



Contra Costa County

Update of the County's Land Development Fee Schedule

Final Report

July 15, 2019

32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.434.8349 Fax: 951.296.1998

TABLE OF CONTENTS

Executive Summary.....	1
Section 1 – Introduction and Fundamentals.....	2
1.1 Methods of Analysis.....	2
1.1.1 Fee Structure Review	3
1.1.2 Cost of Service Analysis.....	4
1.1.3 Cost Recovery Evaluation.....	5
1.2 Comparative Fee Survey	6
1.3 Data Sources	6
Section 2 – Planning Fees.....	8
2.1 Fee Structure Review	8
2.2 Cost of Service Analysis.....	8
2.3 Cost Recovery Evaluation.....	8
Section 3 – Building Fees	10
3.1 Fee Structure Review	10
3.2 Cost of Service Analysis.....	11
3.3 Cost Recovery Evaluation.....	11
3.4 Land Development Surcharge.....	12
Section 4 – Land Development (Engineering) Fees	13
4.1 Fee Structure Review	13
4.2 Cost of Service Analysis.....	13
4.3 Cost Recovery Evaluation.....	14
Section 5 – Conclusion	15

Appendices

Cost of Service Analysis (Fee Tables)

Planning Fees
Building Fees
Land Development – Engineering Fees

Appendix A

Appendix A. 1
Appendix A. 2
Appendix A. 3

Comparative Fee Survey

Planning Fees
Building Fees
Land Development – Engineering Fees

Appendix B

Appendix B. 1
Appendix B. 2
Appendix B. 3

Executive Summary

NBS performed a User Fee Study for the County Department of Conservation and Development (DCD) and County Public Works Department (PWD). The purpose of this report is to describe the Study's findings and recommendations, which the two Departments intend to use to update their fee schedule for land development services.

California local governments impose user fees and regulatory fees for services and activities they provide through provisions of the State Constitution. First, they may perform broad activities related to their local policing power and other service authority as defined in Article XI, Sections 7 and 9. Second, they may establish fees for service through the framework defined in Article XIIC, Section 1. Under this latter framework, a fee may not exceed the estimated reasonable cost of providing the service or performing the activity. For a fee to qualify as such, it must relate to a service or activity under the control of the individual/entity on which the fee is imposed. For example, the individual/entity requests service of the municipality or his or her actions specifically cause the municipality to perform additional activities. In this manner, the service or the underlying action causing the municipality to perform service is either discretionary and/or is subject to regulation. As a discretionary service or regulatory activity, the user fees and regulatory fees considered in this Study fall outside requirements for imposition of taxes, special taxes, or fees imposed as incidences of property ownership.

NBS assisted Departments in establishing the total estimated cost of providing services for each fee item under review. The resulting information provided by this Study determines the upper limit for user/regulatory fees charged to the public as well as assists in achieving the County's policy position on appropriate levels of cost recovery at or beneath that ceiling.

Additionally, NBS engaged the assistance of a subcontractor, Municipal Resource Group (MRG) for review of the County's current collections processes. Because the majority of PWD and DCD Planning fees are based on initial deposit amounts collected from applicants, followed by billing of time and materials costs against those deposits, the County's scope of services for this engagement requested a deeper dive into process improvement in this area. Where warranted, this report incorporates key recommendations from MRG to improve overall cost recovery.

The County's chief purposes in conducting this Study were to ensure that fee amounts are updated to reflect the current cost of providing services, and that the fees listed in the fee schedule are updated to reflect land development services current provided by DCD and PWD. As such, the solutions provided by the consulting team accomplish the County's objective for a review of fee structures, fee amounts, and collections processes. This report provides information and discussion that can be used at many levels of the organization to improve overall administration of the fee program.

Section 1 – Introduction and Fundamentals

The following is a summarized list of fees for County departments and/or divisions included in the Study:

- Department of Conservation and Development – Planning entitlement and permit fees such as:
 - Environmental / CEQA Review
 - Conditional / Special Use Permits
 - Tentative Parcel / Subdivision Maps
 - Site Development Plans
 - Other types of Planning entitlements and permits
- Department of Conservation and Development – Building code regulation compliance fees, including:
 - Permit processing and issuance
 - Plan check and construction inspection
 - Miscellaneous minor permits for photovoltaic systems, special inspections, demolition, routine minor residential and commercial improvements, etc.
 - Mechanical, plumbing, and electrical associated with construction as well as single item permits
 - Grading Inspection and Plan Check
- Department of Public Works – Land Development permit fees, such as:
 - Final Parcel / Subdivision Maps
 - Public Improvement Plan Check and Inspection
 - Floodplain management permits
 - Review of Planning entitlements, as applicable
 - Encroachment Permits

It should be noted that the fees examined in this Study specifically excluded utility rates, development impact fees, and special assessments, all of which fall under distinct analytical and procedural requirements different from the body of user/regulatory fees analyzed in this effort. Additionally, this Study excluded facility and equipment rental rates, as well as most of fines and penalties imposed by the County for violations to its requirements or code.

1.1 Methods of Analysis

There are three phases of analysis completed for each County fee program studied:

- 1) Fee Schedule Review
- 2) Cost of Service Analysis
- 3) Cost Recovery Evaluation

1.1.1 Fee Structure Review

Establishing fees includes a range of considerations, including whether the County's fee schedules are a comprehensive list of fees that encompass all services for which the County can charge, as well as whether the structure of fees (names, categorization, number of tiers, method of charge, etc.) are in line with present day industry standards and best practices. As such, NBS reviewed the County's existing fee schedules and conducted interviews with each department to consider:

- **Addition to and deletion of fees** – The Study's process provided each department the opportunity to propose additions and deletions to their fee schedules, as well as rename, reorganize, and clarify fees imposed. Many such revisions better conform fees to current practices, as well as improve the calculation of fees owed by an individual, the application of said fees, and the collection of revenues. In other words, as staff is more knowledgeable and comfortable working with the fee schedule, the accuracy achieved in both imposing fees on users and collecting revenues for the County is greater. Beyond this, some additions to the fee schedule were simply identification of existing services or activities performed by County staff for which no fee is currently charged.
- **Revision to the structure of fees** – In many cases, fee categories and fee names were simplified or re-structured to increase the likelihood of full cost recovery, to reflect current industry practice, or to enhance the fairness of how the fee applies to various types of fee payers.

NBS and County staff recommendations for update of existing fee schedules included the following typical approaches to structuring fees:

- **Singular flat fees** – Services are "singular" in nature, such as a one-time processing fee or fee charged on a per project basis. The fee amount charged is representative of the average estimated cost of providing service. These fees are charged as a singular transaction for a service received, and do not vary by project type or size.
- **Variable flat fees** – Charges for services are based on measurable project characteristics such as number of lots, construction valuation, criteria that distinguish between ranges or tiers of a request's complexity (such as minor versus major, etc.).
- **Deposit-based fees** – Also known as a "time and materials" approach to charging for various services. The County collects an initial deposit amount as established by the fee schedule from an applicant, and charges the actual costs of providing service against the deposit on an hourly basis for staff and an actual cost basis for special studies or other third party review efforts.

The majority of fees for PWD and the DCD's Planning Division are deposit-based fees, while DCD's Building Division charges for services using singular and variable flat fees.

Although the County's land development fee schedule has been amended periodically over time, a comprehensive review of this fee schedule has not been conducted in over 20 years. As such, a primary focus of this Study was to update the structure of fee categories and their initial deposit amounts in order to streamline administrative

business processes associated with the County's time and materials cost recovery system. If initial deposit amounts are set too low, the County's staff, in particular planners and engineers, spend an unnecessary amount of time manually administering deposit accounts, including manual tracking and bill collecting when deposits are exhausted. Therefore, it is essential to consider updating initial deposit amounts closer to the cost of providing service wherever feasible.

1.1.2 Cost of Service Analysis

Nearly all of the fees under review in this Study require specific actions on the part of County staff to provide the service or conduct the activity. Because labor is the primary underlying factor in these activities, the Study expresses the full cost of service as a fully burdened cost per labor hour. For this Study, NBS' role in review of the County's Land Development fees focused primarily on restructuring fee categories and methods of charging for fees, as well as facilitation of data gathering to assist in calibrating initial deposit amounts closer to the cost of providing services. NBS relied on the fully burdened hourly rates as currently calculated by the County, and NBS assumes the County has taken all steps necessary to include all reasonable and justifiable costs typically considered in fully burdened hourly rates, including direct and indirect costs. Direct costs are those that specifically relate to the activity in question, including the real-time provision of the service. Indirect costs are those that support provision of services in general, but cannot be directly assigned to the fee for service in question.

NBS applied the hourly rates provided by the County to each individual fee to estimate an average full cost of providing each service or activity. This step required the development of staff time estimates for the services and activities listed in the County's fee schedule. In some fee programs, time tracking records were useful in identifying the typical amount time spent on the County's most frequently requested services. However, service times are typically only systematically tracked for services billed on a time and materials basis, and not for services charged flat fees. Regardless of the availability of actual time tracking data for an individual fee for service item, interviews and questionnaires were used to develop the necessary data sets describing estimated labor time. County staff estimated the average amount of time (in minutes and hours) it would take to complete a typical occurrence of each service or activity considered. Every attempt was made to ensure that each department having a direct role in the provision of each service or activity provided a time estimate.

Development of these time estimates was not a one-step process: estimates received were carefully reviewed by both consultant and departmental management to confirm the reasonableness of such estimates. The County reconsidered its time estimates until both parties were comfortable that the fee models reasonably reflected the average service level provided. Then, staff's time estimates multiplied by a fully burdened labor rate yielded an average full cost of the service or activity.

Subsequent chapters and the appendices of this report discuss the completed cost of service analysis developed for each department.

1.1.3 Cost Recovery Evaluation

The NBS fee model compares the existing fee or deposit amount for each service to the average full cost of service quantified through this analysis. A cost recovery rate of 0% identifies no current recovery of costs from fee revenues (or insufficient information available for evaluation). A rate of 100% means that the fee currently recovers the full cost of service. A rate between 0% and 100% indicates partial recovery of the full cost of service through fees. A rate greater than 100% means that the fee exceeded the full cost of service.

User fees and regulatory fees examined in this Study should not exceed the full cost of service. In other words, the cost recovery rate achieved by a fee should not be greater than 100%. In most cases, imposing a fee above this threshold could require the consensus of the voters. For initial deposit amounts, the results of this Study are provided as a benchmark for each Department to consider their recommendation to increase or decrease initial deposit amounts to better align with the full cost of service.

NBS also often assists with modeling the “recommended” or “targeted” level of cost recovery for each fee, always established at 100%, or less, than the calculated full cost of service. Targets and recommendations always reflect agency-specific judgments linked to a variety of factors, such as existing policies, agency-wide or departmental revenue objectives, economic goals, community values, market conditions, level of demand, and others. A general means of selecting an appropriate cost recovery target is to consider the public and private benefits of the service or activity in question.

- To what degree does the public at large benefit from the service?
- To what degree does the individual or entity requesting, requiring, or causing the service benefit?

When a service or activity completely benefits the public at large, there is generally little to no recommended fee amount (i.e., 0% cost recovery), reflecting that a truly public-benefit service is best funded by the general resources of the County, such as General Fund revenues (e.g., taxes). Conversely, when a service or activity completely benefits an individual or entity, there is generally closer to or equal to 100% of cost recovery from fees, collected from the individual or entity. An example of a completely private benefit service may be a request for exemption from a County regulation or process.

In some cases, a strict public-versus-private benefit judgment may not be sufficient to finalize a cost recovery target. Any of the following other factors and considerations may influence or supplement the public/private benefit perception of a service or activity:

- If optimizing revenue potential is an overriding goal, is it feasible to recover the full cost of service?
- Will increasing fees result in non-compliance or public safety problems?
- Are there desired behaviors or modifications to behaviors of the service population helped or hindered through the degree of pricing for the activities?
- Does current demand for services support a fee increase without adverse impact to the citizenry served or current revenue levels? (In other words, would fee increases have the unintended consequence of driving away the population served?)

- Is there a good policy basis for differentiating between type of users (e.g., residents and non-residents, residential and commercial, non-profit entities and business entities)?
- Are there broader County objectives that inform a less than full cost recovery target from fees, such as economic development goals and local social values?

Because this element of the Study is subjective, NBS provides the full cost of service calculation information and the framework for considering fees, while those closest to the fee-paying population – the County departments and programs – have considered appropriate cost recovery levels at or below that full cost for the Board of Supervisors’ review.

1.2 Comparative Fee Survey

Often policy makers request a comparison of fees to surrounding or similar communities. The purpose of a comparison is to provide a sense of the local market pricing for services, and to use that information to gauge the impact of recommendations for fee adjustments.

NBS worked with the County to choose five comparative agencies: Cities of Richmond, Concord, Brentwood, and counties of Alameda and Sonoma. Appendix B presents the results of the Survey.

NBS notes the following about the approach to, and use of, comparative survey data:

- Comparative surveys do not provide information about the cost recovery policies or procedures inherent in each comparison agency.
- Comparative agencies may or may not base their fee amounts on the estimated and reasonable cost of providing services. NBS did not perform the same level of analysis provided for this Study on the comparative agencies’ fees.
- A “market based” decision to price services below the full cost of service calculation, is the same as making a decision to subsidize that service.
- Comparative fee survey efforts are often non-conclusive for many fee categories. Comparison agencies typically use varied terminology for provision of similar services.

In general, NBS reasonably attempts to source each comparison agency’s fee schedule from the Internet, and compile a comparison of *current* fee categories and amounts for the most readily comparable fee items that match the client’s existing fee structure.

1.3 Data Sources

The following County-published data sources supported the Fee Establishment and Cost of Service Analysis phases of this Study:

- Prevailing fee structures and fee amounts for each department studied
- Listing of the County-calculated fully burdened hourly rates provided by each department studied

The County's fully burdened hourly rate calculations is the most significant source of information affecting cost of service results. NBS did not audit or validate the County's financial management and budget practices, nor was the information adjusted to reflect different levels of service or any specific, targeted performance benchmarks. This Study has accepted the County's fully burdened hourly rate calculation as the most appropriate and reasonable level of County costs and spending. Consultants accept the County deliberative process and assume that process has yielded a reasonable hourly rate, valid for NBS' use in setting cost-based fees.

Original data sets also support the work of this Study: primarily, tracked or estimated staff time at various levels of detail. To develop these data sets, consultants prepared questionnaires and conducted interviews with individual departments. In the fee establishment phase of the analysis, departmental staff provided estimates of average time spent providing a service or activity corresponding with an existing or new fee. Consultants and departmental management reviewed and questioned responses to ensure the best possible set of estimates.

Section 2 – Planning Fees

The Planning Division is tasked with ensuring land uses in Contra Costa County comply with County codes, the General Plan, Board of Supervisors and Planning Commission policies, and State law requirements. Approval of projects through the planning process is required prior to issuing land use approval.

2.1 Fee Structure Review

The following is a summary of changes proposed to the County’s existing fee schedule.

- Land Use Permit fee categories were restructured, including retitling “Second Unit” to “Accessory Dwelling Unit”, and consolidating several miscellaneous permit types into a single Land Use Permit “Other” fee category to have the same initial deposit amount
- Several fee categories were consolidated from multiple tiers into a single category with the same initial deposit amount, including: tentative map reviews for subdivisions greater than five (5) lots, condo conversions, planned unit development residential rezoning review, zoning administrator appeal, appeal to the Board, geologic review, COA Compliance Check for Building Permit Issuance
- New fees were added for: Undersized Lot Review plus Alteration of Protected Tree(s), Historic Nominations, and Minor/Major Historic Review
- Deleted fee categories include: Accelerated Review, Modification of Official Document, Notification for List Services, County Water Agency Wetland Review, Annual Monitoring Fee for all Planned Unit District areas

Section 1, *Methods of Analysis*, provides additional discussion on the Study’s approach to adding, deleting, and revising fee categories.

2.2 Cost of Service Analysis

As described in *Section 1, Methods of Analysis*, the Cost of Service Analysis for this Study relied on fully burdened staff rates as calculated by the County. The County provided hourly rate calculations for each position in the Current Planning Division. To simplify the analysis at the individual fee level, NBS applied a single rate based on a simple average calculation of all existing staff rates to the time estimate for each service provided by the Division. Thus, all subsequent cost of service calculations at the individual fee level assume a fully burdened hourly rate of **\$193**. Once revised initial deposit amounts are adopted by the Board of Supervisors, the County may continue to use individual staff rates as applicable to recover the costs of time spent on application review and approval.

2.3 Cost Recovery Evaluation

Appendix A.1 presents the results of the detailed cost recovery analysis for the County’s Planning fees. The “Cost of Service per Activity” column establishes the maximum adoptable fee amount for the corresponding service identified in the “Fee Name” list. The “Existing Cost Recovery Percentage” column compares the full cost calculation to the County’s current fee or deposit amount. The majority of the Planning Division’s fees and deposit amounts are significantly below the cost of providing the service and could be increased, while a few current fees are higher than the cost calculated by the Study, requiring a decrease. Very few current fee or deposit amounts are

approximately equal to exactly 100% of the cost of providing service. This is a typical outcome of any fee-by-fee cost recovery analysis.

NBS provided the full cost of service calculation and the framework for considering revised fee / deposit amounts based on the steps described in *Section 1, Methods of Analysis*, while those closest to the fee-paying population, the County departments, considered appropriate cost recovery levels at or below that full cost. The “Recommended Fee Level/Deposit” column in Appendix A.1 displays the County staff’s initial recommended fee/deposit amounts.

Section 3 – Building Fees

The Building Division is responsible for ensuring that structures adhere to standards to safeguard life, health, property and the public welfare. This is accomplished through building plan review, issuance of building permits and inspection of buildings to ensure compliance with local and state laws.

3.1 Fee Structure Review

The majority of the County’s fees for building plan review and inspection services follow an industry standard fee calculation approach known as “valuation-based” fee setting, which is a type of variable flat fee structure as discussed in *Section 1, Methods of Analysis*. A multiplier per square foot of new or altered building space establishes a construction value estimate for a given building project. Then the established construction value is assessed a fee amount based on a sliding scale fee table, first established by the Uniform Building Code more than 50 years ago. Contra Costa County’s “Building Permit fees (Table 1-A)” is the current version of the sliding scale in use by the Building Division for charging valuation-based fees.

NBS worked with the Building Division to update its fee structure as follows:

- Addition of tiers above \$1 million in construction value, to enhance accuracy of fee calculations for larger projects. Based on a basic review of building permit records, the County has seen many projects with values over \$1 million in the past year, and this trend will likely continue.
- Conversion of fees for service that are currently calculated as a percentage of the building permit fee to scaled/tiered tables mirroring Table 1-A. Examples include Plan Check, Permit Review and Processing, and Mechanical, Plumbing, and Electrical fees that are associated with a primary building permit.

In addition to valuation-based fee structures, the Division also charges many flat fees, currently categorized under the “Miscellaneous Fees” section of the Division’s current fee schedule. For this area of the Division’s fee structure:

- Consolidation of re-inspection fee categories to a single “per trip” fee for this service.
- Deletion of redundant fee categories of over-time inspection into a single fee category.
- Deletion of Individual Building/Grading permits from the Refinery and Chemical Plant Annual Maintenance Permit section. Individual permits will be issued consistent with other sections of the fee schedule covering individual building and grading permits.
- Elimination of the “Inspection for Change of Occupancy” fee
- Transition of certain fees for routine and minor projects that are currently valuation-based, to a singular flat fee per project, including:
 - Photovoltaic (solar) fees for residential and commercial projects
 - Canopy/awning permits
 - Commercial Coaches
 - Fences greater than 7ft in height
 - Re-roof permits for residential and commercial projects

- Energy code compliance review for smaller miscellaneous permits
- Addition of new fee categories for: after-hours inspection services, drainage review, debris recovery review, and an hourly fee for services requested in excess of standard or not otherwise listed in the fee schedule.

Section 1, *Methods of Analysis*, provides additional discussion on the Study's approach to adding, deleting, and revising fee categories.

3.2 Cost of Service Analysis

As described in *Section 1, Methods of Analysis*, the Cost of Service Analysis for this Study relied on fully burdened staff rates calculated by the County. The County provided hourly rate calculations for each position in the Building Division. To simplify the analysis at the individual fee level, NBS applied a single rate based on a simple average calculation of all existing staff rates to the time estimates for each service provided by the Division. Thus, all subsequent cost of service calculations at the individual fee level assume a fully burdened hourly rate of **\$172**.

3.3 Cost Recovery Evaluation

Appendix A.2 presents the results of the detailed cost recovery analysis for the County's Building fees. The "Cost of Service per Activity" column establishes the maximum adoptable fee amount for the corresponding service identified in the "Fee Name" list. The "Existing Cost Recovery Percentage" column compares the full cost calculation to the County's current fee amount to the cost of service per activity (maximum). The results can be summarized as follows:

- Processing, plan check, and construction inspection fees are under-recovering the costs of providing services for projects with lower construction valuation and recovering more than the costs of providing services for projects with higher construction valuation. An adjustment for various tiers of each fee table should be considered accordingly.
- Electrical inspection fees for projects with an associated building permit show the same trend in results discussed above, with the exception of fees for shell buildings.
- Mechanical and plumbing inspection fees for projects with an associated building permit do not show a consistent trend in their results. Some fees require a reduction; others have opportunity to increase to full cost recovery.
- Smaller project types for photovoltaic fees require a reduction from current fee amounts, while larger projects under-recover the costs of providing service.
- Other types of miscellaneous permit items currently under-recover their costs.

