

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 to ensure construction in San José substantially conforms to applicable building codes and regulations to promote life-safety; ensure the safety of multi-family housing units; and provide solid waste enforcement and other code enforcement and blight reduction programs.

The proposed Planning, Building and Code Enforcement Department fees and charges program for 2019-2020, is estimated to collect \$55.1 million, reflecting a cost recovery rate of 87.5%. To maintain a cost recovery rate of 100% for the Development Fee Programs, the use of reserves is proposed for the Building Development Fee Program (\$6.8 million), the Citywide Planning Fee Program (\$645,000), and the Planning Development Fee Program (\$577,000). In addition, the two largest code enforcement fee programs, the Solid Waste Enforcement Fee and Multiple Housing Permit Fee, are anticipated to be 100% cost recovery in 2019-2020 and generate revenues of \$2.2 million and \$6.6 million, respectively.

Development Fee Programs

Development activity in 2018-2019 has remained robust with construction valuation projected to reach \$1.4 billion, compared to \$1.7 billion in 2017-2018. Although building levels have decreased compared to the extremely high 2017-2018 levels, activity remains strong, with building permits being issued for several large, mixed use residential/commercial projects, such as The Carlyle and Park View Towers and hotel projects like Home2Suites by

Hilton and Element Hotel at Coleman Highline, along with office projects like Platform 16 and the Adobe expansion. In addition, Planning Services is anticipating continued office entitlements and residential entitlements for multi-family projects, while the Accessory Dwelling Unit (ADU) code changes approved by Council in June 2018 have resulted in increases in ADU new construction in 2018-2019.

Based on current collection trends, the Building Development Fee Program is projected to meet or exceed the 2018-2019 budget estimate of \$32.5 million. The Planning Development Fee Program is experiencing moderate activity, and revenue is projected to fall short of the 2018-2019 budget of \$8.9 million by approximately \$1 million, for a year-end estimate of \$7.9 million. This lower collection level will be partially offset by expenditure savings. The Development Fee Program Reserves will be used to bridge any gaps between projected revenues and costs. Activity in 2019-2020 for the Building and Planning Development Fee Programs is expected to be similar to 2018-2019 levels. In 2019-2020, revenue for the Building and Planning Development Fee Programs is estimated to be \$33.8 million and \$8.1 million, respectively. The revenue estimates include proposed fee increases for both programs in 2019-2020 as discussed below.

Building Development Fee Program

The Building Development Fee Program is projected to be at 83.3% cost recovery in 2019-2020 with a projected revenue estimate of \$33.8 million and program costs of \$40.6 million. Building Development Fee Program base

PLANNING, BUILDING AND CODE ENFORCEMENT DEPARTMENT

OVERVIEW

Development Fee Programs (Cont'd)

costs are expected to exceed the base revenue estimate of \$32.5 million in 2019-2020 by \$5.6 million, with the Building Development Fee Program Reserve being used to close this the gap and maintain 100% cost recovery.

Budget actions totaling a net increase of \$2.3 million, are recommended in the 2019-2020 Proposed Budget, including the Integrated Permitting System (IPS) upgrade which includes limit-dated positions through June 30, 2020 and non-personal/equipment funding for consultant services, computer upgrades, additional Building Development Fee staff to support development activity and improve service levels, technology support staffing for ongoing Development Services Partners support for existing systems, and staffing reallocations to align funding for positions with the work they will be performing in the Building Development Fee Program. The cost of the proposals are covered by revenue from the proposed fee increase (\$1.3 million) and the use of additional reserves (\$1.2 million). After accounting for these adjustments, a remaining Building Development Fee Program Reserve of \$14.7 million at the beginning of 2019-2020 is estimated, primarily for works-in-progress projects.

Planning Development Fee Program

The Planning Development Fee Program administers a variety of fees and charges that are related to the processing of development permit applications and is projected to be at 93.3% cost recovery in 2019-2020 with a projected revenue estimate of \$8.1 million. For the Planning Development

Fee Program, the base revenue is estimated at \$7.8 million in 2019-2020.

The 2019-2020 Proposed Operating Budget includes proposals totaling \$822,055 for the Integrated Permitting System (IPS) staffing, staffing reallocations to align funding for positions with the work they will be performing in the Planning Fee Program, the addition of Planning Development Fee staff to support the anticipated workload, administration support for the department's procurement requirements, technology support staffing for ongoing Development Services Partners support for existing systems, and operating systems license costs. The cost of the proposals are covered by revenue from a proposed fee increase (\$316,000) and the use of additional reserves (\$577,000). After accounting for these adjustments, a remaining Planning Development Fee Program Reserve of \$508,000 at the beginning of 2019-2020 is estimated, primarily for works-in-progress projects.

Citywide Planning Fee Program

A revision to the Citywide Planning Fee (previously named General Plan Update Fee) was brought forward as 2018-2019 Manager's Budget Addendum #20; "Citywide Planning Fee and Staffing Expansion". City Council approved the phased implementation of the Citywide Planning Fee applying 8% for 2018-2019 with an increase to 11.97% commencing on July 1, 2019. The approved changes restructure the fee to provide funding to support the many citywide planning and planning policy items that

PLANNING, BUILDING AND CODE ENFORCEMENT DEPARTMENT

OVERVIEW

Citywide Planning Fee Program (Cont'd)

are a priority for the City. The Citywide Planning Fee Program is projected to be at 83.7% cost recovery in 2019-2020 with a projected revenue estimate of \$3.3 million, which includes 2019-2020 base revenues of \$1.93 million and \$1.37 million from the fee increase. Citywide Planning Fee Program base costs of \$2.0 million in 2019-2020 exceed base revenue estimates by \$77,447, with the Citywide Planning Fee Program Reserve being used to close the gap to ensure the program maintains 100% cost recovery.

The 2019-2020 Proposed Operating Budget includes proposals in the amount of \$1.8 million to implement Phase II of the Citywide Planning Fee Program staffing expansion in accordance with the 2018-2019 Manager's Budget Addendum #20, the addition of a Planner III as directed in the Mayor's March Budget Message for 2019-2020 for expedited housing development, the addition of a senior analyst, limit-dated through June 30, 2020, for the department's procurement requirements, and staffing reallocations to align funding for positions with the work they will be performing in the Citywide Planning Fee Program, and non-personal/equipment funding to provide consulting services for the General Plan Four-Year Review. The proposed additions are covered by revenue from the fee increase (\$1.4 million) and the use of additional reserves (\$567,000). After accounting for these adjustments, a Citywide Planning Fee Program Reserve of \$694,000 at the beginning of 2019-2020 is estimated.

The Code Enforcement Fee Program (Category I) is projected to be at 99.9% cost recovery in 2019-2020 with a projected revenue estimate of \$9.8 million. For 2019-2020, upward and downward adjustments to Code fees are proposed to recover increased personnel and non-personal/equipment costs to support the Code Enforcement Fee Program. The 2019-2020 Proposed Budget includes the addition of 1.0 Code Enforcement Supervisor as well as one-time funding of \$75,000 totaling \$232,000 to primarily support the code enforcement fee programs. This includes addressing ongoing violations and combating criminal activities in the City with the increase of monitoring activities in various programs such as illegal Massage parlors, Cannabis manufacturing, distribution and testing, Vacant storefronts, and oversight for Building Code Compliance.

SUMMARY AND IMPACT OF PROPOSED FEE REVISIONS

Building Development Fee Program

In 2018-2019, the Building Fee Program completed the phased implementation of the new fees and/or fee modifications recommended for the program. Those fee revisions included changing the basis for permit fees for Residential New Construction from units to square footage. In addition, there were also fee revisions to simplify and streamline Building Fees, such as the deletion of Construction Material factors, Plumbing areas, and Complexity modifiers. For 2019-2020, 4% increases are proposed for this fee program including adjustments to the three hourly rates to account for increasing personal costs: the Permit Center Hourly Rate (from \$179 per hour to \$186 per hour), the Building Plan Check Rate (from \$246 per

PLANNING, BUILDING AND CODE ENFORCEMENT DEPARTMENT

SUMMARY AND IMPACT OF PROPOSED FEE REVISIONS

Building Development Fee Program (Cont'd)

hour to \$255 per hour) and the Building Inspection Rate (from \$251 per hour to \$261 per hour). As a result of the fee changes, the revenue estimate increases to \$33.8 million. In addition, the Plan Review Appointment – No Show fee of \$246 is recommended to be deleted due to the difficulty of handling credit card transactions for this purpose.

Planning Development Fee Program

The evaluation of business processes and the existing fee structure for the Planning Development Fee Program started in early 2015-2016 and was completed in December 2016. As with the Building Development Fee Program, the Planning Development Fee Program study aligned the Planning cost of service with the fees charged in conjunction with rigorous process review and improvements. Similarly, the Planning Development Fee Program has completed its phased implementation of the fee model and hourly rate changes included in the fee study.

For 2019-2020, a 4% fee increase to the Planning Hourly Rate (from \$280 per hour to \$291 per hour) is proposed to account for increasing costs. The recommended fee changes are anticipated to generate an additional \$316,000 in revenue from planning permits in 2019-2020.

Code Enforcement Fee Program

In the Code Enforcement Fee Program, decreases to the following fees are due to reevaluation of staff costs: Auto Body Repair Shop Permit, Building Code Compliance, Code Enforcement Inspector Rate, Environmental Inspector Rate, Multiple Housing Program Reinspection Fee, and all permits related to Neglected/Vacant Building/Storefront Program. Additionally, increases to the following fees are recommended to maintain full cost recovery per City Council policy: Environmental Inspector, Code Enforcement Inspector, and Building Code Compliance Hourly Rates; General Code Re-inspection Fee; Auto Body Repair Shop Permits; Auto Body, Repair and Dismantler Facility Re-inspection Permit; Automobile Dismantler Permits; Abandoned Cart Program Plan Fee; Multiple Housing Program Permits - Transfer and Re-inspection Fees; the Off-Sale Alcohol Enforcement Program; the Tobacco Retail Program Fees; and the Neglected/Vacant Building Program including Vacant Storefronts Monitoring and Registration. An incremental increase to the Abandoned Cart Program from \$925 per year to \$1,070 per year will bring the program to a 86.4% cost recovery rate, as part of a multi-year phase-in of the rate increase. However, with store closures and some stores reducing the number of their shopping carts to below the 25-cart threshold, exemptions have increased, reducing activity for the program.

