services Partners are not capturing all costs from the fees and charges collected from customers. Proposed changes to the Planning and Building hourly rates combined with adjustments to fees will help to close the cost recovery gaps and help provide each Partner with sufficient ongoing resources to support existing service levels. In recent years, the Development Fee Program Reserves have been used to bridge any gaps between projected revenues and costs. The fee adjustments combined with process improvements and the implementation of the new permitting system in the

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coming fiscal years will help increase staff efficiency and improve the customer service experience.

DEVELOPMENT FEE PROGRAMS

Development activity in 2016-2017 remained strong with projected construction valuation at \$1.8 billion, compared to \$1.6 billion in 2015-2016. Projects such as Coleman Highline, Equinix, and continued construction at the Almaden Ranch project contributed to the strong activity and associated revenue. Building activity levels are projected to remain strong in 2017-2018 as a result of building permits being issued for a number of large, mixed use residential/commercial projects, such as The Reserve and Market Park, and commercial projects like Supermicro (Phase 2) and Bay 101 (Phase 2). In addition, Planning Services is anticipating continued residential entitlements for multi-family projects, as well as an increase in secondary unit residential entitlements and use permits in 2017-2018.

Based on this sustained level of activity, the Building Development Fee Program is projecting to end 2016-2017 with \$31.5 million in revenues. The Planning Development Fee Program is also experiencing moderate activity and is projecting to meet its 2016-2017 revenue estimate of \$4.5 million.

Building Development Fee Program

The Building Development Fee Program is projected to be at 88.5% cost recovery in 2017-2018 with a projected revenue estimate of \$32.5 million. This includes 2017-2018

base revenues of \$28.5 million and \$4.0 million from proposed fee increases.

With Building Development Fee Program base costs expected to exceed the base revenue estimate of \$28.5 million in 2017-2018 by \$9.2 million, it was assumed in the 2018-2022 Forecast that the Building Development Fee Program Reserve would be used to close this \$9.2 million gap in 2017-2018 to ensure the program remained at 100% cost recovery. In the Proposed Budget, the funding gap is proposed to be addressed by net fee increases totaling \$4.0 million and the use of the Building Development Fee Program Reserve as well as cost adjustments to better align the fee program costs between the Planning and Building Fee Programs.

Budget proposals totaling a net savings of \$1.0 million are recommended in this budget, including a Planning staff realignment that shifts 6.0 planner positions from the Building Development Fee Program to the Planning Development Fee Program to properly align costs with revenues and shared resources expenditures associated with supporting document imaging technology. With the proposed fee and cost changes, there will be less reliance on the use of the Building Development Fee Program Reserve to close the Base Budget funding gap, and will result in an increase to the Reserve of \$4.7 million in the Proposed Budget (this partially offsets the use of \$9.2 million of the Reserve in the Base Budget). After accounting for these adjustments, a remaining Building Development Fee Program Reserve of \$12.4 million at the beginning of 2017-2018 is estimated, primarily for works-in-progress projects.

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DEVELOPMENT FEE PROGRAMS

Planning Development Fee Program (Cont'd)

The Planning Development Fee Program administers a variety of fees and charges that are related to the processing of development permit applications. During 2016-2017, Planning has experienced a level of applications and activity in the Permit Center comparable to 2014-2015. This activity is anticipated to be sustained in 2017-2018.

The Planning Development Fee Program is projected to be at 89.6% cost recovery in 2017-2018 with a projected revenue estimate of \$7.7 million. This includes 2017-2018 base revenues of \$4.5 million and \$3.2 million from proposed fee increases. With Planning Development Fee Program base costs expected to exceed the base revenue estimate of \$4.5 million in 2017-2018 by \$1.7 million, it was assumed in the 2018-2022 Forecast the Building Development Fee Program Reserve would be used to close this \$1.7 million gap in 2017-2018 to ensure the program remained at 100% cost recovery. In the Proposed Budget, the base funding gap along with proposed additions is addressed by net fee increases totaling \$3.2 million and the use of the Planning Development Fee Program Reserve.

The 2017-2018 Proposed Operating Budget includes the addition of 15.09 positions through June 30, 2019 to the Planning Development Fee Program, including a Planning staff realignment that shifts 6.0 planner positions from the Building Development Fee Program to the Planning Development Fee Program to properly align costs, the addition of 9.0 limit-dated planner positions to address development activities in the Permit Center and Development Review, and a portion of a position that will

support document imaging technology and the implementation of the new Integrated Permit System. With the proposed fee changes, there will be less reliance on the use of the Planning Development Fee Program Reserve to close the Base Budget funding gap, and the changes will result in an increase to the Reserve of \$1.2 million in the Proposed Budget (this partially offsets the use of \$1.7 million of the Reserve in the Base Budget). After accounting for these adjustments, a remaining Planning Development Fee Program Reserve of \$1.4 million at the beginning of 2017-2018 is estimated, primarily for works-in-progress projects.

Code Enforcement Fee Program

The Code Enforcement Fee Program (Category I) is projected to be at 93.8% cost recovery in 2017-2018 with a projected revenue estimate of \$8.7 million. For 2017-2018, upward adjustments to a number of miscellaneous Code fees are proposed to recover increased personnel and non-personal/equipment costs to support the Code Enforcement Fee Program. Most fees are recommended to increase except the Tier 1, Tier 2 and Tier 3 fees and Permit Reinstatement and Reinspection fees in the Multiple Housing Program, the Auto Body Dismantler, Shop and Reinspection fees, and the Off Sale Alcohol Reinstatement and Reinspection Fees in the Off Sale Alcohol Program.

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SUMMARY AND IMPACT OF PROPOSED FEE REVISIONS

Building Development Fee Program

As discussed earlier in this section, the study to analyze current fee levels, compare fees to other jurisdictions, review business processes, and provide recommendations to adjust fees accordingly began in early 2015-2016 and was completed in December of 2016. The Building Development Fee portion of the study aligns the cost of service with the fees charged in conjunction with rigorous process review and improvements.

The Building Fee Program is pursuing a phased implementation of the new fees and/or fee modifications recommended for the program. The 2017-2018 changes include the adoption of new hourly rates as well as proposed reductions to single family residential addition/alteration permits. Subsequent fiscal years will complete the adoption of the full Building Fee model. The fee changes recommended by the study are anticipated to generate an additional \$4.0 million in revenue from building permits in 2017-2018.

Planning Development Fee Program

The evaluation of business processes and the existing fee structure for the Planning Development Fee Program also started in early 2015-2016 and was completed in December 2016. As with the Building Fee Program, the Planning Fee Program study aligns the Planning cost of service with the fees charged in conjunction with rigorous process review and improvements.

For 2017-2018, the Planning Division is proposing full implementation of their fee model from the consultant's report. The changes proposed include the elimination of unused fee categories, simplification and consolidation of some fee categories and the implementation of a "base fee" approach plus an additional fee per type of policy or specific use regulation required by the project. Several of the CEQA fees are proposed to become deposits. Planning's hourly rate is also proposed to increase. The fee changes recommended by the study are anticipated to generate an additional \$3.2 million in revenue from planning permits in 2017-2018.

Code Enforcement Fee Program

In the Code Enforcement Fee Program, increases to the following fees are recommended to maintain full cost recovery per City Council policy: Environmental Inspector and Building Code Compliance Hourly Rates; General Code Reinspection Fee; Abandoned Cart Program plan fee; Multiple Housing Program Transfer and Reinspection fees; the Off-Sale Alcohol Enforcement Program Permit and Transfer fees; the Tobacco Retail Program (Permit, Reinspection, Reinstatement, and Transfer) fees; the Solid Waste Enforcement fee; and the Neglected/Vacant House Registration fee. The following fees are recommended to be decreased based on a reevaluation of staff costs for this activity: Off Sale Alcohol Program Reinspection and Reinstatement fees; Multiple Housing Program (Tier 1, Tier 2, Tier 3) Occupancy Permits; Reinspection and Reinstatement fees; and Auto Body Dismantler and Auto Body Shop and Reinspection fees.

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SUMMARY AND IMPACT OF PROPOSED FEE REVISIONS

Code Enforcement Fee Program (Cont'd.)

An incremental increase to the Abandoned Cart Program from \$635 per year to \$780 per year will bring the program to a 57.6% cost recovery rate, as part of a multi-year phase-in of the rate increase. However, with stores reducing the number of their shopping carts to below 25, the exemptions for the plan program have increased, reducing activity for the fee program.

The 2014-2015 Adopted Operating Budget approved the implementation of a risk-based and self-certification tiered Multiple Housing Fee Program that allowed Code Enforcement to focus on the more problematic landlords and their properties while being 100% funded by Multiple Housing Permit fees. With this program re-design, the fee schedule was amended to charge higher fees for more problematic buildings, providing a financial incentive for owners/managers to improve building maintenance in order to move to a lower tier level. The fee revisions for 2017-2018 for each tier are listed below:

Tier 1: Decrease from \$25.93 to \$23.00 per unit.
Tier 1 buildings will be eligible to complete a self-certification process whereby the owner/manager provides information about the condition of each unit and an affirmation that this report was also provided to the tenant.

Tier 2: Decrease from \$58.60 to \$56.00 per unit.
Tier 2 buildings would receive an inspection of the

exterior premises, common areas and 25% of units on a five-year cycle.

Tier 3: Decrease from \$116.91 to \$115.00 per unit. This fee would cover the cost of frequent inspections for more problematic properties and a slightly higher percentage of the program costs, which is appropriate since these units require more research and time to inspect.

For the Solid Waste Enforcement Fee Program, an increase to the tonnage rate from \$0.53 per ton to \$0.55 per ton is recommended. This increase is primarily due to increases in personal services expenditure for 2017-2018.

A complete list of proposed fee revisions by service is located in the Summary of Proposed Fee Changes section of this document and in the tables that follow this section.

NOTIFICATION

In preparing resource and fee proposals for 2017-2018, staff continues to discuss these proposals with The Silicon Valley Organization Commerce Development Committee, which has served as an advisory panel to the City's Development Services partners. Staff also worked with Tri-County Apartment Association regarding proposed changes to the Multiple Housing Fee Program.

The Proposed Fees and Charges Report was released on May 5, 2017, allowing for a minimum of 10 days for public review. Public input on fee proposals will be heard by the City Council at public hearings held on Tuesday, May 16, 2017 at 1:30 p.m. and Monday, June 12, 2017 at 7:00 p.m. in the Council Chambers.

**CONDITIONAL USE PERMIT
FEE SCHEDULE**

Exhibit A

The following application fees shall be charged as set forth in Tables A and B. Table A shall be used in determining the fee for permits and for permit amendments for conditional uses.