NBS provided the full cost of service calculation and the framework for considering revised fee amounts based on the steps described in *Section 1, Methods of Analysis*, while those closest to the fee-paying population, the County departments, considered appropriate cost recovery levels at or below that full cost. The "Recommended Fee Level/Deposit" column in Appendix A.2 displays the County staff's initial recommended fee/deposit amounts.

3.4 Land Development Surcharge

Currently the County applies a 40% Land Development Surcharge on top of various types of building permits. The purpose of the surcharge is to recover the costs of various services such as public counter services, update and maintenance of the County's General Plan document, and code enforcement. This surcharge method of cost recovery is designed to keep costs charged to applicants lower on the front end of the development review process (such as during the planning entitlement phase) and defer cost recovery for certain types of general support costs until a building permit is pulled.

While it was not within NBS' scope of services to study the surcharge in great detail, a high level review of the annual cost of services for which the surcharge is designed indicates that revenue the County receives from the surcharge does not cover 100% of the County's costs. This is consistent with NBS' opinion that the services funded through the surcharge should also be partially offset with other revenues. For example, while code enforcement services ensure regulatory compliance and the pulling of permits, fines and penalties should also offset the costs of case management once a violation is verified. Appropriately, the County does use code enforcement fines and penalties to partially offset such code enforcement costs, as well as revenue from mitigation funds to offset community impacts of previously approved development projects. For ongoing update and maintenance of the County's General Plan, a common approach to recovery of these costs in California is through a surcharge. However, in calculation of such a surcharge, some portion of the costs of these services is typically funded through grants or the General Fund in recognition of the broad uses of the document by municipal services outside of community development that support the existing community at large. Consistent with this principle, the County is making a substantial General Fund contribution to the current County General Plan Update. The County may wish to consider designating a portion of non-permit revenue to pay for public counter services associated with Public Records Act requests or other inquiries that do not pertain to active applications or permits.

Section 4 – Land Development (Engineering) Fees

Public Works Department is responsible for the management of the County's infrastructure. Services provided by the Department include: Capital Improvement Projects, Land Development, Traffic Engineering, Sewer Utilities, Water Quality Protection, Right-of-Ways, etc.

4.1 Fee Structure Review

The following is a summary of changes proposed to the County's existing fee schedule.

- Final Map Check and Parcel Map Check fees were consolidated to a single deposit amount fee category, with elimination of the "per lot" charge on top of the existing deposit.
- Public Improvement Plan Check and Inspection fees were restructured to three tiers of project sizes based on recent project history.
- Landscaping and Road Acceptance plan review and inspection fees were revised to include tiers based on project sizes, in line with changes made to other improvement fee categories.
- Stormwater Management Compliance fee added (deposit).
- New fee categories were added for Land Development's review of planning entitlement applications and permits. When a planning application is routed to Land Development, it is recommended that a separate deposit be charged to accommodate Land Development's time and cost.
- Reversion to Acreage fee added (deposit).
- Deleted fee categories include:
 - Accelerated Review Surcharge
 - Public Improvement Plan Review and Inspection fee categories for bridges/major structures (S-076C)
 - Assessment District Bond Segregation

Section 1, *Methods of Analysis*, provides additional discussion on the Study's approach to adding, deleting, and revising fee categories.

4.2 Cost of Service Analysis

As described in *Section 1, Methods of Analysis*, the Cost of Service Analysis for this Study relied on fully burdened staff rates as calculated by the County. The County provided hourly rate calculations for each position in the following DPW Divisions: Engineering Services, Transportation Engineering, Flood Control Engineering, and Design / Construction. All of these DPW divisional staff provide land development review and approval services to varying degrees. To simplify the analysis at the individual fee level, NBS applied a single rate based on a simple average calculation of all existing staff rates to the time estimates for each service provided by the divisions. All subsequent cost of service calculations at the individual fee level assume a fully burdened hourly rate of **\$235**. Once revised initial deposit amounts are adopted by the Board of Supervisors, the County may continue to use their individual staff rates as applicable to recover the costs of time spent on application review and approval.

4.3 Cost Recovery Evaluation

Appendix A.3 presents the results of the detailed cost recovery analysis for the County's Land Development (Engineering) fees. The "Cost of Service per Activity" column establishes the maximum adoptable fee amount for the corresponding service identified in the "Fee Name" list. The "Existing Cost Recovery Percentage" column compares the full cost calculation to the County's current fee or deposit amount. Many of the County's engineering fees and deposit amounts are significantly below the cost of providing the service and could be increased, while a several current fees are higher than the cost calculated by the Study, requiring a decrease. Very few current fee or deposit amounts are approximately equal to exactly 100% of the cost of providing service. This is a typical outcome of any fee-by-fee cost recovery analysis.

NBS provided the full cost of service calculation and the framework for considering revised fee / deposit amounts based on the steps described in *Section 1, Methods of Analysis*, while those closest to the fee-paying population, the County departments, considered appropriate cost recovery levels at or below that full cost. The "Recommended Fee Level/Deposit" column in Appendix A.3 displays the County staff's initial recommended fee/deposit amounts.

Section 5 – Conclusion

Based on the results of this Study, the proposed updated schedule of Land Development fees formatted for implementation has been prepared and included in the County’s accompanying staff report.

As discussed throughout this report, the proposed fee schedule includes fee increases intended to greatly improve the County’s recovery of costs incurred to provide individual services, as well as to adjust fees downward where fees charge exceed the average costs incurred.

Predicting the amount to which any adopted fee increases will affect Department revenues is difficult to quantify, and as such, NBS has not provided any preliminary or estimated revenue impacts associated with proposed changes in fee amounts.

The County’s Master Fee Schedule should become a living document but handled with care:

- A fundamental purpose of the fee schedule is to provide clarity and transparency to the public and to staff regarding fees imposed by the County. Once adopted by the Board, the fee schedule is the final word on the amount and manner in which fees should be charged by the departments. Old fee schedules should be superseded by the new master document. If the master document is found to be missing fees, those fees need eventually to be added to the master schedule and should not continue to exist outside the consolidated, master framework.
- The County should consider adjusting these user fees and regulatory fees on an annual basis to keep pace at least with cost inflation. For all fees and charges, the County could use either a Consumer Price Index adjustment or a percentage of Labor Cost increase, and that practice would be well applied to the new fee schedule. Conducting a comprehensive user fee Study is not an annual requirement; it becomes worthwhile only over time as significant shifts in organization, local practices, legislative values, or legal requirements change. In NBS’ experience, a comprehensive analysis such as this should be performed every three to five years. It should be noted that when an automatic adjustment is applied annually, the County is free to use its discretion in applying the adjustment; not all fees need to be adjusted, especially when there are good policy reasons for an alternate course. The full cost of service is the County’s only limit in setting its fees.

As a final note in this Study, it is worth acknowledging the path that fees in general have taken in California. The public demands ever more precise and equitable accounting of the basis for governmental fees and a greater say in when and how they are imposed. It is inevitable in the not too distant future, that user fees and regulatory fees will demand an even greater level of analysis and supporting data to meet the public’s evolving expectations. Technology systems will play an increased and significant role in an agency’s ability to accomplish this. Continuous improvement and refinement of time tracking abilities will greatly enhance the County’s ability to set fees for service and identify unfunded activities in years to come.

In preparing this report and the opinions and recommendations included herein, NBS has relied on a number of principal assumptions and considerations with regard to financial matters, conditions and events that may occur in the future. This information and assumptions, including the County’s fully burdened rate calculations and time tracking/estimate data were provided by sources we believe to be reliable; however, NBS has not independently

verified such information and assumptions. While we believe NBS' use of such information and assumptions is reasonable for the purpose of this report, some assumptions will invariably not materialize as stated herein and may vary significantly due to unanticipated events and circumstances. Therefore, the actual results can be expected to vary from those projected to the extent that actual future conditions differ from those assumed by us or provided to us by others.

APPENDIX A. 1

Cost of Service Analysis – Planning

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
S-013	Certificate of Compliance Review	Deposit		20.00	\$ 193	\$ 3,863	\$ 2,000	52%	\$ 3,800	98%
S-013	Determination of Legal Lot	Deposit		12.00	\$ 193	\$ 2,318	\$ 2,000	86%	\$ 2,000	86%
S-014, 015, 016	Development Plan Review									
	Residential									
	Substantial	Deposit		25.00	\$ 193	\$ 4,829	\$ 2,900	60%	\$ 4,500	93%
	Non-Substantial	Deposit		8.00	\$ 193	\$ 1,545	\$ 2,000	129%	\$ 1,500	97%
	Administrative									
	Multi-Family	Deposit		26.00	\$ 193	\$ 5,022	\$ 6,000	119%	\$ 5,000	100%
	Commercial/ Office / Industrial	Deposit		26.00	\$ 193	\$ 5,022	\$ 6,000	119%	\$ 5,000	100%
S-017	Time Extension (Administrative)	Flat		2.04	\$ 193	\$ 394	\$ 200	51%	\$ 350	89%
S-018	Time Extension (Public Hearing)	Flat		4.00	\$ 193	\$ 773	\$ 600	78%	\$ 750	97%
S-019	General Plan Amendment Review	Deposit		27.00	\$ 193	\$ 5,216	\$ 5,000	96%	\$ 5,200	100%
S-019A	Specific Plan Amendment	Deposit		27.00	\$ 193	\$ 5,216	\$ 5,000	96%	\$ 5,200	100%
S-019B	General Plan Amendment Feasibility Request	Flat		4.00	\$ 193	\$ 773	\$ 750	97%	\$ 750	97%
S-021	Land Use Permit (Quarry)	Deposit		34.00	\$ 193	\$ 6,568	\$ 5,600	85%	\$ 6,500	99%
S-022	Land Use Permit (Quarry Reclamation Plan)	Deposit		20.00	\$ 193	\$ 3,863	\$ 1,780	46%	\$ 3,800	98%
S-024	Land Use Permit (Family Member Mobile Home)	Deposit		12.00	\$ 193	\$ 2,318	\$ 750	32%	\$ 2,000	86%
S-026	Land Use Permit (Home Occupation)	Deposit		12.00	\$ 193	\$ 2,318	\$ 500	22%	\$ 2,000	86%
S-027A	Acessory Dwelling Unit Permit	Deposit		11.00	\$ 193	\$ 2,125	\$ 1,000	47%	\$ 2,000	94%
S-028A	Land Use Permit (Development Plan Combination)	Deposit		33.00	\$ 193	\$ 6,375	\$ 2,000	31%	\$ 6,000	94%
S-028B	Land Use Permit (Development Plan Combination; Minor Revisions/Amendments)	Deposit		12.00	\$ 193	\$ 2,318	\$ 500	22%	\$ 2,300	99%

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
S-023, 025, 027, 027B, 029	Land Use Permit - Other	Deposit		31.00	\$ 193	\$ 5,988	\$ 2,700	45%	\$ 5,500	92%
S-029A	Land Use Permit (Solid Waste Disposal Review)	Deposit		222.00	\$ 193	\$ 42,884	\$ 10,000	23%	\$ 42,000	98%
S-030	Land Use Permit (Administrative Permit - Gas Well)	Deposit		9.00	\$ 193	\$ 1,739	\$ 570	33%	\$ 1,500	86%
S-031	Land Use Permit (Gas Well Ordinance)	Deposit		30.00	\$ 193	\$ 5,795	\$ 2,060	36%	\$ 4,000	69%
S-032	Lot Line Adjustment Review	Flat		5.00	\$ 193	\$ 966	\$ 500	52%	\$ 700	72%
S-033	Tentative Subdivision Map Review	Deposit	[3]	57.00	\$ 193	\$ 11,011	\$ 11,000	100%	\$ 10,000	91%
S-033A	Development Agreement	Deposit		60.00	\$ 193	\$ 11,590	\$ 1,000	9%	\$ 10,000	86%
S-034, 034A	Tentative Subdivision Map Review - Minor/Reversion to Acreage Below 5 Lots/Units	Deposit		40.90	\$ 193	\$ 7,901	\$ 4,800	61%	\$ 7,500	95%
S-035	Condo Conversion Tentative Map	Deposit		57.00	\$ 193	\$ 11,011	\$ 11,000	100%	\$ 10,000	91%
	1-30 lots/units									
	31-100 lots/units									
	101-or more lots/units									
S-036	Lot Split	Deposit		12.00	\$ 193	\$ 2,318	\$ 2,000	86%	\$ 2,250	97%
S-036A	Undersized Lot Review									
	Initial	Flat		3.00	\$ 193	\$ 580	\$ 150	26%	\$ 300	52%
	Public Hearing Required	Deposit		22.00	\$ 193	\$ 4,250	\$ 500	12%	\$ 3,000	71%
S-036B (new)	Undersized Lot Review plus Alteration of Protected Tree	Deposit		30.00	\$ 193	\$ 5,795	n/a	%	\$ 3,000	52%
S-037	Planned Unit Development Rezoning Review - Residential	Deposit	[3]	42.00	\$ 193	\$ 8,113	\$ 6,000	74%	\$ 7,000	86%
	1-30 Units									
	31-100 Units									
	101-and up									
S-038	Planned Unit Development Rezoning Review - Commercial/Industrial	Deposit		42.00	\$ 193	\$ 8,113	\$ 6,000	74%	\$ 7,000	86%

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
S-039A	Planned Unit Development Final Development Plan - Review/New	Deposit		26.00	\$ 193	\$ 5,022	\$ 3,500	70%	\$ 5,000	100%
S-039B	Planned Unit Development Final Development Plan - Review/Non-Substantial Modification	Deposit		12.00	\$ 193	\$ 2,318	\$ 1,000	43%	\$ 2,000	86%
S-039C	Planned Unit Development Final Development Plan - Review/ Substantial Modification	Deposit		38.00	\$ 193	\$ 7,341	\$ 3,000	41%	\$ 4,500	61%
S-040	Planned Unit Development Tentative Subdivision Map Review	Deposit		30.00	\$ 193	\$ 5,795	\$ 2,850	49%	\$ 5,000	86%
S-041	Rezoning Review - Commercial/Industrial	Deposit		73.00	\$ 193	\$ 14,101	\$ 6,500	46%	\$ 7,000	50%
S-042	Rezoning Review - Other	Deposit		70.00	\$ 193	\$ 13,522	\$ 2,500	18%	\$ 7,000	52%
S-043	Police Services District Formation	Deposit		15.00	\$ 193	\$ 2,898	\$ 800	28%	\$ 1,500	52%
S-044	Zone Variance	Deposit		17.00	\$ 193	\$ 3,284	\$ 1,000	30%	\$ 3,250	99%
S-045	Sign Review									
	Minor Modification	Deposit		5.00	\$ 193	\$ 966	\$ 550	57%	\$ 750	78%
	Public Hearing	Deposit		12.00	\$ 193	\$ 2,318	\$ 800	35%	\$ 2,000	86%
S-045A	Address Change/Private Road Name Change									
	Base Fee up to 10 Addresses	Flat		3.00	\$ 193	\$ 580	\$ 500	86%	\$ 500	86%
	Per Address over 10	Per Address		0.75	\$ 193	\$ 145	\$ 100	69%	\$ 100	69%
S-046	Request for Determination	Deposit		5.00	\$ 193	\$ 966	\$ 200	21%	\$ 900	93%
S-046B (new)	Historic Nomination	Deposit		12.00	\$ 193	\$ 2,318	N/A (New)	%	\$ 1,000	43%
S-046C (new)	Major Historic Review	Deposit		9.00	\$ 193	\$ 1,739	N/A (New)	%	\$ 1,000	58%
S-046D (new)	Minor Historic Review	Deposit		5.00	\$ 193	\$ 966	N/A (New)	%	\$ 500	52%

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
S-047A, 047B, 047C, 047D, 048A, 048B, 048C, 048D	Zoning Administrator Appeal/ Appeal to the Board	Flat		38.00	\$ 193	\$ 7,341	\$ 125	2%	\$ 250	3%
S-047A, 047B, 047C, 047D, 048A, 048B, 048C, 048D	Zoning Administrator Appeal/ Appeal to the Board	Flat		60.00	\$ 193	\$ 11,590	\$ 125	1%	\$ 250	2%
S-047E	Planning Commission Agenda Mailing Service									
	Annual posting Fee - Single Agenda	Flat		2.00	\$ 193	\$ 386	\$ 25	6%	\$ 25	6%
	Annual posting Fee - Each Additional Agenda	Flat		2.00	\$ 193	\$ 386	\$ 5	1%	\$ 5	1%
S-048	Fish and Game									
	Posting Fee	Flat	[4]				\$ 50			
	Administrative Fee	Flat	[4]				\$ 25			
S-049	Reconsideration Review	Flat		10.00	\$ 193	\$ 1,932	\$ 125	6%	\$ 250	13%
S-049A	Condition of Approval Modification Review									
	Initial	Flat		15.00	\$ 193	\$ 2,898	\$ 500	17%	\$ 1,500	52%
	Public Hearing	Deposit		27.00	\$ 193	\$ 5,216	\$ 1,000	19%	\$ 2,500	48%
S-050	Agricultural Preserve Rezoning Review	Deposit		15.00	\$ 193	\$ 2,898	\$ 1,000	35%	\$ 2,500	86%
S-050A	Agricultural Preserve Contract	Deposit		15.00	\$ 193	\$ 2,898	\$ 500	17%	\$ 2,000	69%
S-051	Agricultural Preserve Cancellation Review	Deposit		28.00	\$ 193	\$ 5,409	\$ 5,400	100%	\$ 5,000	92%
S-051B	Agricultural Preserve Non-Renewal Notice	Deposit		10.00	\$ 193	\$ 1,932	\$ 300	16%	\$ 500	26%

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
S-051A	Pre-application Review									
	Minor Subdivision, Minor Land Use Permit, Development Permit (not more than one building)	Flat		15.00	\$ 193	\$ 2,898	\$ 500	17%	\$ 2,000	69%
	Major Subdivision			15.00	\$ 193	\$ 2,898	\$ 750	26%	\$ 2,000	69%
	Major Residential, Commercial or Industrial Development (more than one building)	Flat		15.00	\$ 193	\$ 2,898	\$ 1,000	35%	\$ 2,000	69%
S-051C	Annual Review of Quarry Reclamation	Flat		12.00	\$ 193	\$ 2,318	\$ 1,000	43%	\$ 2,000	86%
S-051D	Permit for Alteration or Removal of Protected Trees	Deposit		12.00	\$ 193	\$ 2,318	\$ 500	22%	\$ 750	32%
S-051F	Heritage Tree (appeal)	Deposit		53.00	\$ 193	\$ 10,238	\$ 50	0%	\$ 500	5%
S-051G	Heritage Tree (nomination)	Flat		20.00	\$ 193	\$ 3,863	\$ 100	3%	\$ 500	13%
S-051H	Heritage Tree (removal permit)	Deposit		20.00	\$ 193	\$ 3,863	\$ 1,000	26%	\$ 3,000	78%
S-051J	Heritage Tree (encroachment permit)	Deposit		20.00	\$ 193	\$ 3,863	\$ 500	13%	\$ 1,000	26%
S-052	Land Development Surcharge		[7]				40% surcharge on building permits		40% surcharge on building permits	
S-060B	Landscaping and Tree Protection Agreement	Deposit		4.00	\$ 193	\$ 773	\$ 100	13%	\$ 200	26%
S-053	Mitigation/ Condition of Approval Compliance Monitoring	Deposit		12.00	\$ 193	\$ 2,318	\$ 1,500	65%	\$ 2,000	86%
S-056	Hazardous Waste Application Review									
	Determination	Deposit		12.00	\$ 193	\$ 2,318	\$ 2,440	105%	\$ 2,000	86%
	Monitoring 86/100	Deposit	[7]	n/a	\$ 193	\$ -	\$ 2,900	%	\$ -	%
	Mitigation Monitoring (non 86/100)	Flat	[7]	n/a	\$ 193	\$ -	T&M	%	\$ -	%
S-057	Environmental Impact Review	Deposit					Contract amount plus 30% administrative surcharge		Contract amount plus 25% administrative surcharge	

