



Office of the City Manager

PUBLIC HEARING

May 19, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Jordan Klein, Director, Planning and Development Department

Subject: Changes to the Planning and Development Fee Schedule

RECOMMENDATION

Conduct a public hearing and upon conclusion, adopt a Resolution effective July 1, 2026:

1. Approving revisions to the fee schedule for the Planning and Development Department, to increase fees on certain building and zoning permits to cover technology for permitting and other processes, and for zoning policy development, for new address assignment applications, for landmark initiation applications, for required training for building code administration, and for other revisions and clarifications as specified; and
2. Rescinding previous fee schedule Resolution Nos. 71,834-N.S. and 71,973-N.S.; and
3. Rescinding building valuation Resolution No. 67,047-N.S.

SUMMARY

The proposed Resolution includes fee changes and increases in the following major areas, in addition to making other minor changes and clarifications. See **Attachment 2** for the entire proposed new Planning and Development Department Fee Schedule, with all rates and text changes tracked.

- **Technology Enhancement Fee:** A surcharge on building permits, and Public Works and Fire permits associated with building projects, which pays for some of the hardware and software needed to operate a modern permitting system. Current fee rate of 5% of qualifying permit fees is proposed to increase to 6.5%.
- **Community Planning Fee:** A surcharge on building permits and zoning permits which pays some of the costs for work on new Land Use policies, including enacting state mandates and fulfilling Council referrals for Zoning Ordinance changes. Current rate of 5% of building permit fees is proposed to increase to 6%. Current rate of 15% of zoning permit fees is proposed to stay the same, but

the proposed Resolution would expand its application to include all zoning permit types, not only discretionary applications.

- Address Assignments: New fee tiers proposed for particularly complicated multi-unit projects for which current base fee of one hour of staff time is not sufficient to recoup City costs.
- AB 717 Continuing Education Fee: Cities must provide annual training to staff who administer building codes, to ensure consistency in interpretation and enforcement. AB 717 allows cities to charge specific fees to cover those training costs. The proposed Resolution would establish such a fee, via a surcharge of 0.5% of building permit fees.
- Landmarks Initiations: After Council's recent adoption of changes to the Landmarks Ordinance, the City may now set fees by Resolution for Landmarks Initiation applications, at rates which cover the costs incurred. Previous fee rates have not changed since 1985. The proposed Resolution would set new rates at \$3,750 for an application to landmark a structure, and \$10,000 for an application to designate a historic district. Fee exemptions would continue to apply to applications submitted by the Council, the Landmarks Preservation Commission and certain other Commissions.
- Citation and violation appeal fees. Certain processes overseen by the Building and Safety Division which are subject to appeal, such as violations of Rental Housing Safety Program requirements, Exterior Elevated Elements (E3) compliance, and appeals of liens, are not well articulated in the current fee schedule. The proposed Resolution would clarify such fees.

FISCAL IMPACTS OF RECOMMENDATION

The recommended increases to selected existing fee rates, and creation of new fees, will generate funds to cover costs which the City incurs for these services, including maintaining modern permitting technology systems, considering changes to Land Use policies at the behest of the state government and City Council, processing applications for landmarks designations, and other aspects of the regular work of the Planning and Development Department. Fees collected for these activities are deposited into the Permit Service Center Fund 621 and are segregated into project accounts to ensure that they are used only for the purposes for which the fees are levied, in accordance with State law. All fee rates are set at rates which are no higher than what is minimally sufficient to cover City costs to deliver the services.

CURRENT SITUATION AND ITS EFFECTS

Best practice for Planning and Building departments is to maintain a fund balance equivalent to one year's expenses, to mitigate against the effects of cyclical construction industry trends. Construction goes through upturns and downturns based on national and international economic factors; maintaining a fund balance in reserve helps to cushion the severity of these swings. The Berkeley Planning and Development Department has successfully retained a healthy fund balance in recent years, in large part by keeping pace with increasing costs (particularly personnel costs) through fee increases across multiple Planning Divisions which took effect in 2024 and 2025.

The fee changes in this proposed Resolution are on balance smaller than increases adopted in recent years, and instead focus on several targeted areas where current and expected future costs are not being covered by existing fee rates. Staff are proposing the fee increases listed below to become effective July 1, 2026. Please see **Attachment 2** for a complete version of the Planning and Development Department fee schedule with all proposed changes tracked.

TECHNOLOGY ENHANCEMENT FEE ("TECH FEE")

This fee is a surcharge imposed on building permit fees, plus Fire and Public Works fees collected pursuant to building permit applications. Revenues are tracked in a dedicated account which is reserved for technological improvements necessary to allow permit application intake, review and approval by staff, and to provide tools for customers to submit applications and check status online. In recent years, and particularly since the COVID-19 pandemic, the ability for customers to apply for permits online has become the default process, with fewer applications being made in-person each year.

The current Tech Fee rate is set at 5% of the building permit fees, a rate which has been unchanged since it was first adopted in May, 2002. In the intervening time, technology has grown to play a larger and more indispensable role in the permitting process. Paper permit applications and literal blueprints have given way to digital submittals and electronic plan check review, much to the benefit of both staff and applicants. With technology playing a larger role in the process, an increase to the proportion of building permit costs devoted to technology is warranted.

The City of Berkeley has a number of major software systems which serve project applicants and staff. These include permitting software (currently with Accela, soon to transition to Clariti), the Qless system which serves customers visiting the Permit Service Center (PSC), the buildingeye portal which provides information on projects citywide, and numerous other tools used by staff. Several of these programs also provide direct public access to project information and materials, a service in high demand from Berkeley residents.

The existing 5% Tech Fee rate will not cover the future costs of the software and hardware needs in the department. That surcharge is producing about \$400,000 in revenue each year, at current permitting volume. Ongoing direct technology uses described above will cost at least \$500,000 in FY 27, and more than that in future years, per software contracts which include cost escalators moving forward. Staff estimate that the new 6.5% rate would generate an additional \$120,000 per year, to a new annual amount of \$520,000 assuming the same permit volume, which should be sufficient to cover the technology needed to manage modern permitting and customer service systems.

If adopted, the new 6.5% rate would be lower than other nearby jurisdictions, such as San Leandro (6.9%), Walnut Creek (8%), and Oakland (12.7%).

COMMUNITY PLANNING FEE (CPF)

This fee appears in two places within the Planning Department Fee Schedule: in the Land Use Planning Division section, as a 15% surcharge imposed on certain types of Zoning Permit applications, and in the Building and Safety Division section, as a 5% surcharge imposed on Building Permit applications. Revenues from the CPF are tracked separately by staff and used to cover costs incurred through the process of Zoning Ordinance amendments and other Land Use policy changes, as the fee is intended.

The current rates and parameters of the CPF have been unchanged since first adopted in 2004 (15% of certain zoning permit fees) and 2010 (5% of building permit fees). In the intervening years, and most particularly in the past five years, the number and breadth of requests to adopt new Land Use policies has increased substantially. Many of these are the result of state legislative mandates, such as required periodic updates to the General Plan, its Housing Element and other Elements, and other policies meant to promote housing development, like housing density regulations and bonuses, parking minimums and maximums, and myriad revisions to standards and requirements around Accessory Dwelling Units (ADUs). Other initiatives have been undertaken at the behest of the City Council, such as 2021's comprehensive re-writing of the Berkeley Zoning Ordinance, further modifications to benefit small businesses, and the recently enacted Middle Housing regulations.

While some Council referrals have come with dedicated funding, the preponderance of this work comes to staff as unfunded mandates. The CPF is the only established City mechanism for covering the costs of such work, besides occasional General Fund allocations. The costs of this work are substantial, as the work is highly staff and process-intensive. A typical zoning policy initiative includes community outreach, information and scoping sessions before the Planning Commission (and often before other City Commissions), City Council Worksessions, Planning Commission public hearings, and at least one City Council public hearing, before a policy can be enacted. Then, such work also requires updates to City guides and application forms, new

webpages, and other public information steps, as well as training staff charged with implementation.

Fiscal analysis from staff suggests that in FY24, the CPF no longer covered the costs of policy changes staff are directed to work on. CPF revenue has averaged \$383,200 annually over the past five years, while expected expenditures in FY 27 are estimated to be \$521,870. With the scope of requests for possible zoning policy changes remaining high, staff are proposing changes to both places in the fee schedule where this fee is applied:

- For zoning permits, maintain the current CPF rate of 15%, but start applying it to all zoning permits. Currently this fee is imposed on discretionary applications like Use Permits and Administrative Use Permits, and to the newly-adopted Zoning Certificate for Middle Housing (ZCMH) applications. Staff propose to levy this surcharge on all zoning applications, including all types of Zoning Certificates.
- For building permits, staff propose to increase the surcharge rate from 5% to 6% of all building permit fees.

Collectively, staff estimate that these proposed changes would increase CPF revenue by about \$148,000 per year more than the current rates generate, assuming the same permit volume. If adopted, the changes would close the current gap between revenues and expenditures which the Community Planning Fee is meant to cover.

It is difficult to compare this fee surcharge to other nearby cities, as there is significant variation in the rates, the permits to which the rate is applied, and the overall purpose for which their fee is levied. The City of Oakland, for example, sets a “General Plan Update Fee” for its Land Use policy purposes at 7.2%, applied on both building and zoning permits. The City of Hayward has a “Policy Planning Fee” at a rate of 16% on all building permits, but not on zoning permits. City of Berkeley staff believe that the fee rate changes proposed here would be on balance less than either of those jurisdictions, but a more specific comparison is not possible without more extensive analysis.

ADDRESS ASSIGNMENTS

This fee is currently in the Planning and Development Fee Schedule at one hour of staff time, the rate of which is currently \$250/hour. The Address Assignment fee itself was first adopted in 2010, and the one-hour basis has not changed, though the hourly rate has been re-indexed periodically, most recently in 2024. As the name suggests, the Address Assignment Fee covers the City’s costs for processing and reviewing applications to create new addresses, and once approved for communicating the new addresses to Alameda County, the U.S. Postal Service, and local utilities.

New addresses are required by law for all new dwelling units, like ADUs, for basic public safety purposes like emergency response. Addresses are also required by utilities like

PG&E, in order to create new accounts, and the U.S. Postal Service for mail delivery. In addition to new ADUs, other situations requiring address assignments include creation of suite numbers in a new apartments and office buildings, subdividing or combining existing suites, meter pedestals, and other circumstances.

While the costs of most simple address assignments are adequately covered by the existing one-hour staff time rate, more complicated addressing proposals require more than one hour of staff time, and thus do not cover City costs. Larger multi-unit projects take more time, as each new address requires independent verification. For example, each unique address or unit number in a multi-unit building requires that staff conduct more detailed site plan reviews, confirm primary access points, ensure logical and sequential numbering, avoid conflicts with existing addresses, and coordinate with multiple departments and agencies. In many cases, this process also includes on-site verification. As the number of units increases, the complexity of numbering schemes, internal layouts, and interdepartmental coordination grows, resulting in staff time that exceeds the current one-hour rate.

Staff have proposed two new tiers to the Address Assignment Fee: for projects requesting between 3 and 10 new addresses, a 1.5 hour staff time rate, and for projects requesting more than 10 new addresses, a 2.0 hour staff time rate.

AB 717 CONTINUING EDUCATION FEE

Since its adoption in 1995, state law AB 717 (codified in California Health and Safety Code 18949.28) has mandated continuing education and training for staff who interpret and administer building codes. The law also allows jurisdictions to establish specific fees to cover the costs of such training. Berkeley has not previously established a stand-alone fee for this purpose, instead covering the costs of such training out of general building permit revenues. Staff estimate that the annual cost to the City for staff training to comply with AB 717 requirements is \$150,000. Most of this cost is associated with the annual California Building Officials (CALBO) training conference, required for staff whose work involves interpretation and enforcement of building codes. In anticipation of increasing demands on the PSC Fund balance, and as a best practice of establishing specific fees for specific service components, staff now propose to add a new AB 717 Continuing Education Fee surcharge of 0.5% on building permits, which will generate an estimated \$40,000 per year (assuming comparable permit volume). The difference between training costs incurred and fees received will continue to be covered through the PSC Fund balance.

LANDMARK INITIATION FEES

On April 14, 2026, the City Council adopted revisions to the City's Landmarks Preservation Ordinance (LPO), as codified in Berkeley Municipal Code (BMC) Title 3.24. Included among those was an action to change the way Landmark Initiation Fees are established. Unlike nearly every other fee collected by the Planning and Development Department, which are set by Council Resolution and updated regularly,

the previous language of the LPO established the initiation fees within the BMC itself, making them very difficult to update. The existing initiation fee amounts of \$50 for structures and \$100 for historic districts have not changed since at least 1985, and did not cover City costs even at that time.

Landmarks applications may be submitted by the City Council, the Landmarks Preservation Commission (LPC), and certain other City Commissions without incurring any fees. Those provisions did not change in the recent LPO revisions, and are not proposed to change in this action. Instead, the proposed new fees would apply to those initiation applications submitted via petition signature of a required minimum number of Berkeley residents, and to those initiated by property owners for their own structures.

