

# PLANNING APPLICATION FILING FEE SCHEDULE

## Effective August 12, 2024

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## A. PLANNING FEE INFORMATION

### HOW FEES ARE SET AND CALCULATED

The City Council annually reviews and approves fee schedules to enable cost recovery of staff time spent processing development permit applications. Fees cannot be waived or suspended without an action by the City Council. The Director of Planning, Building and Code Enforcement is not authorized to waive fees.

Each type of permit or process that a project entails results in cumulative fees. If staff work is required beyond the scope of what an established fee covers, additional fees may be charged using the division's hourly rate, as shown below. Projects that exceed three rounds of review will be subject to the Supplemental Review Fee which is 30% of the base Planning project fee.

#### HOURLY RATES

Planning Division	Building Division - Plan Review	Bureau of Fire Prevention	Police Department	Public Works Department
\$362.00	\$325.00	\$359.00	\$195.00	\$205.00

You may request a fee estimate from the Planning Division. Send a fully detailed project description to [planningtechs@sanjoseca.gov](mailto:planningtechs@sanjoseca.gov). You will be charged a \$181 fee for staff time spent preparing the estimate.

Examples of fee calculations are shown on Page 3.

### FEE REFUNDS

Applicants may submit a written request for a refund of fees paid for services not yet rendered. See the [Development Services Claim for Refund](#) form for more information and instructions. Refunds are subject to the following conditions:

- Refunds must be requested within one year from the date of payment, completed and signed by original payee and signed by the property owner; with no work started on the project.
- The claim for a refund to the Planning Division within 30 days of withdrawing the Planning application. Refunds are paid to the party named on the payment receipt.
- General Plan Amendment applications have deadlines for withdrawal of the application. A refund of fees is only granted if you submit the withdrawal prior to the deadline.
- A refund will not be issued for inactive applications where the applicant has failed to respond for more than six consecutive months to the City's request for revisions, information, or materials.
- The refund amount is determined by:
  - Subtracting the percentage of staff work completed, indicated by accomplished milestones, for applications that require a public hearing process.
  - Subtracting the number of staff review hours completed based on the division's hourly rate for administrative-level applications.
  - Subtracting any Record Retention fees.
  - Subtracting a \$499 Refund Processing fee.

### NO PARTIAL PAYMENT AND RETURNED CHECK CHARGE

Full fee payment is required at the time of application submittal. Some fees, such as the Public Noticing Fee, are not calculated until the application appointment. Applicants who pay with pre-written checks should therefore bring a credit card or additional blank check to ensure full fee payment. If necessary, staff may accept a partially paid application subject to the following conditions:

- Staff review of the application will not commence until all fees are paid in full; and
- If full payment is not received within 14 calendar days of application submittal, the application will be considered void, and staff will initiate a refund of the fees paid, less a Record Retention Fee. At this point, a new application and full payment of fees would be required to proceed with a project.

Note that checks returned for insufficient funds (NSF) may result in a \$24.00 NSF fee charged by the Finance Department, along with additional processing fees.

**EXAMPLE CALCULATIONS**

The following example projects show how total fees may be calculated:

<i>Fee Category</i>	<i>Specific Type of Fee</i>	<i>Fee</i>
<b>Example #1</b>		
Special Use Permit for construction of a 700-square-foot detached garage in the rear yard of a single-family residence.		
Use Permit	Special Use Permit for single-family residence <sup>CP</sup>	\$6,541
Environmental Review	Paperless CEQA Exemption	\$0
Outreach and Noticing	300-foot noticing radius	\$565
Referral: Building Review	Development Permit	\$325
Referral: Public Works Review	Use Permit	\$319
County Recordation	County of Santa Clara pass-through fee	\$28
Citywide Planning fee	11.97% of fees marked <sup>CP</sup>	\$782
<b>Total</b>		<b>\$8,560</b>
<b>Example #2</b>		
Conventional Rezoning from LI Light Industrial Zoning District to R-1-8 Single-Family Residence Zoning District.		
Rezoning	Conventional Rezoning <sup>CP</sup>	\$10,816
Environmental Review	Determination of Consistency with existing CEQA clearance	\$1,086
Outreach and Noticing	500-foot noticing radius	\$1,075
Outreach and Noticing	Newspaper publishing	\$55
Referral: Building Review	Rezoning	\$325
Referral: Public Works Review	Rezoning	\$820
Citywide Planning fee	11.97% of fees marked <sup>CP</sup>	\$1,294
<b>Total</b>		<b>\$15,471</b>
<b>Example #3</b>		
Conditional Use Permit to allow new construction of a 3,000-square-foot gas station, operating until 2:00 a.m., and removal of five trees.		
Use Permit	Conditional Use Permit <sup>CP</sup>	\$19,855
New Commercial Development	3,000 square feet of non-residential development <sup>CP</sup>	\$10,440
Additional Policy Review	After Midnight/Late Night <sup>CP</sup>	\$11,533
Environmental Review	Initial Environmental Clearance Review	\$7,602
Outreach and Noticing	500-foot noticing radius	\$1,075
Referral: Building Review	Development Permit	\$975
Referral: Dept. of Transportation	Development Permit, from 501 to 9,999 square feet	\$561
Referral: Fire Review	Development Permit	\$1,077
Referral: Public Works Review	Site Development Permit, from 501 to 49,999 square feet [\$4,082 + (3,000 square feet x \$0.04 per square feet)]	\$4,202
County Recordation	County of Santa Clara pass-through fee	\$28
Citywide Planning fee	11.97% of fees marked <sup>CP</sup>	\$5,006
<b>Total</b>		<b>\$62,354</b>