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
S-060	Records Information Research									
	Retrieval/research fee	Hourly		1.00	\$ 193	\$ 193	\$ 60	31%	\$ 193	100%
	Documents requested to be certified									
	First Page	Flat		0.08	\$ 193	\$ 16	\$ 4.50	28%	\$ 4.50	28%
	Additional Pages	Per page		0.02	\$ 193	\$ 3	\$ 1	31%	\$ 1.00	31%
new	Contacting Licensed Professional for Records Release	Flat		0.25	\$ 193	\$ 48	\$ -	0%	\$ 48	100%
S-060A	Geologic Review	Deposit	[9]	19.00	\$ 193	\$ 3,670	\$ 3,500	95%	\$ 3,600	98%
S-060C	COA Compliance Check for Building Permit Issuance	Deposit		9.00	\$ 193	\$ 1,739	\$ 1,000	58%	\$ 1,500	86%
	Minor Developments									
	Major Developments									
S-060D	Liquor License Site Determination	Flat		4.00	\$ 193	\$ 773	\$ 525	68%	\$ 600	78%
S-060E	Gun Ordinance Annual License	Flat		1.50	\$ 193	\$ 290	\$ 250	86%	\$ 250	86%
S-060F	Deemed Approved Annual Fee	Annual		4.00	\$ 193	\$ 773	\$ 400	52%	\$ 400	52%
S-060G	Subpoena Services		[8]							
	Evidence Reproduction	Hourly		n/a	\$ 193	\$ -	\$ 60	%	\$ 60	%
	Witness Summons	Deposit		n/a	\$ 193	\$ -	\$ 150	%	\$ 150	%
S-060H	Temporary Events	Deposit	[5]	5.00	\$ 193	\$ 966	\$ 150	16%	\$ 500	52%
S-060I	Home Occupation Permit (Admin.)	Flat		1.50	\$ 193	\$ 290	\$ 50	17%	\$ 150	52%
S-060J	Meteorological Tower Permit (Admin.)	Deposit		10.00	\$ 193	\$ 1,932	\$ 1,000	52%	\$ 1,000	52%
S-060K	Wireless Facility Access Permit	Deposit		31.00	\$ 193	\$ 5,988	\$ 4,000	67%	\$ 4,000	67%
S-060L	Wireless Facility Minor Alteration Permit	Deposit		20.00	\$ 193	\$ 3,863	\$ 1,000	26%	\$ 2,000	52%
S-060M	Wireless Facility Colocation Permit	Deposit		20.00	\$ 193	\$ 3,863	\$ 1,000	26%	\$ 2,000	52%
S-46E (new)	Use Verification (administrative)	Flat		1.50	\$ 193	\$ 290	\$ 50	17%	\$ 200	69%
S-060Z	Planning Consideration	Deposit		4.17	\$ 193	\$ 806	\$ 500	62%	\$ 500	62%
S-065	Child Care Application Review			12.00	\$ 193	\$ 2,318	\$ 1,000	43%	\$ 1,500	65%

				Activity Service Cost Analysis			Cost Recovery Analysis			
Fee No.	Fee Name	Fee Unit	Notes	Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
Fees for North Richmond Planned Unit District Area										
S-NR01	Administrative Permits	Deposit		10.00	\$ 193	\$ 1,932	\$ 300	16%	\$ 1,000	52%
S-NR02	Land Use Permit - Automotive Uses	Deposit		31.00	\$ 193	\$ 5,988	\$ 1,000	17%	\$ 3,000	50%
S-NR03	Land Use Permit	Deposit		31.00	\$ 193	\$ 5,988	\$ 500	8%	\$ 2,000	33%
S-NR04	Development Permit	Deposit		26.00	\$ 193	\$ 5,022	\$ 1,000	20%	\$ 2,000	40%
S-NR05	Lot Line Adjustment	Flat		5.00	\$ 193	\$ 966	\$ 150	16%	\$ 500	52%
S-NR07	Home Occupation	Flat		1.50	\$ 193	\$ 290	\$ 50	17%	\$ 150	52%
Fees for Rodeo Planned Unit District Area										
S-RD01	Administrative Permits	Deposit		10.00	\$ 193	\$ 1,932	\$ 300	16%	\$ 1,000	52%
S-RD02	Land Use Permit - Automotive Uses	Deposit		31.00	\$ 193	\$ 5,988	\$ 1,000	17%	\$ 3,000	50%
S-RD03	Land Use Permit	Deposit		31.00	\$ 193	\$ 5,988	\$ 500	8%	\$ 2,000	33%
S-RD04	Development Permit	Deposit		26.00	\$ 193	\$ 5,022	\$ 1,000	20%	\$ 2,000	40%
S-RD05	Lot Line Adjustment	Flat		5.00	\$ 193	\$ 966	\$ 150	16%	\$ 500	52%
S-RD07	Home Occupation	Flat		1.50	\$ 193	\$ 290	\$ 50	17%	\$ 150	52%

				Activity Service Cost Analysis			Cost Recovery Analysis			
Fee No.	Fee Name	Fee Unit	Notes	Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
Fees for Bay Point Planned Unit District Area										
S-BP01	Administrative Permits	Deposit		10.00	\$ 193	\$ 1,932	\$ 300	16%	\$ 1,000	52%
S-BP02	Land Use Permit - Automotive Uses	Deposit		31.00	\$ 193	\$ 5,988	\$ 1,000	17%	\$ 3,000	50%
S-BP03	Land Use Permit	Deposit		31.00	\$ 193	\$ 5,988	\$ 500	8%	\$ 2,000	33%
S-BP04	Development Permit	Deposit		26.00	\$ 193	\$ 5,022	\$ 1,000	20%	\$ 2,000	40%
S-BP05	Lot Line Adjustment	Flat		5.00	\$ 193	\$ 966	\$ 150	16%	\$ 500	52%
S-BP07	Home Occupation	Flat		1.50	\$ 193	\$ 290	\$ 50	17%	\$ 150	52%
Fees for Montalvin Manor Planned Unit District Area										
S-MM01	Administrative Permits	Deposit		10.00	\$ 193	\$ 1,932	\$ 300	16%	\$ 1,000	52%
S-MM02	Land Use Permit - Automotive Uses	Deposit		31.00	\$ 193	\$ 5,988	\$ 1,000	17%	\$ 3,000	50%
S-MM03	Land Use Permit	Deposit		31.00	\$ 193	\$ 5,988	\$ 500	8%	\$ 2,000	33%
S-MM04	Development Permit	Deposit		26.00	\$ 193	\$ 5,022	\$ 1,000	20%	\$ 2,000	40%
S-MM05	Lot Line Adjustment	Flat		5.00	\$ 193	\$ 966	\$ 150	16%	\$ 500	52%
S-MM07	Home Occupation	Flat		1.50	\$ 193	\$ 290	\$ 50	17%	\$ 150	52%
Fees for El Sobrante Planned Unit District Area										
S-ES01	Administrative Permits	Deposit		10.00	\$ 193	\$ 1,932	\$ 300	16%	\$ 1,000	52%

				Activity Service Cost Analysis			Cost Recovery Analysis			
Fee No.	Fee Name	Fee Unit	Notes	Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
Affordable Housing Refinancing Process Fees			[7]							
S-SM01	Multi-Family Affordable Housing Refinancing Fee	Deposit					\$ 1,000		\$ 1,000	
S-HS01	Single-Family Affordable Housing Refinancing Fee	Deposit					\$ 350		\$ 350	
S-MCC01	Mortgage Credit Certificate Insurance	Deposit					\$ 300		\$ 300	
S-RMCC1	Reissued Mortgage Credit Certificate	Deposit					\$ 300		\$ 300	
S-MCC02	Replacement lost mortgage credit and reissued mortgage credit certificate	Deposit					\$ 100		\$ 100	
S-MCC03	MCC Lender Participation	Deposit					\$ 400		\$ 400	
S-MCC04	MCC Lender Participation Annual Renewal	Deposit					\$ 200		\$ 200	
S-066B	SPECIAL TECHNICAL STUDIES AND/ OR LEGAL COUNSEL	Deposit	[2]							

[Notes]

- [1] Current fee amounts sourced from "Land Development Fee Schedule - Effective 8.22.16"
- [2] Any project requiring special technical studies not listed above and/or special legal counsel shall pay costs directly in addition to County administrative and review fees
- [3] Current Fee adjusted to reflect midpoint fee within lot range.
- [4] Fees are collected for an external agency
- [5] \$2,500 Cap.
- [6] Penalty set per County policy. NBS did not evaluate.
- [7] NBS did not evaluate; set by DCD policy
- [8] Fee set per Administrative Bulletin 133.3
- [9] Current fee adjusted to reflect average fee.

APPENDIX A. 2

Cost of Service Analysis – Building

				Activity Service Cost Analysis			Cost Recovery Analysis			
Fee No.	Fee Name	Fee Unit	Notes	Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
S-001 Permit Processing and Issuance Program										
A - Plan Review										
	\$0 - \$2,000	base fee up to \$2,000		1.00	\$ 172	\$ 172	\$ 48.75	28%	\$ 49	28%
	\$ 2,000	base fee @ \$2,000		3.00	\$ 172	\$ 517	\$ 48.75	9%	\$ 49	9%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.044	\$ 172	\$ 7.49	\$ 8.94	n/a	\$ 8.94	n/a
	\$ 25,000	base fee @ \$25,000		4.00	\$ 172	\$ 690	\$ 254.31	37%	\$ 254	37%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.080	\$ 172	\$ 13.79	\$ 6.44	n/a	\$ 6.44	n/a
	\$ 50,000	base fee @ \$50,000		6.00	\$ 172	\$ 1,034	\$ 415.19	40%	\$ 415	40%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.120	\$ 172	\$ 20.69	\$ 4.47	n/a	\$ 4.47	n/a
	\$ 100,000	base fee @ \$100,000		12.00	\$ 172	\$ 2,069	\$ 638.79	31%	\$ 639	31%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.070	\$ 172	\$ 12.07	\$ 3.58	n/a	\$ 5.30	n/a
	\$ 500,000	base fee @ \$500,000		40.00	\$ 172	\$ 6,895	\$ 2,068.79	30%	\$ 2,758	40%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.080	\$ 172	\$ 13.79	\$ 3.04	n/a	\$ 5.52	n/a
	\$ 1,000,000	base fee @ \$1,000,000		80.00	\$ 172	\$ 13,790	\$ 3,589.79	26%	\$ 5,516	40%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.020	\$ 172	\$ 3.45	\$ 1.97	n/a	\$ 3.79	n/a
	\$ 5,000,000	base fee @ \$5,000,000		160.00	\$ 172	\$ 27,581	\$ 11,467.79	42%	\$ 20,685	75%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.032	\$ 172	\$ 5.52	\$ 1.97	n/a	\$ 5.52	n/a

				Activity Service Cost Analysis			Cost Recovery Analysis			
Fee No.	Fee Name	Fee Unit	Notes	Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
B - Permit Issuance and Processing										
	\$0 - \$2,000	base fee up to \$2,000		1.00	\$ 172	\$ 172	\$ 18.75	11%	\$ 19	11%
	\$ 2,000	base fee @ \$2,000		2.00	\$ 172	\$ 345	\$ 18.75	5%	\$ 19	5%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.044	\$ 172	\$ 7.49	\$ 3.44	n/a	\$ 3.44	n/a
	\$ 25,000	base fee @ \$25,000		3.00	\$ 172	\$ 517	\$ 97.81	19%	\$ 98	19%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.080	\$ 172	\$ 13.79	\$ 2.48	n/a	\$ 2.48	n/a
	\$ 50,000	base fee @ \$50,000		5.00	\$ 172	\$ 862	\$ 159.69	19%	\$ 160	19%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.040	\$ 172	\$ 6.90	\$ 1.72	n/a	\$ 1.72	n/a
	\$ 100,000	base fee @ \$100,000		7.00	\$ 172	\$ 1,207	\$ 245.69	20%	\$ 246	20%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	\$ 172	\$ -	\$ 1.38	n/a	\$ 0.59	n/a
	\$ 500,000	base fee @ \$500,000		7.00	\$ 172	\$ 1,207	\$ 795.69	66%	\$ 483	40%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.010	\$ 172	\$ 1.72	\$ 1.17	n/a	\$ 0.69	n/a
	\$ 1,000,000	base fee @ \$1,000,000		12.00	\$ 172	\$ 2,069	\$ 1,380.69	67%	\$ 827	40%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.002	\$ 172	\$ 0.34	\$ 0.76	n/a	\$ 0.44	n/a
	\$ 5,000,000	base fee @ \$5,000,000		20.00	\$ 172	\$ 3,448	\$ 4,410.69	128%	\$ 2,586	75%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.004	\$ 172	\$ 0.69	\$ 0.76	n/a	\$ 0.69	n/a
C - Additional Services		Hourly		1.00	\$ 172	\$ 172	\$ -	0%	varies	%

				Activity Service Cost Analysis			Cost Recovery Analysis			
Fee No.	Fee Name	Fee Unit	Notes	Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
D - Refinery and Chemical Plant Annual Maintenance Permits Fee										
	1. Yearly Building/ Grading Permit	Flat		80.00	\$ 172	\$ 13,790	10% of actual annual valuation of projects	%	\$ 13,790	100%
	2. Yearly Electrical Permit	Flat		80.00	\$ 172	\$ 13,790	1% of actual valuation of electrical construction activity	%	\$ 13,790	100%
S-002 Construction Inspection Program										
A - Building Inspection										
	1. Building Permit									
	\$0 - \$2,000	base fee up to \$2,000		1.00	\$ 172	\$ 172	\$ 75.00	44%	\$ 75	44%
	\$ 2,000	base fee @ \$2,000		1.00	\$ 172	\$ 172	\$ 75.00	44%	\$ 75	44%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.065	\$ 172	\$ 11.24	\$ 13.75	n/a	\$ 13.75	n/a
	\$ 25,000	base fee @ \$25,000		2.50	\$ 172	\$ 431	\$ 391.25	91%	\$ 391	91%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.100	\$ 172	\$ 17.24	\$ 9.90	n/a	\$ 9.90	n/a
	\$ 50,000	base fee @ \$50,000		5.00	\$ 172	\$ 862	\$ 638.75	74%	\$ 639	74%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.100	\$ 172	\$ 17.24	\$ 6.88	n/a	\$ 6.88	n/a
	\$ 100,000	base fee @ \$100,000		10.00	\$ 172	\$ 1,724	\$ 982.75	57%	\$ 983	57%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.025	\$ 172	\$ 4.31	\$ 5.50	n/a	\$ 6.16	n/a
	\$ 500,000	base fee @ \$500,000		20.00	\$ 172	\$ 3,448	\$ 3,182.75	92%	\$ 3,448	100%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.020	\$ 172	\$ 3.45	\$ 4.68	n/a	\$ 3.45	n/a
	\$ 1,000,000	base fee @ \$1,000,000		30.00	\$ 172	\$ 5,171	\$ 5,522.75	107%	\$ 5,171	100%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.005	\$ 172	\$ 0.86	\$ 3.03	n/a	\$ 0.86	n/a
	\$ 5,000,000	base fee @ \$5,000,000		50.00	\$ 172	\$ 8,619	\$ 17,642.75	205%	\$ 8,619	100%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.010	\$ 172	\$ 1.72	\$ 3.03	n/a	\$ 1.72	n/a

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
	2. Energy Compliance									
	\$0 - \$2,000	base fee up to \$2,000		0.00	\$ 172	\$ -	\$ 30.94	%	\$ 31	%
	\$ 2,000	base fee @ \$2,000		2.00	\$ 172	\$ 345	\$ 30.94	9%	\$ 31	9%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.065	\$ 172	\$ 11.24	\$ 5.67	n/a	\$ 5.67	n/a
	\$ 25,000	base fee @ \$25,000		3.50	\$ 172	\$ 603	\$ 161.39	27%	\$ 161	27%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.040	\$ 172	\$ 6.90	\$ 4.08	n/a	\$ 4.08	n/a
	\$ 50,000	base fee @ \$50,000		4.50	\$ 172	\$ 776	\$ 263.48	34%	\$ 263	34%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.020	\$ 172	\$ 3.45	\$ 2.84	n/a	\$ 2.84	n/a
	\$ 100,000	base fee @ \$100,000		5.50	\$ 172	\$ 948	\$ 405.38	43%	\$ 405	43%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.005	\$ 172	\$ 0.86	\$ 2.27	n/a	\$ 1.57	n/a
	\$ 500,000	base fee @ \$500,000		7.50	\$ 172	\$ 1,293	\$ 1,312.88	102%	\$ 1,034	80%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.005	\$ 172	\$ 0.86	\$ 1.93	n/a	\$ 1.38	n/a
	\$ 1,000,000	base fee @ \$1,000,000		10.00	\$ 172	\$ 1,724	\$ 2,278.13	132%	\$ 1,724	100%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.004	\$ 172	\$ 0.65	\$ 1.25	n/a	\$ 0.65	n/a
	\$ 5,000,000	base fee @ \$5,000,000		25.00	\$ 172	\$ 4,309	\$ 7,277.63	169%	\$ 4,309	100%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.005	\$ 172	\$ 0.86	\$ 1.25	n/a	\$ 0.86	n/a

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
	3. Access Compliance									
	\$0 - \$2,000	base fee up to \$2,000		0.00	\$ 172	\$ -	\$ 30.94	%	\$ 31	%
\$	2,000	base fee @ \$2,000		2.00	\$ 172	\$ 345	\$ 30.94	9%	\$ 31	9%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.087	\$ 172	\$ 14.99	\$ 5.67	n/a	\$ 5.67	n/a
\$	25,000	base fee @ \$25,000		4.00	\$ 172	\$ 690	\$ 161.39	23%	\$ 161	23%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.080	\$ 172	\$ 13.79	\$ 4.08	n/a	\$ 4.08	n/a
\$	50,000	base fee @ \$50,000		6.00	\$ 172	\$ 1,034	\$ 263.48	25%	\$ 263	25%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.040	\$ 172	\$ 6.90	\$ 2.84	n/a	\$ 2.84	n/a
\$	100,000	base fee @ \$100,000		8.00	\$ 172	\$ 1,379	\$ 405.38	29%	\$ 405	29%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.010	\$ 172	\$ 1.72	\$ 2.27	n/a	\$ 4.16	n/a
\$	500,000	base fee @ \$500,000		12.00	\$ 172	\$ 2,069	\$ 1,312.88	63%	\$ 2,069	100%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.008	\$ 172	\$ 1.38	\$ 1.93	n/a	\$ 1.38	n/a
\$	1,000,000	base fee @ \$1,000,000		16.00	\$ 172	\$ 2,758	\$ 2,278.13	83%	\$ 2,758	100%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.005	\$ 172	\$ 0.86	\$ 1.25	n/a	\$ 0.86	n/a
\$	5,000,000	base fee @ \$5,000,000		36.00	\$ 172	\$ 6,206	\$ 7,277.63	117%	\$ 6,206	100%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.007	\$ 172	\$ 1.24	\$ 1.25	n/a	\$ 1.24	n/a
	B - Earthquake Fee									
	Residential		[3]				\$13 per each \$100,000 of building valuation		\$13 per each \$100,000 of building valuation	
	Commercial		[3]				\$20 per each \$100,000 of building valuation		\$20 per each \$100,000 of building valuation	

				Activity Service Cost Analysis			Cost Recovery Analysis			
Fee No.	Fee Name	Fee Unit	Notes	Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
C - Electrical Inspection Fees			[10]							
	1. New Dwelling									
	\$0 - \$2,000	base fee up to \$2,000		0.00	\$ 172	\$ -	\$ 75.00	%	\$ 75	%
	\$ 2,000	base fee @ \$2,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	\$ 172	\$ -	\$ -	n/a	\$ -	n/a
	\$ 25,000	base fee @ \$25,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.027	\$ 172	\$ 4.69	\$ 1.49	n/a	\$ 0.83	n/a
	\$ 50,000	base fee @ \$50,000		1.34	\$ 172	\$ 231	\$ 95.81	41%	\$ 96	41%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.026	\$ 172	\$ 4.55	\$ 1.03	n/a	\$ 1.03	n/a
	\$ 100,000	base fee @ \$100,000		2.66	\$ 172	\$ 459	\$ 147.41	32%	\$ 147	32%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.58	\$ 0.83	n/a	\$ 0.49	n/a
	\$ 500,000	base fee @ \$500,000		4.00	\$ 172	\$ 690	\$ 477.41	69%	\$ 345	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.46	\$ 0.70	n/a	\$ 0.23	n/a
	\$ 1,000,000	base fee @ \$1,000,000		5.34	\$ 172	\$ 921	\$ 828.41	90%	\$ 460	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.005	\$ 172	\$ 0.92	\$ 0.45	n/a	\$ 0.46	n/a

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
	2. Addition or alteration to dwelling unit									
	\$0 - \$2,000	base fee up to \$2,000		0.00	\$ 172	\$ -	\$ 75.00	%	\$ 75	%
\$	2,000	base fee @ \$2,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	\$ 172	\$ -	\$ -	n/a	\$ 0.14	n/a
\$	25,000	base fee @ \$25,000		0.66	\$ 172	\$ 114	\$ 78.25	69%	\$ 78	69%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.027	\$ 172	\$ 4.69	\$ 1.98	n/a	\$ 1.98	n/a
\$	50,000	base fee @ \$50,000		1.34	\$ 172	\$ 231	\$ 127.75	55%	\$ 128	55%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.026	\$ 172	\$ 4.55	\$ 1.38	n/a	\$ 1.38	n/a
\$	100,000	base fee @ \$100,000		2.66	\$ 172	\$ 459	\$ 196.55	43%	\$ 197	43%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.58	\$ 1.10	n/a	\$ 0.37	n/a
\$	500,000	base fee @ \$500,000		4.00	\$ 172	\$ 690	\$ 636.55	92%	\$ 345	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.46	\$ 0.94	n/a	\$ 0.23	n/a
\$	1,000,000	base fee @ \$1,000,000		5.34	\$ 172	\$ 921	\$ 1,104.55	120%	\$ 460	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.005	\$ 172	\$ 0.92	\$ 0.61	n/a	\$ 0.46	n/a