Code Enforcement is in the fifth year of the successfully implemented and re-designed Multiple Housing Inspection Program. Buildings maintained in the best condition receive inspections on a 6-year cycle and the most problematic receive inspections on a 3-year cycle. This risk-based model also includes an annual self-certification

PLANNING, BUILDING AND CODE ENFORCEMENT DEPARTMENT

SUMMARY AND IMPACT OF PROPOSED FEE REVISIONS

Code Enforcement Fee Program (Cont'd)

component. The division has also worked with the City Manager’s Office Data Analytics Team and Behavioral Insights Team to improve processes in the program and communication with the Multiple Housing property owners. The fee revisions for 2019-2020 for each tier are listed below:

Tier 1: Increase from \$30.00 to \$32.50 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 \$65.00 to \$61.75 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: Increase from \$131.00 to \$134.75 per unit. This fee would cover the cost of frequent inspections for more problematic properties and a 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 \$0.47 per ton to \$0.48 per ton is recommended. This increase is primarily due to reevaluation of staff costs and an increase in the estimate

for the tons of waste on which the fee is charged in 2019-2020.

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 2019-2020, PBCE 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. PBCE 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 3, 2019, 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 14, 2019 at 1:30 p.m. and Monday, June 10, 2019 at 6:00 p.m. in the Council Chambers.

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % 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 (\$6,777,601) in 2019-2020 will bring the Development Fee Program to full cost recovery from 83.3%.

1. Addressing Fee

1 Addressing Fee	\$358 minimum (2 hours) additional time is \$179 per hour	\$372 minimum (2 hours) additional time is \$186 per hour
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2. Building Permits

1 Accessibility Exemption Application	\$246 per application	\$255 per application
2 Fixed Time Assessments and Fixtures	See Exhibit G	No Change
3 Non-Residential	\$251 per inspection hour with initial assessment based on historic data (See Exhibit N)	\$261 per inspection hour with initial assessment based on historic data (See Exhibit N)
4 Permit Processing Fee - Non-Residential	\$179 per hour applied to number of hours based on statistical averages for each subtype (see Exhibit L)	\$186 per hour applied to number of hours based on statistical averages for each subtype (see Exhibit L)
5 Permit Processing Fee - Residential	\$179 per hour applied to number of hours based on statistical averages for each subtype (see Exhibit I)	\$186 per hour applied to number of hours based on statistical averages for subtype (see Exhibit I)
6 Reroofing - Non-Residential	\$313 for up to two inspections plus \$125 per 1/2 hour for each additional inspection	\$326 for up to two inspections plus \$130 per 1/2 hour for each additional inspection
7 Reroofing - Residential	\$188 for up to two inspections plus \$125 per 1/2 hour for each additional inspection	\$195 for up to two inspections plus \$130 per 1/2 hour for each additional inspection

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
2. Building Permits								
8 Residential	\$251 per inspection hour with initial assessment based on historic data (see Exhibit K)		\$261 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	\$492 base fee (2 hours minimum) plus additional time at \$246 per hour		\$510 base fee (2 hours minimum) plus additional time at \$255 per hour					
2 Complexity Base Fees + additional charges for Fire Review	\$246 per hour (1/2 hour minimum)		\$255 per hour (1/2 hour minimum)					
3 Complexity Base Fees + additional charges for Flood Zone	\$246 per hour (1/2 hour minimum)		\$255 per hour (1/2 hour minimum)					
4 Complexity Base Fees + additional charges for Geohazard Zone	\$246 per hour (1/2 hour minimum)		\$255 per hour (1/2 hour minimum)					
5 Complexity Base Fees + additional charges for Historic	\$246 per hour (1/2 hour minimum)		\$255 per hour (1/2 hour minimum)					
6 Complexity Base Fees + additional charges for Planning Adjustment Required	\$246 per hour (1/2 hour minimum)		\$255 per hour (1/2 hour minimum)					
7 Complexity Base Fees + additional charges for Planning Conformance Review	\$246 per hour (1/2 hour minimum)		\$255 per hour (1/2 hour minimum)					
8 Complexity Base Fees + additional charges for Seismic Hazards	\$246 per hour (1/2 hour minimum)		\$255 per hour (1/2 hour minimum)					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
3. Building Plan Checking								
9 Complexity Base Fees + additional charges for Soils Report	\$246 per hour (1/2 hour minimum)		\$255 per hour (1/2 hour minimum)					
10 Complexity Base Fees + additional charges for Structural Calculation	\$246 per hour (1/2 hour minimum)		\$255 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	\$246 per hour		\$255 per hour					
15 Non-Residential	\$246 per hour - Base fee is established on average time per product type - (see Exhibit M)		\$255 per hour - Base fee is established on average time per product type - (see Exhibit M)					
16 Plan Review Appointment - No Show	\$246		Delete Fee					
17 Plan Review services for which no other fee is specified	\$246 per hour (1/2 hour minimum)		\$255 per hour (1/2 hour minimum)					
18 Preliminary Plan Review	\$246 base fee (1 hour minimum) plus additional time at \$246 per hour		\$255 base fee (1 hour minimum) plus additional time at \$255 per hour					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
3. Building Plan Checking								
19 Residential	\$246 per hour - Base fee is established on average review time per product type (see Exhibit J)		\$255 per hour - Base fee is established on average review time per product type (see Exhibit J)					
20 Subdivisions - Plot Review	\$246 per hour (15 minute minimum)		\$255 per hour (15 minute minimum)					
4. Compliance Reports								
1 Compliance Reports	\$753 per inspection (3 hours)		\$783 per inspection (3 hours)					
5. Document Research Fee								
1 Document Research Fee	\$40 minimum/\$80 per hour or \$89 minimum/\$179 per hour depending on staff level		\$45 minimum/\$90 per hour or \$93 minimum/\$186 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	\$251 per inspection hour with initial assessment based on historic data OR fixture rate		\$261 per inspection hour with initial assessment based on historic data or fixture rate					
3 Plan Check Fee	\$246 per hour - Base fee is established on average review time per product type		\$255 per hour - Base fee is established on average review time per product type					
4 Residential	\$251 per inspection hour with initial assessment based on historic data OR fixture rate		\$261 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					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
7. Mechanical Permits								
2 Non-Residential	\$251 per inspection hour with initial assessment based on historic data OR fixture rate		\$261 per inspection hour with initial assessment based on historic data or fixture rate					
3 Plan Check Fee	\$246 per hour - Base fee is established on average review time per product type		\$255 per hour - Base fee is established on average review time per product type					
4 Residential	\$251 per inspection hour with initial assessment based on historic data OR fixture rate		\$261 per inspection hour with initial assessment based on historic data or fixture rate					
8. Minimum Fees								
1 Min Permit Fee	\$126 (\$251 per hour - 30 minute minimum)		\$130 (\$261 per hour - 30 minute minimum)					
2 Min Permit Processing - for Water Heater Replacement	\$45 (\$179 per hour - 15 minute minimum)		\$46 (\$186 per hour - 15 minute minimum)					
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	\$89 (\$179 per hour - 30 minute minimum)		\$93 (\$186 per hour - 30 minute minimum)					
6 Min Plan Check Fee: 30 min counter review	\$123 (\$246 per hour - 30 minute minimum)		\$127 (\$255 per hour - 30 minute minimum)					
9. Plumbing Permits								
1 Express Plan Check	1.5 times regular Plan Check Fee		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
9. Plumbing Permits								
2 Non-Residential	\$251 per inspection hour with initial assessment based on historic data OR fixture rate		\$261 per inspection hour with initial assessment based on historic data or fixture rate					
3 Plan Check Fee	\$246 per hour - Base fee is established on average review time per product type		\$255 per hour - Base fee is established on average review time per product type					
4 Residential	\$251 per inspection hour with initial assessment based on historic data OR fixture rate		\$261 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					
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		See Public Records Act Fees					
11. Record Retention/Microfilming								
1 Plan Authorization Process Fee	\$89 per affidavit		\$93 per affidavit					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
11. Record Retention/Microfilming								
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					
4 Refund Processing Fee (for withdrawal, cancellation, or overpayment)	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		No Change					
12. Rough Framing Fee								
1 Rough Framing Fee	\$246 per hour (1/2 hour minimum)		\$255 per hour (1/2 hour minimum)					
13. Special Inspections and Services								
1 Additional plan review required by changes, additions or revisions to approved plans	\$246 per hour (1/2 hour minimum)		\$255 per hour (1/2 hour minimum)					
2 Building, Plumbing, Mechanical, and Electrical Survey Requests, including fire damage surveys	\$251 per hour (1/2 hour minimum)		\$261 per hour (1/2 hour minimum)					
3 Expedited inspection service	\$376 per hour (1/2 hour minimum)		\$391 per hour (1/2 hour minimum)					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
13. Special Inspections and Services								
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	\$251 per hour (1/2 hour minimum)		\$261 per hour (1/2 hour minimum)					
6 Inspections outside normal business hours	\$376 per hour (4 hour minimum)		\$391 per hour (4 hour minimum)					
7 Permit Time Extension	\$89 per extension		\$93 per extension					
8 Plan Check Extension	\$89 per extension		\$93 per extension					
9 Reinspection Fee	\$251 per hour (1/2 hour minimum)		\$261 per hour (1/2 hour minimum)					
10 Replacement Permit Fee	\$246 plus the difference between current fees and previously paid unused fees		\$255 per hour plus the difference between current fees and previously paid unused fees					
14. Temporary Certificate of Occupancy								
1 Temporary Certificate of Occupancy	\$502 each		\$522 each					
SUB-TOTAL BUILDING FEE PROGRAM - CATEGORY I		86.0%		40,577,601	32,500,000	33,800,000	80.1%	83.3%

CITYWIDE PLANNING - CATEGORY I

Note: Development Fee Program Reserve (\$644,791) in 2019-2020 will bring the Development Fee Program to full cost recovery from 83.7%.