**B. PLANNING APPLICATION FEES**

## ADDITIONAL POLICY REVIEW

Some types of projects require policy review as listed here, which are added to the applicable base application fee. Fees marked with a <sup>CP</sup> show the applicable 11.97% Citywide Planning Fee.

<b>After Midnight/Late Night (Commercial uses other than offices)</b> <sup>CP</sup>	\$11,533 + \$1,380
<b>Airport Land Use Commission Referral</b> <sup>CP</sup>	\$2,997 + \$358
<b>Community Identification/Gateway Signs</b> <sup>CP</sup>	\$7,240 + \$866
<b>Communications Hill Plan</b> Additional charge for the first Planned Development Permit application filed for each property within the Specific Plan area which have not already contributed to the development of the adopted Plan. The fee is required by ordinance to reimburse the City for its costs of developing the Plan.	\$336
<b>Conversion of Residential Units to Condominiums (Base Fee Up to 25 Units)</b> <sup>CP</sup>	\$17,799 + \$2,130
• Each Additional Unit <sup>CP</sup>	\$43 + \$5 per unit
<b>Day Care/Private (Elementary or Secondary) School</b> <sup>CP</sup>	\$15,613 + \$1,868
<b>Determination of Public Convenience or Necessity</b> <sup>CP</sup>	\$2,896 + \$346
<b>Drinking Establishment/Bar or Nightclub</b> <sup>CP</sup>	\$14,613 + \$1,749
<b>Drive-Through (In Conjunction with Any Use)</b> <sup>CP</sup>	\$10,117 + \$1,211
<b>Evergreen Specific Plan</b> Additional charge for the first Planned Development Permit application filed for each property within the Specific Plan area for parcels which have not already contributed to the development of the adopted Plan. The fee is required by ordinance to reimburse the City and private contributors who paid in excess of their share.	\$1,140
<b>Gas Station Conversion to Any Other Use</b> <sup>CP</sup>	\$8,869 + \$1,061
<b>Generator for Stand-by/Backup Power</b> <sup>CP</sup>	\$1,875 + \$224
<b>Hillside/Greater than 5% Slope (New Development)</b> <sup>CP</sup>	\$5,339 + \$639
<b>Historic Landmark Commission Referral (Other Than Historic Preservation Permits)</b> <sup>CP</sup>	\$3,996 + \$478
<b>Hotel Supportive Housing</b> <sup>CP</sup>	\$1,498 + \$179
<b>Live/Work</b> <sup>CP</sup>	\$2,497 + \$298
<b>Mobilehome Conversion to Another Use</b> <sup>CP</sup>	\$21,611 + \$2,586
<b>Mobilehome Park Conversion to Ownership</b> <sup>CP</sup>	\$22,110 + \$2,646
<b>Noise Exceeding Zoning Standards</b> <sup>CP</sup>	\$1,448 + \$173
<b>Off-Sale of Alcohol</b> <sup>CP</sup>	\$11,283 + \$1,350
<b>Outdoor Primary Use</b> <sup>CP</sup>	\$9,745 + \$1,166
<b>Riparian Corridor Policy Conformance</b> <sup>CP</sup>	\$1,810 + \$216
<b>Single-Room Occupancy (Hotel or Living Unit)</b> <sup>CP</sup>	\$4,745 + \$567
<b>Temporary Outdoor Uses and Events</b> <sup>CP</sup>	\$6,204 + \$742
<b>Wireless Communications (Monopole, Slimline, Non-Building Mounted)</b> <sup>CP</sup>	\$9,231 + \$1,104

## APPEALS & PROTESTS

Appeal of Permit or Environmental Determination/Protest of Zoning by Non-Applicant	\$250
Appeal by Applicant	\$13,991
Non-Applicant Appeal Processing Fee (to Applicant)	\$13,741
Appeal of Historic Preservation Permit	\$100

## ENVIRONMENTAL REVIEW

Environmental review fees are based on the required level of clearance as determined by the City of San José. County pass-through fees (italicized) are subject to change; visit the [County of Santa Clara](#) website for current fees. **Fees using a minimum hourly amount will bill additional time at \$337 per hour, plus publishing and noticing fees.** Habitat Conservation Plan (HCP) fees are to be filed separately.