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
	3. New Commercial Building									
	\$0 - \$2,000	base fee up to \$2,000		0.00	\$ 172	\$ -	\$ 75.00	%	\$ 75	%
\$	2,000	base fee @ \$2,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	\$ 172	\$ -	\$ -	n/a	\$ 0.99	n/a
\$	25,000	base fee @ \$25,000		0.66	\$ 172	\$ 114	\$ 97.81	86%	\$ 98	86%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.027	\$ 172	\$ 4.69	\$ 2.48	n/a	\$ 2.48	n/a
\$	50,000	base fee @ \$50,000		1.34	\$ 172	\$ 231	\$ 159.69	69%	\$ 160	69%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.026	\$ 172	\$ 4.55	\$ 1.72	n/a	\$ 1.72	n/a
\$	100,000	base fee @ \$100,000		2.66	\$ 172	\$ 459	\$ 245.69	54%	\$ 246	54%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.58	\$ 1.38	n/a	\$ 0.25	n/a
\$	500,000	base fee @ \$500,000		4.00	\$ 172	\$ 690	\$ 795.69	115%	\$ 345	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.46	\$ 1.17	n/a	\$ 0.23	n/a
\$	1,000,000	base fee @ \$1,000,000		5.34	\$ 172	\$ 921	\$ 1,380.69	150%	\$ 460	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.005	\$ 172	\$ 0.92	\$ 0.76	n/a	\$ 0.46	n/a

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
	4. Shell Building									
	\$0 - \$2,000	base fee up to \$2,000		0.00	\$ 172	\$ -	\$ 75.00	%	\$ 75	%
\$	2,000	base fee @ \$2,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	\$ 172	\$ -	\$ -	n/a	\$ -	n/a
\$	25,000	base fee @ \$25,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.027	\$ 172	\$ 4.69	n/a	n/a	\$ -	n/a
\$	50,000	base fee @ \$50,000		1.34	\$ 172	\$ 231	\$ 75.00	32%	\$ 75	32%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.026	\$ 172	\$ 4.55	\$ -	n/a	\$ -	n/a
\$	100,000	base fee @ \$100,000		2.66	\$ 172	\$ 459	\$ 75.00	16%	\$ 75	16%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.58	\$ -	n/a	\$ 0.67	n/a
\$	500,000	base fee @ \$500,000		4.00	\$ 172	\$ 690	\$ 159.14	23%	\$ 345	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.46	\$ 0.23	n/a	\$ 0.23	n/a
\$	1,000,000	base fee @ \$1,000,000		5.34	\$ 172	\$ 921	\$ 276.14	30%	\$ 460	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.005	\$ 172	\$ 0.92	\$ 0.15	n/a	\$ 0.46	n/a

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
	5. Commercial Alterations & Tenant Improvements									
	\$0 - \$2,000	base fee up to \$2,000		0.00	\$ 172	\$ -	\$ 75.00	%	\$ 75	%
	\$ 2,000	base fee @ \$2,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	\$ 172	\$ -	\$ -	n/a	\$ -	n/a
	\$ 25,000	base fee @ \$25,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.027	\$ 172	\$ 4.69	\$ -	n/a	\$ 2.11	n/a
	\$ 50,000	base fee @ \$50,000		1.34	\$ 172	\$ 231	\$ 127.75	55%	\$ 128	55%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.026	\$ 172	\$ 4.55	\$ 1.38	n/a	\$ 1.38	n/a
	\$ 100,000	base fee @ \$100,000		2.66	\$ 172	\$ 459	\$ 196.55	43%	\$ 197	43%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.58	\$ 1.10	n/a	\$ 0.37	n/a
	\$ 500,000	base fee @ \$500,000		4.00	\$ 172	\$ 690	\$ 636.55	92%	\$ 345	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.46	\$ 0.94	n/a	\$ 0.23	n/a
	\$ 1,000,000	base fee @ \$1,000,000		5.34	\$ 172	\$ 921	\$ 1,104.55	120%	\$ 460	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.005	\$ 172	\$ 0.92	\$ 0.61	n/a	\$ 0.46	n/a
	6. Electrical Permit	per permit	[4]	n/a			\$75 min. See B-Building Permit Fee		\$75 min. See B-Building Permit Fee	

				Activity Service Cost Analysis			Cost Recovery Analysis			
Fee No.	Fee Name	Fee Unit	Notes	Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
D - Mechanical Inspection Fees			[10]							
	1. New Dwelling									
	\$0 - \$2,000	base fee up to \$2,000		0.00	\$ 172	\$ -	\$ 75.00	%	\$ 75	%
	\$ 2,000	base fee @ \$2,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	\$ 172	\$ -	\$ -	n/a	\$ -	n/a
	\$ 25,000	base fee @ \$25,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.027	\$ 172	\$ 4.69	\$ -	n/a	\$ -	n/a
	\$ 50,000	base fee @ \$50,000		1.34	\$ 172	\$ 231	\$ 75.00	32%	\$ 75	32%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.026	\$ 172	\$ 4.55	\$ -	n/a	\$ 0.47	n/a
	\$ 100,000	base fee @ \$100,000		2.66	\$ 172	\$ 459	\$ 98.28	21%	\$ 98	21%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.58	\$ 0.55	n/a	\$ 0.62	n/a
	\$ 500,000	base fee @ \$500,000		4.00	\$ 172	\$ 690	\$ 318.28	46%	\$ 345	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.46	\$ 0.47	n/a	\$ 0.23	n/a
	\$ 1,000,000	base fee @ \$1,000,000		5.34	\$ 172	\$ 921	\$ 552.28	60%	\$ 460	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.005	\$ 172	\$ 0.92	\$ 0.30	n/a	\$ 0.46	n/a

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
	2. Addition or alteration to dwelling unit									
	\$0 - \$2,000	base fee up to \$2,000		0.00	\$ 172	\$ -	\$ 75.00	%	\$ 75	%
\$	2,000	base fee @ \$2,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	\$ 172	\$ -	\$ -	n/a	\$ -	n/a
\$	25,000	base fee @ \$25,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.027	\$ 172	\$ 4.69	\$ -	n/a	\$ 0.83	n/a
\$	50,000	base fee @ \$50,000		1.34	\$ 172	\$ 231	\$ 95.81	41%	\$ 96	41%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.026	\$ 172	\$ 4.55	\$ 1.03	n/a	\$ 1.03	n/a
\$	100,000	base fee @ \$100,000		2.66	\$ 172	\$ 459	\$ 147.41	32%	\$ 147	32%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.58	\$ 0.83	n/a	\$ 0.49	n/a
\$	500,000	base fee @ \$500,000		4.00	\$ 172	\$ 690	\$ 477.41	69%	\$ 345	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.46	\$ 0.70	n/a	\$ 0.23	n/a
\$	1,000,000	base fee @ \$1,000,000		5.34	\$ 172	\$ 921	\$ 828.41	90%	\$ 460	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.005	\$ 172	\$ 0.92	\$ 0.45	n/a	\$ 0.46	n/a

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
	3. New Commercial Building									
	\$0 - \$2,000	base fee up to \$2,000		0.00	\$ 172	\$ -	\$ 75.00	%	\$ 75	%
\$	2,000	base fee @ \$2,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	\$ 172	\$ -	\$ -	n/a	\$ -	n/a
\$	25,000	base fee @ \$25,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.027	\$ 172	\$ 4.69	\$ -	n/a	\$ 0.83	n/a
\$	50,000	base fee @ \$50,000		1.34	\$ 172	\$ 231	\$ 95.81	41%	\$ 96	41%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.026	\$ 172	\$ 4.55	\$ 1.03	n/a	\$ 1.03	n/a
\$	100,000	base fee @ \$100,000		2.66	\$ 172	\$ 459	\$ 147.41	32%	\$ 147	32%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.58	\$ 0.83	n/a	\$ 0.49	n/a
\$	500,000	base fee @ \$500,000		4.00	\$ 172	\$ 690	\$ 477.41	69%	\$ 345	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.46	\$ 0.70	n/a	\$ 0.23	n/a
\$	1,000,000	base fee @ \$1,000,000		5.34	\$ 172	\$ 921	\$ 828.41	90%	\$ 460	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.005	\$ 172	\$ 0.92	\$ 0.45	n/a	\$ 0.46	n/a

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
	4. Shell Building									
	\$0 - \$2,000	base fee up to \$2,000		0.00	\$ 172	\$ -	\$ 75.00	%	\$ 75	%
\$	2,000	base fee @ \$2,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	\$ 172	\$ -	\$ -	n/a	\$ -	n/a
\$	25,000	base fee @ \$25,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.027	\$ 172	\$ 4.69	\$ -	n/a	\$ -	n/a
\$	50,000	base fee @ \$50,000		1.34	\$ 172	\$ 231	\$ 75.00	32%	\$ 75	32%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.026	\$ 172	\$ 4.55	\$ -	n/a	\$ -	n/a
\$	100,000	base fee @ \$100,000		2.66	\$ 172	\$ 459	\$ 75.00	16%	\$ 75	16%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.58	\$ -	n/a	\$ 0.67	n/a
\$	500,000	base fee @ \$500,000		4.00	\$ 172	\$ 690	\$ 159.14	23%	\$ 345	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.46	\$ 0.23	n/a	\$ 0.23	n/a
\$	1,000,000	base fee @ \$1,000,000		5.34	\$ 172	\$ 921	\$ 276.14	30%	\$ 460	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.005	\$ 172	\$ 0.92	\$ 0.15	n/a	\$ 0.46	n/a

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
	5. Commercial Alterations & Tenant Improvements									
	\$0 - \$2,000	base fee up to \$2,000		0.00	\$ 172	\$ -	\$ 75.00	%	\$ 75	%
	\$ 2,000	base fee @ \$2,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	\$ 172	\$ -	\$ -	n/a	\$ -	n/a
	\$ 25,000	base fee @ \$25,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.027	\$ 172	\$ 4.69	\$ -	n/a	\$ -	n/a
	\$ 50,000	base fee @ \$50,000		1.34	\$ 172	\$ 231	\$ 75.00	32%	\$ 75	32%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.026	\$ 172	\$ 4.55	\$ -	n/a	\$ 0.47	n/a
	\$ 100,000	base fee @ \$100,000		2.66	\$ 172	\$ 459	\$ 98.28	21%	\$ 98	21%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.58	\$ 0.55	n/a	\$ 0.62	n/a
	\$ 500,000	base fee @ \$500,000		4.00	\$ 172	\$ 690	\$ 318.28	46%	\$ 345	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.46	\$ 0.47	n/a	\$ 0.23	n/a
	\$ 1,000,000	base fee @ \$1,000,000		5.34	\$ 172	\$ 921	\$ 552.28	60%	\$ 460	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.005	\$ 172	\$ 0.92	\$ 0.30	n/a	\$ 0.46	n/a
	6. Mechanical Permit	per permit	[4]	n/a			\$75 min. See B-Building Permit Fee		\$75 min. See B-Building Permit Fee	

				Activity Service Cost Analysis			Cost Recovery Analysis			
Fee No.	Fee Name	Fee Unit	Notes	Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
E - Plumbing Inspection Fees			[10]							
	1. New Dwelling									
	\$0 - \$2,000	base fee up to \$2,000		0.00	\$ 172	\$ -	\$ 75.00	%	\$ 75	%
	\$ 2,000	base fee @ \$2,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	\$ 172	\$ -	\$ -	n/a	\$ -	n/a
	\$ 25,000	base fee @ \$25,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.027	\$ 172	\$ 4.69	\$ -	n/a	\$ 0.83	n/a
	\$ 50,000	base fee @ \$50,000		1.34	\$ 172	\$ 231	\$ 95.81	41%	\$ 96	41%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.026	\$ 172	\$ 4.55	\$ 1.03	n/a	\$ 1.03	n/a
	\$ 100,000	base fee @ \$100,000		2.66	\$ 172	\$ 459	\$ 147.41	32%	\$ 147	32%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.58	\$ 0.83	n/a	\$ 0.49	n/a
	\$ 500,000	base fee @ \$500,000		4.00	\$ 172	\$ 690	\$ 477.41	69%	\$ 345	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.46	\$ 0.70	n/a	\$ 0.23	n/a
	\$ 1,000,000	base fee @ \$1,000,000		5.34	\$ 172	\$ 921	\$ 828.41	90%	\$ 460	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.005	\$ 172	\$ 0.92	\$ 0.45	n/a	\$ 0.46	n/a

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
	2. Addition or alteration to dwelling unit									
	\$0 - \$2,000	base fee up to \$2,000		0.00	\$ 172	\$ -	\$ 75.00	%	\$ 75	%
\$	2,000	base fee @ \$2,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	\$ 172	\$ -	\$ -	n/a	\$ 0.14	n/a
\$	25,000	base fee @ \$25,000		0.66	\$ 172	\$ 114	\$ 78.25	69%	\$ 78	69%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.027	\$ 172	\$ 4.69	\$ 1.98	n/a	\$ 1.98	n/a
\$	50,000	base fee @ \$50,000		1.34	\$ 172	\$ 231	\$ 127.75	55%	\$ 128	55%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.026	\$ 172	\$ 4.55	\$ 1.38	n/a	\$ 1.38	n/a
\$	100,000	base fee @ \$100,000		2.66	\$ 172	\$ 459	\$ 196.55	43%	\$ 197	43%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.58	\$ 1.10	n/a	\$ 0.37	n/a
\$	500,000	base fee @ \$500,000		4.00	\$ 172	\$ 690	\$ 636.55	92%	\$ 345	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.46	\$ 0.94	n/a	\$ 0.23	n/a
\$	1,000,000	base fee @ \$1,000,000		5.34	\$ 172	\$ 921	\$ 1,104.55	120%	\$ 460	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.005	\$ 172	\$ 0.92	\$ 0.61	n/a	\$ 0.46	n/a

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
	3. New Commercial Building									
	\$0 - \$2,000	base fee up to \$2,000		0.00	\$ 172	\$ -	\$ 75.00	%	\$ 75	%
	\$ 2,000	base fee @ \$2,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	\$ 172	\$ -	\$ -	n/a	\$ -	n/a
	\$ 25,000	base fee @ \$25,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.027	\$ 172	\$ 4.69	\$ -	n/a	\$ 2.11	n/a
	\$ 50,000	base fee @ \$50,000		1.34	\$ 172	\$ 231	\$ 127.75	55%	\$ 128	55%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.026	\$ 172	\$ 4.55	\$ 1.38	n/a	\$ 1.38	n/a
	\$ 100,000	base fee @ \$100,000		2.66	\$ 172	\$ 459	\$ 196.55	43%	\$ 197	43%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.58	\$ 1.10	n/a	\$ 0.37	n/a
	\$ 500,000	base fee @ \$500,000		4.00	\$ 172	\$ 690	\$ 636.55	92%	\$ 345	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.46	\$ 0.94	n/a	\$ 0.23	n/a
	\$ 1,000,000	base fee @ \$1,000,000		5.34	\$ 172	\$ 921	\$ 1,104.55	120%	\$ 460	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.005	\$ 172	\$ 0.92	\$ 0.61	n/a	\$ 0.46	n/a

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
	4. Shell Building									
	\$0 - \$2,000	base fee up to \$2,000		0.00	\$ 172	\$ -	\$ 75.00	%	\$ 75	%
\$	2,000	base fee @ \$2,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	\$ 172	\$ -	\$ -	n/a	\$ -	n/a
\$	25,000	base fee @ \$25,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.027	\$ 172	\$ 4.69	\$ -	n/a	\$ -	n/a
\$	50,000	base fee @ \$50,000		1.34	\$ 172	\$ 231	\$ 75.00	32%	\$ 75	32%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.026	\$ 172	\$ 4.55	\$ -	n/a	\$ -	n/a
\$	100,000	base fee @ \$100,000		2.66	\$ 172	\$ 459	\$ 75.00	16%	\$ 75	16%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.58	\$ -	n/a	\$ 0.67	n/a
\$	500,000	base fee @ \$500,000		4.00	\$ 172	\$ 690	\$ 159.14	23%	\$ 345	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.46	\$ 0.23	n/a	\$ 0.23	n/a
\$	1,000,000	base fee @ \$1,000,000		5.34	\$ 172	\$ 921	\$ 276.14	30%	\$ 460	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.005	\$ 172	\$ 0.92	\$ 0.15	n/a	\$ 0.46	n/a

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
	5. Commercial Alterations & Tenant Improvements									
	\$0 - \$2,000	base fee up to \$2,000		0.00	\$ 172	\$ -	\$ 75.00	%	\$ 75	%
	\$ 2,000	base fee @ \$2,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	\$ 172	\$ -	\$ -	n/a	\$ -	n/a
	\$ 25,000	base fee @ \$25,000		0.66	\$ 172	\$ 114	\$ 75.00	66%	\$ 75	66%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.027	\$ 172	\$ 4.69	\$ -	n/a	\$ 0.83	n/a
	\$ 50,000	base fee @ \$50,000		1.34	\$ 172	\$ 231	\$ 95.81	41%	\$ 96	41%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.026	\$ 172	\$ 4.55	\$ 1.03	n/a	\$ 1.03	n/a
	\$ 100,000	base fee @ \$100,000		2.66	\$ 172	\$ 459	\$ 147.41	32%	\$ 147	32%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.58	\$ 0.83	n/a	\$ 0.49	n/a
	\$ 500,000	base fee @ \$500,000		4.00	\$ 172	\$ 690	\$ 477.41	69%	\$ 345	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	\$ 172	\$ 0.46	\$ 0.70	n/a	\$ 0.23	n/a
	\$ 1,000,000	base fee @ \$1,000,000		5.34	\$ 172	\$ 921	\$ 828.41	90%	\$ 460	50%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.005	\$ 172	\$ 0.92	\$ 0.45	n/a	\$ 0.46	n/a
	6. Plumbing Permit	per permit	[4]	n/a			\$75 min. See B-Building Permit Fee		\$75 min. See B-Building Permit Fee	
	F - Miscellaneous Fees									
	1. Reinspections	Per Trip	[5]	1.00	\$ 172	\$ 172	\$ 50	29%	\$ 150	87%
	2. Owner-requested inspection of an existing building		[6]							
	a. Regular Business Hours	Hourly		1.00	\$ 172	\$ 172	\$ 90	52%	\$ 150	87%
	3. Investigation of work without permit	Penalty	[7]				2x Permit fee; Min \$250			
	4. Abatement of Code Violations - Building/Zoning									
	Notice of Violation Issued	Penalty					\$ 250			
	Reinspection	Per Trip	[8]	1.00	\$ 172	\$ 172	\$ 100	58%	\$ 150	87%

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
	5. Renewal fee for an expired permit:									
	For Final Inspection			1.50	\$ 172	\$ 259	\$ 138	53%	\$ 250	97%
	For permits that have expired within one year after the expiration date			n/a	\$ 172	\$ -	\$ 280	%	50% of the sum of the original building, electrical, mechanical and plumbing fees.	%
	For permits that have expired more than one year after the expiration date			n/a	\$ 172	\$ -	\$ 549	%	100% of the sum of the original building, electrical, mechanical and plumbing fees.	%
new	6. After Hours Inspection Services	Hourly - Minimum 3 Hours	[6]	3.00	\$ 207	\$ 621	\$ 540	87%	\$ 600	97%
new	7. Residential Solar Energy Systems - Roof Mount and Ground Mount									
	Photovoltaic Systems:									
	a. ≤15 kW:									
	Building Permit / Inspection	per permit		0.50	\$ 172	\$ 86	\$ 86	100%	\$ 86	100%
	Plan Check	per permit		2.00	\$ 172	\$ 345	\$ 86	25%	\$ 86	25%
	Electrical Review	per permit		1.00	\$ 172	\$ 172	\$ 100	58%	\$ 100	58%
	b. >15 kW									
	Building Permit/Inspection/Plan Check/Electrical Review:	per kW		1.00	\$ 172	\$ 172	\$ 15	9%	\$ 15	9%
	Thermal Systems:									
	a. ≤10 kWth:									
	Building Permit / Inspection	per permit		0.50	\$ 172	\$ 86	\$ 86	100%	\$ 86	100%
	Plan Check	per permit		2.00	\$ 172	\$ 345	\$ 86	25%	\$ 86	25%
	Plumbing Review	per permit		1.00	\$ 172	\$ 172	\$ 100	58%	\$ 86	50%
	b. >10 kWth									
	Building Permit/Inspection/Plan Check/Plumbing Review:	per kW		1.00	\$ 172	\$ 172	\$ 15	9%	\$ 15	9%