Staff are proposing new fees to initiate a landmark designation for a structure at \$3,750, and to initiate a historic district designation at \$10,000, each fee inclusive of public hearing costs. The estimated staff hours and other costs incurred by the City to work on these applications include:

TASK	Structure Initiation	District Initiation
Application intake, including signature review	One hour	One hour
Review Historic Resource Evaluations (HREs)	One hour	15+ hours*
Staff report to LPC preparation and review	Four hours	Eight hours
LPC Public Hearing including noticing (assumes only one meeting required)	\$1,250	\$2,500*
Staff preparation and attendance at one or more LPC meetings	Three hours	Six hours
City Council consideration: Prepare and submit Notice of Decision report	One hour	One hour

* Historic District Initiations require review of separate HREs for each structure within the proposed district, and require hearing noticing to each structure individually, with the

City incurring more costs than for Structure Initiations. A recently proposed District Initiation, now under review by the City, includes at least 30 separate structures.

Other nearby jurisdictions' landmarks processes and fees are not always directly comparable. The City of Richmond, for example, sets its fee at "actual cost," beginning with a required minimum deposit of \$2,500 then invoicing additional amounts as the designation review process moves forward. The City of Hayward has a similar process but sets its initial minimum deposit amount at \$6,000. Setting a fixed fee, rather than a minimum plus additional invoicing, is easier to administer and provides cost certainty for applicants.

OTHER FEE ACTIONS

- Citation appeals and Administrative lien fees: In 2025 the Planning and Development Department received appeals of several kinds of City actions which had rarely if ever been appealed before, including the placement of liens and findings of non-compliance with E3 requirements. This brought to light an oversight in the fee schedule, where the costs of filing such appeals were not specifically addressed. To correct this, and to cover such contingencies in the future, staff have recommended fee line items and descriptions in several places in the fee schedule. These include a \$500 fee for appeals which are heard by a Hearing Officer, an established process which has not previously had an explicit fee line item, and a \$1,000 fee for appeals heard by the Housing Advisory Commission (HAC) or the City Council, as specified in BMC Chapter 19.44. The latter two fees remain at the existing fee rate, but are being more clearly articulated through this action. In addition, staff have duplicated lien fees already within the schedule in the department-wide section, to cover liens placed for programs not otherwise explicitly referenced. See **Attachment 2** for full details.
- Solar and thermal system permit fees are capped per state law AB-1124, at \$450 per Residential system and \$1,000 per Commercial system, plus charges for exceeding certain kilowatt hour thresholds. These caps are inclusive of any permit fee surcharges, such as the ones proposed to increase in this report. To ensure that the City fees remain within state limits, language has been added to the fee schedule to that effect, without changing the fee amounts.
- On May 26, 2015, the City Council adopted Resolution No. 67,047-N.S., which updated the source reference and process for establishing the valuation of a building project, for purposes of calculating its permit fees. Since then, state building codes and industry best practices have changed, and local Building Officials now have better resources for establishing a project's valuation for fee purposes. The 2015 Resolution is no longer operative, having been superseded by California Building Code Section 109.3, which the City re-adopts in BMC Chapter 19 every three years. While no specific Council action is required to

codify already existing Building Official authority, the department continues to encounter customers who reference the 2015 Resolution to assert their ability to declare lower project valuations. Staff propose formally rescinding the 2015 Resolution to help make clear to all customers that it is no longer valid.

- A duplicative and confusing fee line item for “Seismic Gas Shutoff Valve Group Installation” has been deleted. Fees for the gas shutoff valve requirement remain in place and unchanged in other parts of the fee schedule.

BACKGROUND

The costs of most of the work of the Planning and Development Department are covered through fees collected for services and deposited into dedicated enterprise funds, most notably the PSC Fund (621), which takes in all building and zoning permit fees. Many fees the Planning and Development Department collects are based on multiples of the hourly staff time rate, which is \$250 per hour for staff across all divisions of the department. That hourly rate was updated in the 2024 fee schedule action (Resolution No. 71,357-N.S.). No hourly rate changes are proposed in the fee schedule updates included in this report.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

Many activities administered and services provided through the Planning and Development Department support City sustainability goals, including green building codes, re-use of building materials and waste diversion, and a broad array of programs to encourage use of building materials with less embodied carbon and cleaner electric building systems. Fees for the BESO program specifically support the City’s goals to become a Fossil Fuel-Free City, to reduce GHG emissions 60.5% from 2018 by 2030, and to become carbon neutral by 2045. Numerous Public Works services covered in the Planning and Development Fee Schedule also support City sustainability goals, such as storm water management and streets and sidewalks infrastructure for pedestrians and bicyclists, and protection of Berkeley’s creeks.

RATIONALE FOR RECOMMENDATION

When fees are not regularly raised to keep pace with City costs, it has the effect of subsidizing current City service delivery through other means. In the Planning and Building area, fees are taken in at the beginning of projects which can last for months or years. When current fees fail to keep pace with City costs, then it is the permit applicants of the past who are in effect covering the costs of serving current applicants. Over time, if left uncorrected, this would create a structural deficit, and/or force reductions in service time and quality. The fee changes proposed in this action would properly charge current project applicants for the expected costs of their projects, without reducing the timeliness or efficiency of the services provided.

ALTERNATIVE ACTIONS CONSIDERED

None.

CONTACT PERSON

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Attachments:

1: Resolution

 Exhibit A: New Planning Fee Schedule, clean

2: Proposed New Planning and Development Fee Schedule, changes tracked

3: Public Hearing Notice

RESOLUTION NO. ##,###-N.S.

FEES: SERVICES PROVIDED BY THE PLANNING AND DEVELOPMENT DEPARTMENT, AND CERTAIN DEVELOPMENT-RELATED SERVICES BY THE PUBLIC WORKS DEPARTMENT

WHEREAS, on June 17, 2025, Resolution No. 71,834-N.S. re-adopted and established fees for development-related services provided by the Planning and Development Department, and provided by certain other City departments through the Planning Department; and

WHEREAS, on September 30, 2025, Resolution 71,973-N.S. amended the Land Use Planning portion of the fee schedule to add new fees for “Middle Housing” project types; and

WHEREAS, certain existing fees and fee surcharges within the department’s fee schedule have not kept up with City costs, including the Technology Enhancement Fee, the Community Planning Fee, and fees for Address Assignment Applications; and

WHEREAS, the fees for appeals of certain department determinations and citations, and for other fee administration practices, are in need of updates to provide clarity for the public and staff and to ensure that City costs are covered; and

WHEREAS, the department desires to create a new AB 717 Continuing Education Fee surcharge on building permits to recoup some of the costs of state-required training for staff on building code interpretation and enforcement; and

WHEREAS, on May 26, 2015, Resolution No. 67,047-N.S. adopted a process for setting the valuations of building projects for purposes of deriving those projects’ building permit fees; and

WHEREAS, authority to local Building Officials to determine project valuations as provided under California Building Code section 109.3, and periodically incorporated into Berkeley Municipal Code Title 19, has since made Resolution No. 67,047-N.S. obsolete and misleading to customers; and

WHEREAS, the Council of the City of Berkeley held a public hearing on May 19, 2026 to review the proposed changes to the fee schedule, attached hereto as Exhibit A to this Resolution.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that fees for all services provided by the Planning and Development Department shall be as set forth in Exhibit A, attached hereto and incorporated herein, with an effective date of July 1, 2026.

BE IT FURTHER RESOLVED that Resolution Nos. 71,834-N.S., 71,973-N.S., and 67,047-N.S. are hereby rescinded, effective July 1, 2026.

Exhibits:

A: Fee Schedule

Exhibit A		
CITY OF BERKELEY		
PLANNING AND DEVELOPMENT DEPARTMENT FEE SCHEDULE		
CHAPTER A - BUILDING & SAFETY		
FEE TYPE / DESCRIPTION	EXISTING FEE	REMARKS
I. FILING FEE - ALL PERMITS	\$ 62.50	Including revisions and deferred submittals.
II. BUILDING PERMITS:		
Base Permit Fee	\$ 150.00	for value of improvements up to \$3,000
Building Permit Fee	\$ 2.40	per \$100 value of improvements over \$3,000
Regular Plan Check Fee (includes over-counter building, mechanical, electrical, and plumbing permits)	65%	of Building, mechanical, electrical, and plumbing Permit Fee
Pre-approved ADU Plan Check Fee		50% of Regular Plan Check Fee when utilizing pre-approved ADU plans.
Plan check revision to plans already plan checked	\$ 250.00	per hour with a minimum of one hour (Hourly plan check does not include review of major re-design)
Special Accelerated Plan Check Fee		Additional 80% of Regular Plan Check Fee
Plan check revisions to plans already plan checked under accelerated procedure	\$ 375.00	per hour with a minimum of one hour (Hourly plan check does not include review of major re-design)
Fourth and subsequent plan check submittal	\$ 250.00	per hour with a minimum of one hour
Title 24: Disabled Access	12%	of Building Permit Fee
Title 24: Energy Compliance	12%	of Building Permit Fee
Fire Plan Check	7%	of Building Permit Fee
Community Planning fee for General Plan and Zoning Ordinance Maintenance	6%	of Building Permit Fee
Sustainable development/green building	6%	of Building Permit Fee
Permit extensions:		
1st extension	\$ 250.00	
Each additional extension	\$ 500.00	
Application extensions:		
1st extension	\$ 250.00	
2nd and 3rd extension	\$ 500.00	
Re-Inspections	\$ 250.00	per hour with minimum of one hour.
Strong Motion Instrumentation (per State)	\$ 0.13	per \$1,000 value of improvements for residential properties (Or, as set forth by the State of California).
Strong Motion Instrumentation (per State)	\$ 0.28	per \$1,000 value of improvements for apartments and commercial properties (Or, as set forth by the State of California).
Building Standards, SB 1473	\$ 4.00	per \$100,000 value of improvements for apartments and commercial properties (or, as set forth by the State of California), with appropriate fractions thereof.
Temporary Certificate of Occupancy Issuance Fee	\$62.50	
Temporary Certificate of Occupancy Preparation Fee	\$250.00	per hour, with a minimum of three hours
III. SIGN PERMITS		
Base Permit Fee	\$ 150.00	up to \$3,000 value of improvements (signs)
Sign Permit Fee	\$ 2.40	per \$100 value of improvement over \$3,000
Sign Plan Check Fee	65%	of Sign Permit fee
IV. HOUSE MOVE PERMITS:		
House Move	\$ 250.00	per hour of staff time with a minimum of one hour
V. ELECTRICAL PERMITS:		
Base Permit Fee	\$ 150.00	
Permit Extension	\$ 75.00	
A. New Residential Buildings and Additions	\$ 15.00	per each 100 square feet
B. Industrial/Commercial Electrical Permit - Large Projects (above \$100,000 Value of Electrical Work) Permit Fee	1%	of the Value of Electrical Work
NOTE: At applicant's option, all electrical permit fees may be itemized as follows:		

FEE TYPE / DESCRIPTION	EXISTING FEE	REMARKS
C. Itemized Fees:		
Service (new or changed)	\$ 11.90	per each 100 Amps
Subpanel (new or changed)	\$ 11.90	per each 100 Amps
Electrical Meters (new or changed)	\$ 7.20	each
Altering/Changing Wiring	\$ 26.10	each change
Solar/Photovoltaic Residential Utilizing SolarApp+	\$ 100.00	per system
Solar/Photovoltaic Residential (15kW or less)	\$ 200.00	Includes Plan Check
Solar/Photovoltaic Residential (Over 15 kW)	\$ 250.00	Plus \$15.00 per kW above 15kW. Includes Plan Check
Solar/Photovoltaic Commercial (50 kW or less)	\$ 750.00	Includes Plan Check
Solar/Photovoltaic Commercial (Over 50 kW)	\$ 750.00	Plus \$7.00 per kW above 50 kW. Includes Plan Check
Energy Storage System - Residential up to 50kW Aggregate	\$ 150.00	
Energy Storage System - Residential Over 50kW Aggregate	\$ 275.00	
Energy Storage System - Commercial	\$ 500.00	
Branch Circuits	\$ 4.80	each
Fixed Appliance Outlets	\$ 11.10	each
Device Outlets (Receptacle, Switch, Light, Etc.)	\$ 2.70	each
Motors	\$ 7.10	up to 10 horsepower (HP) total
Each additional HP	\$ 1.90	
Generators	\$ 7.20	up to 10 kilovolt (KV) total
Each additional KV	\$ 1.90	
Transformers	\$ 4.80	up to 10 KV total
Each additional KV	\$ 1.90	
Signs and Outline Lighting	\$ 26.50	per KV
X-ray Capacitors	\$ 26.50	each
Temporary Power Pole	\$ 26.50	per each 100 Amps
Festoon Lighting	\$ 10.00	each
Electric Vehicle Charging Station	\$15.90	each
PG&E Service Recheck	\$11.90	Per each inspection of existing service for release to PG&E
VI. MECHANICAL PERMITS:		
Base Permit Fee	\$ 150.00	
Permit Extension	\$ 75.00	
Gas Appliances		
Up to two mechanical appliances	\$ 13.00	per appliance
Each additional appliance	\$ 12.00	
Heating - Furnace/AC (Combination Unit, Central Heat, Central AC, or Heat Pumps)		
Up to 100,000 BTU	\$ 39.70	per unit
101,000 to 500,000 BTU	\$ 54.00	per unit
Over 500,000 BTU	\$ 129.00	per unit
Gas Piping Extension/Alteration/Repair	\$ 12.20	
Gas Meter (new or changed)	\$ 13.10	
Each Additional Gas Meter	\$ 9.10	
Gas Pipe Outlets	\$ 5.60	each
Gas Pressure Test only	\$ 14.10	per system
Seismic Gas Shutoff Valve	\$ 10.00	each
NOTE: Gas items may be charged on mechanical or plumbing permits, but not both.		
Hoods		
Residential	\$ 11.80	each
Commercial - Type I	\$ 129.00	each
Commercial - Type II	\$ 79.70	each
Vent, Flue or Chimney	\$ 13.10	each
Pre-fabricated Fireplace	\$ 79.70	each
Ducts, Fans, Registers, Dampers	\$ 11.90	each
Air Handling Equipment (including powerheads)		
up to 10,000 cfm	\$ 26.80	per unit
over 10,000 cfm	\$ 39.90	per unit
Boilers and Equipment		
up to 100,000 BTU	\$ 39.90	per unit
100,000 - 500,000 BTU	\$ 54.00	per unit
over 500,000 BTU	\$ 129.00	per unit