### Exemption

• Electronic/Paperless Administrative Permit, Determination of Public Convenience or Necessity, Development Exception (for single-family residences), Lot Line Adjustment, Single-Family House Permit, Tree Removal Permit	\$0
• Historic Preservation Permits	\$0
• All Other (3 hours)	\$1,086

### Environmental Clearance

• Church providing temporary shelter	\$0
• Determination of Consistency with Existing Environmental Clearance (3 hours)	\$1,086
• Initial Environmental Scoping (3 hours, as part of a Preliminary Review)	\$1,086
• Environmental Clearance Review (21 hours, includes preparation of Addendum, Negative Declaration, or Mitigated Negative Declaration)	\$7,602
• Review of an Environmental Impact Report (70 hours)	\$25,340

### Notice of Determination or Exemption

• Processing Fee for CEQA Notice of Determination	\$999
• <i>County of Santa Clara: Clerk Processing Fee</i>	\$50
• <i>County of Santa Clara: Fish &amp; Wildlife Notice of Exemption</i>	\$50
• <i>County of Santa Clara: Fish &amp; Wildlife (Mitigated) Negative Declaration, Notice of Determination</i>	\$2,916.75
• <i>County of Santa Clara: Fish &amp; Wildlife Environmental Impact Report, Notice of Determination</i>	\$4,051.25

### Compliance Review and Mitigation Monitoring

• Mitigation Monitoring Reporting Plan Preparation (10 hours)	\$3,620
• Mitigation Monitoring Reporting Plan, Compliance Prior to Construction (4 hours)	\$1,448
• Mitigation Monitoring Reporting Plan, On-going Compliance Post-Construction (hourly rate)	\$362
• Processing Fee for Santa Clara Valley Habitat Conservation Plan (HCP) Clearance (3 hrs)	\$1,086
<b>Geotechnical Testing Environmental Review (3 hours)</b>	<b>\$1,086</b>

## GENERAL PLAN

Fees marked with a <sup>CP</sup> show the applicable 11.97% Citywide Planning Fee.  
General Plan applications are subject to Interdepartmental Referrals — see Section C.

<b>General Plan Diagram Amendment</b> <sup>CP</sup>	\$21,224 + \$2,540
<b>General Plan Text Amendment</b> <sup>CP</sup>	\$21,224 + \$2,540
<b>Expansion of Urban Service Area (USA)</b> <sup>CP</sup>	\$21,224 + \$2,540
<b>Urban Growth Boundary (UGB) Minor Modification</b> <sup>CP</sup>	\$21,224 + \$2,540
• All Extraordinary Costs of Special Studies (hourly rate)	\$362 + \$43
<b>Early Consideration Process for General Plan Amendment</b> <sup>CP</sup>	\$16,941 + \$2,027
Applicant's General Plan Amendment Long Range Traffic Analysis Pass Through Fee	Actual Cost
Applicant's General Plan Amendment Site Specific Traffic Analysis Pass Through Fee	Actual Cost

## HISTORIC PRESERVATION

Fees marked with a <sup>CP</sup> show the applicable 11.97% Citywide Planning Fee.

<b>Historic Preservation Permit or Amendment – Single Family Residence and Standard Development Proposal</b> <sup>CP</sup>	\$1,086 + \$129
<b>Historic Preservation Permit or Amendment – Large Development Project and Significant Community Interest Proposal</b> <sup>CP</sup>	\$3,258 + \$389
<b>Historic Preservation Permit Adjustment</b> <sup>CP</sup>	\$995 + \$119
<b>Historic Landmark Designation</b> <sup>CP</sup>	\$3,500 + \$418
<b>Historic Property Contract Application (Mills Act)</b> <sup>CP</sup>	\$1,500 + \$179
<b>Historic District or Conservation Area Designation</b> <sup>CP</sup>	\$1,500 + \$179

## MINOR APPLICATIONS AND ZONING VERIFICATION LETTERS

Fees marked with a <sup>CP</sup> show the applicable 11.97% Citywide Planning Fee.