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
new	8. Commercial Solar Energy Systems - Roof Mount and Ground Mount									
	Photovoltaic Systems:									
	a. ≤50 kW:									
	Building Permit / Inspection	per permit		1.00	\$ 172	\$ 172	\$ 320	186%	\$ 172	100%
	Plan Check	per permit		1.00	\$ 172	\$ 172	\$ 320	186%	\$ 172	100%
	Electrical Review	per permit		1.00	\$ 172	\$ 172	\$ 320	186%	\$ 172	100%
	b. >50 kW but ≤250 kW									
	Building Permit/Inspection/Plan Check/Electrical Review:	per kW		1.00	\$ 172	\$ 172	\$ 7	4%	\$ 7	4%
	c. >250 kW									
	Building Permit/Inspection/Plan Check/Electrical Review:	per kW		1.00	\$ 172	\$ 172	\$ 5	3%	\$ 5	3%
	Thermal Systems:									
	a. ≤30 kWth:									
	Building Permit / Inspection	per permit		1.00	\$ 172	\$ 172	\$ 175	102%	\$ 172	100%
	Plan Check	per permit		1.00	\$ 172	\$ 172	\$ 175	102%	\$ 172	100%
	Plumbing Review	per permit		1.00	\$ 172	\$ 172	\$ 175	102%	\$ 172	100%
	b. >30 kWth ≤260kWth									
	Building Permit/Inspection/Plan Check/Electrical Review:	per kW		1.00	\$ 172	\$ 172	\$ 7	4%	\$ 7	4%
	c. >260 kW									
	Building Permit/Inspection/Plan Check/Electrical Review:	per kW		1.00	\$ 172	\$ 172	\$ 5	3%	\$ 5	3%

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
new	9. Debris Recovery	per permit								
	Residential	per permit								
	Up to \$1 million	per permit		1.00	\$ 172	\$ 172	\$ -	0%	\$ 172	100%
	\$1 million or greater	per permit		2.00	\$ 172	\$ 345	\$ -	0%	\$ 345	100%
	Commercial	per permit								
	Up to \$1 million	per permit		2.00	\$ 172	\$ 345	\$ -	0%	\$ 345	100%
	From \$1 million to \$3 million	per permit		3.00	\$ 172	\$ 517	\$ -	0%	\$ 517	100%
	\$3 million or greater	per permit		4.00	\$ 172	\$ 690	\$ -	0%	\$ 690	100%
new	10. Canopy/Awnings									
	a. Building Permit / Inspection, less than 100 s.f.	per permit		2.00	\$ 172	\$ 345	\$ 116	34%	\$ 116	34%
	b. Plan Check, less than 100 s.f.	per permit		2.00	\$ 172	\$ 345	\$ 76	22%	\$ 76	22%
	c. Building Permit / Inspection, 101 - 400 s.f.	per permit		4.00	\$ 172	\$ 690	\$ 116	17%	\$ 258	37%
	d. Plan Check, 101 - 400 s.f.	per permit		4.00	\$ 172	\$ 690	\$ 76	11%	\$ 172	25%
	e. Building Permit / Inspection, > 401 s.f.	per permit		6.00	\$ 172	\$ 1,034	\$ 116	11%	\$ 345	33%
	f. Plan Check, > 401 s.f.	per permit		6.00	\$ 172	\$ 1,034	\$ 76	7%	\$ 258	25%
S-007	11. Mobile Homes									
	a. Building Permit / Inspection	per permit		2.00	\$ 172	\$ 345	\$ 241	70%	\$ 241	70%
	b. Plan Check	per permit		3.00	\$ 172	\$ 517	\$ 211	41%	\$ 211	41%
new	12. Commercial Coaches									
	a. Building Permit / Inspection	per permit		2.00	\$ 172	\$ 345	\$ 241	70%	\$ 241	70%
	b. Plan Check	per permit		3.00	\$ 172	\$ 517	\$ 211	41%	\$ 211	41%
	13. Fences Greater than 7ft									
	a. Building Permit / Inspection, chain-link or wood	per permit		1.00	\$ 172	\$ 172	\$ 116	67%	\$ 116	67%
	b. Plan Check, chain link or wood	per permit		2.00	\$ 172	\$ 345	\$ 76	22%	\$ 76	22%
	c. Building Permit / Inspection, other materials	per permit		2.00	\$ 172	\$ 345	\$ 116	34%	\$ 172	50%
	d. Plan Check, other materials	per permit		4.00	\$ 172	\$ 690	\$ 76	11%	\$ 345	50%
	14. Re-Roofs - Residential									
	a. Building Permit / Inspection	per permit		1.00	\$ 172	\$ 172	\$ 150	87%	\$ 150	87%
	b. Processing	per permit		1.00	\$ 172	\$ 172	\$ 38	22%	\$ 38	22%
	15. Re-Roofs - Commercial									
	a. Building Permit / Inspection	per permit		1.00	\$ 172	\$ 172	\$ 150	87%	\$ 150	87%
	b. Processing	per permit		1.00	\$ 172	\$ 172	\$ 38	22%	\$ 75	44%

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
new	16. Energy Code Compliance Review for Miscellaneous Permits	per permit								
	a. Residential	per permit		1.00	\$ 172	\$ 172	\$ -	0%	\$ 172	100%
	b. Commercial	per permit		2.00	\$ 172	\$ 345	\$ -	0%	\$ 345	100%
S-003 Grading Plan Check/Inspection										
	1. Improvement Value:									
	Up to \$20,000	Flat		4.00	\$ 172	\$ 690	\$ 296	43%	\$ 300	44%
	\$ 20,000	Flat		4.00	\$ 172	\$ 690	\$ 1,000	145%	\$ 690	100%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.33	\$ 172	\$ 56.02	\$ 50	n/a	\$ 53.88	n/a
	\$ 100,000	Flat		30.00	\$ 172	\$ 5,171	\$ 5,000	97%	\$ 5,000	97%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.19	\$ 172	\$ 32.56	\$ 50	n/a	\$ 32.22	n/a
	\$ 1,000,000	Flat		200.00	\$ 172	\$ 34,476	\$ 50,000	145%	\$ 34,000	99%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.20	\$ 172	\$ 34.48	\$ 30	n/a	\$ 34.00	n/a
	2. Additional fee if work goes over 1 year (per year)		[11]							
	Up to \$20,000	Flat		4.00	\$ 172	\$ 690	1% of uncompleted work +\$100	%	\$ 300	44%
	\$ 20,000	Flat		4.00	\$ 172	\$ 690	1% of uncompleted work +\$100	%	\$ 690	100%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.26	\$ 172	\$ 45.25	n/a	n/a	\$ 45.13	n/a
	\$ 100,000	Flat		25.00	\$ 172	\$ 4,309	1% of uncompleted work +\$100	%	\$ 4,300	100%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.11	\$ 172	\$ 18.20	n/a	n/a	\$ 17.44	n/a
	\$ 1,000,000	Flat		120.00	\$ 172	\$ 20,685	2% of uncompleted work +\$100	%	\$ 20,000	97%
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.12	\$ 172	\$ 20.69	n/a	n/a	\$ 20.00	n/a

				Activity Service Cost Analysis			Cost Recovery Analysis			
Fee No.	Fee Name	Fee Unit	Notes	Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
S-004 Building Demolition Review										
	Permit Fee - Single Structure	per permit		2.00	\$ 172	\$ 345	\$ 100	29%	\$ 172	50%
	Each Additional Structure	per structure		0.50	\$ 172	\$ 86	\$ 25	29%	\$ 50	58%
new fee	Drainage Plan Review and Inspection									
	1. < 2,500 s.f. New Impervious Surface Area	per permit		12.50	\$ 172	\$ 2,155	\$ -	0%	\$ 250	12%
	2. > 2,500 s.f. New Impervious Surface Area	per permit		22.50	\$ 172	\$ 3,879	\$ -	0%	\$ 500	13%
	3. >10,000 s.f. New Impervious Surface Area	per permit		28.50	\$ 172	\$ 4,913	N/A (NEW)	%	\$ 1,000	20%
S-008 Complaint Investigation							Part of 40% Surcharge on Building Permit Fees			
S-009 Site Investigation		Penalty per Investigation					\$ 200		\$ 300	
S-010 County Code Compliance		Per report		2.00	\$ 172	\$ 345	\$ 200	58%	\$ 300	87%
S-011 Records Information Research										
	Retrieval/research fee:	Hourly	[9]	0.00	\$ 172	\$ -	\$ 60	%	\$ 172	%
	Documents requested to be certified have an additional charge									
	First Page	Per page		0.00	\$ 172	\$ -	\$ 4.50	%	\$ 5	%
	Additional Pages	Per page		0.00	\$ 172	\$ -	\$ 1	%	\$ 1	%
S-012 Subpoena Services			[12]							
new	Services Required in Excess of Standard	Hourly		1.00	\$ 172	\$ 172	\$ -	0%	\$ 172	100%
40% SURCHARGE ON BUILDING PERMITS										

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %

[Notes]

[1]	Sourced from "Land Development Fee Schedule - Effective 8.22.16"									
[2]	Additional charges based on hourly billing rates will be assessed under the Permit Processing and Issuance program when more than three rounds of plan check comments are required or when additional services are required after permit issuance, such as review of plan revisions.									
[3]	State Fee									
[4]	An electrical/mechanical/plumbing permit is required for all electrical/mechanical/plumbing work regulated by the Electrical/Mechanical/Plumbing Code. Fees for work not included in Items 1-5 above shall be calculated using the Building Permit Fee Table and based on the contract amount of the electrical/mechanical/plumbing work. Where such electrical/mechanical/plumbing work is performed in conjunction with a building permit, the fee may be added to that permit, and a separate electrical/mechanical/plumbing permit is not required.									
[5]	<p>Situations where reinspections fees shall be applicable include the following:</p> <p>A. When the work for a called inspection is not ready or not accessible to the inspector.</p> <p>B. When extra inspections are necessary due to deficient or defective work through fault or error of the owner or contractor. One such extra inspection will be made for each phase of work that requires inspection (i.e. foundation, rough electric, etc.) under the regular fees prescribed in this section. A reinspections fee shall be charged for each additional visit or inspection thereafter.</p> <p>C. When more than on inspection is made on a phase of work (i.e., "partial inspections") that normally is inspected in one trip.</p>									
[6]	The fee shall be based on an hourly rate @ \$172 per hour, with 1 hour minimum. If overtime is required the rate shall be \$206.40 per hour with a 3 hour minimum.									
[7]	<p>When a Notice is issued regarding conditions in violation of the County building code or zoning code, such as activities being performed without required permits or performed beyond the scope of existing permits, an investigation shall be made before permits may be issued for such work. An investigation fee shall be charged equal to two times the amount of all permit fees required by this ordinance, with a minimum of \$350.</p> <p>This fee is additive to the permit fees. This provision shall not apply to emergency work when it can be proven to the satisfaction of the Building Official that such work was urgently necessary, that it was not practical to obtain a permit before the work was commenced, and that a permit was applied for as soon as practical</p>									
[8]	When Code Enforcement activities are required as a result of an inspection of a property and compliance is required to correct violations found, a code enforcement fee of \$350 shall be charged, offsetting the cost of up to two site visits. Where additional site visits are required before the owner complies a reinspection fee of \$100 per trip shall be charged.									
[9]	\$172 per hour, \$50 minimum. Photocopy charges at published rates.									
[10]	\$75 minimum permit fee									
[11]	<p>Additional fees for work over 1 year are due when work covered under a grading permit has not received an approved final inspection one year after the date the permit was issued. The fee for additional work over 1 year covers the period beginning one year after the grading permit was issued and concluding on the date two years after the permit was issued, or until the work is completed and receives an approved final inspection, whichever comes first. The fee for additional work over 1 year is based on the valuation of uncompleted work covered by the permit at the end of one year following the date the permit was issued. If work covered under a grading permit is not completed after two years following the date the grading permit was issued, an additional fee is due for grading work covered under the permit that is still yet to be completed.</p> <p>The fee due for additional work remaining two years after the grading permit was issued will be calculated based on the valuation of work covered under the grading permit that is still not completed two years after the permit was issued. Grading permits expire three years after the date they are issued. If there is still remaining work covered under a grading permit that is not completed three years after the permit was issued, the applicant must apply for a new grading permit for any work not yet completed under the expired permit.</p>									
[12]	Fee Set per County Admin Bulletin 133.3									

APPENDIX A. 3

Cost of Service Analysis – Land Development - Engineering

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
S-068	Final Map Check (Major)	Deposit		30.00	\$ 235	\$ 7,063	\$ 1,500	21%	\$ 7,000	99%
S-069	Parcel Map Check	Deposit		14.00	\$ 235	\$ 3,296	\$ 1,500	46%	\$ 3,000	91%
S-070	Record of Survey Check	Deposit		3.50	\$ 235	\$ 824	\$ 500	61%	\$ 700	85%
S-072	Public Improvement Plan Check - Major (Subdivision)									
	Up to \$100K	Deposit		44.00	\$ 235	\$ 10,360	\$ 14,000	135%	\$ 10,000	97%
	\$100,001 to \$500K	Deposit		65.00	\$ 235	\$ 15,304	\$ 19,000	124%	\$ 15,000	98%
	>\$500,001	Deposit		86.00	\$ 235	\$ 20,249	\$ 24,000	119%	\$ 20,000	99%
S-073	Public Improvement Plan Check - Minor (Parcel)									
	Up to \$100K	Deposit		44.00	\$ 235	\$ 10,360	\$ 1,500	14%	\$ 10,000	97%
	\$100,001 to \$500K	Deposit		65.00	\$ 235	\$ 15,304	\$ 10,000	65%	\$ 15,000	98%
	>\$500,001	Deposit		86.00	\$ 235	\$ 20,249	\$ 14,000	69%	\$ 20,000	99%
S-074A	Public Improvement Plan Check - LUP									
	Up to \$100K	Deposit		44.00	\$ 235	\$ 10,360	\$ 6,000	58%	\$ 10,000	97%
	\$100,001 to \$500K	Deposit		65.00	\$ 235	\$ 15,304	\$ 10,000	65%	\$ 15,000	98%
	>\$500,001	Deposit		86.00	\$ 235	\$ 20,249	\$ 14,000	69%	\$ 20,000	99%
S-075	Public Improvement Plan Check - Development Plan									
	Up to \$100K	Deposit		44.00	\$ 235	\$ 10,360	\$ 6,000	58%	\$ 10,000	97%
	\$100,001 to \$500K	Deposit		65.00	\$ 235	\$ 15,304	\$ 10,000	65%	\$ 15,000	98%
	>\$500,001	Deposit		86.00	\$ 235	\$ 20,249	\$ 14,000	69%	\$ 20,000	99%
S-076	Drainage Review (No Improvement Plan)	Deposit		5.00	\$ 235	\$ 1,177	\$ 700	59%	\$ 1,000	85%
S-076A	Condition of Approval Compliance Check (No Improvement Plan)	Deposit		9.00	\$ 235	\$ 2,119	\$ 1,000	47%	\$ 2,000	94%
S-076B	Improvement Agreement Extension									
	If signed documents submitted before agreement term expires	Flat		6.00	\$ 235	\$ 1,413	\$ 250	18%	\$ 1,000	71%
	After agreement term expiration	Flat		10.00	\$ 235	\$ 2,354	\$ 400	17%	\$ 2,000	85%

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
S-077	Public Improvement Inspection - Major (Subdivision)									
	Up to \$100K	Deposit		22.00	\$ 235	\$ 5,180	\$3,500	68%	\$ 5,000	97%
	\$100,001 to \$500K	Deposit		44.00	\$ 235	\$ 10,360	\$14,750	142%	\$ 10,000	97%
	>\$500,001	Deposit		86.00	\$ 235	\$ 20,249	\$21,500	106%	\$ 20,000	99%
S-078	Public Improvement Inspection - Minor (Parcel)									
	Up to \$100K	Deposit		22.00	\$ 235	\$ 5,180	\$3,500	68%	\$ 5,000	97%
	\$100,001 to \$500K	Deposit		44.00	\$ 235	\$ 10,360	\$14,750	142%	\$ 10,000	97%
	>\$500,001	Deposit		86.00	\$ 235	\$ 20,249	\$21,500	106%	\$ 20,000	99%
S-079	Public Improvement Inspection - Land Use Permit									
	Up to \$100K	Deposit		22.00	\$ 235	\$ 5,180	\$3,500	68%	\$ 5,000	97%
	\$100,001 to \$500K	Deposit		44.00	\$ 235	\$ 10,360	\$14,750	142%	\$ 10,000	97%
	>\$500,001	Deposit		86.00	\$ 235	\$ 20,249	\$21,500	106%	\$ 20,000	99%
S-080A	Public Improvement Inspection - Development Plan									
	Up to \$100K	Deposit		22.00	\$ 235	\$ 5,180	\$3,500	68%	\$ 5,000	97%
	\$100,001 to \$500K	Deposit		44.00	\$ 235	\$ 10,360	\$14,750	142%	\$ 10,000	97%
	>\$500,001	Deposit		86.00	\$ 235	\$ 20,249	\$21,500	106%	\$ 20,000	99%
S-081C	Public Improvement Plan Review - Landscaping									
	Up to \$100K	Deposit		44.00	\$ 235	\$ 10,360	\$2,500	24%	\$ 10,000	97%
	\$100,001 to \$500K	Deposit		65.00	\$ 235	\$ 15,304	\$4,500	29%	\$ 15,000	98%
	>\$500,001	Deposit		86.00	\$ 235	\$ 20,249	\$10,500	52%	\$ 20,000	99%
S-081D	Subdivision Monument Check									
	1-6 Monuments	Flat		6.00	\$ 235	\$ 1,413	\$500	35%	\$ 1,400	99%
	7 or more monuments (fee for up to 6, plus per monument)	Per monument		1.00	\$ 235	\$ 235	\$120	51%	\$ 235	100%
S-081E	Application Review - Encroachment Permit (small) (driveway, sidewalk repairs, small retaining walls, sewer laterals or water service by property owners, etc.)	Flat		2.00	\$ 235	\$ 471	\$35	7%	\$ 50	11%
S-081F	Application Review - Encroachment Permit (large)	Deposit		4.00	\$ 235	\$ 942	\$300	32%	\$ 1,000	106%
S-081G	Application Review - Encroachment Permit (utilities)	Hourly		1.00	\$ 235	\$ 235	\$193	82%	\$ 235	100%

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
S-082B	Public Improvement Inspection - Landscaping									
	Up to \$100K	Deposit		22.00	\$ 235	\$ 5,180	\$8,500	164%	\$ 5,000	97%
	\$100,001 to \$500K	Deposit		44.00	\$ 235	\$ 10,360	\$16,500	159%	\$ 10,000	97%
	>\$500,001	Deposit		86.00	\$ 235	\$ 20,249	\$80,500	398%	\$ 20,000	99%
S-082C	Encroachment Permit Inspection (small) (driveways, sidewalk repairs, small retaining walls, etc.)	Flat	[1]	3.00	\$ 235	\$ 706	\$100	14%	\$ 250	35%
S-082D	Encroachment Permit Inspection (large) (If engineering plans required for street excavation)	Deposit	[2]	5.00	\$ 235	\$ 1,177	\$1,000	85%	\$ 1,000	85%
S-082E	Inspection - Encroachment Permit Inspection (Utilities)	Deposit	[2]	5.00	\$ 235	\$ 1,177	\$1,000	85%	\$ 1,000	85%
S-083	Flood Control District Encroachment									
S-083A	Construction Permit Review	Deposit		4.00	\$ 235	\$ 942	\$400	42%	\$ 900	96%
S-083B	Inspections	Deposit		5.00	\$ 235	\$ 1,177	\$400	34%	\$ 1,100	93%
S-084A	Drainage Permit Application	Deposit		7.00	\$ 235	\$ 1,648	\$1,400	85%	\$ 1,600	97%
S-084B	Drainage Permit Inspection	Deposit		7.00	\$ 235	\$ 1,648	\$1,400	85%	\$ 1,600	97%
S-085A	Miscellaneous Road Permit Application (house move)	Deposit		2.50	\$ 235	\$ 589	\$500	85%	\$ 500	85%
S-085B	Miscellaneous Road Permit Application (house move inspection)	Deposit		2.50	\$ 235	\$ 589	\$500	85%	\$ 500	85%
S-085C	Miscellaneous Road Permit Application (extra-legal load)									
	Single Trip	Flat	[3]				Set by State			
	Annual Permit	Flat					Set by State			
	Premium Billing Service (Annual)	Flat					Set by State			
S-085D	Miscellaneous Road Permit Application (temporary road closure - construction)									
	For-profit applicant	Flat		1.50	\$ 235	\$ 353	\$300	85%	\$ 300	85%
	Not-for-profit applicant	Flat		1.50	\$ 235	\$ 353	\$35	10%	\$ 50	14%