FEE TYPE / DESCRIPTION		EXISTING FEE	REMARKS
VII.	PLUMBING PERMITS:		
	Base Permit Fee	\$ 150.00	
	Permit Extension	\$ 75.00	
	A. New Residential Buildings and Additions	\$ 15.00	per each 100 S.F.
	NOTE: At applicant's option, all electrical permit fees may be itemized as follows:		
	B. Itemized Fees:		
	Water Heater	\$ 12.20	each
	Solar Water Heater	\$ 12.20	each
	Fixtures (including sanitary drainage and piping)	\$ 12.20	each
	Sanitary Sewer Lateral	\$ 34.00	each
	Subsoil Storm Drainage Piping	\$ 34.00	per system
	Removal of Illicit Connections	\$ 12.20	per system
	Water or Air Pressure Test	\$ 14.10	per system
	Stand Pipe System	\$ 129.10	per system
	Water Main, up to 25 Outlets	\$ 24.90	
	Each Additional Outlet	\$ 2.70	
	Water Meter	\$ 14.40	
	Each additional meter	\$ 8.40	
	Backflow Preventer	\$ 12.20	each
	Water Line, up to 25 Outlets	\$ 24.90	
	Each additional outlet	\$ 2.70	
	Hydronic Water Piping	\$ 24.90	per system
	Lawn Sprinklers System:		
	One or Two Family Dwellings	\$ 39.90	per system
	All other Occupancies	\$ 105.70	per system
	Swimming Pool Filtration System	\$ 129.10	per system
	Inside Rain Leader - per System	\$ 27.40	per system
	Gas Piping Extension/Alteration/Repair	\$ 12.20	per system
	Gas Meter (new or changed)	\$ 13.10	
	Each additional Gas Meter	\$ 9.10	
	Gas Pipe Outlets	\$ 5.60	each
	Gas Pressure Test Only	\$ 14.10	per system
	Seismic Gas Shutoff Valve	\$ 10.00	each
	NOTE: Gas items may be charged on mechanical permits, but not both.		
	Gray Water System:		
	One or Two Family Dwellings	\$ 39.90	per system
	All other Occupancies	\$ 105.70	per system
	Nonpotable Rainwater Catchment System:		
	One or Two Family Dwellings	\$ 39.90	per system
	All other Occupancies	\$ 105.70	per system
VIII.	SOLAR INSTALLATION PERMITS:		
	Solar Installation Permits		Fee covered under electrical, plumbing, mechanical and/or building permit fees. Notwithstanding any other fees or surcharges in this schedule, total solar permit fee amounts will remain at or under state maximums of \$450 for Residential and \$1,000 for Commercial systems, plus specified charges for excess kilowatt hours, as per Government Code §66015
IX.	INVESTIGATION FEE:		
	Investigation Fee		Double permit fees for the scope of work performed without a permit and/or inspection, in addition to the regular permit fees.

FEE TYPE / DESCRIPTION		EXISTING FEE	REMARKS
X.	CODE COMPLIANCE INSPECTIONS (SPECIAL INSPECTION):		
	Business License Inspections (change of use or building vacant more than 6 months)	\$ 250.00	per hour of staff time, with minimum of one hour
XI.	CODE VIOLATION INSPECTIONS (VIOLATION OF CITY AND STATE CODES INCLUDING ANTI-BLIGHT ORDINANCE):		
	Initial Investigation of a complaint	No Fee	
	First Re-inspection of Violations	\$ 250.00	
	Second Re-inspection of Violations	\$ 375.00	
	Third Re-inspection of Violations	\$ 500.00	
	Additional Re-inspections	\$ 625.00	
	Administrative review fee	\$ 250.00	per hour of staff time, with minimum of one hour
XII.	OTHER INSPECTIONS		
	Weekend Inspection	\$ 250.00	per hour, with a minimum of 4 hours
	Evening Inspection	\$ 250.00	per hour, with a minimum of 2 hours
	Certified Access Specialist (CASp) Inspection	\$ 250.00	per hour, with a minimum of one hour
XIII.	TECHNOLOGY ENHANCEMENT FEE	6.5%	of Building, Electrical, Mechanical, Plumbing, Fire, and Public Works Permit Fees, and other applications such as ADU Amnesty and E3 programs
XIV.	UNDOCUMENTED ACCESSORY DWELLING UNIT AMNESTY PERMIT		
	Amnesty Application Fee	\$250.00	
	Initial Inspection Fee	\$250.00	
	Amnesty Reinspection Fee	\$250.00	per hour with minimum of one hour.
XV.	EXTERIOR ELEVATED ELEMENTS (E3)		
	E3 Multi-Family	\$375.00	per multifamily rental building with E3 and three or more units. Billed every six years at time property owners receive notice of the required periodic inspection.
	E3 Condominium	\$750.00	per condo building with E3 and three or more units. Billed every nine years at time property owners receive notice of the required periodic inspection.
XVI.	MISCELLANEOUS		
	Duplication Fees		Amount specified in A.R. 3.8
	Pre-submittal Review/Consultation	\$ 250.00	per hour, with a minimum of one hour
	City Staff Review (For items that require review and which are not otherwise explicitly covered in Fee Schedule, such as Alternate Method Applications, Requests for Unreasonable Hardship Exceptions, Requests for Determinations, BORP Submittals, etc)	\$ 250.00	per hour, with a minimum of one hour
	Staff time required to follow-up on non-compliance	\$ 250.00	per hour, with a minimum of one hour
	Address Assignment: 1 or 2 new addresses/suites	\$ 250.00	per hour, with a minimum of one hour
	Address Assignment: 3-10 new addresses/suites	\$ 375.00	Minimum of 1.5 staff hours
	Address Assignment: 11 or more new addresses/suites	\$ 500.00	Minimum of 2.0 staff hours
	Inspections for which no fee is specifically indicated	\$ 250.00	per hour, with a minimum of one hour
	Processing fee for refunds	Per BMC 7.20.050	or hourly charges based on time spent, with a minimum of one hour at staff time rate of \$250
	Seismic Evaluation Report: Report Review (includes 1 recheck)	\$ 612.00	
	AB 717 Continuing Education Fee	0.5%	of Building, Electrical, Mechanical, and Plumbing Permit Fees, and other applications such as ADU Amnesty and E3 programs

FEE TYPE / DESCRIPTION		EXISTING FEE	REMARKS
	Administrative Services Fee	\$ 250.00	For services provided by administrative staff outside of plan check or permitting services charged elsewhere; e.g. processing documents, recording notices, researching records
	Appeal to be heard by Hearing Officer	\$ 500.00	Seismic safety program citations and any other appeals designated to be heard by a Hearing Officer under BMC Chapter 1.28
	Appeal to be heard by Housing Advisory Commission (HAC)	\$ 1,000.00	Appeals of Exterior Elevated Elements determinations, RHSP determinations, and any other program with appeals designated for HAC review per BMC Title 19.
	Appeal to be heard by the City Council	\$ 1,000.00	Appeals of Building Official Determinations, of HAC determinations upon further appeal, and any other program with appeals designated for City Council review per BMC Title 19.

CHAPTER B - LAND USE PLANNING				
FEE TYPE / DESCRIPTION			EXISTING FEE	REMARKS
I. Application Fee: AUP, UP, VAR, MOD, DR, LM, Condo Conversion			\$ 500	Application fee to cover intake and initial completeness review: Assumes 2 hours.
II. Administrative Use Permit (AUP)				
	1.	Tier 1 - Most complex projects	\$ 4,500	Base fee deposit assumes 18 hours. Add \$250 per each additional hour of staff time.
	2.	Tier 2 - Intermediately complex projects	\$ 3,500	Assumes 14 hours
	3.	Tier 3 - Least complex projects	\$ 1,500	Assumes 6 hours
	4.	Each additional AUP required in addition to primary application	\$ 500	Assumes 2 hours
III. Use Permit (UP) with public hearing				
	1.	Use Permit	\$ 5,500	Base fee deposit assumes 22 hours. Add \$250 per each additional hour of staff time.
	2.	ZAB Public Hearing (per hearing, in addition to permit fees).	\$ 1,250	Assumes 5 hours; includes materials
IV. Variance				
	1.	Tier 1 - All Variances except inadvertent demolitions	\$ 5,500	Base fee deposit assumes 22 hours. Add \$250 per each additional hour of staff time.
	2.	Tier 2 - Inadvertent Demolition of Residential Structure	\$ 9,500	Base fee deposit assumes 38 hours. Add \$250 per each additional hour of staff time.
	3.	Each additional AUP, UP or Variance in addition to primary application	\$ 500	Assumes 2 hours
	4.	ZAB Public Hearing (per project in addition to permit fees)	\$ 1,250	Assumes 5 hours including materials
V. Zoning Certificate (ministerial permits)				
	A.	All Zoning Certificate (ZC) reviews (e.g. ZCs for Business License, Home Occupations), EXCEPT as noted below:	\$ 250	Assumes 1 hour
	1.	Business License review - continuation of lawful existing use	no fee	No fee for continuation of existing legal use
	2.	Short-Term Rentals review	\$ 375	Assumes 1.5 hours
	3.	Accessory Dwelling Unit Neighborhood Notice	\$ 500	Assumes 2 hours for neighborhood notices and documentation
	4.	Accessory Dwelling Unit Plan Check	\$ 250	Assumes 1 hour for review.
	5.	Zoning Certificate for Middle Housing (ZCMH)	\$ 2,000	Assumes 8 hours for review.
	6.	Middle Housing Neighborhood Notice	\$ 500	Assumes 2 hours for neighborhood notices and documentation
	7.	Additional staff time (work performed beyond the time covered by the fees above)	\$ 250	Per hour of staff time
B. Building Permit review				
	1.	Project with Administrative Use Permit (including new main buildings)	\$ 500	Assumes 2 hours
	2.	New main buildings (no Administrative Use Permit)	\$ 1,000	Assumes 4 hours
	a	1 to 19 residential units (Residential and/or Mixed-Use)	\$ 500	Assumes 2 hours
	b	20+ residential units (Residential and/or Mixed-Use)	\$ 1,000	Assumes 4 hours
	c	Nonresidential building (no Residential uses)	\$ 1,000	Assumes 4 hours
	3.	Additions, Tenant Improvements, projects not listed above	\$ 500	Assumes 2 hours
	4.	Accessory Dwelling Unit Plan Check	\$ 250	Assumes 1 hour
	5.	Landmark review	\$ 250	Assumes 1 hour
	6.	In-kind Repair/Replacement (e.g. window replacement, dry rot repair, etc.)	\$ 125	Assumes half hour
	7.	Fourth and subsequent plan check submittal	\$ 250	per hour of staff time