<b>Permit Adjustments</b> <sup>CP</sup>	
• Permit Adjustment (Minor – Over the Counter, includes 1.25 hour of review)	\$452 + \$54
- Per Additional 0.25 Hour	\$90 + \$10
• Permit Adjustment (Major – Requiring Intake for Staff Review, includes 3 hours of review)	\$1,086 + \$129
- Per Additional Hour	\$362 + \$43
• Sign Permit Adjustment, Single Sign	\$362 + \$43
- Multiple Sign Review (Per Each Additional Sign)	\$90 + \$14
<b>Administrative Permit</b> <sup>CP</sup>	\$2,896 + \$346
<b>Preliminary Review</b>	
• One Single-Family Residence	\$362

• Focused (Not Involving Design or Architectural Review)	\$1,086
• Enhanced (With Design and/or Architectural Review)	\$1,448
• Meeting with Project Manager	\$362
• Inter-departmental Meeting	\$905
• Technical Report Review	\$724
• Environmental Scoping	\$1,086
<b>Zoning Verification Letters</b> <sup>CP</sup>	
• Alcoholic Beverage Control (ABC) License Verification (1.25 base hours)	\$452 + \$54
• Basic Land Use/Rebuild Letter (1.25 base hours)	\$452 + \$54
• Comprehensive Research Letter (11 base hours)	\$3,996 + \$478
• Department of Motor Vehicles (DMV) Verification (1.25 base hours)	\$452 + \$54
• Legal Non-Confirming Verification (16 base hours)	\$5,744 + \$687
• Marijuana Zoning Verification (6 Planning base hours and 4 Code Enforcement base hours)	\$2,172 + \$624 + \$259
• Massage (1.25 base hours)	\$452 + \$54

## NEW DEVELOPMENT / CONSTRUCTION

Fees marked with a <sup>CP</sup> show the applicable 11.97% Citywide Planning Fee. Mixed-use projects are provided with a Mixed-Use Permit Credit. Development Permits are subject to Interdepartmental Referrals — see Section C.

	\$7,743 +
<b>Development Exception or Variance</b> <sup>CP</sup>	\$926
Environmental Clearance <sup>CP</sup>	
• Up to 5,000 square feet - base fee	\$10,440 + \$1,249
- Each additional square foot, from 5,001 to 49,999 square feet	\$0.04 + \$0.004
• 50,000 square feet - base fee	\$12,677 + \$1,517
- Each additional square foot, from 50,001 to 99,999 square feet	\$0.07 + \$0.009
• 100,000 square feet - base fee	\$15,989 + \$1,913
- Each additional square foot, from 100,001 to 299,999 square feet	\$0.02 + \$0.003
• 300,000 square feet - base fee	\$19,986 + \$2,392
- Each additional square foot, 300,001 and more square feet	\$0.07 + \$0.009
<b>Site or Planned Development Permit or Amendment, Residential</b> <sup>CP</sup>	
• Up to 2 residential units - base fee	\$8,995 + \$1,076
- Each additional unit, from 3 to 24 units	\$586 + \$70
• 25 residential units - base fee	\$22,483 + \$2,691

- Each additional unit, from 26 to 99 units	\$101 + \$12
	\$29,980 +
• 100 residential units - base fee	\$3,588
- Each additional unit, from 101 to 499 units	\$10 + \$1
	\$34,976 +
• 500 residential units - base fee	\$4,186
- Each additional unit, 501 and more units	\$68 + \$8
<b>Mixed-Use Permit Credit – Discretionary Permit</b>	- \$7,243 (credit)

### MINISTERIAL PERMIT (AB 2162/SB35)

Fees marked with a <sup>CP</sup> show the applicable 11.97% Citywide Planning Fee. Ministerial Development Permits are subject to Interdepartmental Referrals — see Section C.

#### Ministerial Permit, Non-Residential <sup>CP</sup>

Up to 5,000 square feet - base fee	\$8,351 + \$990
Each additional square foot, from 5,001 to 49,999 square feet	\$0.02 + \$0.002
50,000 square feet - base fee	\$10,143 + \$1,214
Each additional square foot, from 50,001 to 99,999 square feet	\$0.05 + \$0.006
100,000 square feet - base fee	\$12,793 + \$1,531
Each additional square foot, from 100,001 to 299,999 square feet	\$0.01 + \$0.002
300,000 square feet - base fee	\$15,989 + \$1,913
Each additional square foot, 300,001 and more square feet	\$0.05 + \$0.006