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery		
					Current Fee	Proposed Fee	Current Fee	Proposed Fee	
CITYWIDE PLANNING - CATEGORY I									
1. Citywide Planning Fee									
1 Citywide Planning Fee	Additional 8.0% applied to Entitlement, Building Permit Fees, and Building Plan Check Fee Categories		Previously approved at additional 11.97% applied to Entitlement, Building Permit Fees, and Building Plan Check Fee Categories						
SUB-TOTAL CITYWIDE PLANNING - CATEGORY I		100.0%		3,949,503	1,932,561	3,304,712	48.9%	83.7%	
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.	\$925 per year		\$1,070 per year						
Sub-total Abandoned Cart Program		60.4%		150,870	130,425	150,870	86.4%	100.0%	
2. Auto Body Repair Shop Permit									
1 Auto Body Repair Shop Permit	\$429 per shop		\$328 per shop						
Sub-total Auto Body Repair Shop Permit									
3. Auto Body, Repair and Dismantler Facility Reinspection Permit									
1 Reinspection Permit Fee	\$259 per reinspection		\$183 per reinspection						
Sub-total Auto Body, Repair and Dismantler Facility Reinspection Permit									
4. Automobile Dismantler Permit									
1 Automobile Dismantler Permit	\$429 per shop per year		\$328 per shop per year						
Sub-total Automobile Dismantler Permit		100.0%		3,280	4,290	3,280	130.8%	100.0%	

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
CODE ENFORCE PROGRAM - CATEGORY I								
5. Building Code Compliance Program								
1 Building Code Compliance	\$263 per hour		\$256 per hour					
Sub-total Building Code Compliance Program		100.0%		100,000	100,000	100,000	100.0%	100.0%
6. Code Enforcement Inspector Rate								
1 Code Enforcement Inspector Rate	\$136 per hour		\$130 per hour					
Sub-total Code Enforcement Inspector Rate								
7. Environmental Inspector Rate								
1 Environmental Inspector Rate	\$147 per hour		\$134 per hour					
Sub-total Environmental Inspector Rate								
8. General Code Program								
1 General Code Reinspection Fee	\$206 per reinspection		\$204 per reinspection					
Sub-total General Code Program		100.0%		45,900	46,350	45,900	101.0%	100.0%
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					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
CODE ENFORCE PROGRAM - CATEGORY I								
9. Landfill Closure and Post Closure Fees								
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								
10. Multiple Housing Program Permits (Triplex and Above)								
1 Multiple Housing Permit Tier 1 (Self Certification, six-year cycle)	\$30 per unit		\$32.50 per unit					
2 Multiple Housing Permit Tier 2 (five-year cycle)	\$65 per unit		\$61.75 per unit					
3 Multiple Housing Permit Tier 3 (three-year cycle)	\$131 per unit		\$134.75 per unit					
4 Permit Reinstatement	\$1,019 per reinstatement		\$1,051 per reinstatement					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
CODE ENFORCE PROGRAM - CATEGORY I								
10. Multiple Housing Program								
Permits (Triplex and Above)								
5 Permit Transfer	\$36 per transfer		\$44 per transfer					
6 Reinspection Fee	\$242 per reinspection		\$223 per reinspection					
Sub-total Multiple Housing Program Permits (Triplex and Above)		100.0%		6,587,983	6,349,199	6,583,967	96.4%	99.9%
11. Neglected/Vacant								
Building/Storefront Program								
1 Neglected/Vacant Building Registration Fee	\$660 per quarter per vacant building		\$559 per quarter per vacant building					
2 Neglected/Vacant Building/Storefront Mandatory Monitoring Fee Note: The geographical boundaries for this mandatory fee will mirror the Downtown Growth Area as defined in the City's General Plan, except the western boundary which instead will be HWY 87. The fee will include one quarterly inspection.	\$220 per quarter per vacant building/storefront		\$202 per quarter per vacant building/storefront					
3 Neglected/Vacant Building/Storefront Monitoring Fee (in Violation) Note: This fee includes a monthly inspection	\$660 per quarter per vacant building/storefront		\$589 per quarter per vacant building/storefront					
Sub-total Neglected/Vacant Building/Storefront Program		100.0%		92,108	83,850	91,930	91.0%	99.8%
12. Off-Sale Alcohol Enforcement Program								
1 Off-Sale Alcohol Permit	\$623 per business		No Change					
2 Permit Reinstatement	\$1,134 per reinstatement		\$1,132 per reinstatement					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
CODE ENFORCE PROGRAM - CATEGORY I								
12. Off-Sale Alcohol Enforcement Program								
3 Permit Transfer	\$36 per transfer		\$44 per transfer					
4 Reinspection Fee	\$167 per reinspection		\$156 per reinspection					
Sub-total Off-Sale Alcohol Enforcement Program		100.0%		273,534	272,791	273,414	99.7%	100.0%
13. Solid Waste Enforcement Fee								
1 Solid Waste Enforcement Fee	\$0.47 per ton		\$0.48 per ton					
Sub-total Solid Waste Enforcement Fee		100.0%		2,188,800	2,143,200	2,188,800	97.9%	100.0%
14. Tobacco Retail Program								
1 Tobacco Retail Permit Fee	\$558 per business		\$597 per business					
2 Tobacco Retail Reinspection Fee	\$152 per reinspection		\$155 per reinspection					
3 Tobacco Retail Reinstatement Fee	\$1,155 per reinstatement		\$1,139 per reinstatement					
4 Tobacco Retail Transfer Fee	\$38 per transfer		\$50 per transfer					
Sub-total Tobacco Retail Program		100.0%		367,155	343,170	367,155	93.5%	100.0%
SUB-TOTAL CODE ENFORCE PROGRAM - CATEGORY I		99.1%		9,809,630	9,473,275	9,805,316	96.6%	100.0%
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		1,041.7%		13,800	125,000	125,000	905.8%	905.8%

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
CODE ENFORCE PROGRAM - CATEGORY II								
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		166.7%		700	1,000	1,000	142.9%	142.9%
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		1,000.0%		14,500	126,000	126,000	869.0%	869.0%

PLANNING FEE PROGRAM - CATEGORY I

Note: The use of the Planning Development Fee Program Reserve (\$577,201) in 2019-2020 will bring the Development Fee Program to full cost recovery from 93.3%.