FEE TYPE / DESCRIPTION		EXISTING FEE	REMARKS
VI. Modification / Transfer			
1.	Administrative Use Permit Modification (to existing AUP, or modification to UP allowed with an AUP)	\$ 1,500	Assumes 6 hours
2.	Use Permit Modification (ZAB Review - Permit not exercised)	\$ 3,000	Base fee deposit assumes 12 hours. Add \$250 per additional hour of staff time.
3.	Use Permit Modification (ZAB Review - Exercised Permit)	\$ 5,500	Base fee deposit assumes 22 hours. Add \$250 per additional hour of staff time.
4.	Transfer of Administrative Use Permit / Use Permit	\$ 250	Per hour of staff time
5.	Public Hearing (per hearing, in addition to permit fees)	\$ 1,250	Assumes 5 hours including materials
VII. Environmental Review			
A. California Environmental Quality Act (CEQA) or National Environmental Policy Act (NEPA)			
1.	Initial Study resulting in a Negative Declaration or Mitigated Negative Declaration	\$ 6,000	Base fee Deposit assumes 24 hours. Add \$250 per additional hour of staff time, plus direct cost for consultants
2.	Environmental Impact Report (EIR)	\$ 10,000	Base fee Deposit assumes 40 hours. Add \$250 per additional hour of staff time, plus direct cost for consultants
B. Mitigation Monitoring		\$ 4,000	Base fee Deposit assumes 16 hours. Add \$250 per additional hour of staff time, plus direct cost for consultants
C. Notices - NOE, NOD, etc.		\$ 1,000	Assumes 4 hours. Fee applies when notices are filed by the City on behalf of the applicant / City after all appeals are heard
VIII. Design Review			
A. Administrative Design Review			
1.	Project valued under \$50,000	\$ 1,500	Assumes 8 hours
2.	Project valued at \$50,000 to \$2,000,000	\$ 2,500	Assumes 12 hours
3.	Project valued over \$2,000,000	\$ 3,500	Base fee deposit assumes 16 hours. Add \$250 per hour for staff time beyond 16 hours.
4.	Signs/Awnings	\$ 300	Assumes 2 hours
B. Design Review Committee			
1.	Project valued under \$50,000	\$ 2,500	Assumes 12 hours
2.	Project valued at \$50,000 to \$2,000,000	\$ 3,500	Assumes 16 hours
3.	Project valued over \$2,000,000	\$ 5,500	Base fee Deposit assumes 24 hours. Add \$250 per additional hour for staff time.
C. Final Review with the DRC			
1.	Project valued under \$50,000	\$ 1,375	
2.	Project valued at \$50,000 - \$150,000	\$ 1,650	
3.	Project valued over \$150,000	\$ 4,675	
D. Additional Preview		\$ 550	
E. Modifications - DRC Projects		\$ 1,000	
F. DRC Public Hearing (per hearing, in addition to permit fees)		\$ 1,250	Assumes 5 hours, includes materials

FEE TYPE / DESCRIPTION		EXISTING FEE	REMARKS	
IX. Landmarks Preservation Commission Review				
A. Initiation				
	1. Structure	\$ 3,750		
	2. District	\$ 10,000		
B. Design Review - Structural Alteration (non-residential only)				
	1. Project valued under \$50,000	\$ 1,700		
	2. Project valued between \$50,001 and \$1,999,999	\$ 2,800		
	3. Project valued at \$2,000,000 or more	\$ 5,500	Base fee Deposit assumes 24 hours. Add \$250 per additional hour for staff time.	
C. Design Review - Signs and Awnings				
		\$ 1,100		
D. Demolition Review (non-residential structures 40 or more years old as required under Section 23C.08.050C of the Zoning Ordinance)				
		\$ 1,320		
E. Mills Act Historical Contract Processing - payable upon application (one-time payment)				
		\$ 4,620		
F. Mills Act Historical Contract Monitoring				
	1. Payable upon application to cover 5 contract years	\$ 2,750		
	2. Assessed at the beginning of each subsequent 5 years	\$ 2,750		
X. Appeals				
A. Non-Applicant Appeal of AUP				
		\$ 2,000		
B. Reduced Non-Applicant Appeal of AUP: Fee reduced if signed by persons who lease or own at least 35 percent of the parcels or dwelling units within 300 feet of the project site, or at least 20 such persons (not including dependent children), whichever is less				
		\$ 800		
C. Non-Applicant Appeals of ZAB or LPC				
		\$ 3,000		
D. Reduced Non-Applicant Appeals of ZAB or LPC: Fee reduced if appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less				
		\$ 1,000		
E. Appeal of AUP by Applicants				
		\$ 4,000	Assumes 16 hours	
F. Appeal of ZAB or LPC by Applicants				
		\$ 6,000	Assumes 24 hours	
G. Appeal of DRSL or DRC by Non-Applicant				
		\$ 2,000		
H. Appeal of DRSL or DRC by Applicant				
		\$ 4,000	Assumes 16 hours	
I. Appeal to address processing error by staff				
		Fee Waived		
XI. Plan Amendments, Reclassification Requests, and Waterfront Master Development Plan permits				
A. General Plan Amendment				
		\$ 10,000		
B. Specific Plan Amendment				
		\$ 10,000	Base fee Deposit assumes 40 hours. Add \$250 per additional hour for staff time, plus direct cost for consultants	
C. Rezoning / Reclassification Request				
		\$ 10,000		
D. Waterfront Master Development Plan Permit				
		\$ 10,000		
XII. CONDOMINIUM				
A. Rent Board Review				
		\$ 125	per unit	
B. Notice of Local Law Compliance				
		\$ 4,000	Assumes 16 hours	
C. Conversion to Condominiums - <u>one to four units</u>				
		\$ 6,000	Base fee Deposit assumes 24 hours. Add \$250 per additional hour for staff time.	
D. Conversion to Condominiums - <u>five or more units</u>				
		\$ 10,000	Base fee Deposit assumes 40 hours. Add \$250 per additional hour for staff time.	
E. Appeal of an Administrative Determination on Conversion of a TIC to the Planning Commission by an Applicant				
		\$ 4,000	Assumes 16 hours	
F. Appeal of Planning Commission Determination on Conversion to the City Council by an Applicant				
		\$ 6,000	Assumes 24 hours	
G. Appeal of Planning Commission Determination on Conversion to the City Council by a Non-Applicant				
		\$ 4,000	Assumes 16 hours	

FEE TYPE / DESCRIPTION		EXISTING FEE	REMARKS
XIII. Miscellaneous Fees			
A.	Penalty for Late Filing (When Zoning Permit, Use Permit or Variance is required for work already performed)	100%	of applicable fee
B.	Zoning Complaint Re-inspection		
	1. First Re-inspection	\$ 250	
	2. Second Re-inspection	\$ 375	
	3. Third Re-inspection and all inspections thereafter	\$ 500	
C.	Agenda Subscriptions and Mailing Fees	Amount specified per A. R. 3.8	
D.	Publications and Duplication of Records	Amount specified per A. R. 3.8	
E.	Maps - large, color	\$ 36.00	
F.	Duplication of Zoning Adjustments Board, Landmarks Preservation Commission, and Design Review Commission meeting recordings	Amount specified per A. R. 3.8	
G.	Microfilm Duplication Fee	Amount specified per A.R. 3.8	
H.	Records Management Fee	\$ 55	per application
I.	Letters Regarding Status of Properties	\$ 250	per hour, 2 hour min.
J.	Housing Density Bonus Analysis - if separate from other permits	\$ 250	per hour of staff time
K.	Zoning Research	\$ 250	per hour, 2 hour min.
L.	Arborist Review services	\$ 250	per hour, 1 hour min.
M.	Use Permit Monitoring	\$ 250	per hour of staff time
N.	Pre-application Reviews		
	1. Staff level review	\$ 1,000	Assumes 4 hours
	2. Zoning Adjustments Board / Design Review Committee / Landmarks Preservation Commission / Planning Commission Review (at staff discretion in consultation with the applicant)	\$ 4,000	Assumes 16 hours
	3. SB35, SB330, other Preliminary Development application reviews as required by State law	\$ 1,000	Base fee Deposit assumes 4 hours. Add \$250 per additional hour for staff time, plus other cost recovery as expended
O.	Dedicated Project Review: In addition to all required fees, applicants may request (or the City may require) dedicated project review in which the applicant pays the City for staff overtime or to contract with a consulting firm with particular relevant expertise to review the application. In such instances, the applicant shall remit a deposit equal to the total amount of the contract, based on the bids received by the City pursuant to its purchasing procedures. Progress billings will be made if charges are expected to exceed deposit; prompt payment of bills will assure continued project review. Failure to remit a progress payment within an appropriate time frame, as determined by the Director of Planning and Development or their designee, will be treated as a withdrawal without prejudice to the underlying proposal.	At cost	
P.	Community Planning Fee for General Plan and Zoning Ordinance Maintenance	15%	Surcharge on all Zoning Applications
Q.	Coordinated Sign Design Program Fee	\$ 2,217	Sign program to cover multiple signs in one building or development

NOTE: The minimum deposits listed are intended to reflect typical project costs. Progress billings will be made during review of a project if charges exceed the deposit: prompt payment of bills will assure continued project review. Failure to remit a progress payment within the appropriate time frame as determined by the Director of Planning and Development or their designee, will be treated as a withdrawal without prejudice to the underlying proposal. All fees are required to be paid prior to scheduling the item for Council consideration.

Chapter C - TOXICS MANAGEMENT DIVISION
Certified Unified Program Agency (CUPA)

Description	FEE
SECTION 1: Underground Storage Tanks (USTs) Fees	
1) Annual Operating Permit	
a. First Tank Per Facility	\$1,811
b. Each Additional Tank	\$604
2) Miscellaneous Fees	
a. New Installation	
Base Fee (includes one tank)	\$4,830
Each Additional Tank	\$604
Additional Reviews/Inspections	\$250/hour
b. Closure/Removal - Business	
Base Fee (includes one tank)	\$1,811
Each Additional Tank	\$845
Additional Reviews/Inspections	\$250/hour
c. Closure/Removal – Residential – Per Tank	\$725
d. Inspection or Repair/Replacement/Modification	\$250/hour
SECTION 2: Aboveground Petroleum Storage Act (APSA)	
1) APSA Annual Fee Per Regulated Facility (<10,000 gal.)	\$242
2) APSA Annual Fee Per Regulated Facility (≥10,000 gal.)	\$362
3) Additional Inspection/Review	\$250/hour
SECTION 3: Hazardous Materials Business Plan (HMBP) Fees	
1) Annual Fees - Hazardous Materials Release Response Plans (HMRRP) and Inventory Registration. Fees are based on total number of hazardous materials present (Table 1) and aggregate quantity of hazardous materials (Table 2). NOTE: All solids are measured in pounds, liquids in gallons, and gases in cubic feet at Standard Temperature and Pressure (STP).	
	FEES
	A-1 \$362
	A-2 \$725
	A-3 \$1,389
	A-4 \$2,053
	A-5 \$3,381
	B-1 \$483
	B-2 \$906
	B-3 \$1,811
	B-4 \$2,717
	B-5 \$3,864
	C-1 \$544
	C-2 \$1,087
	C-3 \$2,234
	C-4 \$3,381
	C-5 \$4,347
	D-1 \$665
	D-2 \$1,328
	D-3 \$2,717
	D-4 \$4,046
	D-5 \$5,072

Table 1. TOTAL NUMBER OF HAZARDOUS MATERIALS ON SITE

Type	Range
A	1 - 10
B	11 - 25
C	26 - 50
D	>50

Table 2. AGGREGATE MAXIMUM QUANTITY OF HAZARDOUS MATERIALS ON SITE

	Gallons	Cu. Ft.	Lbs.
1	55 - 275	200 - 999	500 - 999
2	276 - 549	1,000 - 4,999	1,000 - 9,999
3	550 - 999	5,000 - 24,999	10,000 - 24,999
4	1,000 - 10,000	25,000 - 100,000	25,000 - 100,000
5	>10,000	>100,000	>100,000

b. Etiological Agent Registration Fee	\$242
c. Radiological Materials Registration Fee	\$242
d. Limited hazardous materials registration for businesses handling hazardous materials under the <u>BMC Title 15</u> threshold but must report under Chapter 50 of the California Fire Code	\$242
e. Facilities subject to HMBP disclosure under BMC Title 15 due to the handling of gases that are classified as a hazard for purposes of Section 5194 of Title 8 of the California Code of Regulations only for hazards due to simple asphyxiation or release of pressure, in aggregate quantities <1,000 cubic feet	\$242
SECTION 4: Hazardous Waste Generator and Treater Permit and Registration Fees	
1) Annual Fees	
a. < 55 Gallons per year	\$242
b. >= 55 Gallons and <2Tons	\$299
c. >= 2 Tons and <5 Tons	\$362
d. >= 5 Tons and <12 Tons	\$1,087
e. >= 12 Tons and <25 Tons	\$2,294
f. >= 25 Tons and <50 Tons	\$4,830
g. >= 50 Tons and <125 Tons	\$7,004
h. >= 125 Tons to < 250 Tons	\$8,211
i. >= 250 Tons to < 500 Tons	\$15,215
j. >= 500 Tons and < 1,000	\$24,633
k. >= 1,000 Tons to <2,000 Tons	\$35,501
l. >= 2,000 Tons to < 4,000 Tons	\$47,817
m. >= 4,000 Tons	\$62,790
n. Acutely Hazardous Waste (>1 kg./month) Registration fee	\$483
o. Hazardous Waste Contingency Plan Review for Treatment, Storage, Disposal Permitted Waste Facilities	\$250/hour
p. Conditionally Exempted Permit Fee	\$483
q. Conditionally Authorized Permit Fee	\$845
r. Permit by Rule	\$2,053
SECTION 5: Site Remediation and Investigation Fees	
1) Report Reviews/Site Visits/Plan Checks	\$250/hour
2) Third Party Professional Reviews	Actual Cost plus handling
3) Additional Reviews/Inspections	\$250/hour
4) Subsurface Investigation Permits:	
a. Monitoring Wells Installation/Destruction	
First Well	\$483
Each Additional Well	\$173
b. Soil Borings (Three (3) feet or greater depth, per BMC 15.12.070.B)	
First Boring	\$242
Each Additional Boring	\$173
SECTION 6: Risk Management Plan Fees	
1) Third Party Professional Review	Actual Cost plus handling
2) Staff Participation in Hazardous Operability Study/Review/Oversight/Audit (1-hour min)	\$250/hour
3) Regulated Substance Registration fee (Extremely Hazardous)	
Program 1	\$5,796
Program 2	\$11,592
Program 3	\$16,181

SECTION 7: Miscellaneous Fees	
1) Miscellaneous hourly billing (all others)	\$250/hour
2) Copies of Documents	A.R. 3.8
3) Clerical Staff	\$140/hour
4) Permit Service Center Review Fee (1/2 hour minimum)	\$250/hour
5) Special Accelerated Review Fee, per customer request	Additional 80% of Regular Review Fee
6) Emergency Response and Oversight of Clean-up Activities from Spills and Releases (3-hour minimum)	\$250/hour
7) Emergency Response Contractor	Actual Cost plus handling
8) Emergency Response Materials	Actual Cost plus handling
9) Penalty for Late Filing of Annual HMBP (charged for every month after deadline)	10% or \$50 min. per month
10) Penalty for Late Filing of Annual HWG Report (charged for every month after deadline)	10% or \$50 min. per month
11) Penalty for nonpayment of fees:	
After 60 days of initial billing date, assess a 10% penalty of the billed amount.	10% penalty of the billed amount
After 120 days of initial billing date, assess an additional 15% penalty of the original billed amount.	An additional 15% penalty of the original billed amount
12) Penalty for businesses operating without a valid permit	Double the Fee
13) Penalty for unpermitted UST installation/removal/modification; well construction, installation, destruction and/or modification	Double the Fee
14) Administrative fee for lien processing	\$250/hour
15) Universal Waste (relocated from Section 4, above)	\$250/hour
SECTION 8: State Surcharge	
All applicable state surcharges determined by the State are required to be billed and collected from regulated facilities and remitted to CalEPA quarterly.	