#### Ministerial Permit, Residential <sup>CP</sup>

Up to 2 residential units - base fee	\$7,196 + \$861
Each additional unit, from 3 to 24 units	\$516 + \$61
25 residential units - base fee	\$17,987 + \$2,153
Each additional unit, from 26 to 99 units	\$80 + \$9
100 residential units - base fee	\$23,986 + \$2,871
Each additional unit, from 101 to 499 units	\$9 + \$1.08
500 residential units - base fee	\$27,982 + \$3,349
Each additional unit, 501 and more units	\$56 + \$6
<b>Mixed-Use Permit Credit – Ministerial Permit</b>	- \$5,795 (credit)

**Planning Monitoring Compliance for Permits with Affordability Restrictions <sup>CP</sup>** \$181 + \$20

### PLANNING REVIEW OF BUILDING APPLICATIONS



Fees marked with a <sup>CP</sup> show the applicable 11.97% Citywide Planning Fee.  
 Fees using a minimum hourly amount will bill additional time at \$337 per hour.

**Planning Permit Conformance** <sup>CP</sup>

	\$362 +
• Minor New Construction (1 hour; up to 2 residential units, up to 5,000 non-residential sf)	\$43
	\$2,896
• Major New Construction (8 hours; 3 or more residential units, over 5,000 non-residential sf)	+ \$346
<b>Zoning and Use Conformance</b> (1 hour) <sup>CP</sup>	\$362 + \$43
<b>Planning Historical Review Only</b> (0.25 hours) <sup>CP</sup>	\$90 + \$10
<b>Plot Plan Review</b> (0.25 hours per plot) <sup>CP</sup>	\$90 + \$10

**PUBLIC NOTICING AND OUTREACH**

Fees in *italics* are pass-through fees and are subject to change.  
 Noticing and outreach is required as specified in [Council Outreach Policy 6-30](#).

<b>Community Meeting</b>	\$4,148
<b>Public Notice Mailing</b>	
• Adjacent noticing, first 15 notices	\$192
• 300-foot radius, first 275 notices	\$565
• 500-foot radius, first 475 notices	\$1,075
• 1,000-foot radius, first 1,200 notices	\$2,336
• Each additional notice	\$0.74
<i>Newspaper Publishing (Pass-Through, Based On Approximate Going Rate)</i>	\$55
<b>In-House Translation of Written Public Notice Into Non-English Language</b>	\$181
<b>Language Interpretation Coordination Fee</b>	\$724
<i>Language Interpretation Fee (Pass-Through, Based On Interpreter Cost for Meeting)</i>	Actual Cost

**SINGLE-FAMILY HOUSE PERMITS**

Fees marked with a <sup>CP</sup> show the applicable 11.97% Citywide Planning Fee.

<b>Historic, Administrative</b> <sup>CP</sup>	\$2,896 + \$346
<b>Non-Historic, Administrative</b> <sup>CP</sup>	\$2,747 + \$328
	\$8,858 +
<b>Historic or Non-Historic, Public Hearing</b> <sup>CP</sup>	\$1,060

**SUBDIVISIONS MAP ACT RELATED APPLICATIONS**

Fees marked with a <sup>CP</sup> show the applicable 11.97% Citywide Planning Fee.  
 Tentative Maps and Subdivision Map Act applications are subject to Interdepartmental Referrals — see Section C.

	\$6,787 +
<b>Certificate of Compliance</b> <sup>CP</sup>	\$812
	\$4,995 +
<b>Covenant of Easement (not associated with a Tentative, Final, or Parcel Map)</b> <sup>CP</sup>	\$597
	\$4,123 +
<b>Petition for Release of Covenant of Easement</b> <sup>CP</sup>	\$493
<b>Final Map/Parcel Map Review</b> <sup>CP</sup>	\$362 + \$43

<b>Lot Line Adjustment</b> <sup>CP</sup>	\$2,896 + \$346
<b>Lot Line Correction</b> <sup>CP</sup>	\$2,704 + \$323
<b>Reversion of Acreage Petition</b> <sup>CP</sup>	\$1,498 + \$179
<b>Tentative Map or Amendment</b> <sup>CP</sup>	
• Up to 10 lots - base fee	\$9,495 + \$1,136
- Each additional lot, from 11 to 49 lots	\$25 + \$2
• 50 lots - base fee	\$10,494 + \$1,256
- Each additional lot, from 51 to 249 lots	\$7 + \$0.84
• 250 lots - base fee	\$11,993 + \$1,435
- Each additional lot, 251 and more lots	\$47 + \$5
<b>Tentative Map Extensions</b> <sup>CP</sup>	\$1,748 + \$209

### TREE REMOVALS

Live Tree Removal Permits and Heritage Tree Removal Permits require noticing for a public hearing. Fees marked with a <sup>CP</sup> show the applicable 11.97% Citywide Planning Fee.