1. Annexations								
1 Petition for Annexation of Territory to the City of San Jose	\$34,011		\$35,347					
2. Conditional Use Permits								
1 Adjustments	\$280		\$291					
2 Adjustments - Major	\$772		\$803					
3 Conditional Use Permits	See Exhibit A		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
3. Conventional Prezonings/Rezonings								
1 Conventional Prezonings/Rezonings	\$8,366		\$8,695					
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					
6. Environmental Clearance								
1 EIR	See Exhibit B		No Change					
2 Exemption	\$840		\$873					
3 Exemption - Electronic	\$0		No Change					
4 Geotechnical Testing Environmental Review Fee	\$840		\$873					
5 Habitat Conservation Plan (HCP)	\$840		\$873					
6 Mitigation Monitoring Fee for Negative Declaration	\$2,800		\$2,910					
7 Mitigation Monitoring Review - Post Construction / On-going	\$280 per hour		\$291 per hour					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
6. Environmental Clearance								
8 Mitigation Monitoring Review - Prior to Issuance of Certificate of Occupancy (Compliance Review)	\$1,120		\$1,164					
9 Negative Declaration	\$5,798 deposit plus additional time at \$280 per hour plus all publishing and noticing costs		\$6,026 deposit plus additional time at \$291 per hour plus all publishing and noticing costs					
7. General Plan Amendments								
1 Additional Charges: General Plan Text Amendment	\$16,416		\$17,061					
2 Additional Charges: Specific Plan Text Amendment	\$16,416		\$17,061					
3 Urban Growth Boundary Modifications: All extraordinary costs of special studies	\$280 per hour		\$291 per hour					
4 Urban Growth Minor Boundary Modifications (Previously Urban Growth Boundary Modifications)	\$16,416		\$17,061					
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	\$280 per hour		\$291 per hour					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
9. Liquor License Exception Permit Fee								
1 Determination of Public Convenience or Necessity	\$5,507		\$5,723					
10. Miscellaneous Permits/Fees								
1 Administrative Permit	\$2,816		\$2,927					
2 Appeals/Protests - Applicant	\$10,822		\$11,247					
3 Appeals/Protests - Applicant's Non-Applicant Appeal Processing	\$10,322		\$10,997					
4 Appeals/Protests - Public	\$250		No Change					
5 Billboard Height Alterations Agreement	\$10,435		\$10,845					
6 Community Meeting Fee	\$3,208		\$3,334					
7 Compliance Review	\$1,672		No Change					
8 Consultation Fee-Permit/Sign Adjust	\$280 per hour		\$291 per hour					
9 Development Agreements-Agreement	\$16,424		\$17,070					
10 Development Agreements-Amendment	\$9,083		\$9,440					
11 Development Agreements-Annual Monitoring	\$11,015		\$11,447					
12 Development Variance Exception	\$5,989		\$6,224					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
10. Miscellaneous Permits/Fees								
13 Height, Floor and/or Area Ratio Waivers	\$2,890 + \$1,000 for each floor over 8 floors		No Change					
14 Historic District Designation	\$1,500		No Change					
15 Historic Landmark Designation	\$3,500		No Change					
16 Historic Preservation Permit Adjustment	\$200		No Change					
17 Historic Preservation Permit Amendment	\$300		No Change					
18 Historic Preservation Permit Fee	\$300		No Change					
19 Historic Property Contract Application	\$1,500		No Change					
20 Miscellaneous Permits & Variances/A-2 Adjustments	Varies dependent upon permit type		No Change					
21 Mixed Use Permit Credit	\$5,602 credit applied to initial permit invoice		\$5,822 credit applied to initial permit invoice					
22 Multiple Sign Adjustment Surcharge	\$98 for each additional sign after 1st sign		\$101 for each additional sign after 1st sign					
23 Notice of Non-Compliance	\$3,135		No Change					
24 Order to Show Cause	\$4,180		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
10. Miscellaneous Permits/Fees								
25 Planning Development Permit Conformance - New Construction, Major (3 or more units, over 5,000 square feet Note: previously Planning Permit Conformance of Building Plan Review: Multi- Family/Commercial/Industrial (MF/C/I)	\$840		\$873					
26 Planning Development Permit Conformance - New Construction, Minor (up to 2 residential units, up to 5,000 square feet Note: previously Planning Permit Conformance of Building Plan Review: Single Family Resident (SFR)	\$280		\$291					
27 Plot Plan Review	\$70 per plot		\$72 per plot					
28 Reasonable Accommodation Fee	\$7,344		\$7,632					
29 Sidewalk Cafe Permit	\$0		No Change					
30 Supplemental Review Cycle	30% of base project fee		No Change					
31 Zoning and Use Conformance Note: previously Zoning Conformance	\$140		\$145					
11. Outside Agency Pass-Through Charges								
1 Outside Agency Pass-Through Charges	Actual cost		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
12. Planned Development (PD)								
Permits								
1 Adjustments - Over the Counter	\$280		\$291					
2 Adjustments - Requiring Intake and Internal City Staff Review	\$772		\$803					
3 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	\$700		\$727					
2 Additional Services: Meeting with Project Manager	\$280		\$291					
3 Additional Services: Preliminary Check List	\$140		\$145					
4 Additional Services: Preliminary Report	\$230		No Change					
5 Additional Services: Technical Report Review	\$560		\$582					
6 Additional Services: Environmental Scoping	\$840		\$873					
7 Enhanced Preliminary Review	\$1,120		\$1,164					
8 Focused Preliminary Review	\$840 (3 hour minimum charge)		\$873 (3 hour minimum charge)					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
14. Preliminary Review Fee								
9 Focused Preliminary Review- Existing Single Family House	\$280		\$291					
15. Public Information Services								
1 Alcoholic Beverage License Verification	\$386 plus \$70 per 1/4 hour after 1.5 hours		\$401 plus \$72 per 1/4 hour after 1.5 hours					
2 Comprehensive Research Letter	\$3,091 plus \$70 per 1/4 hour after 11 hours		\$3,212 plus \$72 per 1/4 hour after 11 hours					
3 Dept of Motor Vehicles Verification	\$386 plus \$70 per 1/4 hour after 1.5 hours		\$401 plus \$72 per 1/4 hour after 1.5 hours					
4 General Research Requests	\$140 (minimum) per 1/2 hour		\$145 (minimum) per 1/2 hour					
5 Legal Non-Conforming Verification	\$4,443 plus \$70 per 1/4 hour after 16 hours		\$4,618 plus \$72 per 1/4 hour after 16 hours					
6 Massage Letter	\$386 plus \$70 per 1/4 hour after 1.5 hours		\$401 plus \$72 per 1/4 hour after 1.5 hours					
7 Reconstruction of Legal Non- Conforming Structures	\$386 plus \$70 per 1/4 hour after 1.5 hours		\$401 plus \$72 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 CEQA-NOD Pass-Through Processing Fee	\$772		\$803					
2 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					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
17. Record Retention/Microfilming								
3 Record Retention/Microfilming: Refund Processing Fee (for withdrawal, cancellation or overpayment)	\$35		No Change					
4 Refund Processing Fee (for withdrawal, cancellation or overpayment)	\$386		\$401					
18. Sale of Publications and Photocopies								
1 Document copies on CD	Document Research Fee + \$0.50 per disk		No Change					
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		See Public Records Act Fees					
9 Tape Cassette Note: Fee included in 2017- 2018 Fees and Charges Resolution	\$7.50 per Cassette		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
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	\$560		\$582					
2 All others	\$2,125		\$2,208					
3 Public Hearing - Director	\$6,851		\$7,120					
20. Site Development Permits								
1 Adjustments	\$280		\$291					
2 Adjustments - Major	\$772		\$803					
3 Site Development Permits	See Exhibit F		No Change					
21. Special Use Permit (SUP)								
1 Church-Homeless Shelter	\$0		No Change					
2 Renewal	\$5,409		\$5,622					
3 Special Use Permit and Amendment: Existing Non-Single Family Use / New Construction	\$10,458		\$10,868					
4 Special Use Permit and Amendment: Existing Single Family Use / No New Construction	\$5,059		\$5,258					
22. Specific Plan Reimbursement								
1 Communications Hill	\$336 per acre		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
22. Specific Plan Reimbursement								
2 Evergreen	\$1,140 per acre		No Change					
23. Street Renaming Fee								
1 Street Renaming Fee: Major	\$10,435		\$10,845					
2 Street Renaming Fee: Minor	\$3,768		\$3,916					
24. Tentative Map								
1 All Tentative Maps and Vesting Tentative Maps and Amendments to Tentative and Vesting Tentative Maps: At 250 lots	\$9,276		\$9,640					
2 All Tentative Maps and Vesting Tentative Maps and Amendments to Tentative and Vesting Tentative Maps: At 50 lots	\$8,117		\$8,436					
3 All Tentative Maps and Vesting Tentative Maps and Amendments to Tentative and Vesting Tentative Maps: Up to 10 lots	\$7,344		\$7,632					
4 All Tentative Maps and Vesting Tentative Maps and Amendments to Tentative and Vesting Tentative Maps: lots 11 to 49	\$19 per lot		\$20 per lot					
5 All Tentative Maps and Vesting Tentative Maps and Amendments to Tentative and Vesting Tentative Maps: lots 251 and higher	\$36 per lot		\$37 per lot					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
24. Tentative Map								
6 All Tentative Maps and Vesting Tentative Maps and Amendments to Tentative and Vesting Tentative Maps: lots 51 to 249	\$5 per lot		\$5 per lot					
7 Certification of Compliance	\$5,250		\$5,456					
8 Covenant of Easement	\$3,864		\$4,015					
9 Extensions	\$1,352		\$1,405					
10 Final Map/Parcel Map Review	\$280 per hour (1 hour minimum)		\$291 per hour (1 hour minimum)					
11 Lot Line Adjustment	\$2,240		\$2,328					
12 Lot Line Correction	\$2,091		\$2,173					
13 Property on slopes greater than 5%	See Exhibit H		No Change					
14 Property within 100ft of the top of the bank of a stream bed Note: Fee included in 2017-2018 Fees and Charges Resolution	See Exhibit H		No Change					
15 Release Covenant of Easement	\$3,189		\$3,314					
16 Reversion Acreage	\$1,159		\$1,204					
25. Tree Removal Permit								
1 Heritage Tree Surcharge (City or County)	\$9,276 plus noticing fees		\$9,640 plus noticing fees					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2018-2019 Adopted Fee	2018-2019 % Cost Recovery	2019-2020 Proposed Fee	2019-2020 Estimated Cost	2019-2020 Estimated Revenue		2019-2020 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
25. Tree Removal Permit								
2 Live Trees - All Other Uses	\$2,100 plus noticing fees		\$2,182 plus noticing fees					
3 Live Trees - Single Family Residence/Duplex	\$1,800 plus noticing fees		\$1,891 plus noticing fees					
4 Unsuitable Trees - All	\$210 for first tree plus \$30 each additional tree plus noticing fees		\$218 for first tree plus \$30 each additional tree plus noticing fees					
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	\$10,917		\$11,346					
2 Application	\$10,917		\$11,346					
3 Cancellation	\$19,807		\$20,585					
4 Extension	\$10,917		\$11,346					
SUB-TOTAL PLANNING FEE PROGRAM - CATEGORY I		94.3%		8,669,684	7,776,483	8,092,483	89.7%	93.3%
TOTAL DEPARTMENT - GENERAL FUND				63,020,918	51,808,319	55,128,511	82.2%	87.5%
TOTAL DEPARTMENT - NON-GENERAL FUND								
TOTAL DEPARTMENT - Category I				63,006,418	51,682,319	55,002,511	82.0%	87.3%
TOTAL DEPARTMENT - Category II				14,500	126,000	126,000	869.0%	869.0%
TOTAL DEPARTMENT				63,020,918	51,808,319	55,128,511	82.2%	87.5%

**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	2018 - 2019 ADOPTED		2019 - 2020 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
TABLE A				
Conditional Use Permit (CUP)	\$15,358 plus any specific use regulation and/or policy review necessary from Section 3.215 - Table G		\$15,961 plus any specific use regulation and/or policy review necessary from Section 3.215 - Table G	
Conditional Use Permit - Renew	\$11,594		\$12,050	
Amendment to a Conditional Use Permit	\$15,358 plus any specific use regulation and/or policy review necessary from Section 3.215 - Table G		\$15,961 plus any specific use regulation and/or policy review necessary from Section 3.215 - Table G	
ADDITIONAL CHARGES				
Outdoor Use*	See Exhibit H		No Change	
Drive-Through Use	See Exhibit H		No Change	
Midnight to 6 a.m. Operation	See Exhibit H		No Change	
Hazardous Waste Facility Subject to Tanner Legislation**	See Exhibit H		No Change	
Mobilehome Site Conversion	See Exhibit H		No Change	
Conversion to Condominiums	See Exhibit H		No Change	
Off Sale of Alcohol***	See Exhibit H		No Change	