DESCRIPTION	2 0 1 6 - 2 0 1 7 A D O P T E D		2 0 1 7 - 2 0 1 8 P R O P O S E D	
	FEE	FEE RANGE	FEE	FEE RANGE
TABLE A				
Conditional Use Permit (CUP)	\$2,250		\$11,476	
Conditional Use Permit - Renew	\$2,250		\$8,664	
Amendment to a Conditional Use Permit	\$2,250		\$11,476	
CUP with No New Construction	Reduce fee (CUP) calculation by 50%		Delete	
TABLE B				
0 to 1,999 square feet	\$3,100 + \$0.77 per square foot	\$3,100 - \$4,639	Delete	
5%+ Slope or within 100' of stream bed	\$1,425		See Exhibit H	
2,000 to 9,999 square feet	\$4,650 for first 2,000 square feet + \$0.58 for each additional sq.ft	\$4,650 - \$9,290	Delete	
5%+ Slope or within 100' of stream bed	\$2,830		See Exhibit H	
10,000 to 49,999 square feet	\$9,500 for first 10,000 square feet + \$0.30 for each additional sq.ft	\$9,500 - \$21,500	Delete	
5%+ Slope or within 100' of stream bed	\$4,260		See Exhibit H	
50,000 to 99,999 square feet	\$21,500 for first 50,000 square feet + \$0.26 for each additional sq.ft	\$21,500 - \$35,500	Delete	
5%+ Slope or within 100' of stream bed	\$5,180		See Exhibit H	
100,000 square feet and over	\$35,500 for first 100,000 square feet + \$0.13 for each additional sq.ft	\$35,500 - No Maximum	Delete	
5%+ Slope or within 100' of stream bed	\$6,850		See Exhibit H	
ADDITIONAL CHARGES				
Outdoor Use*	No maximum***		See Exhibit H	
Drive-Through Use	\$3,280		See Exhibit H	
Midnight to 6 a.m. Operation	\$3,280		See Exhibit H	
Hazardous Waste Facility Subject to Tanner Legislation**	\$12,800		See Exhibit H	
Mobilehome Site Conversion	\$7,090		See Exhibit H	
Conversion to Condominiums	\$10,210 + \$203 per unit		See Exhibit H	
Off Sale of Alcohol***	\$3,280		See Exhibit H	

* Outdoor Use charge does not apply to an amendment to an existing permit
 ** Applies only to applications for which rezoning was filed prior to July 1, 1990
 *** Approved by City Council on March 24, 2009, Resolution #74841

**ENVIRONMENTAL IMPACT REPORT
FEE SCHEDULE**

Exhibit B

DESCRIPTION	2016 - 2017 ADOPTED	
	FEE	FEE RANGE
All Projects	\$187 per hour for environmental services w/o designated fee	
EIRs	\$11,875 minimum (45 hrs) + additional time at \$187/hr plus publishing and noticing fees	
EIR Preliminary Review Fee	\$1,310 minimum (6 hrs) + additional time at \$187/hr plus publishing and noticing fees	
Reuse of a Certified EIR:		
a. For any project reusing a previous environmental clearance where no additional environmental analysis is required or for any project that is subject to the provisions of Title 21 of the SJMC	\$374 minimum (2 hrs) + additional time at \$187/hr plus publishing and noticing fees	
b. For projects not exempt under Title 21 SJMC and without proof of environmental clearance dated within 2 years of submittal	\$3,179 minimum (15 hrs) + additional time at \$187/hr plus publishing and noticing fees	
Mitigation Monitoring Fee for EIR	\$2,430	

DESCRIPTION	2017 - 2018 PROPOSED	
	FEE	FEE RANGE
All Projects	\$209.22 per hour for environmental services w/o designated fee	
EIRs	\$14,645 plus additional time at \$209.22/hr plus publishing and noticing fees	
EIR Preliminary Review Fee	\$628 minimum (3 hrs) + additional time at \$209.22/hr plus all publishing and noticing fees	
Reuse of a Certified EIR:		
a. For any project reusing a previous environmental clearance where no additional environmental analysis is required or for any project that is subject to the provisions of Title 21 of the SJMC	\$418 minimum (2 hrs) + additional time at \$209.22/hr plus publishing and noticing fees	
b. For projects not exempt under Title 21 SJMC and without proof of environmental clearance dated within 2 years of submittal	Delete	
Mitigation Monitoring Fee for EIR	\$2,511	

**PLANNED DEVELOPMENT PERMIT
FEE SCHEDULE**

Exhibit C

DESCRIPTION	2016 - 2017 ADOPTED		2017 - 2018 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
RESIDENTIAL				
1 to 24 dwellings	\$1,930		\$5,199 (1 to 2 dwellings) + \$339 per dwelling unit (units 3 to 24)	
5%+ Slope or within 100' of stream bed	\$1,440		See Exhibit H	
25 to 99 dwellings (previously 3 to 25)	\$2,090+\$143 per dwelling unit	\$2,520 - \$5,665	\$12,995 + \$57 per dwelling unit (units 26 to 99)	
5%+ Slope or within 100' of stream bed	\$2,870		See Exhibit H	
100 to 499 dwellings (previously 26 to 100)	\$4,205+\$64 per dwelling unit	\$5,869 - \$10,605	\$17,328 + \$6 per dwelling unit (units 101 to 499)	
5%+ Slope or within 100' of stream bed	\$4,310		See Exhibit H	
101 to 500 dwellings	\$6,470+\$46 per dwelling unit	\$11,115 - \$29,470	Delete	
5%+ Slope or within 100' of stream bed	\$5,610		See Exhibit H	
500 dwellings and higher (previously over 50)	\$11,500+\$36 per dwelling unit	\$29,500 - No Maximum	\$20,215 + \$40 per dwelling unit (units 501+)	
5%+ Slope or within 100' of stream bed	\$7,160		See Exhibit H	
NON-RESIDENTIAL				
0 to 49,999 square feet (previously 0 to 1,999)	\$1,925		\$6,034 for first 5,000 square feet	
5%+ Slope or within 100' of stream bed	\$980		+ \$0.02 for each additional sq.ft	
2,000 to 9,999 square feet	\$1,940 for first 2,000 square feet + \$0.27 for each additional sq.ft	\$1,940 - \$4,100	See Exhibit H	
5%+ Slope or within 100' of stream bed	\$2,030		Delete	
50,000 to 499,999 square feet (previously 10,000 to 499,999)	\$4,100 for first 10,000 square feet + \$0.18 for each additional sq.ft	\$4,100 - \$11,300	See Exhibit H	
5%+ Slope or within 100' of stream bed	\$3,480		\$7,327 for first 50,000 square feet + \$0.04 for each additional sq.ft	
100,000 to 299,999 square feet (previously 50,000 to 99,999)	\$11,300 for first 50,000 square feet + \$0.13 for each additional sq.ft	\$11,300 - \$18,000	See Exhibit H	
5%+ Slope or within 100' of stream bed	\$3,800		\$9,241 for first 100,000 square feet + \$0.01 for each additional sq.ft	
300,000 square feet and over (previously 100,000 and over)	\$18,000 for first 100,000 square feet + \$0.07 for each additional sq.ft	\$18,000 - No Maximum	See Exhibit H	
5%+ Slope or within 100' of stream bed	\$5,460		\$11,551 for first 300,000 square feet + \$0.04 for each additional sq.ft	
ADDITIONAL CHARGES				
Outdoor Use*	No Maximum***		See Exhibit H	
Drive-Through Use	\$3,280		See Exhibit H	
Midnight - 6 a.m. Operation	\$3,280		See Exhibit H	
Mobilehome Conversion	\$4,195		See Exhibit H	
Hazardous Waste Facility Subject to Tanner Legislation**	\$12,830		See Exhibit H	
Conversion to Condominiums	\$10,210 + \$203 per unit		See Exhibit H	

* Outdoor Use charge does not apply to an amendment to an existing permit
 ** Applies only to applications for which rezoning was filed prior to July 1, 1990
 *** Approved by City Council on March 24, 2009, Resolution #74841

**PLANNED DEVELOPMENT PREZONING
AND REZONING PERMIT FEE SCHEDULE**

Exhibit D

DESCRIPTION	2 0 1 6 - 2 0 1 7 A D O P T E D		2 0 1 7 - 2 0 1 8 P R O P O S E D	
	FEE	FEE RANGE	FEE	FEE RANGE
RESIDENTIAL				
1 to 24 dwellings (previously Minimum Fee) 5%+ Slope or within 100' of stream bed	\$4,895 \$2,015		\$7,701 + \$75 per dwelling unit (units 3 to 24) See Exhibit H	
25 to 99 dwellings (previously 3 to 25) 5%+ Slope or within 100' of stream bed	\$5,050+\$178 per dwelling unit \$3,795	\$5,585 - \$9,500	\$9,457 + \$211 per dwelling unit (units 26 to 99) See Exhibit H	
100 to 499 dwellings (previously 26 to 100) 5%+ Slope or within 100' of stream bed	\$7,045+\$100 per dwelling unit \$4,755	\$9,645 - \$17,045	\$25,316 + \$25 per dwelling unit (units 101 to 499) See Exhibit H	
101 to 500 dwellings 5%+ Slope or within 100' of stream bed	\$10,960+\$62 per dwelling unit \$6,625	\$17,220 - \$41,960	Delete See Exhibit H	
Over 500 dwellings 5%+ Slope or within 100' of stream bed	\$17,450+\$51 per dwelling unit \$7,600	\$42,950 - No Maximum	\$35,088 + \$71 per dwelling unit (units 501+) See Exhibit H	
NON-RESIDENTIAL				
0 to 49,999 square feet (previously 0 to 199,999) 5%+ Slope or within 100' of stream bed	\$4,895 \$1,435		\$6,281 for first 5,000 square feet + \$0.10 for each additional sq.ft See Exhibit H	
2,000 to 9,999 square feet 5%+ Slope or within 100' of stream bed	\$4,920 for first 2,000 square feet + \$0.38 for each additional square foot \$2,860	\$4,920 - \$7,960	Delete See Exhibit H	
50,000 to 99,999 square feet (previously 10,000 to 49,999) 5%+ Slope or within 100' of stream bed	\$7,970 for first 10,000 square feet + \$0.25 for each additional square foot \$4,320	\$7,970 - \$17,970	\$11,082 for first 50,000 square feet + \$0.04 for each additional sq.ft See Exhibit H	
100,000 to 299,999 square feet (previously 50,000 to 99,999) 5%+ Slope or within 100' of stream bed	\$17,975 for first 50,000 square feet + \$0.14 for each additional square foot \$5,220	\$17,975 - \$24,975	\$13,608 for first 100,000 square feet + \$0.01 for each additional sq.ft See Exhibit H	
300,000 square feet and over (previously 100,000 and over) 5%+ Slope or within 100' of stream bed	\$25,360 for first 100,000 square feet + \$0.07 for each additional square foot \$6,650	\$25,360 - No Maximum	\$15,018 for first 300,000 square feet + \$0.05 for each additional sq.ft See Exhibit H	
ADDITIONAL CHARGES				
Outdoor Use	No Maximum*		See Exhibit H	
Hazardous Waste Facility Subject to Tanner Legislation	\$12,840		See Exhibit H	
Conversion to Condominiums	\$10,210 + \$203 per unit		See Exhibit H	

* Approved by City Council on March 24, 2009, Resolution #74841

**PUBLIC NOTICING
FEE SCHEDULE**

Exhibit E

The following fees are charged to offset the cost of contractual mailing services. The base fee is paid upon application and the additional cost is paid prior to mailing.