<b>Dead Tree</b> <sup>CP</sup>	\$452 + \$54
• Each additional tree	\$30 + \$3
<b>Unsuitable Tree</b> <sup>CP</sup>	\$362 + \$43
• Each additional tree	\$30 + \$3
<b>Live Trees</b> <sup>CP</sup>	
• Single-family and two-family/duplex properties	\$2,353 + \$281
• All other properties (multifamily and non-residential)	\$2,715 + \$324
<b>Heritage Trees</b> <sup>CP</sup>	\$11,993 + \$1,435
<b>Off-Site Tree Replacement Fee</b> (per tree)	\$775

### USE PERMITS

Fees marked with a <sup>CP</sup> show the applicable 11.97% Citywide Planning Fee. Use Permits are subject to Interdepartmental Referrals — see Section C.

<b>Conditional Use (CUP)</b> <sup>CP</sup>	
• Conditional Use Permit or Amendment	\$19,855 + \$2,376
• Renewal of Existing CUP	\$14,990 + \$1,794
<b>Special Use (SUP)</b> <sup>CP</sup>	
• SUP for existing single-family residence	\$6,541 + \$782
• Special Use Permit or Amendment	\$13,520 + \$1,618
• Renewal of existing SUP	\$6,993 + \$837

• SUP for church providing temporary shelter	\$0
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## ZONINGS

Fees marked with a <sup>CP</sup> show the applicable 11.97% Citywide Planning Fee. For mixed use projects, both residential and non-residential fees apply. Zonings are subject to Interdepartmental Referrals — see Section C.

<b>Conventional Zoning or Prezoning</b> <sup>CP</sup>	\$10,816 + \$1,294
<b>Planned Development Zoning, Non-Residential</b> <sup>CP</sup>	
• Up to 5,000 square feet - base fee	\$10,867 + \$1,300
- Each additional square foot, from 5,001 to 49,999 square feet	\$0.18 + \$0.022
• 50,000 square feet - base fee	\$19,175+ \$2,295
- Each additional square foot, from 50,001 to 99,999 square feet	\$0.07 + \$0.009
• 100,000 square feet - base fee	\$23,544 + \$2,818
- Each additional square foot, from 100,001 to 299,999 square feet	\$0.01 + \$0.001
• 300,000 square feet - base fee	\$25,984 + \$3,110
- Each additional square foot, 300,001 and more square feet	\$0.09 + \$0.01
<b>Planned Development Zoning, Residential</b> <sup>CP</sup>	
• Up to 2 residential units (base fee)	\$13,325 + \$1,595
- Each additional unit, from 3 to 24 units	\$130 + \$15
• 25 residential units - base fee	\$16,362 + \$1,958
- Each additional unit, from 26 to 99 units	\$365 + \$43
• 100 residential units	\$43,802 + \$5,243
- Each additional unit, from 101 to 499 units	\$43 + \$5
• 500 residential units	\$60,711 + \$7,267
- Each additional unit, 501 and more units	\$123 + \$14

## OTHER

Fees marked with a <sup>CP</sup> show the applicable 11.97% Citywide Planning Fee.

County pass-through fees (italicized) may change; visit the [County of Santa Clara LAFCO](https://www.santaclearafco.org/) website for current fees.

Annexations are subject to referrals to the Building Division and Bureau of Fire Prevention, see Section C.

### Annexations

• City application processing fee <sup>CP</sup>	\$43,972 + \$5,263
• <i>County of Santa Clara: County Surveyor map and legal description certification</i>	\$2,310

	\$13,491 +
<b>Billboard Height Alteration Agreement Review</b> <sup>CP</sup>	\$1,614
<b>County of Santa Clara: Recording Fees</b>	
• <i>First Page (includes Real Estate Fraud and Building Homes &amp; Jobs Act fees)</i>	\$25
• <i>Each Additional Page</i>	\$3
<b>Development Agreement</b> <sup>CP</sup>	\$21,234 +
	\$2,541
• Amendment to Development Agreement	\$11,743 +
	\$1,405
• Development Agreement Annual Monitoring	\$14,241 +
	\$1,704
<b>Reasonable Accommodation</b>	\$9,495
<b>Street Renaming</b> <sup>CP</sup>	
• Minor (per <a href="#">Council Policy 6-5</a> )	\$4,872 + \$583
	\$13,491 +
• Major (per <a href="#">Council Policy 6-5</a> )	\$1,614
<b>Development and Use Permit Violations</b> <sup>CP</sup>	
• Compliance Review	\$1,672 +
	\$200
• Order to Show Cause	\$4,180 +
	\$500
• Notice of Non-Compliance	\$3,135 +
	\$375
<b>Williamson Act</b> <sup>CP</sup>	
• Application for inclusion in Agricultural Preserve	\$14,114 +
	\$1,689
• Cancellation/Modification	\$25,607 +
	\$3,065
• Extension of time for tentative cancellation of expiration date	\$14,114 +
	\$1,689
• Alternate Use Amendment	\$14,114 +
	\$1,689

## C. INTERDEPARTMENTAL REFERRALS

Planning applications may be subject to initial reviews by other City departments, as listed below. These reviews benefit the applicant as they may highlight issues that need to be addressed in order to obtain approvals from these departments in subsequent submittals, such as when securing a building permit or hazardous material permit.