* 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	2018-2019 ADOPTED		2019-2020 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
All Projects	\$280 per hour for environmental services w/o designated fee		\$291 per hour for environmental services w/o designated fee	
EIRs	\$19,600 deposit plus additional time at \$280/hr plus publishing and noticing fees		\$20,370 deposit plus additional time at \$291/hr plus publishing and noticing fees	
EIR Preliminary Review Fee	\$840 plus additional time at \$280/hr plus all publishing and noticing fees		\$873 plus additional time at \$291/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	\$560 plus additional time at \$280/hr plus publishing and noticing fees		\$582 plus additional time at \$291/hr plus publishing and noticing fees	
Mitigation Monitoring Fee for EIR	\$2,800		\$2,910	

**PLANNED DEVELOPMENT PERMIT
FEE SCHEDULE**

Exhibit C

DESCRIPTION	2018-2019 ADOPTED		2019-2020 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
RESIDENTIAL				
1 to 24 dwellings 5%+ Slope or within 100' of stream bed	\$6,958 (1 to 2 dwellings) + \$453 per dwelling unit (units 3 to 24) See Exhibit H		\$7,231 (1 to 2 dwellings) + \$471 per dwelling unit (units 3 to 24) No Change	
25 to 99 dwellings 5%+ Slope or within 100' of stream bed	\$17,390 + \$78 per dwelling unit (units 26 to 99) See Exhibit H		\$18,074 + \$81 per dwelling unit (units 26 to 99) No Change	
100 to 499 dwellings 5%+ Slope or within 100' of stream bed	\$23,189 + \$8 per dwelling unit (units 101 to 499) See Exhibit H		\$24,100 + \$8 per dwelling unit (units 101 to 499) No Change	
500 dwellings and higher 5%+ Slope or within 100' of stream bed	\$27,053 + \$53 per dwelling unit (units 501+) See Exhibit H		\$28,116 + \$55 per dwelling unit (units 501+) No Change	
NON-RESIDENTIAL				
0 to 49,999 square feet 5%+ Slope or within 100' of stream bed	\$8,075 for first 5,000 sq. ft. + \$0.03 for each additional sq.ft. See Exhibit H		\$8,392 for first 5,000 sq. ft. + \$0.03 for each additional sq.ft. No Change	
50,000 to 499,999 square feet 5%+ Slope or within 100' of stream bed	\$9,805 for first 50,000 square feet + \$0.06 for each additional sq.ft. See Exhibit H		\$10,190 for first 50,000 square feet + \$0.06 for each additional sq.ft. No Change	
100,000 to 299,999 square feet 5%+ Slope or within 100' of stream bed	\$12,367 for first 100,000 square feet + \$0.02 for each additional sq.ft. See Exhibit H		\$12,853 for first 100,000 square feet + \$0.02 for each additional sq.ft. No Change	
300,000 square feet and over 5%+ Slope or within 100' of stream bed	\$15,458 for first 300,000 square feet + \$0.06 for each additional sq.ft. See Exhibit H		\$16,066 for first 300,000 square feet + \$0.06 for each additional sq.ft. No Change	
ADDITIONAL CHARGES				
Outdoor Use*	See Exhibit H		No Change	
Drive-Through Use	See Exhibit H		No Change	
Midnight - 6 a.m. Operation	See Exhibit H		No Change	
Mobilehome Conversion	See Exhibit H		No Change	
Hazardous Waste Facility Subject to Tanner Legislation**	See Exhibit H		No Change	
Conversion to Condominiums	See Exhibit H		No Change	

* 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	2018-2019 ADOPTED		2019-2020 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
RESIDENTIAL				
1 to 24 dwellings 5%+ Slope or within 100' of stream bed	\$10,306 + \$100 per dwelling unit (units 3 to 24) See Exhibit H		\$10,711 + \$104 per dwelling unit (units 3 to 24) No Change	
25 to 99 dwellings 5%+ Slope or within 100' of stream bed	\$12,656 + \$282 per dwelling unit (units 26 to 99) See Exhibit H		\$13,153 + \$293 per dwelling unit (units 26 to 99) No Change	
100 to 499 dwellings 5%+ Slope or within 100' of stream bed	\$33,880 + \$33 per dwelling unit (units 101 to 499) See Exhibit H		\$35,211 + \$34 per dwelling unit (units 101 to 499) No Change	
Over 500 dwellings 5%+ Slope or within 100' of stream bed	\$46,958 + \$95 per dwelling unit (units 501+) See Exhibit H		\$48,803 + \$98 per dwelling unit (units 501+) No Change	
NON-RESIDENTIAL				
0 to 49,999 square feet 5%+ Slope or within 100' of stream bed	\$8,405 for first 5,000 square feet + \$0.06 for each additional sq.ft. See Exhibit H		\$8,735 for first 5,000 square feet + \$0.15 for each additional sq.ft. No Change	
50,000 to 99,999 square feet 5%+ Slope or within 100' of stream bed	\$14,831 for first 50,000 square feet + \$0.06 for each additional sq.ft. See Exhibit H		\$15,414 for first 50,000 square feet + \$0.06 for each additional sq.ft. No Change	
100,000 to 300,000 square feet 5%+ Slope or within 100' of stream bed	\$18,211 for first 100,000 square feet + \$0.01 for each additional sq.ft. See Exhibit H		\$18,926 for first 100,000 square feet + \$0.01 for each additional sq.ft. No Change	
300,000 square feet and over 5%+ Slope or within 100' of stream bed	\$20,098 for first 300,000 square feet + \$0.07 for each additional sq.ft. See Exhibit H		\$20,887 for first 300,000 square feet + \$0.07 for each additional sq.ft. No Change	
ADDITIONAL CHARGES				
Outdoor Use	See Exhibit H		No Change	
Hazardous Waste Facility Subject to Tanner Legislation	See Exhibit H		No Change	
Conversion to Condominiums	See Exhibit H		No Change	

* 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	2018 - 2019 ADOPTED		2019 - 2020 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
Adjacent Noticing	\$151 plus 0.74/notice over 15		\$156 plus 0.74/notice over 15	
300 ft. Radius Noticing	\$483 plus \$0.74/notice over 275*		\$494 plus \$0.74/notice over 275*	
500 ft. Radius Noticing	\$911 plus \$0.74/notice over 475*		\$933 plus \$0.74/notice over 475*	
1,000 ft. Radius Noticing (General Plan Amendments large projects)	\$2,008 plus \$0.74/notice over 1,200*		\$2,052 plus \$0.74/notice over 1,200*	
EIR Notice of Preparation (up to 5 sheets)	\$855 plus \$1.85/notice over 400		Delete	
Newspaper Noticing	Current advertising rate for newspaper used for noticing		No Change	

* 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	2018-2019 ADOPTED		2019-2020 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
RESIDENTIAL				
1 to 24 dwellings 5%+ Slope or within 100' of stream bed	\$6,958 (1 to 2 dwellings) + \$453 per dwelling unit (units 3 to 24) See Exhibit H		\$7,231 (1 to 2 dwellings) + \$471 per dwelling unit (units 3 to 24) No Change	
25 to 99 dwellings 5%+ Slope or within 100' of stream bed	\$17,390 + \$78 per dwelling unit (units 26 to 99) See Exhibit H		\$18,074 + \$81 per dwelling unit (units 26 to 99) No Change	
100 to 499 dwellings 5%+ Slope or within 100' of stream bed	\$23,189 + \$8 per dwelling unit (units 101 to 499) See Exhibit H		\$24,100 + \$8 per dwelling unit (units 101 to 499) No Change	
500 dwellings and higher 5%+ Slope or within 100' of stream bed	\$27,053 + \$53 per dwelling unit (units 501+) See Exhibit H		\$28,116 + \$55 per dwelling unit (units 501+) No Change	
NON-RESIDENTIAL				
0 to 49,999 square feet 5%+ Slope or within 100' of stream bed	\$8,075 for first 5,000 sq. ft. + \$0.03 for each additional sq.ft. See Exhibit H		\$8,392 for first 5,000 sq. ft. + \$0.03 for each additional sq.ft. No Change	
50,000 to 499,999 square feet 5%+ Slope or within 100' of stream bed	\$9,805 for first 50,000 square feet + \$0.06 for each additional sq.ft. See Exhibit H		\$10,190 for first 50,000 square feet + \$0.06 for each additional sq.ft. No Change	
100,000 to 299,999 square feet 5%+ Slope or within 100' of stream bed	\$12,367 for first 100,000 square feet + \$0.02 for each additional sq.ft. See Exhibit H		\$12,853 for first 100,000 square feet + \$0.02 for each additional sq.ft. No Change	
300,000 square feet and over 5%+ Slope or within 100' of stream bed	\$15,458 for first 300,000 square feet + \$0.06 for each additional sq.ft. See Exhibit H		\$16,066 for first 300,000 square feet + \$0.06 for each additional sq.ft. No Change	
ADDITIONAL CHARGES				
Outdoor Use*	See Exhibit H		No Change	
Drive-Through Use	See Exhibit H		No Change	
Midnight - 6 a.m. Operation	See Exhibit H		No Change	
Mobilehome Conversion	See Exhibit H		No Change	

**SITE DEVELOPMENT PERMIT
FEE SCHEDULE**

Exhibit F (Cont'd)

DESCRIPTION	2018-2019 ADOPTED	
	FEE	FEE RANGE
Hazardous Waste Facility Subject to Tanner Legislation**	See Exhibit H	
Conversion to Condominiums	See Exhibit H	

2019-2020 PROPOSED	
FEE	FEE RANGE
No Change	
No Change	

* 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 \$261 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	2018-2019 ADOPTED		2019-2020 PROPOSED	
	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 Repair	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 \$291 per hour for planning work exceeding the base time included.