DESCRIPTION	2 0 1 6 - 2 0 1 7 A D O P T E D	
	FEE	FEE RANGE
300 ft. Radius Noticing	\$200 plus \$1/notice over 100*	\$200 - No Maximum
500 ft. Radius Noticing	\$300 plus \$1/notice over 200*	\$300 - No Maximum
1,000 ft. Radius Noticing (General Plan Amendment large projects)	\$575 plus \$1/notice over 400*	\$575 - No Maximum
Post Card Noticing (additional for large or controversial projects)	\$96 plus \$0.75/notice over 100	\$96 - No Maximum
EIR Notice of Preparation (up to 5 sheets)	\$855 plus \$1.85/notice over 400	
Newspaper Noticing	Current advertising rate for newspaper used for noticing	

2 0 1 7 - 2 0 1 8 P R O P O S E D	
FEE	FEE RANGE
\$362 plus \$4/notice over 100*	
\$577 plus \$2/notice over 200*	
\$1,155 plus \$2/notice over 400*	
Delete	
\$855 plus \$1.85/notice over 400	
Current advertising rate for newspaper used for noticing	

* Approved by City Council on March 24, 2009, Resolution #74841

**SITE DEVELOPMENT PERMIT
FEE SCHEDULE**

Exhibit F

The Site Application fees shall be charged as set forth in the Residential and Non-Residential tables below using the same structure as Planned Development Permits. Site Permit Exhibit will be used in determining the fee for permits and for permit amendments for the construction of new buildings and modifications to existing buildings that do not qualify for a Permit Adjustment.

DESCRIPTION	2016 - 2017 ADOPTED		2017 - 2018 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
RESIDENTIAL				
1 to 24 dwellings	\$1,930		\$5,199 + \$339 per dwelling unit (units 3 to 24)	
5%+ Slope or within 100' of stream bed	\$1,440		See Exhibit H	
25 to 99 dwellings (previously 3 to 25)	\$2,090+\$143 per dwelling unit	\$2,520 - \$5,665	\$12,995 + \$57 per dwelling unit (units 26 to 99)	
5%+ Slope or within 100' of stream bed	\$2,870		See Exhibit H	
100 to 499 dwellings (previously 26 to 100)	\$4,205+\$64 per dwelling unit	\$5,869 - \$10,605	\$17,328 + \$6 per dwelling unit (units 101 to 499)	
5%+ Slope or within 100' of stream bed	\$4,310		See Exhibit H	
101 to 500 dwellings	\$6,470+\$46 per dwelling unit	\$11,115 - \$29,470	Delete	
5%+ Slope or within 100' of stream bed	\$5,610		See Exhibit H	
500 dwellings and higher (previously over 50)	\$11,500+\$36 per dwelling unit	\$29,500 - No Maximum	\$20,215 + \$40 per dwelling unit (units 501+)	
5%+ Slope or within 100' of stream bed	\$7,160		See Exhibit H	
NON-RESIDENTIAL				
0 to 49,999 square feet (previously 0 to 1,999)	\$1,925		\$6,034 for first 5,000 square feet	
5%+ Slope or within 100' of stream bed	\$980		+ \$0.02 for each additional sq.ft	
2,000 to 9,999 square feet	\$1,940 for first 2,000 square feet	\$1,940 - \$4,100	See Exhibit H	
5%+ Slope or within 100' of stream bed	\$2,030		Delete	
50,000 to 499,999 square feet (previously 10,000 to 499,999)	\$4,100 for first 10,000 square feet	\$4,100 - \$11,300	\$7,327 for first 50,000 square feet	
5%+ Slope or within 100' of stream bed	\$3,480		+ \$0.04 for each additional sq.ft	
100,000 to 299,999 square feet (previously 50,000 to 99,999)	\$11,300 for first 50,000 square feet	\$11,300 - \$18,000	See Exhibit H	
5%+ Slope or within 100' of stream bed	\$3,800		\$9,241 for first 50,000 square feet	
300,000 square feet and over (previously 100,000 and over)	\$18,000 for first 100,000 square feet	\$18,000 - No Maximum	+ \$0.01 for each additional sq.ft	
5%+ Slope or within 100' of stream bed	\$5,460		See Exhibit H	
ADDITIONAL CHARGES				
Outdoor Use*	No Maximum***		\$11,551 for first 300,000 square feet	
Drive-Through Use	\$3,280		+ \$0.04 for each additional sq.ft	
Midnight - 6 a.m. Operation	\$3,280		See Exhibit H	
Mobilehome Conversion	\$4,195		See Exhibit H	

**SITE DEVELOPMENT PERMIT
FEE SCHEDULE**

Exhibit F (Cont'd)

DESCRIPTION	2 0 1 6 - 2 0 1 7 A D O P T E D	
	FEE	FEE RANGE
Hazardous Waste Facility Subject to Tanner Legislation**	\$12,830	
Conversion to Condominiums	\$10,210 + \$203 per unit	
All Projects	\$187 per hour for site development services w/o designated fee	
TABLE A Site Development Permit	\$2,140 minimum (9 hours) + additional time at \$187/hr plus publishing and noticing fees	
Security Trailer Permit (SJMC 6.46.080)	\$2,140 - 2 year	
Amendment to a Site Development Permit	\$2,140 minimum (9 hours) + additional time at \$187/hr plus publishing and noticing fees	
TABLE B (Square Footage Charge)		
0 to 1,999 square feet*	\$2,245 minimum (10 hours) + additional time at \$187/hr plus publishing and noticing fees	
2,000 to 9,999 square feet*	\$4,862 minimum (20 hours) + additional time at \$187/hr plus publishing and noticing fees	
10,000 to 49,999 square feet*	\$10,000 minimum (45 hours) + additional time at \$187/hr plus publishing and noticing fees	
50,000 to 99,999 square feet*	\$23,749 minimum (100 hours) + additional time at \$187/hr plus publishing and noticing fees	
100,000 square feet and over*	\$37,400 minimum (175 hours) + additional time at \$187/hr plus publishing and noticing fees	

2 0 1 7 - 2 0 1 8 P R O P O S E D	
FEE	FEE RANGE
See Exhibit H	
See Exhibit H	
Delete	
Delete	
Delete	
Delete	
Delete	
Delete	
Delete	
Delete	

* Outdoor Use charge does not apply to an amendment to an existing permit
 ** Applies only to applications for which rezoning was filed prior to July 1, 1990
 *** Approved by City Council on March 24, 2009, Resolution #74841

**BUILDING FIXED TIME ASSESSMENTS & FIXTURES
FEE SCHEDULE**

Exhibit G

Fixed time and fixture-based assessments are for site construction and other miscellaneous permits not requiring the addition of new building footage. Building and Combination Permit Fees shall be \$251 per hour for inspection time expended or the amounts set forth below, whichever is greater. These Building Permit Fees are in addition to the Permit Issuance Fee.

DESCRIPTION	2 0 1 6 - 2 0 1 7 A D O P T E D		2 0 1 7 - 2 0 1 8 P R O P O S E D	
	FEE	FEE RANGE	FEE	FEE RANGE
Alterations: Windows/Doors #, replacement	1-10 Windows/Doors = 1 hour 11-20 Windows/Doors = 1.5 hours 21-50 Windows/Doors = 2 hours >50 Windows/Doors = 2 hours + .02 hours each window/door>50		No Change	
Scope of Work: HVAC Systems	Bldg = 1 hour / Plumb = 0 hours / Mech = 1 hour / Electrical = 1 hour		No Change	
Electrical Fixture: Light Poles	Minimum (minutes) = 60 / Time (minimum) per unit = 60 + 20 minutes each > 1		No Change	
Plumbing Fixture: Re-pipe	Minimum (minutes) = 60 / Time (minimum) per unit = 10		No Change	
Plumbing Fixture: Re-Pipe w/ Gyp Repair	Minimum (minutes) = 90 / Time (minimum) per unit = 60		No Change	
Plumbing Fixture: Re-Pipe w/ Gyp & Shear Re	Minimum (minutes) = 120 / Time (minimum) per unit = 60		No Change	
Plumbing Fixture: Re-Pipe w/ Shear	Minimum (minutes) = 90 / Time (minimum) per unit = 60		No Change	

**SPECIFIC USE REGULATION AND POLICY REVIEW
FEE SCHEDULE**

Exhibit H

Specific Use Regulation and Policy Review fees are applied in addition to the base fee applicable for all Development Permits (CUP, SUP, Site, PD) and PD Zonings. Planning Fees shall be \$209.22 per hour for planning work exceeding the base time included.

DESCRIPTION	2016 - 2017 ADOPTED		2017 - 2018 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
After Midnight (additional charge for uses operating between midnight and 6a.m.) ^{GP}	\$3,280		\$6,666	
ALUC Referral	New Fee		\$1,732	
Community ID/Gate way Signs	\$748		\$6,354	
Communications Hill Plan	\$336 per acre		No Change	
Day Care/Private School	\$2,250		\$9,024	
Conversion of residential units to a condominium (up to 25 units)	\$10,210 plus \$203 per unit		\$10,287 up to 25 units	
Conversion of residential units to a condominium (each additional unit beyond 25)	New Fee		\$25.00 per unit	
Drive-through	\$3,280		\$5,848	
Evergreen Specific Plan	\$1,140 per acre		No Change	
Gas Station Conversion	New Fee		\$5,126	
Hazardous Waste Facility Subject to Tanner Le	\$12,800		No Change	
HLC Referral	New Fee		\$2,310	
Hotel Supportive Housing	New Fee		\$866	
Live/Work	New Fee		\$1,444	
Mobile Home Conversions to another use	\$7,090		\$12,490	
Mobile Home Park Conversion to Ownership	\$7,090		\$12,779	
Nightclubs and Bars	New Fee		\$8,466	
Noise Exceeding Zoning Standards	New Fee		\$4,837	
Offsale of Alcohol**	\$3,280		\$6,521	
Off-Site Parking, alternating or shared	\$2,250		\$6,454	
Uses where primary use is outdoors***	No Maximum		\$5,632	

**SPECIFIC USE REGULATION AND POLICY REVIEW
FEE SCHEDULE**

Exhibit H (Cont'd)

Specific Use Regulation and Policy Review fees are applied in addition to the base fee applicable for all Development Permits (CUP, SUP, Site, PD) and PD Zonings. Planning Fees shall be \$209.22 per hour for planning work exceeding the base time included.