CHAPTER D - ENGINEERING

FEE TYPE / DESCRIPTION		CURRENT FEE	REMARKS
I. Engineering Fees			
1.	Engineering work required for review or preparation of sewer plans and specifications	\$203	per hour
2.	Engineering work required in abandonment of easement	\$6,242	
3.	Engineering work required in abandonment of streets, paths, walks, steps and similar public ways	\$10,702	
4.	Whenever work is caused to be done under Federal, State or local law, whether such work is done under assessment district or improvement plan, public proceedings or private contract, a fee for engineering work and field inspection shall be charged for the following:		
a.	Review of plans and specifications other than for sewer.	\$203	per hour
b.	Engineering work and inspection required for grading or regarding streets.	\$203	per hour
c.	Engineering work and inspection required for concrete sidewalks, curbs and gutter.	\$203	per hour
d.	Engineering work and inspection required for pavement in area of roadway.	\$203	per hour
e.	Engineering work and inspection required for culverts and	\$203	per hour
f.	Engineering work and inspection required for sewers.	\$203	per hour
g.	Engineering work and inspection required for structures of masonry construction of either brick or concrete.	\$203	per hour
h.	Engineering work and inspection required for construction storm water best management practices.	\$203	per hour
i.	Engineering work and inspection required for post - construction storm water best management practices	\$203	per hour
(BMC 2.72.050)			
5.	Moving and replacing street monuments		the charge will be the actual cost to the City.
6.	All engineering services in connection with work ordered or authorized by the Council or other work not specifically provided for herein, an hourly fee for office engineering and field inspection will be charged.	\$203	per hour

FEE TYPE / DESCRIPTION		CURRENT FEE	REMARKS
7.	Whenever engineering or inspection services are to be performed and fees paid therefore, as herein above provided in subsections 1, 4 and 5, a minimum fee corresponding to one hour of engineering work shall be charged.	\$203	per hour
8.	Field survey:		
	One-person party	\$203	per hour/person (4 hours minimum)
	Two-person party	\$203	per hour/person (4 hours minimum)
	Three-person party	\$203	per hour/person (4 hours minimum)
9.	Public consultations or assistance rendered in records examination.		No fee
10.	Fees and charges provided herein for work performed on Saturdays, Sundays and holidays.		Double the fee
(BMC 2.72.050)			

II. SIDEWALK CONSTRUCTION AND REPAIR

A. Fees - Streets, Sidewalks and Other Public Property

For permits and field inspection, the following fees or charges shall be paid in advance to the Planning and Development Department of the City:

1.	Permits: . All permits issued hereunder shall expire ninety days after issuance and there shall be no refund of the permit charge. In the exercise of his reasonable discretion and for good cause shown, the Director of Public Works or his/her designee may waive or reduce the permit and inspection fees for sidewalk work which is necessitated by the root damage from City owned trees.	\$152	for each such permit issued
2.	Field Inspection: The charge for field inspection shall be as follows:		
a.	Curbing	\$34	for each ten L.F. or fraction thereof
b.	Curb and Gutter	\$34	for each ten L.F. or fraction thereof
c.	Sidewalks	\$34	for each 100 sq. ft or fraction thereof
d.	Driveway approach: Same charge as for sidewalks.	\$34	per 100 sq. ft or fraction thereof

(BMC 16.04.110)

FEE TYPE / DESCRIPTION	CURRENT FEE	REMARKS
B. Permit - Cash Deposit or Bond in Lieu Required - Conditions		
1. When construction is to be performed pursuant to the provisions of this chapter, a deposit shall be made as a guaranty that all work, including excavation, stockpiling materials, protection and repair of property in the public right-of-way including shrubs, maintenance of pedestrian and vehicular safety and convenience, and cleanup, will be done in a proper and workmanlike manner and in accordance with all City requirements and to the satisfaction of the Director of Public Works or his/her designee.	\$1,651	for each permit shall be deposited with the Department of Planning and Development
2. In lieu of such deposit for each permit, a surety company faithful performance bond may be filed with the Planning and Development Department. Such bond shall be conditioned that all construction of sidewalks, parking steps, driveway approaches, curbs or curbs and gutters shall be done in a proper and workmanlike manner, and in accordance with all City requirements and to the satisfaction of the Director of Public Works or his/her designee. Any such bond may be conditioned as a continuing bond and not be limited to any particular location in the City. The form of such bond shall be approved by the City Attorney.	\$13,566	performance bond amount to be filed with the Planning and Development Department
3. In the event the work is not done in a proper and workmanlike manner, or not done in accordance with the requirements of this chapter or any other ordinance or requirements of the City, or not done to the satisfaction of the Director of Public Works or his/her designee, the City may perform or cause to have performed the necessary construction work, repair work or cleanup work and deduct the cost thereof from said deposit or require the cost thereof to be paid by said surety company on its bond.		
4. In the exercise of his reasonable discretion and for good cause shown, the Director of Public Works or his/her designee may waive or reduce the deposit or bond required by this section in order to encourage property owners to do or cause to have done the work provided for hereunder; provided, that if such work is not being performed in a satisfactory and timely manner, the Director of Public Works or his/her designee may order that the deposit or bond required by this section be filed and the work stopped until such filing is made. (BMC 16.04.130)		
III. SANITARY AND STORM DRAIN SEWERS		
A. Sewer and Storm Drain Construction Fees		
1. The following fees shall be paid to the Planning and Development Department for sewer and storm drain construction:		

FEE TYPE / DESCRIPTION		CURRENT FEE	REMARKS
a.	For each permit for lateral sewer or storm drain construction within the public right-of-way or other public easement.	\$152	per permit
b.	For inspection of lateral sewer or storm drain construction within the public street area and connection to the existing sewer or storm drain main for each month of fraction thereof between issuance of the permit and final inspection and approval by a City Inspector.	\$247	for each month or fraction thereof
c.	For inspection of construction of sewer or storm drain mains in the public right-of-way or other public easement, and for inspection of lateral sewer or storm drain construction in the public street area, without connection to main.	\$203	per hour
d.	For engineering work and inspection required in establishing backline easements and re-use connections.	\$203	per hour, two-hour minimum
e.	For sewer lateral capping.	\$203	per hour, two-hour minimum
f.	For engineering work and inspection involved with mainlines and maintenance holes.	\$203	per hour, two-hour minimum
<p>2. For any work performed, wholly or in part, without first secured the permit required by provisions of this section, the person firm or corporation having performed such work shall pay a permit fee which shall be five times the permit fee provided by this section, and five times the inspection charge for any month, or any fraction thereof, that the work has been in progress without a permit. All inspection fees shall be doubled for such inspection performed on Saturdays, Sundays and holidays.</p> <p>(BMC 17.16.050)</p>			
<p>B. Sewer Construction, Cash Deposit or Bond in Lieu of:</p>			
1.	When a sewer or storm drain is to be installed in the public right-of-way or other public easement, a deposit shall be made with the Planning and Development Department as a guaranty that all sewer or storm drain work, including backfill, street paving and cleanup, will be done in a proper and workmanlike manner.	\$1,651	for each permit shall be deposited with the Planning and Development Department
2.	In lieu of such deposit for each permit, a surety company faithful performance bond in the amount of \$11,306 may be filed with the Planning and Development Department. Such bond shall be conditioned that all sewer or storm drain work, including backfill, street paving and cleanup shall be done in a proper and workmanlike manner and in accordance with all City requirements and to the satisfaction of the Director of Public Works or his/her designee.	\$13,567	performance bond in the amount to be filed with the Planning and Development Department

FEE TYPE / DESCRIPTION	CURRENT FEE	REMARKS
(BMC 17.16.050)		
C. Sewer Lateral Certificates of Compliance		
1. Upon submittal of documentation verifying that a property owner has complied with the private sewer lateral requirements of BMC 17.24, a private sewer lateral certificate application shall be submitted and a fee of \$150 shall be paid, per permit, to the City for the City Engineer to issue a Sewer Lateral Certificate of Compliance for effective periods of either 7 years or 20 years depending upon type of repair or replacement per BMC 17.24.	\$180	per certificate
(BMC 17.24.160)		

IV. EXCAVATIONS

A. Permit - Required - Application Time and Contents for Mains or Lateral Pipes

Whenever any person, firm or corporation desires to open trenches in the public streets or thoroughfares for the purpose of placing therein main or lateral pipes or conduits, other than lateral sewers, such person, firm or corporation shall make application in writing and obtain a permit from the Planning and Development Department not less than forty-eight hours in advance of his/her or its desire to so open trenches in said streets and thoroughfares, except in case of accident or emergency, in which case written notice shall be given within twenty-four hours after any such opening; provided however, that if said notice cannot be given because the office is closed, then written notice shall be given within eight hours after the office which issues said permits is open for business.

The application for the permit shall give the names of the streets in which trenches are to be opened and names of the cross streets between which said trenches are to be made. A permit fee shall be paid for each permit issued hereunder; except, however, that such fee shall not be charged against any entity exempt by law from the payment of such fees. An inspection fee shall be charged for all inspections. (BMC 16.12.030)	\$152	paid for each permit issued
	\$203	per hour for all inspections

B. Compliance with Regulations Required

The permittee shall conduct all operations in accordance with the Excavations Ordinance (BMC Chapter 16.12) and the "Trench Excavation and Surface Restoration in the Public Right-of-Way - Regulations and Requirements," promulgated pursuant to said Ordinance (hereafter "Regulations.").