DESCRIPTION	2018-2019 ADOPTED		2019-2020 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
After Midnight (additional charge for uses operating between midnight and 6a.m.) ^{GP}	\$8,920		\$9,271	
ALUC Referral	\$2,318		\$2,409	
Community ID/Gateway Signs	\$8,503		\$8,837	
Communications Hill Plan	\$336 per acre		No Change	
Day Care/Private School	\$12,076		\$12,550	
Conversion of residential units to a condominium (up to 25 units)	\$13,767 up to 25 units		\$14,308 up to 25 units	
Conversion of residential units to a condominium (each additional unit beyond 25)	\$33.00 per unit		\$34.00 per unit	
Drive-through	\$7,826		\$8,133	
Evergreen Specific Plan	\$1,140 per acre		No Change	
Gas Station Conversion	\$6,860		\$7,129	
Hazardous Waste Facility Subject to Tanner Legislation*	\$12,800		No Change	
HLC Referral	\$3,091		\$3,212	
Hotel Supportive Housing	\$1,159		\$1,204	
Live/Work	\$1,932		\$2,007	
Mobile Home Conversions to another use	\$16,716		\$17,372	
Mobile Home Park Conversion to Ownership	\$17,102		\$17,774	
Nightclubs and Bars	\$11,303		\$11,747	
Noise Exceeding Zoning Standards	\$6,473		\$6,727	
Offsale of Alcohol**	\$8,727		\$9,070	
Off-Site Parking, alternating or shared	\$8,638		\$8,977	
Uses where primary use is outdoors***	\$7,537		\$7,833	

**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 \$291 per hour for planning work exceeding the base time included.

DESCRIPTION	2018-2019 ADOPTED		2019-2020 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
Property within 100 feet of top of the bank of a streambed	\$10,822		\$11,247	
Property on slopes of 5% or greater	\$4,130		\$4,292	
SRO	\$3,670		\$3,815	
Standby/Back-up Power	\$1,450		\$1,507	
Temporary Outdoor Uses	\$4,799		\$4,987	
Wireless (non-building mounted)	\$7,140		\$7,420	

* 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	2018-2019 ADOPTED		2019-2020 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
Residential				
<u>New Construction</u>				
<u>Single Family (per model):</u>				
≤ 1,000 square feet	\$716		\$744	
1,000 square feet ≤ area ≤ 3,000 square feet	\$1,074		\$1,116	
> 3,000 square feet	\$1,074		\$1,116	
<u>Multi-Family (per building):</u>				
Multi-Family 0 - 10,000 sq. ft.	\$1,074		\$1,116	
Multi-Family 10,001 - 20,000 sq. ft.	\$1,790		\$1,860	
Multi-Family 20,001 - 40,000 sq. ft.	\$2,506		\$2,604	
<u>Addition/Alteration</u>				
≤ 750 sq. ft.	\$179		\$186	
750 sq. ft. ≤ area ≤ 2,250 sq. ft.	\$358		\$372	
≥ 2,250 sq. ft.	\$537		\$558	
Minor Permits / Itemized Scope of Work: Tier 1 - Combination of fixtures and/or Building Prescriptive items ≤ 40 minutes	\$89		\$93	
Minor Permits / Itemized Scope of Work: Tier 2 - Combination of fixtures and/or Building Prescriptive items ≤ 70 minutes	\$89		\$93	
Minor Permits / Itemized Scope of Work: Tier 3 - Combination of fixtures and/or Building Prescriptive items ≤ 130 minutes	\$179		\$186	
Minor Permits / Itemized Scope of Work: Tier 4 - Combination of fixtures and/or Building Prescriptive items ≤ 250 minutes	\$179		\$186	
<u>Alterations and Site Accessory</u>				
Accessory Structure (wood)	\$119		\$124	
Accessory Structure (masonry)	\$208		\$217	
Alteration Nonstructural	\$119		\$124	
Alteration Structural	\$208		\$217	
Antenna Tower	\$208		\$217	
Attic Conversion	\$208		\$217	
Awnings	\$119		\$124	
Balcony	\$208		\$217	
Bath	\$119		\$124	
Bay Windows	\$208		\$217	
Covered Porches	\$119		\$124	
Decks	\$208		\$217	
Dishes > 2"#	\$119		\$124	
Fence	\$119		\$124	

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

Exhibit I (Cont'd)

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

DESCRIPTION	2018 - 2019 ADOPTED		2019 - 2020 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
Alterations and Site Accessory (Cont'd)				
Fireplace (chimney rebuild)	\$119		\$124	
Foundation (repair, bolting, pier blocks, or pier posts)	\$208		\$217	
Garage Conversions	\$208		\$217	
Kitchen Major (structural alteration)	\$208		\$217	
Kitchen Minor	\$119		\$124	
Patio Covers (lattice or metal)	\$119		\$124	
Patio covers (wood)	\$208		\$217	
Re-siding/Stucco	\$119		\$124	
Re-roof	\$119		\$124	
Roof Structural Replacement	\$208		\$217	
Retaining Walls (masonry)	\$119		\$124	
Retaining Walls (wood)	\$119		\$124	
Screen Room (2 sided)	\$119		\$124	
Screen Room (3 sided)	\$208		\$217	
Skylights Domes	\$119		\$124	
Skylights Non-Structural	\$119		\$124	
Skylights Structural	\$208		\$217	
Spa/Hot Tub (plaster)	\$119		\$124	
Storage Shed	\$208		\$217	
Swimming Pool	\$119		\$124	
Walls	\$119		\$124	
Windows/doors	\$208		\$217	
Work Shop	\$208		\$217	
Unfinished Basement to Finish	\$208		\$217	
Unfinished Room to Finish	\$208		\$217	
Water Heater Replacement – Permit Center	\$44		\$46	
Water Heater Replacement – On-Line Permits	\$0		No Change	
RS Garage				
Attached Frames	Use sq. ft. in Addition/Alteration table for Permit Issuance		No Change	
Attached Masonry	Use sq. ft. in Addition/Alteration table for Permit Issuance		No Change	
Attached Open Carport	Use sq. ft. in Addition/Alteration table for Permit Issuance		No Change	
Detached Frames	Use sq. ft. in Addition/Alteration table for Permit Issuance		No Change	
Detached Masonry	Use sq. ft. in Addition/Alteration table for Permit Issuance		No Change	
Detached Open Carport	Use sq. ft. in Addition/Alteration table for Permit Issuance		No Change	
Garage Move	Use sq. ft. in Addition/Alteration table for Permit Issuance		No Change	
Move Work Proposed				
House Move	Use sq. ft. in Addition/Alteration table for Permit Issuance		No Change	
Modular Home	Use sq. ft. in Addition/Alteration table for Permit Issuance		No Change	

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

Exhibit J

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

DESCRIPTION	2018 - 2019 ADOPTED		2019 - 2020 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
Residential				
New Construction Dwellings				
Single Family (per model):				
≤ 1,000 square feet	\$1,968		\$2,040	
1,000 square feet ≤ area ≤ 3,000 square feet	\$3,690		\$3,825	
> 3,000 square feet	\$4,428		\$4,590	
Multi-Family (per building):*				
Multi-Family 0 - 10,000 sq. ft.	\$13,284		\$13,770	
Multi-Family 10,001 - 20,000 sq. ft.	\$21,402		\$22,185	
Multi-Family 20,001 - 40,000 sq. ft.	\$32,472		\$33,660	
Each additional 1,000 square feet	\$418		\$433	
Addition/Alteration				
≤ 750 sq. ft.	\$861		\$892	
750 sq. ft. ≤ area ≤ 2,250 sq. ft.	\$1,476		\$1,530	
≥ 2,250 sq. ft.	\$2,214		\$2,295	
Minor Permits / Itemized Scope of Work: Tier 1 - Combination of fixtures and/or Building Prescriptive items ≤ 40 minutes	\$0		No Change	
Minor Permits / Itemized Scope of Work: Tier 2 - Combination of fixtures and/or Building Prescriptive items ≤ 70 minutes	\$492		\$510	
Minor Permits / Itemized Scope of Work: Tier 3 - Combination of fixtures and/or Building Prescriptive items ≤ 130 minutes	\$492		\$510	
Minor Permits / Itemized Scope of Work: Tier 4 - Combination of fixtures and/or Building Prescriptive items ≤ 250 minutes	\$984		\$1,020	
Addition/Alteration Combo Max Caps				
Alteration (A1) Max	Use sq. ft. in Addition/Alteration table for Permit Plan Check		No Change	
Addition (A1) Max	Use sq. ft. in Addition/Alteration table for Permit Plan Check		No Change	
Add/Alt (A1) Max	Use sq. ft. in Addition/Alteration table for Permit Plan Check		No Change	
Alteration (A2) Max	Use sq. ft. in Addition/Alteration table for Permit Plan Check		No Change	
Addition (A2) Max	Use sq. ft. in Addition/Alteration table for Permit Plan Check		No Change	
Add/Alt (A2) Max	Use sq. ft. in Addition/Alteration table for Permit Plan Check		No Change	
RS Garage Max	Use sq. ft. in Addition/Alteration table for Permit Plan Check		No Change	
Accessory Max	Use sq. ft. in Addition/Alteration table for Permit Plan Check		No Change	