DESCRIPTION	2016 - 2017 ADOPTED		2017 - 2018 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
Property within 100 feet of top of the bank of a streambed	Currently varies by permit type		\$8,086	
Property on slopes of 5% or greater	Currently varies by permit type		\$3,086	
SRO	New Fee		\$2,743	
Standby/Back-up Power	New Fee		\$1,084	
Temporary Outdoor Uses	New Fee		\$3,586	
Wireless (non-building mounted)	New Fee		\$5,335	

- * Applies only to applications for which rezoning was filed prior to July 1, 1990
- ** Approved by City Council on March 24, 2009, Resolution #74841
- *** Outdoor Use charge does not apply to an amendment to an existing permit

**BUILDING PERMIT PROCESSING FEES - RESIDENTIAL
FEE SCHEDULE**

Exhibit I

Permit Issuance Fees for Residential projects are listed in the table below.

DESCRIPTION	2 0 1 6 - 2 0 1 7 A D O P T E D		2 0 1 7 - 2 0 1 8 P R O P O S E D	
	FEE	FEE RANGE	FEE	FEE RANGE
Residential				
<u>New Construction</u>				
Single Family Tracts	\$1,920		\$2,148	
Custom Homes	\$960		\$1,074	
Multi-Family (up to 12 units)	\$1,920		\$2,148	
Multi-Family (13 to 50 units)	\$2,880		\$3,222	
Multi-Family (greater than 50 units)	\$6,400		\$7,160	
Multi-Family (high-rise)	\$6,400		\$7,160	
<u>Addition</u>				
Habitable area added	\$320		\$256	
Complete Rebuild	\$720		\$576	
Pool Cabana	\$320		\$256	
Unfinished basement to build	\$480		\$384	
Unfinished room to build	\$320		\$256	
<u>Alterations and Site Accessory</u>				
Accessory Structure (wood)	\$160		\$128	
Accessory Structure (masonry)	\$240		\$192	
Alteration Nonstructural	\$160		\$128	
Alteration Structural	\$256		\$256	
Antenna Tower	\$240		\$192	
Attic Conversion	\$320		\$256	
Awnings	\$160		\$128	
Balcony	\$240		\$192	
Bath	\$160		\$128	
Bay Windows	\$240		\$192	
Covered Porches	\$160		\$128	
Decks	\$240		\$192	
Dishes > 2"#	\$160		\$128	
Fence	\$160		\$128	
Fireplace (chimney rebuild)	\$160		\$128	
Fireplace (complete rebuild)	\$160		\$192	
Foundation (repair, bolting, pier blocks, or pier posts)	\$240		\$192	
Garage Conversions	\$320		\$256	
Kitchen Major (structural alteration)	\$320		\$256	
Kitchen Minor	\$160		\$128	
Patio Covers (lattice or metal)	\$160		\$128	
Patio covers (wood)	\$240		\$192	
Re-siding/Stucco	\$160		\$128	
Re-roof	\$80		\$64	
Roof Structural Replacement	\$320		\$256	
Retaining Walls (masonry)	\$160		\$128	
Retaining Walls (wood)	\$160		\$128	
Screen Room (2 sided)	\$160		\$128	
Screen Room (3 sided)	\$320		\$256	
Skylights Domes	\$160		\$128	

**BUILDING PERMIT PROCESSING FEES - RESIDENTIAL
FEE SCHEDULE**

Exhibit I (Cont'd)

Permit Issuance Fees for Residential projects are listed in the table below.

DESCRIPTION	2 0 1 6 - 2 0 1 7 A D O P T E D		2 0 1 7 - 2 0 1 8 P R O P O S E D	
	FEE	FEE RANGE	FEE	FEE RANGE
<u>Alterations and Site Accessory (Cont'd)</u>				
Skylights Non-Structural	\$160		\$128	
Skylights Structural	\$240		\$192	
Spa/Hot Tub (plaster)	\$160		\$128	
Storage Shed	\$240		\$192	
Swimming Pool	\$160		\$128	
Walls	\$160		\$128	
Windows/doors	\$160		\$128	
Work Shop	\$320		\$256	
Unfinished Basement to Finish	\$320		\$256	
Unfinished Room to Finish	\$240		\$192	
Water Heater Replacement – Permit Center	\$40		\$32	
Water Heater Replacement – On-Line Permits	\$0		No Change	
<u>RS Garage</u>				
Attached Frames	\$240		\$268	
Attached Masonry	\$320		\$358	
Attached Open Carport	\$240		\$268	
Detached Frames	\$240		\$268	
Detached Masonry	\$320		\$358	
Detached Open Carport	\$320		\$358	
Garage Move	\$447		\$447	
<u>Move Work Proposed</u>				
House Move	\$480		\$537	
Modular Home	\$400		\$447	

**BUILDING PLAN CHECKING FEES - RESIDENTIAL
FEE SCHEDULE**

Exhibit J

Permit Plan Checking Fees for Residential projects are listed in the table below.

DESCRIPTION	2 0 1 6 - 2 0 1 7 A D O P T E D		2 0 1 7 - 2 0 1 8 P R O P O S E D	
	FEE	FEE RANGE	FEE	FEE RANGE
Residential				
New Construction Dwellings				
Single Family Tracts - 1 Story	\$2,100		\$2,460	
Single Family Tracts - 2 Story	\$3,360		\$3,444	
Custom Homes - 1 Story	\$1,890		\$2,952	
Custom Homes - 2 Story	\$2,940		\$3,936	
Add/Alt Combo Max Caps				
Alteration (A1) Max	\$840		\$672	
Addition (A1) Max	\$1,050		\$840	
Add/Alt (A1) Max	\$1,260		\$1,008	
Alteration (A2) Max	\$1,260		\$1,008	
Addition (A2) Max	\$1,680		\$1,344	
Add/Alt (A2) Max	\$1,890		\$1,512	
RS Garage Max	\$1,260		\$1,008	
Accessory Max	\$1,260		\$1,008	
Combinations (add/alt, garage, acc) (A1)	\$1,470		\$1,176	
Combinations (add/alt, garage, acc) (A2)	\$2,100		\$1,680	
Alterations				
Alteration Structural (A1)	\$630		\$504	
Alteration Structural (A2)	\$840		\$672	
Alteration Nonstructural	\$420		\$336	
Attic Conversion	\$840		\$672	
Awning Aluminum	\$210		\$168	
Awning Canvas	\$210		\$168	
Balcony	\$630		\$504	
Baths Major Alts (fixtures moved)	\$105		\$84	
Baths Minor Alts	\$53		\$42	
Bay windows #	\$210		\$168	
Bay windows # (w/Floor)	\$420		\$336	
Covered Porch	\$420		\$336	
Deck 1 Story	\$630		\$504	
Deck 2 Story	\$840		\$672	
Dishes >2' #	\$210		\$168	
Fireplace (chimney rebuild) #	\$210		\$168	
Fireplace (complete rebuild) #	\$420		\$336	
Foundation Bolting (LnFt)	\$315		\$252	
Foundation Pier Blocks (each)	\$210		\$168	
Foundation Repair (LnFt)	\$840		\$672	
Garage Conversion	\$1,050		\$840	
Kitchens Major Alts	\$210		\$168	
Kitchens Minor Alts	\$53		\$42	
Patio cover (lattice)	\$315		\$252	
Patio cover (metal)	\$210		\$168	
Patio cover (wood)	\$420		\$336	
Residing/Stucco	\$210		\$168	

**BUILDING PLAN CHECKING FEES - RESIDENTIAL
FEE SCHEDULE**

Exhibit J (Cont'd)

Permit Plan Checking Fees for Residential projects are listed in the table below.

DESCRIPTION	2 0 1 6 - 2 0 1 7 A D O P T E D		2 0 1 7 - 2 0 1 8 P R O P O S E D	
	FEE	FEE RANGE	FEE	FEE RANGE
Alterations (Cont'd)				
Roof structural replacement	\$420		\$336	
Screen Room (2 sided)	\$840		\$672	
Screen Room (3 sided)	\$840		\$672	
Skylight dome #	\$105		\$84	
Skylight non-structural #	\$105		\$84	
Skylight structural #	\$315		\$252	
Unfinished basement to finish	\$420		\$336	
Unfinished room to finish	\$420		\$336	
Walls (bearing)	\$420		\$336	
Walls (non-bearing)	\$210		\$168	
Walls (plumbing)	\$210		\$168	
Windows/Doors #	\$210		\$168	
Work Shop	\$630		\$504	
RS Garage				
Attached Framed	\$630		\$738	
Attached Masonry	\$840		\$984	
Attached Open Carport	\$420		\$492	
Detached Framed	\$630		\$738	
Detached Masonry	\$840		\$984	
Detached Open Carport	\$420		\$492	
Garage Move	\$630		\$738	
Accessory Site				
# Antenna Tower <=30'	\$420		\$492	
# Antenna Tower >30'	\$630		\$738	
Accessory Structure (Wood)	\$630		\$738	
Accessory Structure (Masonry)	\$840		\$984	
Deck Detached	\$630		\$738	
Dishes >2' #	\$105		\$123	
Fence (masonry)	\$210		\$246	
Fence (wood, chain link)	\$210		\$246	
Fence (wrought iron)	\$210		\$246	
Patio cover (lattice)	\$315		\$369	
Patio cover (metal)	\$210		\$246	
Patio cover (wood)	\$420		\$492	
Residing/Stucco	\$210		\$246	
Retaining wall (masonry)	\$630		\$738	
Retaining wall (wood)	\$630		\$738	
Spa/Hot Tub (Plaster)	\$210		\$246	
Storage Shed (masonry)	\$840		\$984	
Storage Shed (wood)	\$630		\$738	
Swimming pool (Fiberglass)	\$210		\$246	
Swimming pool (plaster)	\$840		\$984	
Swimming pool (vinyl)	\$210		\$246	
Move Work Proposed				
House Move (A1)	\$1,050		\$1,230	
House Move (A2)	\$1,680		\$1,968	
Modular Home	\$1,260		\$1,476	

**BUILDING INSPECTION FEES - RESIDENTIAL
FEE SCHEDULE**

Exhibit K

Permit Inspection Fees for Residential projects are listed in the table below.