FEE TYPE / DESCRIPTION	CURRENT FEE	REMARKS
<p>C. In-lieu Fees - Required When For excavations in streets less than five (5) years from the date of application for a permit to excavate, permittee shall resurface the trenched area as provided by the Regulations. At the discretion of the Director of Public Works or his/her designee, such resurfacing requirements may be waived and the permittee shall pay an in-lieu fee as follows:</p>		
Type of Excavation	In -lieu Fee	
Trench (excluding new service connections)	\$5	per square foot of street area required to be resurfaced by the regulations
Bell hole/new service connection	\$811	per bell hole or new service connection
<p>V. STREET AND SIDEWALK USE PERMIT</p>		
<p>A. Permit Fees</p>		
<p>1. A permit fee shall be charged for each street use permit issued below. In addition there shall be a fee paid for the use of street area, curb or sidewalk in areas classified as commercial, R-3, R-4 and R-5 in the zoning ordinance, during construction for which a building permit or public works permit has been issued, or for which such permit is required, including all University of California construction projects located in City streets.</p>	\$152	shall be charged for each street use permit issued
	\$9.00	per linear curb foot per month
<p>a. Construction where storage of materials, debris or equipment is involved within the public right-of-way.</p>		
<p>b. House moving.</p>		
<p>c. Demolition where storage of materials, debris or equipment is involved within the public right-of-way.</p>		
<p>d. Debris boxes by contractors.</p>		
<p>e. Sidewalk seating, Benches and Planters (BMC 14.48.200)</p>		
<p>2. In the case of debris boxes used by homeowners, a fee of shall be charged for each permit, the inspection fees shall be waived.</p>	\$120	per permit
<p>(BMC 16.16.030)</p>		

FEE TYPE / DESCRIPTION		CURRENT FEE	REMARKS
3.	In the case of Sidewalk Seating Tables and Chairs, a curb fee shall be charged per lineal foot per calendar year (no curb fee shall be charged for planters or benches)	\$9.00	per lineal foot per calendar year
B. Inspection Charges			
Field inspections for the items in A1 above will be made by the City to insure that the permittee is maintaining a right-of-way for public, both in the sidewalk and street areas, provided, however, that inspection fees shall not be charged in the case of debris boxes used by homeowners. A charge shall be made for such inspection service. If such inspection service exceeds one hour there shall be an additional charge of \$221 for each thirty days, or fraction thereof, that the permittee uses the streets or sidewalks pursuant to the permit issued hereunder. The hourly inspection charge for the first hour shall be doubled for inspections on Saturdays, Sundays and holidays. The hourly inspection charge shall be paid at the time the permit is issued and shall be based on the City's estimate of the time required for inspection service and the permittee's estimate of time for completion of all work, including cleanup and clearing the public right-of-way. If the work is unfinished at the expiration of the time estimated by the permittee, the permittee shall then deposit additional inspection fees based on estimate for completion of work.		\$203	per hour for the first hour for inspection The hourly inspection charge shall be doubled for inspections on Saturdays, Sundays and
		\$265	additional charge for each thirty days, or fraction thereof, that the permittee uses the streets or sidewalks
Such charge, if not paid, shall be deducted the surety company on its bond, if a surety bond has been filed in lieu of the required deposit.			
A permit fee for a single trip, or an annual fee for a repetitive permit shall be charged for any overheight, overweight or overwidth vehicle or any overheight, or overwidth load being operated on any public street as defined in the State Vehicle Code. (BMC 16.16.130)		\$20	permit fee for a single trip
		\$95	annual fee: per year for a repetitive permit
C. Increased Fees for Work Performed or Operation of Vehicle Without Permit			
For any work performed, wholly or in part, or for the operation on any public street of an overheight, overweight or overwidth vehicle or any vehicle with an overheight, overweight or overwidth load as defined the State Vehicle Code, without first having secured the permit required by the provisions of this of this chapter, the person, firm or corporation having performed such work or operated such vehicle shall pay a permit fee which shall be five times the permit fee provided by this section, and an inspection charge fives times the inspection charge provided by this chapter. (BMC 16.16.040)			

FEE TYPE / DESCRIPTION	CURRENT FEE	REMARKS
D. Deposit - To Guarantee Removal of Materials or Equipment Required		
<p>As a guaranty to the City that such materials, appliances or other equipment so placed or stored on any street or sidewalk will be cleaned of all dirt, sand and debris of any kind to the satisfaction of the Public Works Director or his/her designee, and will be removed there from immediately upon the completion of such work, or at such time prior thereto when, in the judgment of said Public Works Director or his/her designee, the public interest or convenience will be best subserved thereby, said person, firm or corporation a deposit shall be made with the Planning and Development Department for each permit issued under the provisions of this chapter. (BMC 16.16.070)</p>	\$1,651	deposit per permit issued
E. Deposit - Surety Bond in Lieu When - Conditions		
<p>In lieu of the deposit required by this chapter, a surety bond may be filed with the Planning and Development Department, conditioned as a guaranty to the City that all costs for which any person, firm or corporation shall be liable, as in this section provided, will be paid upon demand therefore by the Public Works Director or his/her designee. Any such bond may be conditioned as a continuing bond and not be limited to any particular location in the City. Such bond shall be approved as to form by the City Attorney. (BMC 16.16.080)</p>	\$13,567	bond amount per permit
<p>F. Waiver - Deposit and Bond In the exercise of his reasonable discretion and for good cause shown, the Public Works Director or his/her designee may waive or reduce the deposit or bond required by this chapter, in order to encourage home owners to do or cause to be done the work herein. (BMC 16.16.050 and 16.16.080)</p>		
VI. NO PARKING SIGNS		
<p>No parking signs will be required in conjunction with all street use permits.</p>		
<p>If it is determined by the Planning and Development Department that the use of the signs applied for will not be detrimental to public safety or general welfare, a permit will be issued for the use of such signs upon payment of a permit fee and upon receiving the signed statement of the applicant agreeing to be bound by the conditions of the permit and these rules and regulations; provided, however, that an additional permit fee equal to the cost of a meter per week shall be charged for each 20 feet of time limit zone and each meter for work requiring a time period of one month or more. In addition, a processing fee shall be made for each sign posted.</p>	\$41	permit fee
	\$95	permit fee for each 20 ft of time limit zone and each meter per week
	\$18	processing fee per sign
<p>Should an applicant need to replace previously issued No Parking signs which have been lost, stolen or damaged, a processing fee shall be paid for each re-issued sign.</p>	\$6	processing fee for each re-issued sign

FEE TYPE / DESCRIPTION	CURRENT FEE	REMARKS
Seasonal Ground Signs (in the Public right-of-way)	\$100	for the first three signs
	\$18	for each additional sign

VII. ENCROACHMENT PERMITS

The following fees for encroachment permits shall be paid in advance to the Planning and Development Department of the City:

1. A non-refundable application fee paid for each permit type below.	\$545	application fee for each permit
a. Minor encroachment permit: permit fee paid upon approval of permit.	\$1,474	per permit
b. Major encroachment permit: permit fee paid upon approval of permit.	\$2,129	per permit
2. Decorative non-commercial installation in a public right-of-way: permit fee	\$152	per permit
3. Above ground planter: permit fee	\$184	per planter
4. Inspection fee when required by the Director of Public Works or his/her designee:	\$203	per hour
5. Tieback and soil nail fee for tie backs soil nails less than or equal to 12 feet deep	\$2,520	per tieback or soil nail
6. Tieback and soil nail fee for tie backs soil nails less than or equal to 24 feet deep but more than 12 feet deep	\$1,260	per tieback or soil nail
7. Tieback and soil nail fee for tie backs soil nails greater than 24 feet deep	\$630	per tieback or soil nail

(BMC 16.18.025)

VIII. SUBDIVISION FEES

A. Processing and Review

The following fees or charges for processing and review of subdivision maps and certificates shall be paid in advance to the Planning and Development Department of the City:

1. Lot line adjustmenst filing fee (BMC 21.32.040)	\$2,092	
2. Reversion to acreage filing fee (BMC 21.48.040)	\$2,092	

FEE TYPE / DESCRIPTION	CURRENT FEE	REMARKS
3. Parcel mergers (BMC 21.52.060)		
Filing fee	\$2,092	
Public hearing fee	\$760	
4. Correction and amendment of a recorded map filing fee (BMC 21.56.050)	\$1,734	
5. Certificate of compliance filing fee (BMC 21.60.050)	\$2,092	
6. Tentative tract maps (BMC 21.16.043)		
Filing fee	\$5,784	
Public hearing fee	\$760	
7. Vesting tentative parcel maps filing fee (BMC 21.18.070)	\$6,379	
8. Vesting tentative tract maps (BMC 21.18.070)		
Filing fee	\$6,379	
Public hearing fee	\$388	
9. Minor amendment to approve tentative map (BMC 21.16.080)		
Filing fee	\$388	
Records Management fee	\$60	
10. Major amendment to approved tentative map (BMC 21.16.080)		
Filing fee	\$1,204	
Public Hearing fee	\$760	
Records Management fee	\$60	
11. Final tract maps (BMC 21.20.020)		
Filing fee	\$451	
Map Checking fee	\$217	per lot, parcel, or unit
12. Parcel maps filing fee (BMC 21.24.040)	\$5,784	
13. Office engineering fee (BMC 21.04.070)	\$203	per hour
B. Deposit - Refundable		
A deposit shall be paid at the time of filing and, in addition to the filing fees, for the following:	\$706	filing deposit
Final maps; parcel maps; lot line adjustments; reversions to acreage; parcel mergers; corrections and amendments to recorded maps; and certificates of compliance.		

FEE TYPE / DESCRIPTION	CURRENT FEE	REMARKS
<p>NOTE: Such deposit shall be refunded upon the receipt by the City of a duplicate original of the recorded subdivision map, made upon a mylar material. If receipt of said mylar map is not made within six (6) months following the date the map was recorded, the City will permanently retain all of the deposit to defray the cost of obtaining a mylar copy of the recorded map for its records.</p>		
<p>IX. CREEK FEES</p>		
<p>CEQA compliance certification, Fish and Game approval, and Section 401 Army Core of Engineer's permit must be completed prior to acceptance of the application by Public Works for approval.</p>		
<p>All horizontal distances are measured on the level and all vertical distances shall be measured perpendicular to the level horizontal.</p>		
A. Creeks identification fee	\$594	
B. Creek permit base fee	\$1,186	
C. CEQA review fee for open creeks	\$889	
D. Public Works Commision hearing fee	\$889	
E. Additional fees: (hourly rate) x (hours required)	\$203	per hour
F. Records Management fee	\$60	

CHAPTER E - TRAFFIC ENGINEERING

A. Applications for residential, commercial, industrial and institutional projects (up to two rounds of plan checks)

Project Valuation	Current Fee
	Per 100 value over \$3000
Up to \$200,000	\$90 flat fee
\$200,001 - \$300,000	\$0.18 + \$90
\$300,001 - \$400,000	\$0.30 + \$90
\$400,001 - \$500,000	\$0.42 + \$90
\$500,001 - \$2,000,000	\$0.55 + \$90
\$2,000,001 - \$5,000,000	\$0.60 + \$90
Over \$5,000,000	\$0.65 + \$90

B. Miscellaneous Fees

FEE TYPE/DESCRIPTION		CURRENT FEE	REMARKS
1.	Pre-application consultation or walk-in requests for advice	\$ 214.00	/hour (\$50 minimum under 15 minutes or each additional 15 minutes or fraction thereof)
2.	Peer review of traffic impact studies and EIRs submitted by traffic engineering consultants for large development projects	\$ 214.00	per staff hour
3.	Construction traffic plan monitoring	\$ 214.00	per staff hour
4.	Post-construction traffic monitoring	\$ 214.00	per staff hour
5.	Administrative Use Permits (when Traffic Engineering review is required)	\$ 428.00	base fee for up to two staff hours
		\$ 214.00	per hour in excess of first two staff hours
6.	Use Permits (when Traffic Engineering review is required)	\$ 856.00	base fee for up to four hours
		\$ 214.00	per hour in excess of first four staff hours
7.	Plan checking in excess of two rounds	\$ 214.00	per staff hour

CHAPTER F - RESIDENTIAL HOUSING SAFETY PROGRAM (RHSP)
 The following represents the fee schedule for habitability inspections performed by Housing Code Enforcement and the administration of the Rental Housing Safety Program (RHSP).

REINSPECTION FEES		
TYPE OF INSPECTION	HOUSING CODE STATUS	FEE
Initial Inspection	With or Without Cited Code Violations	None
1st Reinspection	All Cited Violations Corrected	None
	All Cited Violations Not Corrected	\$400
2nd Reinspection	Whether or Not All Cited Code Violations Corrected	\$600
All Other Reinspections	Whether or Not All Cited Code Violations Corrected	\$800

This fee schedule applies to each case being inspected. (Individual units, exterior/common areas in buildings and individual rooms in hotels are considered "cases" for the purposes of this resolution.)

PLEASE NOTE: It is the owner's responsibility to inform the tenant(s) of the scheduled inspection and arrange access to each unit to be inspected. The owner is charged whether or not he/she is present at the site during the scheduled inspection. However, owners may not be charged if the tenant refuses the inspector entry to the unit.