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
S-085E	Miscellaneous Road Permit Application (temporary road closure - special events)									
	For-profit applicant	Flat		2.00	\$ 235	\$ 471	\$300	64%	\$ 300	64%
	Not-for-profit applicant	Flat		2.00	\$ 235	\$ 471	\$35	7%	\$ 50	11%
S-085F	Miscellaneous Road Permit Application (per extension/modification)	Flat		1.00	\$ 235	\$ 235	\$125	53%	\$ 235	100%
S-085G	Road Acceptance Plan Review									
	Up to \$100K	Deposit		44.00	\$ 235	\$ 10,360	\$ 6,000	58%	\$ 10,000	97%
	\$100,001 to \$500K	Deposit		65.00	\$ 235	\$ 15,304	\$ 10,000	65%	\$ 15,000	98%
	>\$500,001	Deposit		86.00	\$ 235	\$ 20,249	\$ 14,000	69%	\$ 20,000	99%
S-085H	Road Acceptance Inspection									
	Up to \$100K	Deposit		22.00	\$ 235	\$ 5,180	\$ 3,500	68%	\$ 5,000	97%
	\$100,001 to \$500K	Deposit		44.00	\$ 235	\$ 10,360	\$ 14,750	142%	\$ 10,000	97%
	>\$500,001	Deposit		86.00	\$ 235	\$ 20,249	\$ 21,500	106%	\$ 20,000	99%
S-085S	Stormwater Management Compliance	Deposit		22.00	\$ 235	\$ 5,180	NEW	%	\$ 5,000	97%
S-086	Street Vacation Review	Deposit		10.00	\$ 235	\$ 2,354	\$1,700	72%	\$ 2,000	85%
S-086A	Floodplain Management Compliance (per permit)	Flat		0.50	\$ 235	\$ 118	\$30	25%	\$ 45	38%
S-086B	Flood Zone/Base Flood Elevation Determination									
	Flood Zone Determination									
	Office Review	Flat (Per Lot)		0.50	\$ 235	\$ 118	\$50 per lot, \$300 max for a group of adjacent lots.	%	\$100 per lot \$600 max for a group of adjacent parcels	%
	Site Visit	Flat		2.00	\$ 235	\$ 471	\$250 plus \$50 per lot	%	\$400 plus \$100 per lot	%
	Base Flood Elevation Determination	Deposit		2.50	\$ 235	\$ 589	T&M + initial deposit determined by staff.	%	\$ 500	85%
S-086C	Floodplain Management Permit Application									
	Application Fee	Deposit		4.00	\$ 235	\$ 942	\$325	35%	\$ 550	58%
S-086D	Floodplain Elevation Certification (per lot)	Flat		1.00	\$ 235	\$ 235	\$200	85%	\$ 235	100%

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
S-086E	Floodplain Map Revision/Amendment									
	Floodplain Map Amendment	Deposit		5.00	\$ 235	\$ 1,177	\$500	42%	\$ 700	59%
S-088	Certificate of Correction	Flat		1.00	\$ 235	\$ 235	\$500	212%	\$ 150	64%
S-088A	Adopt-a-Road	Flat		5.00	\$ 235	\$ 1,177	\$500	42%	\$ 500	42%
S-088B	Adopt-a-Park	Flat		5.00	\$ 235	\$ 1,177	\$500	42%	\$ 500	42%
S-088C	Road Name Change (public road)	Deposit		6.00	\$ 235	\$ 1,413	\$400	28%	\$ 1,000	71%
S-088D	Corner Record Check						Reference County Recorder Fee		Reference County Recorder Fee	
S-088H	Amended Map Revision	Deposit		5.00	\$ 235	\$ 1,177	\$1,000	85%	\$ 1,000	85%
	Per lot for altered lots	Per Lot		0.00	\$ 148	\$	\$25	%	\$ 25	%
S-088L	Computer Map and Data Requests	Deposit		5.00	\$ 235	\$ 1,177	T&M	%	\$ 1,000	85%
S-089A	Reversion to Acreage	Deposit		44.00	\$ 235	\$ 10,360	NEW	%	\$ 10,000	97%

				Activity Service Cost Analysis			Cost Recovery Analysis			
Fee No.	Fee Name	Fee Unit	Notes	Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
SUPPORT TO PLANNING REVIEW										
S-013	Certificate of Compliance Review	Deposit		5.00	\$ 235	\$ 1,177	\$634	54%	\$ 1,000	85%
S-014	Development Plan Review-"Multi-Family	Deposit		10.00	\$ 235	\$ 2,354	\$1,793	76%	\$ 2,000	85%
S-015	Development Plan Review - Residential- Substantial	Deposit		10.00	\$ 235	\$ 2,354	\$813	35%	\$ 2,000	85%
S-021	Land Use Permit (Quarry)	Deposit		10.00	\$ 235	\$ 2,354	\$3,398	144%	\$ 2,000	85%
S-022	Land Use Permit (Quarry Reclamation Plan)	Deposit		10.00	\$ 235	\$ 2,354	\$2,579	110%	\$ 2,000	85%
S-029	Land Use Permit - Other	Deposit		10.00	\$ 235	\$ 2,354	\$1,333	57%	\$ 2,000	85%
S-039A	Planned Unit Development Final Development Plan - Review/New	Deposit		10.00	\$ 235	\$ 2,354	\$1,319	56%	\$ 2,000	85%
S-039B	Planned Unit Development Final Development Plan - Review/Non-Substantial Modification	Deposit		8.00	\$ 235	\$ 1,884	\$1,054	56%	\$ 1,500	80%
S-039C	Planned Unit Development Final Development Plan - Review/ Substantial Modification	Deposit		10.00	\$ 235	\$ 2,354	\$938	40%	\$ 2,000	85%
S-040	Planned Unit Development Tentative Subdivision Map Review	Deposit		30.00	\$ 235	\$ 7,063	\$494	7%	\$ 6,000	85%
S-044	Zone Variance	Deposit		5.00	\$ 235	\$ 1,177	\$497	42%	\$ 1,000	85%
S-051A	Pre-application Review	Deposit		5.00	\$ 235	\$ 1,177	\$0	0%	\$ 1,000	85%
S-060C	COA Compliance Check for Building Permit Issuance	Deposit		5.00	\$ 235	\$ 1,177	\$195	17%	\$ 1,000	85%
S-060K	Wireless Facility Access Permit	Deposit		10.00	\$ 235	\$ 2,354	\$120	5%	\$ 2,000	85%
S-060L	Wireless Facility Minor Alteration Permit	Deposit		5.00	\$ 235	\$ 1,177	\$0	0%	\$ 1,000	85%
new	Other Planning Applications Requiring Public Works Department Review and Comment	Deposit		5.00	\$ 235	\$ 1,177	\$494	42%	\$ 1,000	85%
new	Right of Entry Permit for Iron Horse Corridor									
	Small	Flat		2.00	\$ 235	\$ 471	\$135	29%	\$ 300	64%
	Large	Deposit		5.00	\$ 235	\$ 1,177	\$300	25%	\$ 1,000	85%
S-087C, S-083MT	SPECIAL TECHNICAL STUDIES AND/ OR LEGAL COUNSEL	Deposit	[4]							

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis			Cost Recovery Analysis			
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %

[Notes]

- [1] *Unpermitted inspection fee is double inspection and permit fee. Non-notification for inspection: \$100 plus time and materials.*
- [2] *Time and materials. One hour minimum. \$300 + \$1,000 initial deposit charged at time and materials.*
- [3] *Set by The State of California, Vehicle Code*
- [4] *Any project requiring special technical studies not listed above and/or special legal counsel shall pay costs directly in addition to County administrative and review fees*

APPENDIX B. 1

Comparative Fee Survey – Planning

					Comparative Agencies				
Fee No.	Fee Description	Notes	Current Fee		City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
S-013	Certificate of Compliance Review/ Determination of Legal Lot		Deposit	\$ 2,000	\$2,614 Deposit	\$ 1,191	No Comparison	\$ 650	\$ 1,176
S-014, 015, 016	Development Plan Review								
	Residential								
	Substantial		Deposit	\$ 2,900	\$3,242 Deposit	\$1,500 Deposit	>5 units: \$6,600	Site Development Review - \$4,000 Deposit	Residential Level I: \$3,078 Deposit Residential Level II: \$5,177 Deposit
	Non-Substantial		Deposit	\$ 2,000			< 5 Units: \$500 / unit up to \$2,000 Deposit		
	Administrative						\$6,600 Deposit + Engineering fees of \$2,254 + \$1,000 per acre		
	Multi-Family		Deposit	\$ 6,000					
	Commercial/ Office / Industrial		Deposit	\$ 6,000					
S-017	Time Extension (Administrative)		Flat	\$ 200	No Comparison	\$ 514	\$ 1,251	\$ 450	\$ 1,770
S-018	Time Extension (Public Hearing)		Flat	\$ 600	No Comparison				
S-019	General Plan Amendment Review		Deposit	\$ 5,000	\$16,968 Deposit	\$20,000 Deposit	\$5,800 Deposit	AT-COST/deposit to be determined	Level I: \$1,272 Level II: \$6,318 Deposit
S-019A	Specific Plan Amendment		Deposit	\$ 5,000	No Comparison	No Comparison			Level I: \$1,242 Level II: \$5,073 Deposit
S-019B	General Plan Amendment Feasibility Request		Flat	\$ 750	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-021	Land Use Permit (Quarry)		Deposit	\$ 5,600	\$ 4,706	No Comparison	\$2,200 Deposit	\$1,500 Deposit	\$9,661 Deposit
S-022	Land Use Permit (Quarry Reclamation Plan)		Deposit	\$ 1,780	\$ 4,706	No Comparison	\$2,200 Deposit	\$1,500 Deposit	\$7,761 Deposit
S-024	Land Use Permit (Family Member Mobile Home)		Deposit	\$ 750	\$ 4,706	No Comparison	\$2,000 Deposit	\$1,500 Deposit	\$957 Deposit
S-026	Land Use Permit (Home Occupation)		Deposit	\$ 500	\$ 4,706	No Comparison	\$2,000 Deposit	\$1,500 Deposit	\$957 Deposit
S-027A	Land Use Permit (Accessory Dwelling Unit)		Deposit	\$ 1,000	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-028A	Land Use Permit (Development Plan Combination)		Deposit	\$ 2,000	\$ 4,706	\$ 3,429	\$2,200 Deposit	\$1,500 Deposit	\$7,761 Deposit
S-028B	Land Use Permit (Development Plan Combination, Minor Revisions/Amendments)		Deposit	\$ 500	\$ 4,706	\$ 3,429	\$2,200 Deposit	\$1,500 Deposit	\$7,761 Deposit

Fee No.	Fee Description	Notes	Current Fee		Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
S-023, 025, 027, 027B, 029	Land Use Permit - Other		Deposit	\$ 2,700	\$ 4,706	No Comparison	\$2,200 Deposit	\$1,500 Deposit	\$3,039 Deposit
S-029A	Land Use Permit (Solid Waste Disposal Review)		Deposit	\$ 10,000	\$ 4,706	No Comparison	\$2,200 Deposit	\$1,500 Deposit	\$957 Deposit
S-030	Land Use Permit (Administrative Permit - Gas Well)		Deposit	\$ 570	\$ 4,706	No Comparison	\$2,200 Deposit	\$1,500 Deposit	\$957 Deposit
S-031	Land Use Permit (Gas Well Ordinance)		Deposit	\$ 2,060	\$ 4,706	No Comparison	\$2,200 Deposit	\$1,500 Deposit	\$957 Deposit
S-032	Lot Line Adjustment Review		Deposit	\$ 500	\$4,262 Deposit	\$ 1,673	No Comparison	No Comparison	Minor: \$1,516 Major: \$1,694 + \$751 per lot (max 2 additional lots)
S-033	Tentative Subdivision Map Review - Major								
	5-30 Lots/Units		Deposit	\$ 8,728	5-25 Lots: \$13,920 26-100 Lots: \$17,172 101-200 Lots: \$21,032 201+ Lots: \$24,791 All Deposits	\$3,811 + \$238 per lot	\$3,071 + \$10 per lot	\$4,000 Deposit	\$6,876 Deposit
	31-100 Lots/Units		Deposit	\$ 17,788					
	101 or more Lots/Units		Deposit	\$ 18,200					
S-033A	Development Agreement		Deposit	\$ 1,000	\$3,242 Deposit	\$10,000 Deposit	\$4,200 Deposit	No Comparison	No Comparison
S-033B	Development Impact Fee Deferral			\$ 500	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-034, 034A	Tentative Subdivision Map Review - Minor/Reversion to Acreage								
	Below 5 Lots/Units		Deposit	\$ 4,800	0-4 Lots: \$9,855 Deposit	\$2,382 + \$238 per lot	\$1,782 + \$10 per lot	\$4,000 Deposit	\$4,145 + \$417 per lot
S-035	Condo Conversion Tentative Map		Deposit	\$ 7,156	No Comparison	No Comparison	\$2,200 Deposit	\$4,000 Deposit	No Comparison
	1-30 lots/units								
	31-100 lots/units								
	101 or more lots/units								
S-036	Lot Split		Deposit	\$ 2,000	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-036A	Undersized Lot Review								
	Initial		Flat	\$ 150	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	Public Hearing Required		Deposit	\$ 500	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison

Fee No.	Fee Description	Notes	Current Fee		Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
S-037	Planned Unit Development Rezoning Review - Residential								
	1-30 Units		Deposit	\$ 6,169					Level I: \$1,857
	31-100 Units		Deposit	\$ 14,313	\$16,968 Deposit	\$20,000 Deposit	\$4,900 Deposit	\$4,000 Deposit	Level II: \$5,498
	101 and up		Deposit	\$ 14,745					Deposit
S-038	Planned Unit Development Rezoning Review - Commercial/Industrial		Deposit	\$ 6,200	\$16,968 Deposit	\$20,000 Deposit	\$4,900 Deposit	\$4,000 Deposit	Level I: \$1,857 Level II: \$5,498 Deposit
S-039A	Planned Unit Development Final Development Plan - Review/New		Deposit	\$ 3,500	No Comparison		No Comparison	No Comparison	No Comparison
S-039B	Planned Unit Development Final Development Plan - Review/Non-Substantial Modification		Deposit	\$ 1,000	No Comparison	\$1,500 Deposit	No Comparison	No Comparison	\$ 2,110
S-039C	Planned Unit Development Final Development Plan - Review/ Substantial Modification		Deposit	\$ 3,000	No Comparison		No Comparison	No Comparison	\$ 2,897
S-040	Planned Unit Development Tentative Subdivision Map Review		Deposit	\$ 2,850	No Comparison	No Comparison	No Comparison	\$4,000 Deposit	No Comparison
S-041	Rezoning Review - Commercial/Industrial		Deposit	\$ 6,500	\$16,968 Deposit	\$20,000 Deposit	\$4,900 Deposit	\$4,000 Deposit	Level I: \$1,857 Level II: \$5,498 Deposit
S-042	Rezoning Review - Other		Deposit	\$ 2,500	\$16,968 Deposit	\$20,000 Deposit	\$4,900 Deposit	\$4,000 Deposit	Level I: \$1,857 Level II: \$5,498 Deposit
S-043	Police Services District Formation		Flat	\$ 800	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-044	Zone Variance		Deposit	\$ 1,000	Residential: \$2,614 Non-Residential: \$4,550	Residential: \$1,918 Flat Fee Non-Residential: \$3,000 Deposit	\$1,700 Deposit	\$1,500 Deposit	\$ 5,243

Fee No.	Fee Description	Notes	Current Fee		Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
S-045	Sign Review								
	Minor Modification		Flat	\$ 550	No Comparison	No Comparison	Administrative: \$278 Master Sign Program: \$2,600 Deposit Planning Commission Approval Permit: \$900 Deposit Temporary Permit Signs & Banners: No Charge	\$ 300	No Comparison
	Public Hearing		Deposit	Additional \$800 towards T&M	No Comparison	No Comparison			No Comparison
S-046	Request for Determination		Deposit	\$ 200	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-046A	Accelerated Review			Non-Refundable deposit equal to 30% of amount of consultant contract plus time and materials	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-047A, 047B, 047C, 047D, 048A, 048B, 048C, 048D	Zoning Administrator Appeal/ Appeal to the Board		Flat	\$ 125	\$340 or \$50 if approved by the corresponding Neighborhood Council	\$ 99	\$ 333	\$ 250	\$1,164 Deposit
S-047E	Planning Commission Agenda Mailing Service		Flat	\$ 25	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-048	Fish and Game								
	Posting Fee		Flat	\$ 50	Set by State				
	Administrative Fee		Flat	\$ 25					
S-049	Reconsideration Review		Flat	\$ 125	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison

Fee No.	Fee Description	Notes	Current Fee		Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
S-049A	Condition of Approval Modification Review								
	Initial		Flat	\$ 500	No Comparison	No Comparison	No Comparison	\$1,500 Deposit	No Comparison
	Public Hearing		Deposit	\$ 1,000	No Comparison	No Comparison	No Comparison		No Comparison
S-049A	Modification of Official Document		Flat	\$ 250	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-050	Agricultural Preserve Rezoning Review		Deposit	\$ 1,000	\$16,968 Deposit	\$20,000 Deposit	\$4,900 Deposit	\$4,000 Deposit	Level I: \$1,857 Level II: \$5,498 Deposit
S-050A	Agricultural Preserve Contract		Deposit	\$ 500	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-051	Agricultural Preserve Cancellation Review		Deposit	\$ 5,400	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-051B	Agricultural Preserve Non-Renewal Notice		Deposit	\$ 300	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-051A	Preapplication Review								
	Minor Subdivision, Minor Land Use Permit, Development Permit (not more than one building)		Flat	\$ 500	No Comparison	No Comparison	No Comparison	Conditional Use Permit and Variance: \$125 Others: \$150	No Comparison
	Major Subdivision								
	Up to 100 lots		Flat	\$ 750	No Comparison	No Comparison	No Comparison		No Comparison
	101-250 lots		Flat	\$ 950	No Comparison	No Comparison	No Comparison		No Comparison
	Major Residential, Commercial or Industrial Development (more than one building)		Flat	\$ 1,000	No Comparison	No Comparison	No Comparison		No Comparison
S-051C	Annual Review of Quarry Reclamation		Flat	\$ 1,000	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-051D	Permit for Alteration or Removal of Protected Trees		Deposit	\$ 500	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-051F	Heritage Tree (appeal)		Deposit	\$ 50	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-051G	Heritage Tree (nomination)		Flat	\$ 100	No Comparison	\$ 1,372	No Comparison	No Comparison	No Comparison
S-051H	Heritage Tree (removal permit)		Deposit	\$ 1,000	No Comparison	\$1,500 Deposit	No Comparison	No Comparison	No Comparison
S-051J	Heritage Tree (encroachment permit)		Deposit	\$ 500	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-060B	Landscaping and Tree Protection Agreement		Deposit	\$ 100	No Comparison	No Comparison	\$ 1,435	No Comparison	No Comparison
S-052B	Notification List Services		Flat	\$1.50 per address plus \$30	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-053	Mitigation/ Condition of Approval Compliance Monitoring		Deposit	\$ 1,500	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison

Fee No.	Fee Description	Notes	Current Fee		Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
S-056	Hazardous Waste Application Review								
	Determination		Deposit	\$ 2,440	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	Monitoring 86/100		Deposit	\$ 2,900	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	Mitigation Monitoring (non 86/100)		Flat	T&M	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-057	Environmental Impact Review		Deposit	Contract amount plus 30% administrative surcharge	30% of total contract cost	\$1,500 Deposit + 20% Admin Fee	Consultant cost + 25% for City Admin.	Included in Fee or Cost	Level I: \$3,118 Level II: \$4,595 Deposit Level III: \$5,519 Deposit
S-059	County Water Agency Wetland Review		Deposit	\$ 500	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-060	Records Information Research								
	Retrieval/research fee		Flat	\$60 per hour, \$15 minimum	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	Documents requested to be certified								
	First Page		Flat	\$ 4.50	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	Additional Pages		Per page	\$ 1	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-060A	Geologic Review								
	Major Subdivision		Deposit	\$ 750	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	Minor Subdivision		Deposit	\$ 1,500	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	Others			Based on estimated contract amount	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-060C	COA Compliance Check for Building Permit Issuance								
	Minor Developments		Deposit	\$ 500	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	Major Developments		Deposit	\$ 1,000	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-060D	Liquor License Site Determination		Flat	\$ 525	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-060E	Gun Ordinance Annual License		Flat	\$ 250	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-060E	Deemed Approved Annual Fee		Annual	\$ 400	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-060G	Subpoena Services								
	Evidence Reproduction		Hourly	\$ 60	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	Witness Summons		Deposit	\$ 150	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-060H	Temporary Events		Deposit	\$ 150	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-060I	Home Occupation Permit (Admin.)		Flat	\$ 50	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-060J	Meteorological Tower Permit (Admin.)		Deposit	\$ 1,000	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison

Fee No.	Fee Description	Notes	Current Fee		Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
S-060K	Wireless Facility Access Permit		Deposit	\$ 4,000	\$ 8,843	\$ 6,642	No Comparison	No Comparison	No Comparison
S-060L	Wireless Facility Minor Alteration Permit		Deposit	\$ 1,000	\$ 5,420	No Comparison	No Comparison	No Comparison	No Comparison
S-060M	Wireless Facility Collocation Permit		Deposit	\$ 1,000	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-063	California Environmental Quality Act Review County Projects – Non EIR			T&M	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-064	California Environmental Quality Act Review County Projects – EIR			T&M	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-065	Child Care Application Review			\$ 1,000	No Comparison	No Comparison	No Comparison	No Comparison	No Comparison

Notes

- [1] Source: "Richmond Master Fee Schedule July 2016.pdf"
- [2] Source: "Concord Master Fee Schedule May 2016.pdf"
- [3] Source: "Brentwood Planning Fee Schedule.pdf"
- [4] Source: "Alameda County_Planning Fee Schedule.pdf"
- [5] Source: "Sonoma Fees-2016-5-Project-Review (Planning).pdf"

APPENDIX B. 2

Comparative Fee Survey – Building

Contra Costa County
Building - User Fee Survey FY 2017-18
Comparison of Charges for Fee Related Activities and Services