DESCRIPTION	2 0 1 6 - 2 0 1 7 A D O P T E D		2 0 1 7 - 2 0 1 8 P R O P O S E D	
	FEE	FEE RANGE	FEE	FEE RANGE
Residential				
Single Family Max Cap				
Single Family Tracts – 1 Story, 1 – 20 lots	\$2,472		\$3,012	
Single Family Tracts – 1 Story, 21 – 50 lots	\$2,060		\$2,510	
Single Family Tracts – 1 Story, more than 50 lots	\$1,648		\$2,008	
Single Family Tracts – 2 Story, 1 – 20 lots	\$2,884		\$3,514	
Single Family Tracts – 2 Story, 21 – 50 lots	\$2,472		\$3,012	
Single Family Tracts – 2 Story, more than 50 lots	\$2,060		\$2,510	
Custom Homes – 1 Story	\$3,090		\$3,765	
Custom Homes – 2 Story	\$3,502		\$4,267	
Add/Alt Combo Max Caps				
Alteration (A1 and A2)	\$1,236		\$989	
Addition (A1)	\$1,751		\$1,401	
Add/Alt (A1)	\$1,854		\$1,483	
Addition (A2)	\$2,163		\$1,730	
Add/Alt (A2)	\$2,266		\$1,813	
RS Garage	\$1,030		\$824	
Accessory	\$1,030		\$824	
Combinations (add/alt, garage, acc)	\$2,266		\$1,813	
New Construction Dwellings				
Multifamily	\$1,236		\$1,506	
Single Family Tracts 1 Story	\$1,854		\$2,259	
Single Family Tracts – 2 Story	\$2,060		\$2,510	
Custom Homes – 1 Story	\$2,472		\$3,012	
Custom Homes – 2 Story	\$2,678		\$3,263	
Addition				
Habitable area added (A1)	\$1,442		\$1,154	
Habitable area added (A2)	\$1,751		\$1,401	
Complete Rebuilds–1 Story	\$2,472		\$1,978	
Complete Rebuilds-2 Story	\$2,678		\$2,142	
Pool Cabana	\$1,751		\$1,401	
Unfinished Basement to Build	\$721		\$577	
Unfinished Basement to Finish	\$824		\$659	
Unfinished Room to Build	\$721		\$577	
Unfinished Room to Finish	\$824		\$659	
Alterations				
Alteration Structural	\$618		\$494	
Alteration Nonstructural	\$412		\$330	
Attic Conversion	\$824		\$659	
Awnings Aluminum	\$103		\$82	
Awnings Canvas	\$103		\$82	
Balcony	\$412		\$330	
Bath Major Alt (fixtures moved)	\$618		\$494	
Bath Minor Alts	\$309		\$247	
Bay windows #	\$206		\$165	
Bay windows # (w/Floor)	\$618		\$494	
Covered Porches	\$515		\$412	
Decks 1 Story	\$206		\$165	

**BUILDING INSPECTION FEES - RESIDENTIAL
FEE SCHEDULE**

Exhibit K (Cont'd)

Permit Inspection Fees for Residential projects are listed in the table below.

DESCRIPTION	2 0 1 6 - 2 0 1 7 A D O P T E D		2 0 1 7 - 2 0 1 8 P R O P O S E D	
	FEE	FEE RANGE	FEE	FEE RANGE
Decks 2nd Story	\$412		\$330	
Dishes >2 #	\$103		\$82	
Fireplace (chimney rebuild) #	\$206		\$165	
Fireplace (complete rebuild) #	\$412		\$330	
Foundation Bolting (Ln Ft)	\$206		\$165	
Foundation Pier Blocks (each)	\$206		\$165	
Foundation Pier Posts (each)	\$206		\$251	
Foundation Repairs (Ln Ft)	\$309		\$247	
Garage Conversions	\$721		\$577	
Kitchens Major (Struct Alt)	\$618		\$494	
Kitchens Minor	\$412		\$330	
Patio Covers (lattice)	\$103		\$82	
Patio Covers (metal)	\$103		\$82	
Patio Covers (wood)	\$206		\$165	
Residing/Stucco	\$309		\$247	
Roof structural replacement	\$515		\$412	
Screen Room (2 sided)	\$309		\$247	
Screen Room (3 sided)	\$309		\$247	
Skylights domes #	\$103		\$82	
Skylights non-structural #	\$206		\$165	
Skylights structural #	\$206		\$165	
Walls (bearing)	\$412		\$330	
Walls (non-bearing)	\$309		\$247	
Walls (plumbing)	\$412		\$330	
Windows/Doors #, 1 – 10 replacement	\$206		\$165	
Windows/Doors, 11 – 20 replacement	\$206		\$247	
Windows/Doors, 21 – 50 replacement	\$206		\$330	
Windows/Doors, >50 replacement	\$206		\$330	
Windows/Doors #	\$412		\$330	
Work Shop	\$412		\$330	
RS Garage				
Attached Framed	\$412		\$502	
Attached Masonry	\$618		\$753	
Attached Open Carport	\$309		\$376	
Detached Framed	\$412		\$502	
Detached Masonry	\$618		\$753	
Detached Open Carport	\$309		\$376	
Garage Move	\$309		\$376	
Accessory Site				
Antenna Tower <=30'	\$206		\$251	
Antenna Tower >30'	\$206		\$251	
Accessory Structure (wood)	\$412		\$502	
Accessory Structure (masonry)	\$618		\$753	
Decks Detached	\$206		\$251	
Dishes >2 #	\$103		\$125	
Fence (masonry)	\$309		\$376	
Fence (wood, chain link)	\$206		\$251	
Fence (wrought iron)	\$206		\$251	
Patio Covers (lattice)	\$206		\$251	
Patio Covers (metal)	\$206		\$251	
Patio Covers (wood)	\$206		\$251	

**BUILDING INSPECTION FEES - RESIDENTIAL
FEE SCHEDULE**

Exhibit K (Cont'd)

Permit Inspection Fees for Residential projects are listed in the table below.

DESCRIPTION	2 0 1 6 - 2 0 1 7 A D O P T E D		2 0 1 7 - 2 0 1 8 P R O P O S E D	
	FEE	FEE RANGE	FEE	FEE RANGE
Retaining walls (masonry)	\$412		\$502	
Retaining walls (wood)	\$309		\$376	
Spa/Hot Tub (plaster)	\$618		\$753	
Storage Shed (masonry)	\$618		\$753	
Storage Shed (wood)	\$412		\$502	
Swimming pool (Fiberglass)	\$515		\$627	
Swimming pool (plaster)	\$618		\$753	
Swimming pool (vinyl)	\$515		\$627	
Move Work Proposed				
House Move	\$1,545		\$1,882	
Modular Home	\$1,030		\$1,255	

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee

BUILDING FEE PROGRAM - CATEGORY I

Note: The use of the Building Development Fee Program Reserve (\$4,221,069) in 2017-2018 will bring the Development Fee Program to full cost recovery from 88.5%.

1. Addressing Fee

1 Addressing Fee	\$320 minimum (2 hours) additional time is \$160 per hour	\$358 minimum (2 hours) additional time is \$179 per hour
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2. Building Permits

1 Accessibility Exemption Application	\$210 per application	\$246 per application
2 Fixed Time Assessments and Fixtures	See Exhibit G	No Change
3 Non-Residential	\$206 per inspection hour with initial assessment based on historic data	\$251 per inspection hour with initial assessment based on historic data
4 Permit Processing Fee - Non-Residential	\$160 per hour applied to number of hours based on statistical averages for each subtype	\$179 per hour applied to number of hours based on statistical averages for each subtype
5 Permit Processing Fee - Residential	\$160 per hour applied to number of hours based on statistical averages for each subtype	\$179 per hour applied to number of hours based on statistical averages for each subtype (see Exhibit I)
6 Reroofing - Non-Residential	\$257.50 for up to two inspections plus \$103 per 1/2 hour for each additional inspection	\$313 for up to two inspections plus \$125 per 1/2 hour for each additional inspection