The referral fees shown below apply only to initial review; they do not cover full technical review or represent approvals and clearances as may be required in subsequent submittals to these departments.

<b>BUILDING DIVISION</b>	
<b>Annexation</b>	\$325
<b>Development Permit (Planned Development or Site)</b>	\$975
<b>Development Variance/Exception</b>	\$325
<b>Lot Line Adjustment</b>	\$325
<b>Preliminary Review</b>	\$325
<b>Tentative Map</b>	\$325
<b>Use Permit (Conditional or Special)</b>	\$325
<b>Zonings</b>	
• Conventional Zoning	\$325
• Planned Development Zoning	\$975
<b>BUREAU OF FIRE PREVENTION</b>	
<b>Annexation</b>	\$359
<b>Development Permit (Planned Development or Site)</b>	\$1,077
<b>Development Variance/Exception</b>	\$359
<b>Lot Line Adjustment</b>	\$359
<b>Preliminary Review</b>	\$359
<b>Tentative Map</b>	\$359
<b>Use Permit (Conditional or Special)</b>	\$359
<b>Zonings</b>	
• Conventional Zoning	\$359
• Planned Development Zoning	\$1,077
<b>DEPARTMENT OF TRANSPORTATION</b>	
<b>General Plan Amendment Transportation Model Analysis</b>	
• Base Fee	\$2,238
• Traffic Modeling	\$8,275
• Environmental Impact Report surcharge	\$9,369
• Additional run of analysis	\$4,275

<b>Planned Development Permit/Conditional Use Permit/Special Use Permit, Non-Residential</b>	
• No Construction	\$0
• 1 to 500 square feet	\$621
• 501 to 9,999 square feet	\$621
• 10,000 to 99,999 square feet	\$799
• 100,000 and more square feet	\$1,065
<b>Planned Development Permit/Conditional Use Permit/Special Use Permit, Residential</b>	
• No Construction	\$0
• 1 to 2 residential units	\$621
• 3 to 24 residential units	\$621
• 25 to 99 residential units	\$799
• 100 and more residential units	\$1,065
<b>Planned Development Zoning, Non-Residential</b>	
• Up to 9,999 square feet	\$621
• 10,000 to 99,999 square feet	\$1,065
• 100,000 and more square feet	\$2,131
<b>Planned Development Zoning, Residential</b>	
• Up to 24 residential units	\$621
• 25 to 99 residential units	\$799
• 100 and more residential units	\$1,065
<b>Site Development Permit, Non-Residential</b>	
• Up to 500 square feet	\$621
• 501 to 9,999 square feet	\$799
• 10,000 to 100,000 square feet	\$1,065
• 100,001 and more square feet	\$2,131
<b>Site Development Permit, Residential</b>	
• Up to 24 residential units	\$621
• 25 to 99 residential units	\$799
• 100 and more residential units	\$1,065
<b>Ministerial Permits</b>	
• Residential: 1-2 dwelling units	\$228
• Residential: 3-24 dwelling units	\$639
• Residential: 25-99 dwelling units	\$959
• Residential: 100-499 dwelling units	\$1,278
• Residential: Greater than 499 dwelling units	\$2,557
• Non-Residential: 1-500 sq. ft.	\$228

• Non-Residential: 501-9,999 sq. ft.	\$959
• Non-Residential: 10,000-99,999 sq. ft.	\$1,278
• Non-Residential: Greater than 99,999 sq. ft.	\$2,557

### Tentative Maps

Conventional Zoning District Property Residential	\$1,169
Conventional Zoning District Property Non-Residential	\$1,169
Planned Development Zoning District Property Residential	\$584
Planned Development Zoning District Property Non-Residential	\$584
<b>Preliminary Review</b>	\$1,146
<b>Time and Materials, Development Review (per hour)</b>	\$193

### POLICE DEPARTMENT

<b>Crime Prevention Through Environmental Design</b>	\$195 per hour
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### PUBLIC WORKS DEPARTMENT

#### Preliminary Review

• Focused (includes meeting with staff, no Public Works memo)	\$1,223
• Enhanced (includes meeting with staff and Public Works memo)	\$1,835
<b>General Plan Amendment Review</b>	\$814
<b>Conventional Zoning or Rezoning</b>	\$820

#### Planned Development Zoning, Non-Residential

• Up to 500 square feet	\$1,479
• 501 to 4,999 square feet	\$1,632
• 5,000 to 49,999 square feet	+ \$1,632 + \$0.15/sq. ft. > 5,000 sq. ft.
• 50,000 to 99,999 square feet	+ \$7,661 + \$0.06/sq. ft. > 50,000 sq. ft.
• 100,000 and more square feet	+ \$9,755 + \$0.04/sq. ft. > 100,000 sq. ft.