Appendix B. 2

					Comparative Agencies				
Fee No.	Fee Description	Current Fee		Notes	City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
S-001 Permit Processing and Issuance Program									
A - Plan Review									
	\$0 - \$2,000	base fee @ \$2,000	\$ 48.75		\$ 260	\$ 65.33	N/A. City's fee structure not based on valuation.	\$ 138	\$ 89.75
\$	2,000	base fee @ \$2,000	\$ 48.75		\$ 260	\$ 65.33		\$ 138	\$ 90.74
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 8.94		\$ -	\$ 7.74		\$ -	\$ 17.57
\$	25,000	base fee @ \$25,000	\$ 254.31		\$ 586	\$ 243.25		\$ 412	\$ 494.98
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 6.44		\$ -	\$ 18.51		\$ -	\$ 12.67
\$	50,000	base fee @ \$50,000	\$ 415.19		\$ 1,437	\$ 706.12		\$ 589	\$ 811.92
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 4.47		\$ -	\$ 14.60		\$ 7	\$ 8.78
\$	100,000	base fee @ \$100,000	\$ 638.79		\$ 2,484	\$ 1,435.87		\$ 917	\$ 1,251.32
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 3.58		\$ -	\$ 10.66		\$ 5	\$ 7.04
\$	500,000	base fee @ \$500,000	\$ 2,068.79		\$ 3,818	\$ 5,699.00		\$ 2,905	\$ 4,067.64
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 3.04		\$ -	\$ 8.53	\$ 3	\$ 5.91	
\$	1,000,000	base fee @ \$1,000,000	\$ 3,589.79		\$ 6,821	\$ 9,962.13	\$ 4,385	\$ 7,026.44	
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 1.97		\$ 5	\$ 0.35	\$ 3	\$ 4.01	

Contra Costa County
 Building - User Fee Survey FY 2017-18
 Comparison of Charges for Fee Related Activities and Services

Appendix B. 2

					Comparative Agencies				
Fee No.	Fee Description	Current Fee		Notes	City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
	B - Permit Review and Processing								
	\$0 - \$2,000	base fee @ \$2,000	\$ 18.75		No Comparison	No Comparison	No Comparison	Permit Processing Fee: \$20 for any single permit; \$30 for any permit combo.	No Comparison
	\$ 2,000	base fee @ \$2,000	\$ 18.75						
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 3.44						
	\$ 25,000	base fee @ \$25,000	\$ 97.81						
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 2.48						
	\$ 50,000	base fee @ \$50,000	\$ 159.69						
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 1.72						
	\$ 100,000	base fee @ \$100,000	\$ 245.69						
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 1.38						
	\$ 500,000	base fee @ \$500,000	\$ 795.69						
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 1.17						
	\$ 1,000,000	base fee @ \$1,000,000	\$ 1,380.69						
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 0.76						
	C - Additional Processing	Hourly	\$ -		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	D - Refinery and Chemical Plant Fee								
	1. Yearly Building/ Grading Permit		\$ -		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	2. Individual Building/ Grading Permit		See B Building Permit Fee		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	3. Yearly Electrical Permit		\$ -		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison

Contra Costa County
Building - User Fee Survey FY 2017-18
Comparison of Charges for Fee Related Activities and Services

Appendix B. 2

					Comparative Agencies				
Fee No.	Fee Description	Current Fee		Notes	City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
S-002 Construction Inspection Program									
A - Building Inspection									
	1. Building Permit								
	\$0 - \$2,000	base fee @ \$2,000	\$ 75.00		\$ 143	\$ 101.26	N/A. City's fee structure not based on valuation.	\$ 173	\$ 142.60
\$	2,001	base fee @ \$2,000	\$ 75.00		\$ 143	\$ 101.26		\$ 173	\$ 142.68
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 13.75		\$ -	\$ 11.51		\$ -	\$ 28.00
\$	25,000	base fee @ \$25,000	\$ 391.25		\$ 871	\$ 366.00		\$ 515	\$ 786.85
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 9.90		\$ -	\$ 14.64		\$ -	\$ 20.19
\$	50,000	base fee @ \$50,000	\$ 638.75		\$ 1,335	\$ 732.00		\$ 736.82	\$ 1,291.77
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 6.88		\$ -	\$ 19.72		\$ 8.20	\$ 13.98
\$	100,000	base fee @ \$100,000	\$ 982.75		\$ 2,640	\$ 1,717.76		\$ 1,146.66	\$ 1,991.17
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 5.50		\$ -	\$ 16.29		\$ 6.21	\$ 11.20
\$	500,000	base fee @ \$500,000	\$ 3,182.75		\$ 7,022	\$ 8,235.00		\$ 3,631.59	\$ 6,471.49
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 4.68		\$ -	\$ 17.20		\$ 3.70	\$ 9.49
\$	1,000,000	base fee @ \$1,000,000	\$ 5,522.75		\$ 10,503	\$ 16,836.00		\$ 5,481.59	\$ 10,787.59
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 3.03		\$ 5	\$ 1.23		\$ 3.70	\$ 6.03

Fee No.	Fee Description	Current Fee		Notes	Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
	2. Energy Compliance		25% of Building Permit and Plan review or processing fees.		\$0 - \$3000: \$274 \$3001 - \$25,000: \$310 \$25,001 - \$50,000: \$346 \$50,001 - \$100,000: \$390 \$100,001 - \$500,000: \$506 \$500,000 - \$1,000,000: \$723 >\$1,000,001: \$723 for the first million plus \$5 or each additional \$1,000 or fraction thereof.	No Comparison	\$97.56/building	12.5% of Building Permit Fees, \$140 minimum.	No Comparison
	3. Access Compliance		25% of Building Permit and Plan review or processing fees.		No Comparison	No Comparison	No Comparison	1% of Building Permit Fees, \$140 minimum.	\$ 293
B - Earthquake Fee									
	Residential		\$13 per each \$100,000 of building valuation		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	Commercial		\$20 per each \$100,000 of building valuation		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison

					Comparative Agencies				
Fee No.	Fee Description	Current Fee		Notes	City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
C - Electrical Inspection Fees									
	1. New Dwelling		15% of Building Permit Fee		New Construction: \$0 - \$3000: \$30 \$3001 - \$25,000: \$38 \$25,001 - \$50,000: \$101 \$50,001 - \$100,000: \$213 \$100,001 - \$500,000: \$342 \$500,000 - \$1,000,000: \$1,753 >\$1,000,001: \$2,782 for 1st million plus \$5 or each add'l \$1,000 or fraction thereof.	\$0.00 to \$2,000 Flat Fee: \$91.50	\$0.0532/s.f.	20% of Building Permit Fees, \$140 minimum.	SFR: \$0.10/sq.ft MFR: \$0.07/sq.ft
						\$2,000.01 to \$25,000.00 Base Cost (for first \$2,000): \$91.50			
	2. Addition or alteration to dwelling unit		20% of Building Permit Fee, \$75 minimum			Each additional \$1,000 or fraction thereof: \$5.30	<500 s.f.: \$0.1469/s.f. >500 and <1,000 s.f.: \$0.1202		
						\$25,000.01 to \$50,000.00 Base Cost (for first \$25,000): \$213.50			
	3. New Commercial Building		25% of Building Permit Fee, \$75 minimum			Each additional \$1,000 or fraction thereof: \$5.27	\$0.0532/s.f.		
						\$50,000.01 to \$100,000.00 Base Cost (for first \$50,000): \$345.26 Each additional \$1,000 or fraction thereof: \$15.05			For other occupancies and alterations, additions and modifications to existing residential buildings, fee is based on electrical unit fixture count.

Fee No.	Fee Description	Current Fee		Notes	Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
4.	Shell Building		5% of Building Permit Fee, \$75 minimum		All Other: \$0 - \$3000: \$172 \$3001 - \$25,000: \$194 \$25,001 - \$50,000: \$318 \$50,001 - \$100,000: \$527 \$100,001 - \$500,000: \$728 \$500,000 - \$1,000,000: \$1,753 >\$1,000,001: \$2,289 for 1st million plus \$5 or each add'l \$1,000 or fraction thereof.	\$100,000.01 to \$500,000.00 Base Cost (for first \$100,000): \$1,098 Each additional \$1,000 or fraction thereof: \$6.56	No Comparison	20% of Building Permit Fees, \$140 minimum.	For other occupancies and alterations, additions and modifications to existing residential buildings, fee is based on electrical unit fixture count.
						\$500,000.01 to \$1,000,000.00 Base Cost (for first \$500,000): \$3,721 Each additional \$1,000 or fraction thereof: \$7.20			
5.	Commercial Alterations & Tenant Improvements		20% of Building Permit Fee, \$75 minimum				No Comparison		
						\$1,000,000.01 and up Base Cost (for first \$1,000,000): \$7,320 Each additional \$1,000 or fraction thereof: \$0.99			
6.	Electrical Permit	Flat	See 1. Building Permit Fee, \$75 minimum				\$ 87		\$79 minimum.

Contra Costa County
Building - User Fee Survey FY 2017-18
Comparison of Charges for Fee Related Activities and Services

Appendix B. 2

					Comparative Agencies				
Fee No.	Fee Description	Current Fee		Notes	City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
D - Mechanical Inspection Fees									
	1. New Dwelling		10% of Building Permit Fee		New Construction: \$0 - \$3000: \$15 \$3001 - \$25,000: \$32 \$25,001 - \$50,000: \$59 \$50,001 - \$100,000: \$158 \$100,001 - \$500,000: \$219 \$500,000 - \$1,000,000: \$1.279 >\$1,000,001: \$1,927 for 1st million plus \$5 or each add'l \$1,000 or fraction thereof.	Electrical, Mechanical, and Plumbing Fees are identical. See Electrical Fees.	\$0.0532/s.f.	18% of Building Permit Fees, \$140 minimum.	Residential: \$0.05/sq.ft
	2. Addition or alteration to dwelling unit		15% of Building Permit Fee, \$75 minimum				No Comparison		
	3. New Commercial Building		15% of Building Permit Fee, \$75 minimum				\$0.0532/s.f.		
	4. Shell Building		5% of Building Permit Fee, \$75 minimum				No Comparison		
	5. Commercial Alterations & Tenant Improvements		10% of Building Permit Fee, \$75 minimum				No Comparison		
	6. Mechanical Permit	Flat	See 1. Building Permit Fee, \$75 minimum				\$ 87		\$79 minimum.

Contra Costa County
 Building - User Fee Survey FY 2017-18
 Comparison of Charges for Fee Related Activities and Services

Appendix B. 2

					Comparative Agencies				
Fee No.	Fee Description	Current Fee		Notes	City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
E - Plumbing Inspection Fees									
	1. New Dwelling		15% of Building Permit Fee		New Construction: \$0 - \$3000: \$30 \$3001 - \$25,000: \$32 \$25,001 - \$50,000: \$87	Electrical, Mechanical, and Plumbing Fees are identical. See Electrical Fees.	\$0.0532/s.f.	17% of Building Permit Fees, \$140 minimum.	Residential: \$0.14/sq.ft
	2. Addition or alteration to dwelling unit		20% of Building Permit Fee, \$75 minimum		\$50,001 - \$100,000: \$170 \$100,001 - \$500,000: \$286		No Comparison		For other occupancies and alterations, additions and modifications to existing residential buildings, fee is based on plumbing unit fixture count.
	3. New Commercial Building		20% of Building Permit Fee, \$75 minimum		\$500,000 - \$1,000,000: \$2,605 >\$1,000,001: \$3,399 for 1st million plus \$5 for each additional \$1,000.		\$0.0532/s.f.		
	4. Shell Building		5% of Building Permit Fee, \$75 minimum		\$0 - \$3000: \$166 \$3001 - \$25,000: \$174 \$25,001 - \$50,000: \$255		No Comparison		
	5. Commercial Alterations & Tenant Improvements		15% of Building Permit Fee, \$75 minimum		\$50,001 - \$100,000: \$403 \$100,001 - \$500,000: \$556		No Comparison		
	6. Plumbing Permit	Flat	See 1. Building Permit Fee, \$75 minimum		\$500,000 - \$1,000,000: \$2,847 >\$1,000,001: \$3,709 for 1st million plus \$5 for each additional \$1,000.		\$ 87		\$79 minimum.
F - Miscellaneous Fees									
	1. Reinspections								
	a. Building Permit w/ valuation < \$5,000	Per Trip	\$ 50.00		\$ 154	\$122 /hr.	Hourly Rate	\$140/hr., one hour minimum	\$146/hr., one hour minimum
	b. Building Permit w/ valuation > \$5,001	Per Trip	\$ 100.00						
	a. Electrical, Mechanical, Plumbing permits on Residential buildings.	Per Trip	\$ 50.00						
	a. Electrical, Mechanical, Plumbing permits on Non-Res buildings.	Per Trip	\$ 100.00						
	2. Owner-requested inspection of an existing building	Hourly	\$ 160.00		\$ 157	No Comparison	Hourly Rate	\$140/hr., one hour minimum	\$ 166
	3. Inspection for Change of Occupancy	Hourly	\$ -						
	4. Investigation of work without permit	Penalty	2x Permit fee; Min \$250		No Comparison	2x Permit fee	No Comparison	\$140/hr., one hour minimum	No Comparison

Contra Costa County
Building - User Fee Survey FY 2017-18
Comparison of Charges for Fee Related Activities and Services

Appendix B. 2

Fee No.	Fee Description	Current Fee		Notes	Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
	5. Abatement of Code Violations - Building/Zoning								
	Notice of Violation Issued	Penalty	2x Permit fee; Min \$250		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	Reinspection (per trip)	Flat	\$ 100.00		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	6. Renewal fee for an expired permit:								
	For Final Inspection		10% of current building valuation		No Comparison	No Comparison	1/2 of the fee in effect at the time of reissuance	\$140 per permit.	\$ 293
	For permits that have expired within one year after issuance date		50% of original fees		No Comparison	No Comparison			
	For permits that have expired more than 180 days after the last inspection occurred		Full fee is applicable		No Comparison	No Comparison			
new fee	7. After Hours Inspection Services	Hourly - Minimum X Hours	\$ 250.00		No Comparison	\$183 /hr.; \$366 minimum	Hourly Rate	\$210/hr., two hour minimum	\$146/hr., two hour minimum
new	8. Photovoltaic - Residential - Roof mount								
	a. Building Permit / Inspection, <15kW	per permit			\$ 500	Plan Review Fee: \$69.50 + 1.15787P Inspection Fee: \$112 + 6.1P Where P = the power rating of the PV system overall in kilowatts.	Single Inverter: \$266.06 Additional Inverters: \$46.95	\$280 for the first system, \$140 for each additional system	\$ 500
	b. Building Permit / Inspection, >15kW	per kW							\$ 15
	c. Plan Check	per permit							No Comparison
	d. Electrical Review	per permit							No Comparison
new	9. Photovoltaic - Residential - Ground mount								
	a. Building Permit / Inspection, <50kW	per permit			Same as Roof Mount	Same as Roof Mount	Same as Roof Mount	Same as Roof Mount	<15KW: \$844
	b. Building Permit / Inspection, >50kW	per kW							>15KW: \$16 per KW
	c. Plan Review/Processing	per permit							No Comparison
	d. Electrical Review	per permit							No Comparison

Contra Costa County
 Building - User Fee Survey FY 2017-18
 Comparison of Charges for Fee Related Activities and Services

Appendix B. 2

Fee No.	Fee Description	Current Fee		Notes	Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
new	10. Photovoltaic - Commercial - Roof mount or Ground mount								
	a. Building Permit / Inspection, up to 100kW	per permit					1-15 KW: Single Inverter: \$266.06		Roof Mount: <50KW: \$1,000
	b. Building Permit / Inspection, 101kW - 250Kw	per permit					Additional Inverters: \$46.95		51-250KW: \$7 per KW above 50
	c. Building Permit / Inspection, 251 KW or greater	per permit							>250KW: \$2,400 + \$5 per KW above 250
	d. Plan Review/Processing, up to 100kW	per permit			\$ 1,903	Same as Residential	16-50 KW: \$400	Based on contract valuation	Ground Mount: <50KW: \$1,534
	e. Plan Review/Processing, 101kW - 250Kw	per permit					51-250 KW: \$400 + \$7/25KW + \$108.32		51-250KW: \$7 per KW above 50
	f. Plan Review/Processing, 251 KW or greater	per permit					>250KW: \$400 + \$5/50KW + \$216.64		>250KW: \$3,045 + \$5 per KW above 250
	g. Electrical Review - All project sizes	per permit							
new	11. Debris Recovery	per permit			No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	12. Canopies/Awnings								
	0-99 sq. ft.	Flat							
	100-400 sq. ft.	Flat			No Comparison	No Comparison	\$22 per sq. ft.	\$ 1,242	\$23.61/sq.ft.
	401+ sq. ft.	Flat							
	13. Mobile Homes	Flat			No Comparison	No Comparison	Hourly Rate	No Comparison	\$ 79
	14. Commercial Coaches	Flat			No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	15. Fences greater than 7 ft.								
	Chain link / Wood	Flat			No Comparison	No Comparison	\$6.50/sq.ft.	>6 feet: \$402 for first 100 linear feet; \$37 for each add'l 100 feet.	\$3/ linear ft.
	Masonry, concrete, or other materials	Flat					\$8/sq.ft.	>4 feet: \$767 for first 100 linear feet; \$73 for each add'l 100 feet.	
	16. Re-Roofs - Residential	Flat							
	17. Re-Roofs - Commercial	Flat			No Comparison	\$61 + 0.061 per sq.ft.	Hourly Rate	\$1.80-\$6/sq.ft. depending on material	No Comparison
	18. Energy Code Compliance Review for Miscellaneous Permits				\$ 467	No Comparison	\$ 98	12.5% of Building Permit Fees, \$140 minimum	No Comparison

Contra Costa County
Building - User Fee Survey FY 2017-18
Comparison of Charges for Fee Related Activities and Services

Appendix B. 2

Fee No.	Fee Description	Current Fee		Notes	Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
	S-003 Grading Plan Check/Inspection								
	Improvement Value:								
	\$ 100,000	Flat	\$ 5,000.00		Grading Plan Review fee, fixed portion, \$200: \$441	No Comparison	No Comparison	No Comparison	Grading Plan Check/ Inspection fees not based on valuation.
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 40.00						
	\$ 1,000,000	Flat	\$ 41,000.00						
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 30.00						
	Additional fee if:								
	Work goes over 1 year	Flat	1% of uncompleted work +\$100		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	Work goes over 2 years	Flat	2% of uncompleted work +\$100		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	S-004 Building Demolition Review	Flat							
	Permit Fee - Single Structure	Flat	\$ 100.00		No Comparison	No Comparison	No Comparison	\$140 per permit.	\$138 per building / structure
	Each Additional Structure	Flat	\$ 25.00		No Comparison	No Comparison	No Comparison		
	S-005 Mobile Home Park Annual Inspection	Flat	\$ 25.00						
	S-006 Mobile Home Permit Inspection	Flat	\$ 25.00						
	S-007 Permanent Mobile Home Inspection		See S-002		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
new fee	Drainage Review		See S-002						
	Plan Review	Flat	\$ -		No Comparison	No Comparison	No Comparison	\$140 for the first system, \$70 for each	No Comparison
	Inspection	Flat	\$ -		No Comparison	No Comparison	No Comparison		No Comparison
	S-008 Complaint Investigation		Part of 40% Surcharge on Building Permit Fees		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	S-009 Site Investigation	Per investigation	\$ 200.00		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	Per Investigation	Flat	\$ 200.00		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	Travel outside of County	Hourly	varies		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	S-010 County Code Compliance	Per report	\$ 200.00		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison

Contra Costa County
Building - User Fee Survey FY 2017-18
Comparison of Charges for Fee Related Activities and Services

Appendix B. 2

Fee No.	Fee Description	Current Fee		Notes	Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
	S-011 Records Information Research								
	Retrieval/research fee:	Hourly	\$ 60.00		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	Documents requested to be certified have an additional charge								
	First Page		\$ 4.50		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	Additional Pages	Per page	\$ 1.00		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	S-012 Subpoena Services								
	Evidence Reproduction	Hourly	\$ 60.00		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	Witness Summons	Deposit	\$ 150.00		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison

Notes

- [1] Source: "Richmond Master Fee Schedule July 2016.pdf"
- [2] Source: "Concord Master Fee Schedule May 2016.pdf"
- [3] Source: "16-17 CAP - Final for Website (Building Fees)"
- [4] Source: "Alameda County_Building_Service Fee Table - Schedule A" & "Alameda County_Building_Valuation Table - Schedule B"
- [5] Source: "Sonoma Fees-2016-1-Building"

APPENDIX B. 3

Comparative Fee Survey – Land Development - Engineering

Contra Costa County
 PWD – Land Development – User Fee Study FY 2017-18
 Comparison of Charges for Fee Related Activities and Services