PENALTY FEES		
TYPE OF INSPECTION	HOUSING CODE STATUS	AMOUNT OF FEE
Late payment Fee	Penalty fees will be assessed for every reinspection or annual flat fee delinquent 1-30 days.	10% of the delinquent amount when 1-30 days late
	Additional penalty fees will be assessed for every reinspection or annual flat fee delinquent 31+ days.	40% of the delinquent amount when 31+ days late
Notice of Termination processing Fee	Cost recovery for City title report expenses paid place a Notice of Violation on a property title with Alameda County. Once the Violations are corrected, the property owner reimburses the City this expense, in addition to any outstanding fees/penalties due..	\$100 per Notice of Termination processed
Administration Lien Fee	Accounts which remain outstanding after 60 days from the initial billing date shall be filed with the County of Alameda as a lien on the property. The lien amount shall include an administrative processing fee in addition to the initial billing amount and applicable late payment fees.	\$250 per account

ANNUAL FLAT PER UNIT/ROOM FEES		
FEE TYPE	RESIDENTIAL STRUCTURE	FEE
Annual Per Unit Fee	Residential rental buildings	\$60 Per Unit
Annual Per Room Fee	Residential hotels and boarding house (with five or more rooms)	\$30 Per Room

CHAPTER G- OFFICE OF ENERGY AND SUSTAINABLE DEVELOPMENT				
FEE TYPE / DESCRIPTION			CURRENT FEE	REMARKS
I.	Building Emissions Saving Ordinance (BESO): Fees due with compliance filing at intervals shown			
	<u>Building size/type and Filing Requirement:</u>	<u>Filing frequency:</u>		
1.	<u>LARGE BUILDINGS</u>			
	Large Buildings, ≥ 25,000 square feet, Assessment Filing Fee	Every 5 years	\$ 275.00	
2.	<u>TIME OF LISTING</u>			
	Medium Buildings, between 5,000 and 24,999 square feet, Assessment Filing Fee	At point-of-listing	\$ 152.00	
	Small Buildings, < 5,000 square feet, excluding 1-4 unit residential buildings, Assessment Filing Fee	At point-of-listing	\$ 79.00	
	Deferral of BESO compliance to buyer	At point-of-listing	\$ 110.00	
	Administrative Late Fee	When filing due	\$ 85.00	
3.	<u>SMALL BUILDING UPGRADES (Single Family Homes and other 1-4 unit buildings)</u>			
	Compliance Certificate Fee	At point-of-listing	\$ 150.00	
	Energy Report Noncompliance Fee	At point-of-listing	\$ 500.00	

CHAPTER H - Planning and Development Department administration			
Department-wide fees for services not otherwise listed in this schedule			
FEE TYPE / DESCRIPTION		CURRENT FEE	REMARKS
I.	HOURLY RATE		
	For staff services not otherwise specified in the Divisional sections of this fee schedule:	\$ 250.00	per hour; minimum one hour charged
II.	PUBLIC RECORDS		
	A. Copying of documents in response to public records requests:		As specified in A.R. 3.8
	B. Copying of compact discs (CDs)	\$ 10.00	Per CD copied
	C. Customized computer programming/operations to extract electronic records	Actual Cost	City IT department will provide estimated expense prior to data extraction. Deposit of funds against City costs may be required
III.	ADMINISTRATIVE LIEN FEE	\$ 250.00	

Attachment 2

**CITY OF BERKELEY
PLANNING AND DEVELOPMENT DEPARTMENT FEE SCHEDULE**

CHAPTER A - BUILDING & SAFETY

FEE TYPE / DESCRIPTION		EXISTING FEE	PROPOSED NEW FEE	REMARKS
I.	FILING FEE - ALL PERMITS	\$ 62.50		Including revisions and deferred submittals.
II.	BUILDING PERMITS:			
	Base Permit Fee	\$ 150.00		for value of improvements up to \$3,000
	Building Permit Fee	\$ 2.40		per \$100 value of improvements over \$3,000
	Regular Plan Check Fee (includes over-counter building, mechanical, electrical, and plumbing permits)	65%		of Building, mechanical, electrical, and plumbing Permit Fee
	Pre-approved ADU Plan Check Fee			50% of Regular Plan Check Fee when utilizing pre-approved ADU plans.
	Plan check revision to plans already plan checked	\$ 250.00		per hour with a minimum of one hour (Hourly plan check does not include review of major re-design)
	Special Accelerated Plan Check Fee			Additional 80% of Regular Plan Check Fee
	Plan check revisions to plans already plan checked under accelerated procedure	\$ 375.00		per hour with a minimum of one hour (Hourly plan check does not include review of major re-design)
	Fourth and subsequent plan check submittal	\$ 250.00		per hour with a minimum of one hour
	Title 24: Disabled Access	12%		of Building Permit Fee
	Title 24: Energy Compliance	12%		of Building Permit Fee
	Fire Plan Check	7%		of Building Permit Fee
	Community Planning fee for General Plan and Zoning Ordinance Maintenance	5%	6%	of Building Permit Fee
	Sustainable development/green building	6%		of Building Permit Fee
	Permit extensions:			
	1st extension	\$ 250.00		
	Each additional extension	\$ 500.00		
	Application extensions:			
	1st extension	\$ 250.00		
	2nd and 3rd extension	\$ 500.00		
	Re-Inspections	\$ 250.00		per hour with minimum of one hour.
	Strong Motion Instrumentation (per State)	\$ 0.13		per \$1,000 value of improvements for residential properties (Or, as set forth by the State of California).
	Strong Motion Instrumentation (per State)	\$ 0.28		per \$1,000 value of improvements for apartments and commercial properties (Or, as set forth by the State of California).
	Building Standards, SB 1473	\$ 4.00		per \$100,000 value of improvements for apartments and commercial properties (or, as set forth by the State of California), with appropriate fractions thereof.
	Temporary Certificate of Occupancy Issuance Fee	\$62.50		
	Temporary Certificate of Occupancy Preparation Fee	\$250.00		per hour, with a minimum of three hours
III.	SIGN PERMITS			
	Base Permit Fee	\$ 150.00		up to \$3,000 value of improvements (signs)
	Sign Permit Fee	\$ 2.40		per \$100 value of improvement over \$3,000
	Sign Plan Check Fee	65%		of Sign Permit fee
IV.	HOUSE MOVE PERMITS:			
	House Move	\$ 250.00		per hour of staff time with a minimum of one hour
V.	ELECTRICAL PERMITS:			
	Base Permit Fee	\$ 150.00		
	Permit Extension	\$ 75.00		
	A. New Residential Buildings and Additions	\$ 15.00		per each 100 square feet
	B. Industrial/Commercial Electrical Permit - Large Projects (above \$100,000 Value of Electrical Work) Permit Fee	1%		of the Value of Electrical Work
	NOTE: At applicant's option, all electrical permit fees may be itemized as follows:			

FEE TYPE / DESCRIPTION	EXISTING FEE	PROPOSED NEW FEE	REMARKS
C. Itemized Fees:			
Service (new or changed)	\$ 11.90		per each 100 Amps
Subpanel (new or changed)	\$ 11.90		per each 100 Amps
Electrical Meters (new or changed)	\$ 7.20		each
Altering/Changing Wiring	\$ 26.10		each change
Solar/Photovoltaic Residential Utilizing SolarApp+	\$ 100.00		per system
Solar/Photovoltaic Residential (15kW or less)	\$ 200.00		Includes Plan Check
Solar/Photovoltaic Residential (Over 15 kW)	\$ 250.00		Plus \$15.00 per kW above 15kW. Includes Plan Check
Solar/Photovoltaic Commercial (50 kW or less)	\$ 750.00		Includes Plan Check
Solar/Photovoltaic Commercial (Over 50 kW)	\$ 750.00		Plus \$7.00 per kW above 50 kW. Includes Plan Check
Energy Storage System - Residential up to 50kW Aggregate	\$ 150.00		
Energy Storage System - Residential Over 50kW Aggregate	\$ 275.00		
Energy Storage System - Commercial	\$ 500.00		
Branch Circuits	\$ 4.80		each
Fixed Appliance Outlets	\$ 11.10		each
Device Outlets (Receptacle, Switch, Light, Etc.)	\$ 2.70		each
Motors	\$ 7.10		up to 10 horsepower (HP) total
Each additional HP	\$ 1.90		
Generators	\$ 7.20		up to 10 kilovolt (KV) total
Each additional KV	\$ 1.90		
Transformers	\$ 4.80		up to 10 KV total
Each additional KV	\$ 1.90		
Signs and Outline Lighting	\$ 26.50		per KV
X-ray Capacitors	\$ 26.50		each
Temporary Power Pole	\$ 26.50		per each 100 Amps
Festoon Lighting	\$ 10.00		each
Electric Vehicle Charging Station	\$15.90		each
PG&E Service Recheck	\$11.90		Per each inspection of existing service for release to PG&E
VI. MECHANICAL PERMITS:			
Base Permit Fee	\$ 150.00		
Permit Extension	\$ 75.00		
Gas Appliances			
Up to two mechanical appliances	\$ 13.00		per appliance
Each additional appliance	\$ 12.00		
Heating - Furnace/AC (Combination Unit, Central Heat, Central AC, or Heat Pumps)			
Up to 100,000 BTU	\$ 39.70		per unit
101,000 to 500,000 BTU	\$ 54.00		per unit
Over 500,000 BTU	\$ 129.00		per unit
Gas Piping Extension/Alteration/Repair	\$ 12.20		
Gas Meter (new or changed)	\$ 13.10		
Each Additional Gas Meter	\$ 9.10		
Gas Pipe Outlets	\$ 5.60		each
Gas Pressure Test only	\$ 14.10		per system
Seismic Gas Shutoff Valve	\$ 10.00		each
NOTE: Gas items may be charged on mechanical or plumbing permits, but not both.			
Hoods			
Residential	\$ 11.80		each
Commercial - Type I	\$ 129.00		each
Commercial - Type II	\$ 79.70		each
Vent, Flue or Chimney	\$ 13.10		each
Pre-fabricated Fireplace	\$ 79.70		each
Ducts, Fans, Registers, Dampers	\$ 11.90		each
Air Handling Equipment (including powerheads)			
up to 10,000 cfm	\$ 26.80		per unit
over 10,000 cfm	\$ 39.90		per unit
Boilers and Equipment			
up to 100,000 BTU	\$ 39.90		per unit
100,000 - 500,000 BTU	\$ 54.00		per unit
over 500,000 BTU	\$ 129.00		per unit

FEE TYPE / DESCRIPTION		EXISTING FEE	PROPOSED NEW FEE	REMARKS
VII.	PLUMBING PERMITS:			
	Base Permit Fee	\$ 150.00		
	Permit Extension	\$ 75.00		
	A. New Residential Buildings and Additions	\$ 15.00		per each 100 S.F.
	NOTE: At applicant's option, all electrical permit fees may be itemized as follows:			
	B. Itemized Fees:			
	Water Heater	\$ 12.20		each
	Solar Water Heater	\$ 12.20		each
	Fixtures (including sanitary drainage and piping)	\$ 12.20		each
	Sanitary Sewer Lateral	\$ 34.00		each
	Subsoil Storm Drainage Piping	\$ 34.00		per system
	Removal of Illicit Connections	\$ 12.20		per system
	Water or Air Pressure Test	\$ 14.10		per system
	Stand Pipe System	\$ 129.10		per system
	Water Main, up to 25 Outlets	\$ 24.90		
	Each Additional Outlet	\$ 2.70		
	Water Meter	\$ 14.40		
	Each additional meter	\$ 8.40		
	Backflow Preventer	\$ 12.20		each
	Water Line, up to 25 Outlets	\$ 24.90		
	Each additional outlet	\$ 2.70		
	Hydronic Water Piping	\$ 24.90		per system
	Lawn Sprinklers System:			
	One or Two Family Dwellings	\$ 39.90		per system
	All other Occupancies	\$ 105.70		per system
	Swimming Pool Filtration System	\$ 129.10		per system
	Inside Rain Leader - per System	\$ 27.40		per system
	Gas Piping Extension/Alteration/Repair	\$ 12.20		per system
	Gas Meter (new or changed)	\$ 13.10		
	Each additional Gas Meter	\$ 9.10		
	Gas Pipe Outlets	\$ 5.60		each
	Gas Pressure Test Only	\$ 14.10		per system
	Seismic Gas Shutoff Valve	\$ 10.00		each
	NOTE: Gas items may be charged on mechanical permits, but not both.			
	Gray Water System:			
	One or Two Family Dwellings	\$ 39.90		per system
	All other Occupancies	\$ 105.70		per system
	Nonpotable Rainwater Catchment System:			
	One or Two Family Dwellings	\$ 39.90		per system
	All other Occupancies	\$ 105.70		per system
VIII.	SEISMIC GAS SHUT-OFF VALVE GROUP- INSTALLATION	\$ 50.00		flat rate per residence. This is a group rate for two or more residences on a block for coordinated inspection
IX. VIII.	SOLAR INSTALLATION PERMITS:			
	Solar Installation Permits			Fee covered under electrical, plumbing, mechanical and/or building permit fees. Notwithstanding any other fees or surcharges in this schedule, total solar permit fee amounts will remain at or under state maximums of \$450 for Residential and \$1,000 for Commercial systems, plus specified charges for excess kilowatt hours, as per Government Code §66015
X. IX.	INVESTIGATION FEE:			
	Investigation Fee			Double permit fees for the scope of work performed without a permit and/or inspection, in addition to the regular permit fees.