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
2. Building Permits								
7 Reroofing - Residential	\$154.50 for up to two inspections plus \$103 per 1/2 hour for each additional inspection		\$188 for up to two inspections plus \$125 per 1/2 hour for each additional inspection					
8 Residential	\$206 per inspection hour with initial assessment based on historic data		\$251 per inspection hour with initial assessment based on historic data (see Exhibit K)					
3. Building Plan Checking								
1 Alternate Materials and Methods of Construction Application	\$420 base fee (2 hours minimum) plus additional time at \$210 per hour		\$492 base fee (2 hours minimum) plus additional time at \$246 per hour					
2 Complexity Base Fees + additional charges for Fire Review	\$210 per hour (1/2 hour minimum)		\$246 per hour (1/2 hour minimum)					
3 Complexity Base Fees + additional charges for Flood Zone	\$210 per hour (1/2 hour minimum)		\$246 per hour (1/2 hour minimum)					
4 Complexity Base Fees + additional charges for Geohazard Zone	\$210 per hour (1/2 hour minimum)		\$246 per hour (1/2 hour minimum)					
5 Complexity Base Fees + additional charges for Historic	\$210 per hour (1/2 hour minimum)		\$246 per hour (1/2 hour minimum)					
6 Complexity Base Fees + additional charges for Planning Adjustment Required	\$210 per hour (1/2 hour minimum)		\$246 per hour (1/2 hour minimum)					
7 Complexity Base Fees + additional charges for Planning Conformance Review	\$210 per hour (1/2 hour minimum)		\$246 per hour (1/2 hour minimum)					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
3. Building Plan Checking								
8 Complexity Base Fees + additional charges for Seismic Hazards	\$210 per hour (1/2 hour minimum)		\$246 per hour (1/2 hour minimum)					
9 Complexity Base Fees + additional charges for Soils Report	\$210 per hour (1/2 hour minimum)		\$246 per hour (1/2 hour minimum)					
10 Complexity Base Fees + additional charges for Structural Calculation	\$210 per hour (1/2 hour minimum)		\$246 per hour (1/2 hour minimum)					
11 Expedited Plan Review: Express Plan Check	1.5 times the current plan review fee (1 hour minimum)		No Change					
12 Expedited Plan Review: Intermediate Plan Check	1.5 times the current plan review fee		No Change					
13 Expedited Plan Review: Special Handling Plan Review (includes Special Tenant Impvt & other special programs)	1.5 times the current plan review fee (1 hour minimum)		No Change					
14 Factory Built Dwelling or Mobile Home installed on a permanent foundation	\$210 per hour		\$246 per hour					
15 Non-Residential	\$210 per hour - Base fee is established on average time per product type - review time is limited to hours paid for after 2 hours in the 2nd cycle		\$246 per hour - Base fee is established on average time per product type - review time is limited to hours paid for after 2 hours in the 2nd cycle					
16 Plan Review Appointment - No Show	\$210		\$246					
17 Plan Review services for which no other fee is specified	\$210 per hour (1/2 hour minimum)		\$246 per hour (1/2 hour minimum)					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
3. Building Plan Checking								
18 Preliminary Plan Review	\$210 base fee (1 hour minimum) plus additional time at \$210 per hour		\$246 base fee (1 hour minimum) plus additional time at \$246 per hour					
19 Residential	\$210 per hour - Base fee is established on average review time per product type - review time is limited to hours paid for after 2 hours in the 2nd review cycle; hourly rate for small residential plan review projects (alterations up to 300 square feet and additions under 100 square feet)		\$246 per hour - Base fee is established on average review time per product type - review time is limited to hours paid for after 2 hours in 2nd review cycle; hourly rate for small residential plan review projects (alterations up to 300 square feet + additions under 100 square feet) (see Exhibit J)					
20 Subdivisions - Plot Review	\$210 per hour (15 minute minimum)		\$246 per hour (15 minute minimum)					
4. Compliance Reports								
1 Compliance Reports	\$618 per inspection (3 hours)		\$753 per inspection (3 hours)					
5. Document Research Fee								
1 Document Research Fee	\$40 minimum/\$80 per hour or \$80 minimum/\$160 per hour depending on staff level		\$40 minimum/\$80 per hour or \$90 minimum/\$179 per hour depending on staff level					
6. Electrical Permits								
1 Express Plan Check	1.5 times regular Plan Check Fee		No Change					
2 Non-Residential	\$206 per inspection hour with initial assessment based on historic data OR fixture rate		\$251 per inspection hour with initial assessment based on historic data OR fixture rate					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
6. Electrical Permits								
3 Plan Check Fee	\$210 per hour - Base fee is established on average review time per product type. Review time is limited to hours paid for after 2 hours in the 2nd cycle		\$246 per hour - Base fee is established on average review time per product type. Review time is limited to hours paid for after 2 hours in the 2nd cycle					
4 Residential	\$206 per inspection hour with initial assessment based on historic data OR fixture rate		\$251 per inspection hour with initial assessment based on historic data OR fixture rate					
7. Mechanical Permits								
1 Express Plan Check	1.5 times regular Plan Check Fee		No Change					
2 Non-Residential	\$206 per inspection hour with initial assessment based on historic data OR fixture rate		\$251 per inspection hour with initial assessment based on historic data OR fixture rate					
3 Plan Check Fee	\$210 per hour - Base fee is established on average review time per product type. Review time is limited to hours paid for after 2 hours in the 2nd review cycle		\$246 per hour - Base fee is established on average review time per product type. Review time is limited to hours paid for after 2 hours in the 2nd review cycle					
4 Residential	\$206 per inspection hour with initial assessment based on historic data OR fixture rate		\$251 per inspection hour with initial assessment based on historic data OR fixture rate					
8. Minimum Fees								
1 Min Permit Fee	\$103 (\$206 per hour - 30 minute minimum)		\$126 (\$251 per hour - 30 minute minimum)					
2 Min Permit Processing - for Water Heater Replacement	\$40 (\$160 per hour - 15 minute minimum)		\$45 (\$179 per hour - 15 minute minimum)					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
8. Minimum Fees								
3 Min Permit Processing - for Water Heater Replacement using Online Permits service	\$0		No Change					
4 Min Permit Processing - for all permits using Online Permits service	50% of specified processing fee		No Change					
5 Min Permit Processing - for services in which no permit processing fee is specified	\$80 (\$160 per hour - 30 minute minimum)		\$90 (\$179 per hour - 30 minute minimum)					
6 Min Plan Check Fee: 30 min counter review	\$105 (\$210 per hour - 30 minute minimum)		\$123 (\$246 per hour - 30 minute minimum)					
9. Plumbing Permits								
1 Express Plan Check	1.5 times regular Plan Check Fee		No Change					
2 Non-Residential	\$206 per inspection hour with initial assessment based on historic data OR fixture rate		\$251 per inspection hour with initial assessment based on historic data OR fixture rate					
3 Plan Check Fee	\$210 per hour - Base fee is established on average review time per product type. Review time is limited to hours paid for after 2 hours in the 2nd review cycle		\$246 per hour - Base fee is established on average review time per product type. Review time is limited to hours paid for after 2 hours in the 2nd review cycle					
4 Residential	\$206 per inspection hour with initial assessment based on historic data OR fixture rate		\$251 per inspection hour with initial assessment based on historic data OR fixture rate					
10. Publications and Photocopies Charges								
1 Document copies on CD	Document Research Fee + \$0.50 per disk		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee

BUILDING FEE PROGRAM - CATEGORY I

10. Publications and Photocopies

Charges

2 Optical image reproduction: 8 1/2 x 11	See Public Records Act Fees	No Change
3 Optical image reproduction: Plans	See Public Records Act Fees	No Change
4 Photocopies: 11 x 17	See Public Records Act Fees	No Change
5 Photocopies: 8 1/2 x 11	See Public Records Act Fees	No Change
6 Photocopies: Microfiche/Microfilm	See Public Records Act Fees	No Change
7 Sale of Publications	100% of printing cost	No Change

11. Record Retention/Microfilming

1 Plan Authorization Process Fee Note: Per affidavit	\$80 per affidavit	\$90 per affidavit
2 Record Retention/Microfilming	10% of permit application cost with a \$20 min and \$2,000 max; except for electronic plan submissions	No Change
3 Record Retention/Microfilming: Electronic Plan Submission	5% of the permit application cost	No Change

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
11. Record Retention/Microfilming								
4 Refund Processing Fee (for withdrawal, cancellation, or overpayment)	20% of the service fee when project has been cancelled and no work has started			Service Fees are not refundable. Plan Review fees are refundable up to 80% when project cancelled prior to plan review start. Permit Fees refundable up to 80% when no work has begun and no inspection has been requested. In event of staff/system error, erroneously paid fee is 100% refundable				
12. Rough Framing Fee								
1 Rough Framing Fee	\$210 per hour (1/2 hour minimum)		\$246 per hour (1/2 hour minimum)					
13. Special Inspections and Services								
1 Additional plan review required by changes, additions or revisions to approved plans	\$210 per hour (1/2 hour minimum)		\$246 per hour (1/2 hour minimum)					
2 Building, Plumbing, Mechanical, and Electrical Survey Requests, including fire damage surveys	\$206 per hour (1/2 hour minimum)		\$251 per hour (1/2 hour minimum)					
3 Expedited inspection service	\$309 per hour (1/2 hour minimum)		\$377 per hour (1/2 hour minimum)					
4 Fee for work without a permit	An amount equal to all permit fees, including issuance, plan check and permit fees		No Change					
5 Inspection Services for which no fee is specifically indicated	\$206 per hour (1/2 hour minimum)		\$251 per hour (1/2 hour minimum)					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
13. Special Inspections and Services								
6 Inspections outside normal business hours	\$309 per hour (4 hour minimum)		\$377 per hour (4 hour minimum)					
7 Permit Time Extension	\$80 per extension		\$90 per extension					
8 Plan Check Extension	\$80 per extension		\$90 per extension					
9 Reinspection Fee	\$206 per hour (1/2 hour minimum)		\$251 per hour (1/2 hour minimum)					
10 Replacement Permit Fee	\$210 plus the difference between current fees and previously paid unused fees		\$246 plus the difference between current fees and previously paid unused fees					
14. Temporary Certificate of Occupancy								
1 Temporary Certificate of Occupancy	\$412 each		\$502 each					
SUB-TOTAL BUILDING FEE PROGRAM - CATEGORY I		75.5%		36,721,069	28,500,000	32,500,000	77.6%	88.5%
CODE ENFORCE PROGRAM - CATEGORY I								
1. Abandoned Cart Program								
1 Business with carts available to public (26 or more carts) Note: Combines the Business with carts available to public (26-100 carts) and (101 or more carts) to align with the Fee Resolution.	\$635.00 per year		\$780 per year					
Sub-total Abandoned Cart Program		57.1%		194,994	91,440	112,320	46.9%	57.6%
2. Auto Body Repair Shop Permit								
1 Auto Body Repair Shop Permit	\$414.78 per shop		\$399 per shop					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
CODE ENFORCE PROGRAM - CATEGORY I								
2. Auto Body Repair Shop Permit								
Sub-total Auto Body Repair Shop Permit								
3. Auto Body, Repair and Dismantler Facility Reinspection Permit								
1 Reinspection Permit Fee	\$239.78 per reinspection		\$238 per reinspection					
Sub-total Auto Body, Repair and Dismantler Facility Reinspection Permit								
4. Automobile Dismantler Permit								
1 Automobile Dismantler Permit	\$414.78 per shop per year		\$399 per shop per year					
Sub-total Automobile Dismantler Permit								
		100.0%		4,795	5,000	4,795	104.3%	100.0%
5. Building Code Compliance Program								
1 Building Code Compliance	\$132.30 per hour		\$178 per hour					
Sub-total Building Code Compliance Program								
				733,994		238,481		32.5%
6. Code Enforcement Inspector Rate								
1 Code Enforcement Inspector Rate	\$132.30 per hour		\$132 per hour					
Sub-total Code Enforcement Inspector Rate								
7. Environmental Inspector Rate								
1 Environmental Inspector Rate	\$132.66 per hour		\$135 per hour					
Sub-total Environmental Inspector Rate								
8. General Code Program								
1 General Code Reinspection Fee	\$197.64 per reinspection		\$203 per reinspection					
Sub-total General Code Program								
		100.0%		40,000	40,000	40,000	100.0%	100.0%

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee

CODE ENFORCE PROGRAM - CATEGORY I

9. Landfill Closure and Post Closure Fees

1 Closure and Post Closure Maintenance Plan	\$1,550.00 per application. Review time exceeding 15 hours will be charged the current Environmental Inspector Rate for each additional hour.		No Change					
2 Modification of Closure Maintenance Plan	\$700.00 per application. Review time exceeding seven hours will be charged the current Environmental Inspector Rate for each additional hour.		No Change					
3 Review of Solid Waste Facilities Application	\$500.00 per application. Review time exceeding five hours will be charged the current Environmental Inspector Rate for each additional hour.		No Change					
4 Revised Solid Waste Facilities Permit Application	\$500.00 per application. Review time exceeding five hours will be charged the current Environmental Inspector Rate for each additional hour.		No Change					
5 Solid Waste Facilities Permit Application	\$500.00 per application. Review time exceeding five hours will be charged the current Environmental Inspector Rate for each additional hour.		No Change					