#### Planned Development Zoning, Residential

• Up to 2 residential units	\$1,479
• 3 to 24 residential units	\$1,632 + \$272.61 per dwelling unit
• 25 to 99 residential units	\$7,661 + \$27.61 per dwelling unit
• 100 to 499 residential units	\$9,755 + \$11.50 per dwelling unit
• 500 and more residential units	\$13,842 + \$11.50 per dwelling unit

#### Environmental Clearance

• Initial Study	\$2,654
• Environmental Impact Report	\$6,639
<b>Stormwater Control</b>	
• Review that does not include numeric sizing	\$256
• Review that does include numeric sizing	
- Land Use of Concern, 5,000 square feet to 1 acre	\$2,653
- 1 to 5 acres	\$3,064
- 5 and more acres	\$3,675
• Additional review time	\$205 per hour
• Hydro-modification plan review	\$205 per hour
<b>Sanitary Sewer Model Analysis</b>	\$205 per hour
<b>Streamside Protection</b>	
• Basic Review	\$406
• Comprehensive Review	\$1,019
<b>Flood Review</b>	
• Base Fee	\$666
• North San José Flood Blockage Review	\$765
• CLOMR/LOMR Review	\$1,326
• Flood Study	\$1,019
• Public Outreach	\$205 per hour
<b>Tentative Map</b>	
• Conventional Zoning District property	\$3,165
• Planned Development Zoning District property	\$1,479
<b>Planned Development Permit</b>	
• Non-Residential	
- No new construction	\$406 per project
- 1 to 500 square feet	\$610
- 501 to 4,999 square feet	\$2,040
- 5,000 to 49,999 square feet	\$2,040 + \$0.06/sq. ft.> 5,000 sq. ft.
- 50,000 to 99,999 square feet	\$3,881 + \$0.06/sq. ft.> 50,000 sq. ft.
- 100,000 and more square feet	\$5,718 + \$0.04/sq. ft.> 100,000 sq. ft.
• Residential	
- No new construction	\$615 per project
- 1 to 2 residential units	\$820
- 3 to 24 residential units	\$1,025 + \$171.99 per dwelling unit
- 25 to 99 residential units	\$4,561 + \$19.74 per dwelling unit



- 100 to 499 residential units	\$5,945 + \$7.37 per dwelling unit
- 500 and more residential units	\$9,225 + \$7.37 per dwelling unit
• Day care/private school surcharge	\$2,040 each + Permit Fee
• Drive-through surcharge	\$1,632 each + Permit Fee
<b>Site Development Permit</b>	
• Non-Residential	
- No new construction	\$319
- 1 to 500 square feet	\$1,130
- 501 to 49,999 square feet	\$0.04 per square foot + \$4,082
- 50,000 to 99,999 square feet	\$0.04 per square foot + \$6,113
- 100,000 and more square feet	\$0.04 per square foot + \$8,286
• Residential	
- No new construction	\$319
- Up to 2 residential units	\$1,130
- 3 to 24 residential units	\$95.48 per unit + \$3,903
- 25 to 99 residential units	\$24.16 per unit + \$5,670
- 100 and more residential units	\$8.06 per unit + \$8,286
<b>Use Permit (No New Construction)</b>	\$319
<b>Other Miscellaneous Permits, Reviews, Variances, Lot Line Adjustments, etc.</b>	\$410
<b>Ministerial Permit (MP)</b>	
• Non-Residential	
- No new construction	\$302 per project
- 1 to 500 square feet	\$1,072
- 501 to 49,999 square feet	\$3,877 + \$0.24/sq. ft.
- 50,000 to 99,999 square feet	\$5,807 + \$0.24/sq. ft.
- 100,000 and more square feet	\$7,871 + \$0.03/sq. ft.
• Residential	
- No new construction	\$302 per project
- Up to 2 residential units	\$1,072
- 3 to 24 residential units	\$3,709 + \$89.72 per unit
- 25 to 99 residential units	\$5,386 + \$23.01 per unit
- 100 and more residential units	\$7,871 + \$6.90 per unit