* Approved by the City Council on June 13, 2017, Resolution 78210

**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	2018 - 2019 ADOPTED		2019 - 2020 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
Addition/Alteration Combo Max Caps (Cont'd)				
Combinations (add/alt, garage, acc) (A1)	Use sq. ft. in Addition/Alteration table for Permit Plan Check		No Change	
Combinations (add/alt, garage, acc) (A2)	Use sq. ft. in Addition/Alteration table for Permit Plan Check		No Change	
Alterations				
Alteration Structural (A1)	\$533		\$552	
Alteration Structural (A2)	\$533		\$552	
Alteration Nonstructural	\$164		\$170	
Attic Conversion	\$533		\$552	
Awning Aluminum	\$164		\$170	
Awning Canvas	\$164		\$170	
Balcony	\$533		\$552	
Baths Major Alts (fixtures moved)	\$164		\$170	
Baths Minor Alts	\$164		\$170	
Bay windows #	\$164		\$170	
Bay windows # (w/Floor)	\$164		\$170	
Covered Porch	\$164		\$170	
Deck 1 Story	\$533		\$552	
Deck 2 Story	\$533		\$552	
Dishes >2' #	\$164		\$170	
Fireplace (chimney rebuild) #	\$164		\$170	
Foundation Bolting (LnFt)	\$287		\$297	
Foundation Pier Blocks (each)	\$164		\$170	
Foundation Repair (LnFt)	\$533		\$552	
Garage Conversion	\$533		\$552	
Kitchens Major Alts	\$164		\$170	
Kitchens Minor Alts	\$164		\$170	
Patio cover (lattice)	\$287		\$297	
Patio cover (metal)	\$164		\$170	
Patio cover (wood)	\$287		\$297	
Residing/Stucco	\$164		\$170	
Roof structural replacement	\$287		\$297	
Screen Room (2 sided)	\$533		\$552	
Screen Room (3 sided)	\$533		\$552	
Skylight dome #	\$164		\$170	
Skylight non-structural #	\$164		\$170	
Skylight structural #	\$287		\$297	
Unfinished basement to finish	\$287		\$297	
Unfinished room to finish	\$287		\$297	
Walls (bearing)	\$287		\$297	
Walls (non-bearing)	\$164		\$170	
Walls (plumbing)	\$164		\$170	
Windows/Doors #	\$164		\$170	
Work Shop	\$533		\$552	

**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	2018 - 2019 ADOPTED		2019 - 2020 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
RS Garage				
Attached Framed	Use sq. ft. in Addition/Alteration table for Permit Plan Check		No Change	
Attached Masonry	Use sq. ft. in Addition/Alteration table for Permit Plan Check		No Change	
Attached Open Carport	Use sq. ft. in Addition/Alteration table for Permit Plan Check		No Change	
Detached Framed	Use sq. ft. in Addition/Alteration table for Permit Plan Check		No Change	
Detached Masonry	Use sq. ft. in Addition/Alteration table for Permit Plan Check		No Change	
Detached Open Carport	Use sq. ft. in Addition/Alteration table for Permit Plan Check		No Change	
Garage Move	Use sq. ft. in Addition/Alteration table for Permit Plan Check		No Change	
Accessory Site				
# Antenna Tower <=30'	\$287		\$297	
# Antenna Tower >30'	\$533		\$552	
Accessory Structure (wood)	\$533		\$552	
Accessory Structure (masonry)	\$533		\$552	
Deck Detached	\$533		\$552	
Dishes >2' #	\$164		\$170	
Fence (masonry)	\$164		\$170	
Fence (wood, chain link)	\$164		\$170	
Fence (wrought Iron)	\$164		\$170	
Patio cover (lattice)	\$287		\$297	
Patio cover (metal)	\$164		\$170	
Patio cover (wood)	\$287		\$297	
Residing/Stucco	\$164		\$170	
Retaining wall (masonry)	\$533		\$552	
Retaining wall (wood)	\$533		\$552	
Spa/Hot Tub (Plaster)	\$164		\$170	
Storage Shed (masonry)	\$533		\$552	
Storage Shed (wood)	\$533		\$552	
Swimming pool (Fiberglass)	\$164		\$170	
Swimming pool (plaster)	\$533		\$552	
Swimming pool (vinyl)	\$164		\$170	
Move Work Proposed				
House Move (A1)	Use sq. ft. in Addition/Alteration table for Permit Plan Check		No Change	
House Move (A2)	Use sq. ft. in Addition/Alteration table for Permit Plan Check		No Change	
Modular Home	Use sq. ft. in Addition/Alteration table for Permit Plan Check		No Change	

**BUILDING INSPECTION FEES - RESIDENTIAL
FEE SCHEDULE**

Exhibit K

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

DESCRIPTION	2018-2019 ADOPTED		2019-2020 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
Residential				
Single Family (per building):				
≤ 1,000 square feet	\$3,514		\$3,654	
1,001 square feet ≤ area ≤ 3,000 square feet	\$4,267		\$4,437	
> 3,000 square feet	\$5,333		\$5,546	
Multi-Family (per building):				
Multi-Family 0 - 10,000 sq. ft.	\$9,789		\$10,179	
Multi-Family 10,001 - 20,000 sq. ft.	\$21,711		\$22,576	
Multi-Family 20,001 - 40,000 sq. ft.	\$40,662		\$42,282	
Each additional 1,000 sq. ft.	\$502		\$522	
Addition/Alteration				
< 750 sq. ft.	\$1,380		\$1,435	
750 sq. ft. ≤ area ≤ 2,250 sq. ft.	\$2,008		\$2,088	
> 2,250 sq. ft.	\$2,886		\$3,001	
Minor Permits / Itemized Scope of Work: Tier 1 - Combination of fixtures and/or Building Prescriptive items ≤ 40 minutes	\$125		\$130	
Minor Permits / Itemized Scope of Work: Tier 2 - Combination of fixtures and/or Building Prescriptive items ≤ 70 minutes	\$251		\$261	
Minor Permits / Itemized Scope of Work: Tier 3 - Combination of fixtures and/or Building Prescriptive items ≤ 130 minutes	\$502		\$522	
Minor Permits / Itemized Scope of Work: Tier 4 - Combination of fixtures and/or Building Prescriptive items ≤ 250 minutes	\$1,004		\$1,044	

**BUILDING INSPECTION FEES - RESIDENTIAL
FEE SCHEDULE**

Exhibit K (Cont'd)

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

DESCRIPTION	2018 - 2019 ADOPTED		2019 - 2020 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
Addition				
Habitable area added (A1)	Use sq. ft. in Addition/Alteration table for Permit Inspection Fees		No Change	
Habitable area added (A2)	Use sq. ft. in Addition/Alteration table for Permit Inspection Fees		No Change	
Complete Rebuilds-1 Story	Use sq. ft. in Addition/Alteration table for Permit Inspection Fees		No Change	
Complete Rebuilds-2 Story	Use sq. ft. in Addition/Alteration table for Permit Inspection Fees		No Change	
Pool Cabana	Use sq. ft. in Addition/Alteration table for Permit Inspection Fees		No Change	
Unfinished Basement to Build	Use sq. ft. in Addition/Alteration table for Permit Inspection Fees		No Change	
Unfinished Basement to Finish	Use sq. ft. in Addition/Alteration table for Permit Inspection Fees		No Change	
Unfinished Room to Build	Use sq. ft. in Addition/Alteration table for Permit Inspection Fees		No Change	
Unfinished Room to Finish	Use sq. ft. in Addition/Alteration table for Permit Inspection Fees		No Change	
Alterations				
Alteration Structural	\$543		\$565	
Alteration Nonstructural	\$543		\$565	
Attic Conversion	\$543		\$565	
Awnings Aluminum	\$167		\$174	
Awnings Canvas	\$167		\$174	
Balcony	\$292		\$304	
Bath Major Alt (fixtures moved)	\$543 x # of units		\$565 x # of units	
Bath Minor Alts	\$543 x # of units		\$565 x # of units	
Bay windows #	\$292		\$304	
Bay windows # (w/Floor)	\$543		\$565	
Covered Porches	\$543		\$565	
Decks 1 Story	\$292 x # of units		\$304 x # of units	
Decks 2nd Story	\$543 x # of units		\$565 x # of units	
Dishes >2#	\$167		\$174	
Fireplace (chimney rebuild) #	\$292		\$304	
Foundation Bolting (Ln Ft)	\$292		\$304	
Foundation Pier Blocks (each)	\$292		\$304	
Foundation Pier Posts (each)	\$292		\$304	
Foundation Repairs (Ln Ft)	\$543		\$565	
Garage Conversions	\$543		\$565	
Kitchens Major (Struct Alt)	\$543 x # of units		\$565 x # of units	
Kitchens Minor	\$543 x # of units		\$565 x # of units	
Patio Covers (lattice)	\$167		\$174	
Patio Covers (metal)	\$167		\$174	
Patio Covers (wood)	\$292		\$304	
Residing/Stucco	\$292		\$304	
Roof structural replacement	\$543		\$565	
Screen Room (2 sided)	\$543		\$565	
Screen Room (3 sided)	\$543		\$565	
Skylights domes #	\$167		\$174	
Skylights non-structural #	\$292		\$304	
Skylights structural #	\$292		\$304	
Walls (bearing)	\$543		\$565	
Walls (non-bearing)	\$543		\$565	
Walls (plumbing)	\$543		\$565	
Windows/Doors #, 1 – 10 replacement	\$292		\$304	

**BUILDING INSPECTION FEES - RESIDENTIAL
FEE SCHEDULE**

Exhibit K (Cont'd)

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

DESCRIPTION	2018-2019 ADOPTED		2019-2020 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
Alterations (Cont'd)				
Windows/Doors, 11 – 20 replacement	\$543		\$565	
Windows/Doors, 21 – 50 replacement	\$543		\$565	
Windows/Doors, >50 replacement	\$543		\$565	
Windows/Doors #	\$543		\$565	
Work Shop	\$543		\$565	
RS Garage				
Attached Framed	Use sq. ft. in Addition/Alteration table for Permit Inspection Fees		No Change	
Attached Masonry	Use sq. ft. in Addition/Alteration table for Permit Inspection Fees		No Change	
Attached Open Carport	Use sq. ft. in Addition/Alteration table for Permit Inspection Fees		No Change	
Detached Framed	Use sq. ft. in Addition/Alteration table for Permit Inspection Fees		No Change	
Detached Masonry	Use sq. ft. in Addition/Alteration table for Permit Inspection Fees		No Change	
Detached Open Carport	Use sq. ft. in Addition/Alteration table for Permit Inspection Fees		No Change	
Garage Move	Use sq. ft. in Addition/Alteration table for Permit Inspection Fees		No Change	
Accessory Site				
Antenna Tower <=30'	\$292		\$304	
Antenna Tower >30'	\$292		\$304	
Accessory Structure (wood)	\$543		\$565	
Accessory Structure (masonry)	\$543		\$565	
Decks Detached	\$292		\$304	
Dishes >2'#	\$167		\$174	
Fence (masonry)	\$292		\$304	
Fence (wood, chain link)	\$292		\$304	
Fence (wrought Iron)	\$292		\$304	
Patio Covers (lattice)	\$167		\$174	
Patio Covers (metal)	\$167		\$174	
Patio Covers (wood)	\$292		\$304	
Retaining walls (masonry)	\$543		\$565	
Retaining walls (wood)	\$543		\$565	
Spa/Hot Tub (plaster)	\$543		\$565	
Storage Shed (masonry)	\$543		\$565	
Storage Shed (wood)	\$543		\$565	
Swimming pool (Fiberglass)	\$543		\$565	
Swimming pool (plaster)	\$543		\$565	
Swimming pool (vinyl)	\$543		\$565	
Move Work Proposed				
House Move	Use sq. ft. in Addition/Alteration table for Permit Inspection Fees		No Change	
Modular Home	Use sq. ft. in Addition/Alteration table for Permit Inspection Fees		No Change	