Sub-total Landfill Closure and Post Closure Fees

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
CODE ENFORCE PROGRAM - CATEGORY I								
10. Multiple Housing Program								
Permits (Triplex and Above)								
1 Multiple Housing Permit Tier 1 (Self Certification, six-year cycle)	\$25.93 per unit		\$23 per unit					
2 Multiple Housing Permit Tier 2 (five-year cycle)	\$58.60 per unit		\$56 per unit					
3 Multiple Housing Permit Tier 3 (three-year cycle)	\$116.91 per unit		\$115 per unit					
4 Permit Reinstatement	\$1,267.01 per reinstatement		\$1,164 per reinstatement					
5 Permit Transfer	\$31.66 per transfer		\$35 per transfer					
6 Reinspection Fee	\$255.36 per reinspection		\$237 per reinspection					
Sub-total Multiple Housing Program Permits (Triplex and Above)		100.0%		5,525,993	5,638,145	5,525,993	102.0%	100.0%
11. Neglected/Vacant House								
Registration Fee								
1 Neglected/Vacant House Registration Fee	\$472.11 per quarter per house		\$606 per quarter per house					
Sub-total Neglected/Vacant House Registration Fee		100.0%		136,439	80,000	136,439	58.6%	100.0%
12. Off-Sale Alcohol Enforcement								
Program								
1 Off-Sale Alcohol Permit	\$500.44 per business		\$540 per business					
2 Permit Reinstatement	\$1,058.59 per reinstatement		\$1,036 per reinstatement					
3 Permit Transfer	\$31.66 per transfer		\$35 per transfer					
4 Reinspection Fee	\$151.09 per reinspection		\$141 per reinspection					
Sub-total Off-Sale Alcohol Enforcement Program		100.0%		236,653	222,193	236,653	93.9%	100.0%

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
CODE ENFORCE PROGRAM - CATEGORY I								
13. Solid Waste Enforcement Fee								
1 Solid Waste Enforcement Fee	\$0.53 per ton		\$0.55 per ton					
Sub-total Solid Waste Enforcement Fee		99.6%		2,159,088	2,096,630	2,159,088	97.1%	100.0%
14. Tobacco Retail Program								
1 Tobacco Retail Permit Fee	\$423.89 per business		\$533 per business					
2 Tobacco Retail Reinspection Fee	\$131.83 per reinspection		\$139 per reinspection					
3 Tobacco Retail Reinstatement Fee	\$1,029.68 per reinstatement		\$1,043 per reinstatement					
4 Tobacco Retail Transfer Fee	\$31.66 per transfer		\$37 per transfer					
Sub-total Tobacco Retail Program		100.0%		293,670	230,140	293,670	78.4%	100.0%
SUB-TOTAL CODE ENFORCE PROGRAM - CATEGORY I		99.0%		9,325,626	8,403,548	8,747,439	90.1%	93.8%
CODE ENFORCE PROGRAM - CATEGORY II								
1. Multiple Housing Permit Penalties and Interest								
1 Permit Penalties and Interest	Varies by length of delinquency		No Change					
Sub-total Multiple Housing Permit Penalties and Interest		100.0%		125,000	125,000	125,000	100.0%	100.0%
2. Off-Sale Alcohol Enforcement Permit Penalties and Interest								
1 Permit Penalties and Interest	Varies by length of delinquency		No Change					
Sub-total Off-Sale Alcohol Enforcement Permit Penalties and Interest		100.0%		1,000	1,000	1,000	100.0%	100.0%