Appendix B. 3

Fee No.	Fee Description	Current Fee		Notes	Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
S-068	Final Map Check (Major) per lot	Deposit Per Lot	\$ 1,500 25		No Comparison No Comparison	\$ 4,764 Varies	\$ 3,071 30	\$ 6,996	\$ 2,009
S-069	Parcel Map Check per lot	Deposit Per Lot	\$ 1,500 25		No Comparison No Comparison	\$ 3,573 Varies	\$ 3,071 30	\$ 6,996	\$ 2,009
S-070	Record of Survey Check	Deposit	\$ 500		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-072	Public Improvement Plan Check - Major (Subdivision)								
	\$25,000	base fee/ deposit @ \$25,000	\$ 1,500		\$ 8,000	\$ 238	\$ 625	Deposit \$1,000 - \$10,000. Actual Cost	Deposit \$650 - \$8,346. Actual Cost
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 80		\$ -	\$ 48	\$ 25		
	\$100,000	base fee/ deposit @ \$100,000	\$ 6,000		\$ 8,000	\$ 5,002	\$ 2,500		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20		\$ -	\$ 36	\$ 25		
	\$500,000	base fee/ deposit @ \$500,000	\$ 14,000		\$ 12,500	\$ 19,294	\$ 11,250		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20		\$ 25	\$ -	\$ 23		
	\$1,000,000	base fee/ deposit @ \$1,000,000	\$ 24,000		\$ 25,000	\$ 19,294	\$ 20,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20		\$ 25	\$ -	\$ 20		
	\$5,000,000	base fee/ deposit @ \$5,000,000	\$ 104,000		\$ 125,000	\$ 19,294	\$ 25,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20		\$ 25	\$ -	\$ 5		

Fee No.	Fee Description	Current Fee		Notes	Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
S-073	Public Improvement Plan Check - Minor (Parcel)								
	\$25,000	base fee/ deposit @ \$25,000	\$ 1,500		\$ 6,000		\$ 625		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 80		\$ -		\$ 25		
	\$100,000	base fee/ deposit @ \$100,000	\$ 6,000		\$ 6,000		\$ 2,500		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20		\$ -		\$ 25		
	\$500,000	base fee/ deposit @ \$500,000	\$ 14,000		\$ 12,500	\$3,573 + Per Lot: Varies	\$ 11,250	Deposit \$1,000 - \$10,000. Actual Cost	Deposit \$650 - \$8,346. Actual Cost
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20		\$ 25		\$ 23		
	\$1,000,000	base fee/ deposit @ \$1,000,000	\$ 24,000		\$ 25,000		\$ 20,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20		\$ 25		\$ 20		
	\$5,000,000	base fee/ deposit @ \$5,000,000	\$ 104,000		\$ 125,000		\$ 25,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20		\$ 25		\$ 5		

Contra Costa County
 PWD – Land Development – User Fee Study FY 2017-18
 Comparison of Charges for Fee Related Activities and Services

Appendix B. 3

Fee No.	Fee Description	Current Fee		Notes	Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
S-074	Public Improvement Plan Check - LUP								
	\$25,000	base fee/ deposit @ \$25,000	\$ 1,500		\$ 8,000	\$ 238	\$ 625		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 80		\$ -	\$ 48	\$ 25		
	\$100,000	base fee/ deposit @ \$100,000	\$ 6,000		\$ 8,000	\$ 5,002	\$ 2,500		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20		\$ -	\$ 36	\$ 25		
	\$500,000	base fee/ deposit @ \$500,000	\$ 14,000		\$ 12,500	\$ 19,294	\$ 11,250	Deposit \$1,000 - \$10,000. Actual Cost	Deposit \$650 - \$8,346. Actual Cost
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20		\$ 25	\$ -	\$ 23		
	\$1,000,000	base fee/ deposit @ \$1,000,000	\$ 24,000		\$ 25,000	\$ 19,294	\$ 20,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20		\$ 25	\$ -	\$ 20		
	\$5,000,000	base fee/ deposit @ \$5,000,000	\$ 104,000		\$ 125,000	\$ 19,294	\$ 25,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20		\$ 25	\$ -	\$ 5		

Contra Costa County
PWD – Land Development – User Fee Study FY 2017-18
Comparison of Charges for Fee Related Activities and Services

Appendix B. 3

Fee No.	Fee Description	Current Fee		Notes	Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
S-075	Public Improvement Plan Check - Development Plan								
	\$25,000	base fee/ deposit @ \$25,000	\$ 1,500		\$ 8,000	\$ 238	\$ 625	Deposit \$1,000 - \$10,000. Actual Cost	Deposit \$650 - \$8,346. Actual Cost
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 80		\$ -	\$ 48	\$ 25		
	\$100,000	base fee/ deposit @ \$100,000	\$ 6,000		\$ 8,000	\$ 5,002	\$ 2,500		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20		\$ -	\$ 36	\$ 25		
	\$500,000	base fee/ deposit @ \$500,000	\$ 14,000		\$ 12,500	\$ 19,294	\$ 11,250		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20		\$ 25	\$ -	\$ 23		
	\$1,000,000	base fee/ deposit @ \$1,000,000	\$ 24,000		\$ 25,000	\$ 19,294	\$ 20,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20		\$ 25	\$ -	\$ 20		
	\$5,000,000	base fee/ deposit @ \$5,000,000	\$ 104,000		\$ 125,000	\$ 19,294	\$ 25,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20		\$ 25	\$ -	\$ 5		
S-076	Drainage Review (No Improvement Plan)	Deposit	\$ 700		No Comparison	\$ 1,500	No Comparison	No Comparison	\$605 - \$1,617
S-076A	Condition of Approval Compliance Check (No Improvement Plan)	Deposit	\$ 1,000		No Comparison	\$ 958	No Comparison	No Comparison	\$ 2,675
S-076B	Improvement Agreement Extension								
	If documents signed and submitted 21 days before agreement expires	Flat	\$ 250		No Comparison	Minor: \$476 Major: \$1,162	No Comparison	No Comparison	No Comparison
	After 21 day deadline	Flat	\$ 400		No Comparison		No Comparison	No Comparison	No Comparison

Fee No.	Fee Description	Current Fee		Notes	Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
S-077	Public Improvement Inspection - Major (Subdivision)								
	\$25,000	base fee/ deposit @ \$25,000	\$ 1,500		\$ 7,000	\$ 302	\$ 1,250		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 65		\$ -	\$ 60	\$ 50		
	\$100,000	base fee/ deposit @ \$100,000	\$ 3,500		\$ 7,000	\$ 6,350	\$ 5,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 45		\$ -	\$ 45	\$ 45		
	\$500,000	base fee/ deposit @ \$500,000	\$ 21,500		\$ 15,000	\$ 24,493	\$ 22,000	Deposit \$1,000 - \$10,000. Actual Cost	Deposit \$650 - \$8,346. Actual Cost
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 45		\$ 30	\$ -	\$ 35		
	\$1,000,000	base fee/ deposit @ \$1,000,000	\$ 44,000		\$ 30,000	\$ 24,493	\$ 35,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 45		\$ 30	\$ -	\$ 35		
	\$5,000,000	base fee/ deposit @ \$5,000,000	\$ 224,000		\$ 150,000	\$ 24,493	\$ 175,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 45		\$ 30	\$ -	\$ 35		

Fee No.	Fee Description	Current Fee		Notes	Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
S-078	Public Improvement Inspection - Minor (Parcel)								
	\$25,000	base fee/ deposit @ \$25,000	\$ 1,500		\$ 3,000	\$ 302	\$ 1,250	Deposit \$1,000 - \$10,000. Actual Cost	Deposit \$650 - \$8,346. Actual Cost
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 65		\$ -	\$ 60	\$ 50		
	\$100,000	base fee/ deposit @ \$100,000	\$ 3,500		\$ 3,000	\$ 6,350	\$ 5,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 45		\$ -	\$ 45	\$ 45		
	\$500,000	base fee/ deposit @ \$500,000	\$ 21,500		\$ 15,000	\$ 24,493	\$ 22,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 45		\$ 30	\$ -	\$ 35		
	\$1,000,000	base fee/ deposit @ \$1,000,000	\$ 44,000		\$ 30,000	\$ 24,493	\$ 35,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 45		\$ 30	\$ -	\$ 35		
	\$5,000,000	base fee/ deposit @ \$5,000,000	\$ 224,000		\$ 150,000	\$ 24,493	\$ 175,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 45		\$ 30	\$ -	\$ 35		

Contra Costa County
PWD – Land Development – User Fee Study FY 2017-18
Comparison of Charges for Fee Related Activities and Services

Appendix B. 3

Fee No.	Fee Description	Current Fee		Notes	Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
S-079	Public Improvement Inspection - Land Use Permit								
	\$25,000	base fee/ deposit @ \$25,000	\$ 1,500		\$ 3,000	\$ 302	\$ 1,250	Deposit \$1,000 - \$10,000. Actual Cost	Deposit \$650 - \$8,346. Actual Cost
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 65		\$ -	\$ 60	\$ 50		
	\$100,000	base fee/ deposit @ \$100,000	\$ 3,500		\$ 3,000	\$ 6,350	\$ 5,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 45		\$ -	\$ 45	\$ 45		
	\$500,000	base fee/ deposit @ \$500,000	\$ 21,500		\$ 15,000	\$ 24,493	\$ 22,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 45		\$ 30	\$ -	\$ 35		
	\$1,000,000	base fee/ deposit @ \$1,000,000	\$ 44,000		\$ 30,000	\$ 24,493	\$ 35,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 45		\$ 30	\$ -	\$ 35		
	\$5,000,000	base fee/ deposit @ \$5,000,000	\$ 224,000		\$ 150,000	\$ 24,493	\$ 175,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 45		\$ 30	\$ -	\$ 35		

Fee No.	Fee Description	Current Fee		Notes	Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
S-080A	Public Improvement Inspection - Development Plan								
	\$25,000	base fee/ deposit @ \$25,000	\$ 1,500		\$ 3,000	\$ 302	\$ 1,250		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 65		\$ -	\$ 60	\$ 50		
	\$100,000	base fee/ deposit @ \$100,000	\$ 3,500		\$ 3,000	\$ 6,350	\$ 5,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 45		\$ -	\$ 45	\$ 45		
	\$500,000	base fee/ deposit @ \$500,000	\$ 21,500		\$ 15,000	\$ 24,493	\$ 22,000	Deposit \$1,000 - \$10,000. Actual Cost	Deposit \$650 - \$8,346. Actual Cost
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 45		\$ 30	\$ -	\$ 35		
	\$1,000,000	base fee/ deposit @ \$1,000,000	\$ 44,000		\$ 30,000	\$ 24,493	\$ 35,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 45		\$ 30	\$ -	\$ 35		
	\$5,000,000	base fee/ deposit @ \$5,000,000	\$ 224,000		\$ 150,000	\$ 24,493	\$ 175,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 45		\$ 30	\$ -	\$ 35		

Contra Costa County
 PWD – Land Development – User Fee Study FY 2017-18
 Comparison of Charges for Fee Related Activities and Services

Appendix B. 3

Fee No.	Fee Description	Current Fee		Notes	Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
S-081C	Public Improvement Plan Review - Landscaping								
	\$25,000	base fee/ deposit @ \$25,000	\$ 1,000		\$ 3,000	\$ 302	\$ 1,250	Deposit \$1,000 - \$10,000. Actual Cost	Deposit \$650 - \$8,346. Actual Cost
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20		\$ -	\$ 60	\$ 50		
	\$100,000	base fee/ deposit @ \$100,000	\$ 2,500		\$ 3,000	\$ 6,350	\$ 5,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20		\$ -	\$ 45	\$ 45		
	\$500,000	base fee/ deposit @ \$500,000	\$ 10,500		\$ 15,000	\$ 24,493	\$ 22,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20		\$ 30	\$ -	\$ 35		
	\$1,000,000	base fee/ deposit @ \$1,000,000	\$ 20,500		\$ 30,000	\$ 24,493	\$ 35,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20		\$ 30	\$ -	\$ 35		
	\$5,000,000	base fee/ deposit @ \$5,000,000	\$ 100,500		\$ 150,000	\$ 24,493	\$ 175,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20		\$ 30	\$ -	\$ 35		
S-081D	Subdivision Monument Check								
	1-2 Monuments	Flat	\$ 500		No Comparison	\$264/each	No Comparison	No Comparison	No Comparison
	3-5 Monuments	Flat	\$ 750						
	6-9 Monuments (per monument)	Flat	\$ 125						
	10 or more monuments (per monument)	Flat	\$ 120						
S-081E	Application Review - Encroachment Permit (small) (driveway, sidewalk repairs, small retaining walls, sewer laterals or water service by property owners, etc.)	Flat	\$ 35		\$770 minimum deposit	\$ 238	No Comparison	No Comparison	No Comparison
S-081F	Application Review - Encroachment Permit (large)	Deposit	\$ 300						
S-081G	Application Review - Encroachment Permit (utilities)	Hourly	T&M						

Contra Costa County
PWD – Land Development – User Fee Study FY 2017-18
Comparison of Charges for Fee Related Activities and Services

Appendix B. 3

Fee No.	Fee Description	Current Fee		Notes	Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
S-082B	Public Improvement Inspection - Landscaping								
	\$25,000	base fee/ deposit @ \$25,000	\$ 2,500		\$ 3,000	\$ 302	\$ 1,250	Deposit \$1,000 - \$10,000. Actual Cost	Deposit \$650 - \$8,346. Actual Cost
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 80		\$ -	\$ 60	\$ 50		
	\$100,000	base fee/ deposit @ \$100,000	\$ 8,500		\$ 3,000	\$ 6,350	\$ 5,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 80		\$ -	\$ 45	\$ 45		
	\$500,000	base fee/ deposit @ \$500,000	\$ 40,500		\$ 15,000	\$ 24,493	\$ 22,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 80		\$ 30	\$ -	\$ 35		
	\$1,000,000	base fee/ deposit @ \$1,000,000	\$ 80,500		\$ 30,000	\$ 24,493	\$ 35,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 80		\$ 30	\$ -	\$ 35		
	\$5,000,000	base fee/ deposit @ \$5,000,000	\$ 400,500		\$ 150,000	\$ 24,493	\$ 175,000		
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 80		\$ 30	\$ -	\$ 35		
S-082C	Encroachment Permit Inspection (small) (driveways, sidewalk repairs, small retaining walls, etc.)	Flat	\$ 100		No Comparison	<400 s.f.: \$302 each add'l 200 s.f. or fraction thereof: \$76	Subdivision: \$146	\$1,000 Deposit, Actual Cost	\$ 206
S-082D	Encroachment Permit Inspection (large) (If engineering plans required for street excavation)	Deposit	\$ 300		No Comparison		General: \$72	\$ 255	\$ 400
S-082E	Encroachment Permit Inspection (Utilities)	Deposit	\$ 300		No Comparison	No Comparison	>\$10,000: \$390 <\$10,000: \$144	No Comparison	No Comparison

Contra Costa County
PWD – Land Development – User Fee Study FY 2017-18
Comparison of Charges for Fee Related Activities and Services

Appendix B. 3

Fee No.	Fee Description	Current Fee		Notes	Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
S-083	Flood Control District Encroachment								
	Construction Permit Review	Deposit	\$ 400		No Comparison	\$ 609		No Comparison	No Comparison
	Inspections	Deposit							
	\$25,000	base fee/ deposit @ \$25,000	\$ 2,500						
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 100						
	\$100,000	base fee/ deposit @ \$100,000	\$ 10,000						
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 100						
	\$500,000	base fee/ deposit @ \$500,000	\$ 50,000		No Comparison	No Comparison	Same fees as CCC	No Comparison	No Comparison
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 100						
	\$1,000,000	base fee/ deposit @ \$1,000,000	\$ 100,000						
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 100						
	\$5,000,000	base fee/ deposit @ \$5,000,000	\$ 500,000						
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 100						
	Temporary Right of Entry	Deposit	\$ 400		No Comparison	No Comparison		No Comparison	No Comparison
	Non-inspection Notification for Permitted Work	Penalty	\$100 + Time and Materials		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-084A	Drainage Permit Application	Deposit	T&M against initial deposit		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-084B	Drainage Permit Inspection	Deposit	T&M against initial deposit		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-085A	Miscellaneous Road Permit Application (house move)	Deposit	\$ 500		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-085B	Miscellaneous Road Permit Application (house move inspection)	Deposit	\$ 500		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison

Contra Costa County
PWD – Land Development – User Fee Study FY 2017-18
Comparison of Charges for Fee Related Activities and Services

Appendix B. 3

Fee No.	Fee Description	Current Fee		Notes	Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
S-085C	Miscellaneous Road Permit Application (extra-legal load)								
	Single Trip	Flat	\$ 16						
	Annual Permit	Flat	\$ 90		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	Premium Billing Service (Annual)	Flat	\$ 100						
S-085D	Miscellaneous Road Permit Application (temporary road closure - construction)								
	For-profit applicant	Flat	\$ 300		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	Not-for-profit applicant	Flat	\$ 35						
S-085E	Miscellaneous Road Permit Application (temporary road closure - special events)								
	For-profit applicant	Flat	\$ 300		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	Not-for-profit applicant	Flat	\$ 35						
S-085F	Miscellaneous Road Permit Application (per extension/modification)	Per Extension	\$ 125		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison

Fee No.	Fee Description	Current Fee		Notes	Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
S-085G	Road Acceptance Plan Review		See S-072, S-073, S-074A, S-075. T&M						
	\$25,000	base fee/ deposit @ \$25,000	\$ 1,500		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 80						
	\$100,000	base fee/ deposit @ \$100,000	\$ 6,000						
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20						
	\$500,000	base fee/ deposit @ \$500,000	\$ 14,000						
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20						
	\$1,000,000	base fee/ deposit @ \$1,000,000	\$ 24,000						
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20						
	\$5,000,000	base fee/ deposit @ \$5,000,000	\$ 104,000						
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20						

Fee No.	Fee Description	Current Fee		Notes	Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
S-085H	Road Acceptance Inspection		See S-077, S-078, S-080A. T&M						
	\$25,000	base fee/ deposit @ \$25,000	\$ 1,500		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 65						
	\$100,000	base fee/ deposit @ \$100,000	\$ 3,500						
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 45						
	\$500,000	base fee/ deposit @ \$500,000	\$ 21,500						
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 45						
	\$1,000,000	base fee/ deposit @ \$1,000,000	\$ 44,000						
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 45						
	\$5,000,000	base fee/ deposit @ \$5,000,000	\$ 224,000						
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 45						
S-086	Street Vacation Review								
	If an in-use area:	Deposit	\$ 1,700		\$ 888	\$ 1,429	No Comparison	Actual Cost, \$2,000 Deposit	No Comparison
	If an unused area:	Deposit	\$ 600						
	If map exists:	Deposit	\$ 1,000						
	If no map exists:	Deposit	\$ 2,700						
S-086A	Floodplain Management Compliance	Per Parcel	\$ 30		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison

Contra Costa County
PWD – Land Development – User Fee Study FY 2017-18
Comparison of Charges for Fee Related Activities and Services

Appendix B. 3

Fee No.	Fee Description	Current Fee		Notes	Comparative Agencies				
					City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
S-086B	Flood Zone/Base Flood Elevation Determination								
	Flood Zone Determination	Deposit	\$50 per lot, \$300 max for a group of adjacent lots. If site visit required: \$250 plus \$50 per lot		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	Base Flood Elevation	Deposit	T&M + initial deposit determined by staff.		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-086C	Floodplain Management Permit Application								
	Application Fee	Flat	\$ 325		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	Review Fee	Hourly	T&M						
S-086D	Floodplain Elevation Certification	Per Lot	\$ 200		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-086E	Floodplain Map Revision/Amendment								
	Floodplain Map Amendment	Flat	\$ 500		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	Base map revision	Deposit	\$35 per lot						
S-088	Certificate of Correction	Deposit	\$ 500		\$ 777	\$ 1,191	\$ 145	No Comparison	No Comparison
S-088A	Adopt-a-Road	Flat	\$ 500		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-088B	Adopt-a-Park	Flat	\$ 250		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-088C	Road Name Change (public road)								
	First inspection		\$ 400		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	Per inspection thereafter		\$ 50						
S-088D	Corner Record Check		Reference County Recorder Fee		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
S-088H	Amended Map Revision	Deposit	\$ 1,000		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	Per lot for altered lots	Per Lot	\$ 25						

Contra Costa County
PWD – Land Development – User Fee Study FY 2017-18
Comparison of Charges for Fee Related Activities and Services

Appendix B. 3

					Comparative Agencies				
Fee No.	Fee Description	Current Fee		Notes	City of Richmond	City of Concord	City of Brentwood	Alameda County	Sonoma County
S-088I	Records Information Research/Survey Assistance								
	Retrieval/Research fee	Hourly	\$ 60		No Comparison	Actual Hours, per hour after first 30 minutes.	No Comparison	\$ 170	No Comparison
	Documents requested to be certified have an additional charge:								
	First page	Flat	\$ 5		No Comparison		No Comparison		No Comparison
	Add'l Pages	per page	\$ 1						
S-088L	Computer Map and Data Requests	Hourly	T&M		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison
	Accelerated Review		50% surcharge		No Comparison	No Comparison	No Comparison	No Comparison	No Comparison

Notes

- [1] Source: "Richmond Master Fee Schedule July 2016.pdf"
- [2] Source: "Concord Master Fee Schedule May 2016.pdf"
- [3] Source "Brentwood PW Engineering Fees revised 9-1-2016.pdf"
- [4] County_Building_Building Valuation Table - Schedule B"
- [5] "Fees-2016-7-PRMD-Services.pdf"