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

Exhibit L

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

DESCRIPTION	2018-2019 ADOPTED		2019-2020 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
Non-Residential				
<u>New Construction - Shell (sq. ft.)</u>				
0 - 2,500 square feet	\$716		\$744	
2,501 square feet ≤ area ≤ 10,000 square feet	\$1,432		\$1,488	
10,001 square feet ≤ area ≤ 20,000 square feet	\$2,148		\$2,232	
Greater than 20,000 square feet	\$2,864		\$2,976	
<u>Finish Interior & Tenant Improvement (sq. ft.)</u>				
501 - 2,500 square feet	\$358		\$372	
2,501 square feet ≤ area ≤ 10,000 square feet	\$358		\$372	
10,001 square feet ≤ area ≤ 20,000 square feet	\$537		\$558	
20,001 square feet ≤ area ≤ 40,000 square feet	\$626		\$744	
Minor Permits / Itemized Scope of Work: Tier 1 - Combination of fixtures and/or Building Prescriptive items ≤ 40 minutes	\$89		\$93	
Minor Permits / Itemized Scope of Work: Tier 2 - Combination of fixtures and/or Building Prescriptive items ≤ 70 minutes	\$89		\$93	
Minor Permits / Itemized Scope of Work: Tier 3 - Combination of fixtures and/or Building Prescriptive items ≤ 130 minutes	\$179		\$186	
Minor Permits / Itemized Scope of Work: Tier 4 - Combination of fixtures and/or Building Prescriptive items ≤ 250 minutes	\$179		\$186	
<u>Alterations and Site Accessory</u>				
Accessory Structure (wood)	\$209		\$217	
Accessory Structure (masonry)	\$209		\$217	
ATM	\$119		\$124	
Awnings	\$119		\$124	
Canopy Structure	\$387		\$403	
Cooling Tower	\$209		\$217	
Damage Repair	\$209		\$217	
Demising Walls Only	\$209		\$217	
Demo Interior Walls	\$209		\$217	
Deck Repairs	\$209		\$217	
Façade Changes	\$387		\$403	

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

Exhibit L (Cont'd)

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

DESCRIPTION	2018-2019 ADOPTED		2019-2020 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
Alterations and Site Accessory (Cont'd)				
Fountains	\$209		\$217	
Hood Installations	\$119		\$124	
HVAC Systems	\$119		\$124	
Masonry Fence	\$119		\$124	
Occupancy Changes	\$119		\$124	
Permit to Final	\$119		\$124	
Racks	\$209		\$217	
Rated Corridors	\$119		\$124	
Re-roof	\$119		\$124	
Restroom Alterations	\$119		\$124	
Retaining Walls	\$119		\$124	
Seismic Upgrades	\$387		\$403	
Signs	\$119		\$124	
Skylights Non-Structural	\$119		\$124	
Skylights Structural	\$209		\$217	
Sound Walls	\$119		\$124	
Spray Booth	\$119		\$124	
Swimming Pool	\$209		\$217	
T-Bar Ceilings	\$119		\$124	
Tools	\$209		\$217	
Trailers Installed	\$209		\$403	
Trellis(s) Patio Covers	\$119		\$217	
Garage				
0 - 10,000 square feet		Use Non-Residential Addition/Alteration sq. ft. table for permit issuance		No Change
10,000 < area < 50,000 square feet		Use Non-Residential Addition/Alteration sq. ft. table for permit issuance		No Change
Greater than 50,000 square feet		Use Non-Residential Addition/Alteration sq. ft. table for permit issuance		No Change

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

Exhibit M

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

DESCRIPTION	2018-2019 ADOPTED		2019-2020 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
Non-Residential				
New Construction - Shell (sq. ft.)				
0 - 2,500 sq. ft.	\$4,305		\$4,462	
2,501 sq. ft. ≤ area ≤ 10,000 sq. ft.	\$8,241		\$8,542	
10,001 sq. ft. ≤ area ≤ 20,000 sq. ft.	\$13,038		\$13,515	
20,001 sq. ft. ≤ area ≤ 40,000 sq. ft.	\$16,605		\$17,212	
Each additional 1,000 sq. ft. beyond 40,000 sq. ft.	\$172		\$178	
Finish Interior & Tenant Improvement (sq. ft.)				
0- 2,500 square feet	\$2,952		\$3,060	
2,501 square feet ≤ area ≤ 10,000 square feet	\$4,920		\$5,100	
10,001 square feet ≤ area ≤ 20,000 square feet	\$8,118		\$8,415	
20,001 square feet ≤ area ≤ 40,000 square feet	\$12,423		\$12,877	
Each additional 1,000 sq. ft. beyond 40,000 sq. ft.	\$172		\$178	
Minor Permits / Itemized Scope of Work: Tier 1 - Combination of fixtures and/or Building Prescriptive items ≤ 40 minutes	\$0		No Change	
Minor Permits / Itemized Scope of Work: Tier 2 - Combination of fixtures and/or Building Prescriptive items ≤ 70 minutes	\$492		\$510	
Minor Permits / Itemized Scope of Work: Tier 3 - Combination of fixtures and/or Building Prescriptive items ≤ 130 minutes	\$492		\$510	
Minor Permits / Itemized Scope of Work: Tier 4 - Combination of fixtures and/or Building Prescriptive items ≤ 250 minutes	\$984		\$1,020	
Garage (Sq. Ft.)				
0 - 10,000 square feet	Use Non-Residential Shell sq. ft. table for permit plan check fees		No Change	
10,000 < area < 50,000 square feet	Use Non-Residential Shell sq. ft. table for permit plan check fees		No Change	
Greater than 50,000 square feet	Use Non-Residential Shell sq. ft. table for permit plan check fees		No Change	

**BUILDING INSPECTION FEES - NON-RESIDENTIAL
FEE SCHEDULE**

Exhibit N

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

DESCRIPTION	2018 - 2019 ADOPTED		2019 - 2020 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
Non-Residential				
New Construction - Shell (sq. ft.)				
0 - 2,500 square feet	\$3,012		\$3,132	
2,501 square feet ≤ area ≤ 10,000 square feet	\$5,522		\$5,742	
10,001 square feet ≤ area ≤ 20,000 square feet	\$11,985		\$12,462	
20,001 square feet ≤ area ≤ 40,000 square feet	\$14,683		\$15,268	
Each additional 1,000 sq. ft. beyond 40,000 sq. ft.	\$112		\$117	
Finish Interior & Tenant Improvement (sq. ft.)				
0- 2,500 square feet	\$878		\$913	
2,501 square feet ≤ area ≤ 10,000 square feet	\$2,823		\$2,936	
10,001 square feet ≤ area ≤ 20,000 square feet	\$6,463		\$6,720	
20,001 square feet ≤ area ≤ 40,000 square feet	\$14,683		\$15,268	
Each additional 1,000 sq. ft. beyond 40,000 sq. ft.	\$200		\$208	
Minor Permits / Itemized Scope of Work: Tier 1 - Combination of fixtures and/or Building Prescriptive items ≤ 40 minutes	\$125		\$130	
Minor Permits / Itemized Scope of Work: Tier 2 - Combination of fixtures and/or Building Prescriptive items ≤ 70 minutes	\$251		\$261	
Minor Permits / Itemized Scope of Work: Tier 3 - Combination of fixtures and/or Building Prescriptive items ≤ 130 minutes	\$502		\$522	
Minor Permits / Itemized Scope of Work: Tier 4 - Combination of fixtures and/or Building Prescriptive items ≤ 250 minutes	\$1,004		\$1,044	
Garage (Sq. Ft.)				
0 - 10,000 square feet	Use Non-Residential Shell sq. ft. table for permit inspection fees		No Change	
10,000 < area < 50,000 square feet	Use Non-Residential Shell sq. ft. table for permit inspection fees		No Change	
Greater than 50,000 square feet	Use Non-Residential Shell sq. ft. table for permit inspection fees		No Change	

**BUILDING PRESCRIPTIVE ITEM FEES - NON-RESIDENTIAL
FEE SCHEDULE**

Exhibit O

Prescriptive Item Fees for Non-Residential projects are listed in the table below.

DESCRIPTION	2018-2019 ADOPTED		2019-2020 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
Garage (Sq. Ft.) (Cont'd)				
Antenna	\$1,697		\$1,763	
ADA Upgrade	\$1,697		\$1,763	
Awnings/Trellis(s) Patio Covers	\$1,195		\$1,241	
Canopy Structure	\$1,776		\$1,844	
Deck Repairs (50 ft. increments)	\$1,195		\$1,241	
Façade Changes	\$2,278		\$2,366	
Permit to Final	\$787		\$818	
Retaining/Sound Walls (100 ft. increments)	\$944		\$980	
Signs	\$698		\$725	
Skylights, Non-Structural	\$944		\$980	
Swimming Pools	\$2,278		\$2,366	
Trailers Installed	\$1,451		\$1,508	