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
CODE ENFORCE PROGRAM - CATEGORY II								
3. Tobacco Retail Permit Penalties and Interest								
1 Permit Penalties and Interest	Varies by length of delinquency		No Change					
Sub-total Tobacco Retail Permit Penalties and Interest								
SUB-TOTAL CODE ENFORCE PROGRAM - CATEGORY II		100.0%		126,000	126,000	126,000	100.0%	100.0%
GENERAL PLAN UPDATE - CATEGORY I								
1. General Plan Update Fee								
1 General Plan Update Fee	Additional 1.25% applied to Entitlement and Building Permit Fees		No Change					
2 General Plan Update Fee - Additional 5.00% applied to GP Amendments, Zoning, Tentative Maps, Vesting Maps and Development Agreements	Additional 5.00% applied to GP Amendments, Zoning, Tentative Maps, Vesting Maps and Development Agreements		No Change					
3 General Plan Update Fee - New Residential Projects > 10 units	Additional 5.00% applied to new residential projects with more than 10 units		No Change					
SUB-TOTAL GENERAL PLAN UPDATE - CATEGORY I		100.0%						
PLANNING FEE PROGRAM - CATEGORY I								
Note: The use of the Planning Development Fee Program Reserve (\$895,079) in 2017-2018 will bring the Development Fee Program to full cost recovery from 89.6%.								
1. Annexations								
1 0-1 acre	\$4,710		Delete					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
1. Annexations								
2 1-2 acres	\$8,090		Delete					
3 2-3 acres	\$10,130		Delete					
4 3-5 acres	\$12,170		Delete					
5 Over 5 acres	\$13,945		Delete					
6 Petition for Annexation of Territory to the City of San Jose			\$25,414					
2. Conditional Use Permits								
1 Adjustments	\$310		\$144					
2 Adjustments - Major	\$740		\$578					
3 Conditional Use Permits	See Exhibit A		No Change					
3. Conventional Prezonings/Rezonings								
1 Conventional Prezonings/Rezonings	\$5,175 + \$1,200/acre or partial acre		\$6,251					
4. Deficiency Plan Processing Fee								
1 Additional Facilities	\$2,465 for each additional facility		No Change					
2 Base Fee	\$12,400		No Change					
5. Deficiency Plan Reuse Fee								
1 Reuse Fee	\$730 for 0-50,000 ft. plus \$310 for each additional 50,000 ft.		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
6. Environmental Clearance								
1 Appeal	\$100		Delete					
2 EIR	See Exhibit B		No Change					
3 Exemption	\$374		\$628					
4 Exemption - Electronic	\$187		\$0					
5 Geotechnical Testing Environmental Review Fee	\$187 per hour (1 hour minimum) plus additional time at \$187 per hour		\$628					
6 Habitat Conservation Plan (HCP)	\$374 minimum (2 hours) plus additional time at \$187 per hour		\$1,465					
7 Mitigation Monitoring Fee for Negative Declaration	\$748		\$2,511					
8 Mitigation Monitoring Review - Post Construction / On-going			Planning Hourly Rate					
9 Mitigation Monitoring Review - Prior to Construction Activity	\$1,870		\$314					
10 Mitigation Monitoring Review - Prior to Issuance of Certificate of Occupancy	\$748		\$5,440					
11 Negative Declaration	\$3,366 + \$187 per hour over 14 hours		\$4,333					
7. General Plan Amendments								
1 3 acres or less	\$7,360		Delete					
2 Additional Charges: Expanded Urban Service Area	\$9,130		Delete					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
7. General Plan Amendments								
3 Additional Charges: Flexible Land Use Boundary	\$7,395		Delete					
4 Additional Charges: General Plan Text Amendment	\$4,775		\$12,267					
5 Additional Charges: Mixed Use Designation	\$10,000		Delete					
6 Additional Charges: Non-Urban Hillside	\$9,130		Delete					
7 Additional Charges: Specific Plan Text Amendment	\$4,775		\$12,267					
8 All Others	\$13,485 + \$110 per acre for first 100 acres and \$75 per acre thereafter		Delete					
9 Combined General Plan & Specific Plan Text Amendments	\$4,775		Delete					
10 Expansion of Urban Service Area	\$8,550		\$12,267					
11 Reprocessing fee for deferred amendments: Non-Substantive	50% of current fee		Delete					
12 Reprocessing fee for deferred amendments: Substantive	75% of current fee		Delete					
13 Urban Growth Boundary Modifications: All extraordinary costs of special studies	\$175 per hour		\$209.22 per hour					
14 Urban Growth Boundary Modifications: Determination of minor/significant	\$5,645		\$12,267					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
7. General Plan Amendments								
15 Urban Growth Boundary Modifications: Processing for minor modification	\$11,285		Delete					
16 Urban Growth Boundary Modifications: Significant Modifications: Comprehensive Update	\$11,325 + \$115 per acre		Delete					
8. Hourly Rate for Planning Services without Designated Fee								
1 Green Building Certification Deposit	\$ 0.30 per square foot up to a maximum of 100,000 square feet per building permit		No Change					
2 Hourly Rate for Planning Services without Designated Fee	\$154 per hour		\$209.22 per hour					
9. Liquor License Exception Permit Fee								
1 Determination of Public Convenience or Necessity Note:was "Liquor License Exception Permit Fee"	\$3,280		\$4,115					
10. Miscellaneous Permits/Fees								
1 Administrative Permit	\$850		\$2,105					
2 Administrative Permit-Small Recycling Facility and Reverse Vending Machine Fee	\$310		Delete					
3 Appeals/Protests - Applicant	\$2,232		\$8,086					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
10. Miscellaneous Permits/Fees								
4 Appeals/Protests - Applicant's Non-Applicant Appeal Processing	\$2,132		\$7,586					
5 Appeals/Protests - Public	\$100		\$500					
6 Application Processing Time Extension	Additional charge - 10% of permit fee		Delete					
7 Billboard Height Alterations Agreement	\$5,315		\$7,797					
8 Community Meeting Fee	\$770		\$2,398					
9 Compliance Review	\$770		\$1,672					
10 Consultation Fee-Permit/Sign Adjust	\$154 per hour		\$209.22 per hour					
11 Development Agreements- Agreement	\$11,805		\$12,273					
12 Development Agreements- Amendment	\$5,970		\$6,787					
13 Development Agreements- Annual Monitoring	\$730		\$8,231					
14 Development Variance Exception	\$1,580		\$4,475					
15 Expediting Small Planning Projects Pilot Fee	\$704		Delete					
16 Fence Variance	\$655		Delete					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
10. Miscellaneous Permits/Fees								
17 Height, Floor and/or Area Ratio Waivers	\$2,890 + \$1,000 for each floor over 8 floors		No Change					
18 Historic District Designation	\$925		\$1,500					
19 Historic Landmark Designation	\$3,388		\$3,500					
20 Historic Preservation Permit Adjustment	\$190		\$200					
21 Historic Preservation Permit Amendment	\$270		\$300					
22 Historic Preservation Permit Fee	\$270		\$300					
23 Historic Property Contract Application	\$1.25 for each \$1,000 of assessed valuation with a minimum fee of \$730; \$1,850 maximum fee for single-family homes and \$3,120 maximum fee for all other property. Plus an inspection fee equal to 1.5 hours times the Planning Hourly rate.		\$1,500					
24 Miscellaneous Permits & Variances/A-2 Adjustments	Varies dependent upon permit type		No Change					
25 Monopole Review	\$2,930		Delete					
26 Multiple Adjustment	\$615 (2 x normal processing fee)		Delete					
27 Multiple Sign Adjustment Surcharge	\$38 (1/10 of full fee for additional signs)		\$73 for each additional sign after 1st sign					
28 Notice of Non-Compliance	\$730		\$3,135					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
10. Miscellaneous Permits/Fees								
29 Order to Show Cause	\$1,980		\$4,180					
30 Parking Structure Review	\$19,915		Delete					
31 Phased Permit	Additional charge of 50% of the permit fee for phased permit approval		Delete					
32 Planning Addressing Fee	Planning Hourly Rate (1 hour minimum)		Delete					
33 Planning Permit Conformance of Building Plan Review: Multi-Family/Commercial/Industrial (MF/C/I)			\$1,444					
34 Planning Permit Conformance of Building Plan Review: Single Family Resident (SFR)			\$577					
35 Planning Permit Conformance of Building Plan Review: Tenant Improvements (TI)			\$577					
36 Plot Plan Review			\$52 per plot					
37 Reasonable Accommodation Fee	\$695		\$5,485					
38 Sidewalk Cafe Permit	\$500		\$0					
39 Sign Variance	\$1,695		Delete					
40 Street Vacation Review Fee	\$460		No Change					
41 Supplemental Review Cycle	\$1,080		1/3 of base project fee					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
10. Miscellaneous Permits/Fees								
42 Zoning Conformance			\$218					
11. Outside Agency Pass-Through Charges								
1 Outside Agency Pass-Through Charges	Actual cost		No Change					
12. Planned Development (PD) Permits								
1 Adjustments - Over the Counter Note: "Formerly Titled "Adjustments"	\$310		\$144					
2 Adjustments - Requiring Intake and Internal City Staff Review Note: "Formerly Titled "Adjustments - Major"	\$745		\$577					
3 Amendments - Other Than Time Extension	\$1,830		Delete					
4 PD Permits	See Exhibit C		No Change					
13. Planned Development (PD) Prezonings/Rezoning								
1 (PD) Prezonings/Rezoning	See Exhibit D		No Change					
14. Preliminary Review Fee								
1 Additional Services: Interdepartmental Project Meeting	\$620		\$523					
2 Additional Services: Meeting with Project Manager	\$154		\$209					
3 Additional Services: Preliminary Check List	\$77		\$105					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
14. Preliminary Review Fee								
4 Additional Services: Preliminary Report	\$230		No Change					
5 Additional Services: Site Check	\$154		Delete					
6 Additional Services: Technical Report Review	\$310		\$418					
7 Additional Services: Environmental Scoping			\$628					
8 Comprehensive Review - Pre-Application	\$1,460		Delete					
9 Enhanced Preliminary Review	\$620		\$837					
10 Focused Preliminary Review	\$310		\$628					
11 Focused Preliminary Review- Existing Single Family House	\$77		\$209					
15. Public Information Services								
1 Alcoholic Beverage License Verification	\$230 + \$38 per 1/4 hour after 1.5 hours		\$288 + \$52 per 1/4 hour after 1.5 hours					
2 Comprehensive Research Letter	\$620 + \$38 per 1/4 hour after 1.5 hours		\$2,299 + \$52 per 1/4 hour after 11 hours					
3 Dept of Motor Vehicles Verification	\$310 + \$38 per 1/4 hour after 1.5 hours		\$288 + \$52 per 1/4 hour after 1.5 hours					
4 General Research Requests	\$77 (minimum) per half-hour		\$105 (minimum) per half-hour					
5 Legal Non-Conforming Verification	\$850 + \$38 per 1/4 hour after 1.5 hours		\$3,321 + \$52 per 1/4 hour after 16 hours					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
15. Public Information Services								
6 Message Letter	\$230 + \$38 per 1/4 hour after 1.5 hours		\$288 + \$52 per 1/4 hour after 1.5 hours					
7 Reconstruction of Legal Non-Conforming Structures	\$230 + \$38 per 1/4 hour after 1.5 hours		\$288 + \$52 per 1/4 hour after 1.5 hours					
16. Public Noticing								
1 Public Noticing Fee	See Exhibit E		No Change					
17. Record Retention/Microfilming								
1 Appointment - No Show	\$38		Delete					
2 CEQA-NOD Pass-Through Processing Fee	One hour of processing time at Planning Division hourly rate		No Change					
3 Record Retention/Microfilming	10% of permit/land use with a \$20 min and \$2,000 maximum; fee does not exist as a separate category (part of permit cost)		No Change					
4 Record Retention/Microfilming: Refund Processing Fee (for withdrawal, cancellation or overpayment)	\$35		No Change					
5 Refund Processing Fee (for withdrawal, cancellation or overpayment)	Planning Division hourly rate (1 hour minimum)		No Change					
18. Sale of Publications and Photocopies								
1 Document copies on CD	Document Research Fee + \$0.50 per disk		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
18. Sale of Publications and Photocopies								
2 Optical image reproduction: 8 1/2 x 11	See Public Records Act Fees		No Change					
3 Optical image reproduction: Plans/Drawings	See Public Records Act Fees		No Change					
4 Photocopies: 11 x 17	See Public Records Act Fees		No Change					
5 Photocopies: 11 x 17 Z-fold copies	\$0.33 each page		No Change					
6 Photocopies: 8 1/2 x 11	See Public Records Act Fees		No Change					
7 Photocopies: microfiche/microfilm	See Public Records Act Fees		No Change					
8 Sale of Publications	100% of printing cost		No Change					
19. Single Family House Permit								
1 Administrative Determination for houses listed on Historic Resources Inventory & having a floor area rotation less than or equal to 0.45	\$325		\$418					
2 All others	\$770		\$1,588					
3 Public Hearing - Director	\$1,965		\$5,120					
20. Site Development Permits								
1 Adjustments	\$374		\$144					
2 Adjustments - Major	\$748		\$578					
3 Site Development Permits	See Exhibit F		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
21. Special Use Permit (SUP)								
1 Church-Homeless Shelter	\$36		\$0					
2 Renewal	\$425		\$4,042					
3 SUP with Site Development Permit	\$615		Delete					
4 Special Use Permit and Amendment: Existing Non-Single Family Use / New Construction	\$1,040		\$7,814					
5 Special Use Permit and Amendment: Existing Single Family Use / No New Construction	\$1,425		\$3,781					
22. Specific Plan Reimbursement								
1 Communications Hill	\$336 per acre		No Change					
2 Evergreen	\$1,140 per acre		No Change					
23. Street Renaming Fee								
1 Street Renaming Fee: Major Note: was "6 or more properties"	\$1,400 + \$19 per property		\$7,798					
2 Street Renaming Fee: Minor Note: was "5 or fewer properties"	\$655		\$2,816					
24. Tentative Map								
1 All Tentative Maps and Vesting Tentative Maps and Amendments to Tentative and Vesting Tentative Maps: At 250 lots			\$6,931					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
24. Tentative Map								
2 All Tentative Maps and Vesting Tentative Maps and Amendments to Tentative and Vesting Tentative Maps: At 50 lots			\$6,065					
3 All Tentative Maps and Vesting Tentative Maps and Amendments to Tentative and Vesting Tentative Maps: Up to 10 lots Note: was "Subdivision"	\$4,470 + \$58 per lot or unit for first 100 lots + \$19 per lot or until thereafter		\$5,485					
4 All Tentative Maps and Vesting Tentative Maps and Amendments to Tentative and Vesting Tentative Maps: lots 11 to 49			\$15 per lot					
5 All Tentative Maps and Vesting Tentative Maps and Amendments to Tentative and Vesting Tentative Maps: lots 251 and higher			\$27 per lot					
6 All Tentative Maps and Vesting Tentative Maps and Amendments to Tentative and Vesting Tentative Maps: lots 51 to 249			\$4 per lot					
7 Amend to Vested Subdiv. Map	\$4,470		Delete					
8 Certification of Compliance	\$2,465		\$3,923					
9 Combining Parcels	\$1,435		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
24. Tentative Map								
10 Condominium Map	\$4,470		Delete					
11 Covenant of Easement	\$1,580		\$2,887					
12 Extensions	\$1,000		\$1,011					
13 Final Map/Parcel Map Review	\$310		\$209					
14 Lot Line Adjustment	\$1,580		\$1,674					
15 Lot Line Correction	\$655		\$1,563					
16 Property on slopes greater than 5% Note: formerly "Hillside"	\$1,100		See Exhibit G					
17 Release Covenant of Easement	\$2,000		\$2,383					
18 Reversion Acreage	\$615		\$866					
19 Vested Maps	\$4,470 + \$58 per lot or unit for first 100 lots + \$19 per lot or until thereafter		Delete					
20 Vestment	\$1,100		Delete					
25. Tree Removal Permit								
1 Dead Tree - All others require permit adjustment	\$325		\$362					
2 Dead Tree - Single Family or Two-Family Lots (Administrative)	\$0		\$218					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
25. Tree Removal Permit								
3 Existing Single Family or Two-Family Lot Developments Note: was "Existing Single Family Development"	\$0 + noticing fees		\$1,011 + noticing fees					
4 Heritage Tree Surcharge (City or County)	\$1,270 + noticing fees		\$6,931 + noticing fees					
5 Included with Development Permit	\$0 + noticing fees		Delete					
6 Stand Alone Tree Removal Permit Multi-Family, Commercial, Industrial: 1 to 5 Tree Note: was "Stand Alone Tree Removal Permit: 1 Tree"	\$800 + noticing fees		\$1,521 + noticing and electronic environmental exemption					
7 Stand Alone Tree Removal Permit Multi-Family, Commercial, Industrial: Each Additional Tree over 5 Note: was "Stand Alone Tree Removal Permit: 2-5 Trees"	\$1,200 + noticing fees		\$73 per tree					
8 Stand Alone Tree Removal Permit: Unsuitable Trees Note: was "Stand Alone Tree Removal Permit: 6+ Trees"	\$1,200 + \$50 per tree over 5 trees + noticing fees		\$144					
26. Urban Design Review Pass Through Fee								
1 Urban Design Review Pass Through Fee	Actual Cost		No Change					
27. Williamson Act								
1 Alternate Use Amendment	\$1,135		\$8,157					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2016-2017 Adopted Fee	2016-2017 % Cost Recovery	2017-2018 Proposed Fee	2017-2018 Estimated Cost	2017-2018 Estimated Revenue		2017-2018 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
27. Williamson Act								
2 Application	\$2,030		\$8,157					
3 Cancellation	\$10,555		\$14,800					
4 Extension	\$945		\$8,157					
SUB-TOTAL PLANNING FEE PROGRAM - CATEGORY I		70.4%		8,625,079	4,500,000	7,730,000	52.2%	89.6%
TOTAL DEPARTMENT - GENERAL FUND				54,797,774	41,529,548	49,103,439	75.8%	89.6%
TOTAL DEPARTMENT - NON-GENERAL FUND								
TOTAL DEPARTMENT - Category I				54,671,774	41,403,548	48,977,439	75.7%	89.6%
TOTAL DEPARTMENT - Category II				126,000	126,000	126,000	100.0%	100.0%
TOTAL DEPARTMENT				54,797,774	41,529,548	49,103,439	75.8%	89.6%