FEE TYPE / DESCRIPTION		EXISTING FEE	PROPOSED NEW FEE	REMARKS
XI. X.	CODE COMPLIANCE INSPECTIONS (SPECIAL INSPECTION):			
	Business License Inspections (change of use or building vacant more than 6 months)	\$ 250.00		per hour of staff time, with minimum of one hour
XII. XI.	CODE VIOLATION INSPECTIONS (VIOLATION OF CITY AND STATE CODES INCLUDING ANTI-BLIGHT ORDINANCE):			
	Initial Investigation of a complaint	No Fee		
	First Re-inspection of Violations	\$ 250.00		
	Second Re-inspection of Violations	\$ 375.00		
	Third Re-inspection of Violations	\$ 500.00		
	Additional Re-inspections	\$ 625.00		
	Administrative review fee	\$ 250.00		per hour of staff time, with minimum of one hour
XIII. XII.	OTHER INSPECTIONS			
	Weekend Inspection	\$ 250.00		per hour, with a minimum of 4 hours
	Evening Inspection	\$ 250.00		per hour, with a minimum of 2 hours
	Certified Access Specialist (CASp) Inspection	\$ 250.00		per hour, with a minimum of one hour
XIV. XIII.	TECHNOLOGY ENHANCEMENT FEE	5%	6.5%	of Building, Electrical, Mechanical, Plumbing, Fire, and Public Works Permit Fees, and other applications such as ADU Amnesty and E3 programs
XV. XIV.	UNDOCUMENTED ACCESSORY DWELLING UNIT AMNESTY PERMIT			
	Amnesty Application Fee	\$250.00		Filing fee also applies
	Initial Inspection Fee	\$250.00		
	Amnesty Reinspection Fee	\$250.00		per hour with minimum of one hour.
XVI. XV.	EXTERIOR ELEVATED ELEMENTS (E3)			
	E3 Multi-Family	\$375.00		per multifamily rental building with E3 and three or more units. Billed every six years at time property owners receive notice of the required periodic inspection.
	E3 Condominium	\$750.00		per condo building with E3 and three or more units. Billed every nine years at time property owners receive notice of the required periodic inspection.
XVII. XVI.	MISCELLANEOUS			
	Duplication Fees			Amount specified in A.R. 3.8
	Pre-submittal Review/Consultation	\$ 250.00		per hour, with a minimum of one hour
	City Staff Review (For items that require review and which are not otherwise explicitly covered in Fee Schedule, such as Alternate Method Applications, Requests for Unreasonable Hardship Exceptions, Requests for Determinations, BORP Submittals, etc)	\$ 250.00		per hour, with a minimum of one hour
	Staff time required to follow-up on non-compliance	\$ 250.00		per hour, with a minimum of one hour
	Address Assignment: 1 or 2 new addresses/suites	\$ 250.00		per hour, with a minimum of one hour
	Address Assignment: 3-10 new addresses/suites		\$ 375.00	Minimum of 1.5 staff hours
	Address Assignment: 11 or more new addresses/suites		\$ 500.00	Minimum of 2.0 staff hours
	Inspections for which no fee is specifically indicated	\$ 250.00		per hour, with a minimum of one hour
	Processing fee for refunds	Per BMC 7.20.050		or hourly charges based on time spent, with a minimum of one hour at staff time rate of \$250
	Seismic Evaluation Report: Report Review (includes 1 recheck)	\$ 612.00		
	AB 717 Continuing Education Fee		0.5%	of Building, Electrical, Mechanical, and Plumbing Permit Fees, and other applications such as ADU Amnesty and E3 programs
	Administrative Services Fee	\$ 250.00		For services provided by administrative staff outside of plan check or permitting services charged elsewhere; e.g. processing documents, recording notices, researching records

FEE TYPE / DESCRIPTION		EXISTING FEE	PROPOSED NEW FEE	REMARKS
	Appeal to be heard by Hearing Officer		\$ 500.00	Seismic safety program citations and any other appeals designated to be heard by a Hearing Officer under BMC Chapter 1.28
	Appeal to be heard by Housing Advisory Commission (HAC)		\$ 1,000.00	Appeals of Exterior Elevated Elements determinations, RHSP determinations, and any other program with appeals designated for HAC review per BMC Title 19.
	Appeal to be heard by the City Council		\$ 1,000.00	Appeals of Building Official Determinations, of HAC determinations upon further appeal, and any other program with appeals designated for City Council review per BMC Title 19.
	Appeal of Building Official Determination	\$ 1,000.00		Assumes four hours staff time. Appeals are heard by hearing body as specified in BMC Title 19

CHAPTER B - LAND USE PLANNING				EXISTING FEE	PROPOSED NEW FEE	REMARKS
FEE TYPE / DESCRIPTION						
I. Application Fee: AUP, UP, VAR, MOD, DR, LM, Condo Conversion				\$ 500		Application fee to cover intake and initial completeness review. Assumes 2 hours.
II. Administrative Use Permit (AUP)						
	1.	Tier 1 - Most complex projects		\$ 4,500		Base fee deposit assumes 18 hours. Add \$250 per each additional hour of staff time.
	2.	Tier 2 - Intermediately complex projects		\$ 3,500		Assumes 14 hours
	3.	Tier 3 - Least complex projects		\$ 1,500		Assumes 6 hours
	4.	Each additional AUP required in addition to primary application		\$ 500		Assumes 2 hours
III. Use Permit (UP) with public hearing						
	1.	Use Permit		\$ 5,500		Base fee deposit assumes 22 hours. Add \$250 per each additional hour of staff time.
	2.	ZAB Public Hearing (per hearing, in addition to permit fees).		\$ 1,250		Assumes 5 hours; includes materials
IV. Variance						
	1.	Tier 1 - All Variances except inadvertent demolitions		\$ 5,500		Base fee deposit assumes 22 hours. Add \$250 per each additional hour of staff time.
	2.	Tier 2 - Inadvertent Demolition of Residential Structure		\$ 9,500		Base fee deposit assumes 38 hours. Add \$250 per each additional hour of staff time.
	3.	Each additional AUP, UP or Variance in addition to primary application		\$ 500		Assumes 2 hours
	4.	ZAB Public Hearing (per project in addition to permit fees)		\$ 1,250		Assumes 5 hours including materials
V. Zoning Certificate (ministerial permits)						
	A.	All Zoning Certificate (ZC) reviews (e.g. ZCs for Business License, Home Occupations), EXCEPT as noted below:		\$ 250		Assumes 1 hour
	1.	Business License review - continuation of lawful existing use		no fee		No fee for continuation of existing legal use
	2.	Short-Term Rentals review		\$ 375		Assumes 1.5 hours
	3.	Accessory Dwelling Unit Neighborhood Notice		\$ 500		Assumes 2 hours for neighborhood notices and documentation
	4.	Accessory Dwelling Unit Plan Check		\$ 250		Assumes 1 hour for review.
	5.	Zoning Certificate for Middle Housing (ZCMH)		\$ 2,000		Assumes 8 hours for review. The 15% Community Planning Fee will also be applied.
	6.	Middle Housing Neighborhood Notice		\$ 500		Assumes 2 hours for neighborhood notices and documentation
	7.	Additional staff time (work performed beyond the time covered by the fees above)		\$ 250		Per hour of staff time
B. Building Permit review						
	1.	Project with Administrative Use Permit (including new main buildings)		\$ 500		Assumes 2 hours
	2.	New main buildings (no Administrative Use Permit)		\$ 1,000		Assumes 4 hours
	a	1 to 19 residential units (Residential and/or Mixed-Use)		\$ 500		Assumes 2 hours
	b	20+ residential units (Residential and/or Mixed-Use)		\$ 1,000		Assumes 4 hours
	c	Nonresidential building (no Residential uses)		\$ 1,000		Assumes 4 hours
	3.	Additions, Tenant Improvements, projects not listed above		\$ 500		Assumes 2 hours
	4.	Accessory Dwelling Unit Plan Check		\$ 250		Assumes 1 hour
	5.	Landmark review		\$ 250		Assumes 1 hour
	6.	In-kind Repair/Replacement (e.g. window replacement, dry rot repair, etc.)		\$ 125		Assumes half hour
	7.	Fourth and subsequent plan check submittal		\$ 250		per hour of staff time

FEE TYPE / DESCRIPTION		EXISTING FEE	PROPOSED NEW FEE	REMARKS
VI. Modification / Transfer				
	1. Administrative Use Permit Modification (to existing AUP, or modification to UP allowed with an AUP)	\$ 1,500		Assumes 6 hours
	2. Use Permit Modification (ZAB Review - Permit not exercised)	\$ 3,000		Base fee deposit assumes 12 hours. Add \$250 per additional hour of staff time.
	3. Use Permit Modification (ZAB Review - Exercised Permit)	\$ 5,500		Base fee deposit assumes 22 hours. Add \$250 per additional hour of staff time.
	4. Transfer of Administrative Use Permit / Use Permit	\$ 250		Per hour of staff time
	5. Public Hearing (per hearing, in addition to permit fees)	\$ 1,250		Assumes 5 hours including materials
VII. Environmental Review				
A. California Environmental Quality Act (CEQA) or National Environmental Policy Act (NEPA)				
	1. Initial Study resulting in a Negative Declaration or Mitigated Negative Declaration	\$ 6,000		Base fee Deposit assumes 24 hours. Add \$250 per additional hour of staff time, plus direct cost for consultants
	2. Environmental Impact Report (EIR)	\$ 10,000		Base fee Deposit assumes 40 hours. Add \$250 per additional hour of staff time, plus direct cost for consultants
	B. Mitigation Monitoring	\$ 4,000		Base fee Deposit assumes 16 hours. Add \$250 per additional hour of staff time, plus direct cost for consultants
	C. Notices - NOE, NOD, etc.	\$ 1,000		Assumes 4 hours. Fee applies when notices are filed by the City on behalf of the applicant / City after all appeals are heard
VIII. Design Review				
A. Administrative Design Review				
	1. Project valued under \$50,000	\$ 1,500		Assumes 8 hours
	2. Project valued at \$50,000 to \$2,000,000	\$ 2,500		Assumes 12 hours
	3. Project valued over \$2,000,000	\$ 3,500		Base fee deposit assumes 16 hours. Add \$250 per hour for staff time beyond 16 hours.
	4. Signs/Awnings	\$ 300		Assumes 2 hours
B. Design Review Committee				
	1. Project valued under \$50,000	\$ 2,500		Assumes 12 hours
	2. Project valued at \$50,000 to \$2,000,000	\$ 3,500		Assumes 16 hours
	3. Project valued over \$2,000,000	\$ 5,500		Base fee Deposit assumes 24 hours. Add \$250 per additional hour for staff time.
C. Final Review with the DRC				
	1. Project valued under \$50,000	\$ 1,375		
	2. Project valued at \$50,000 - \$150,000	\$ 1,650		
	3. Project valued over \$150,000	\$ 4,675		
D. Additional Preview				
		\$ 550		
E. Modifications - DRC Projects				
		\$ 1,000		
F. DRC Public Hearing (per hearing, in addition to permit fees)				
		\$ 1,250		Assumes 5 hours, includes materials

FEE TYPE / DESCRIPTION		EXISTING FEE	PROPOSED NEW FEE	REMARKS
IX. Landmarks Preservation Commission Review				
A. Initiation				
	1. Structure	\$ 50	\$ 3,750	As set by the Landmarks Preservation Ordinance, BMC-3-24-340.A
	2. District	\$ 100	\$ 10,000	As set by the Landmarks Preservation Ordinance, BMC-3-24-340.B
B. Design Review - Structural Alteration (non-residential only)				
	1. Project valued under \$50,000	\$ 1,700		
	2. Project valued between \$50,001 and \$1,999,999	\$ 2,800		
	3. Project valued at \$2,000,000 or more	\$ 5,500		Base fee Deposit assumes 24 hours. Add \$250 per additional hour for staff time.
C. Design Review - Signs and Awnings				
		\$ 1,100		
D. Demolition Review (non-residential structures 40 or more years old as required under Section 23C.08.050C of the Zoning Ordinance)				
		\$ 1,320		
E. Mills Act Historical Contract Processing - payable upon application (one-time payment)				
		\$ 4,620		
F. Mills Act Historical Contract Monitoring				
	1. Payable upon application to cover 5 contract years	\$ 2,750		
	2. Assessed at the beginning of each subsequent 5 years	\$ 2,750		
X. Appeals				
A. Non-Applicant Appeal of AUP				
		\$ 2,000		
B. Reduced Non-Applicant Appeal of AUP: Fee reduced if signed by persons who lease or own at least 35 percent of the parcels or dwelling units within 300 feet of the project site, or at least 20 such persons (not including dependent children), whichever is less				
		\$ 800		
C. Non-Applicant Appeals of ZAB or LPC				
D. Reduced Non-Applicant Appeals of ZAB or LPC: Fee reduced if appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less				
		\$ 1,000		
E. Appeal of AUP by Applicants				
		\$ 4,000		Assumes 16 hours
F. Appeal of ZAB or LPC by Applicants				
		\$ 6,000		Assumes 24 hours
G. Appeal of DRSL or DRC by Non-Applicant				
		\$ 2,000		
H. Appeal of DRSL or DRC by Applicant				
		\$ 4,000		Assumes 16 hours
I. Appeal to address processing error by staff				
		Fee Waived		
XI. Plan Amendments, Reclassification Requests, and Waterfront Master Development Plan permits				
A. General Plan Amendment				
		\$ 10,000		
B. Specific Plan Amendment				
		\$ 10,000		Base fee Deposit assumes 40 hours. Add \$250 per additional hour for staff time, plus direct cost for consultants
C. Rezoning / Reclassification Request				
		\$ 10,000		
D. Waterfront Master Development Plan Permit				
		\$ 10,000		
XII. CONDOMINIUM				
A. Rent Board Review				
		\$ 125		per unit
B. Notice of Local Law Compliance				
		\$ 4,000		Assumes 16 hours
C. Conversion to Condominiums - <u>one to four units</u>				
		\$ 6,000		Base fee Deposit assumes 24 hours. Add \$250 per additional hour for staff time.
D. Conversion to Condominiums - <u>five or more units</u>				
		\$ 10,000		Base fee Deposit assumes 40 hours. Add \$250 per additional hour for staff time.
E. Appeal of an Administrative Determination on Conversion of a TIC to the Planning Commission by an Applicant				
		\$ 4,000		Assumes 16 hours
F. Appeal of Planning Commission Determination on Conversion to the City Council by an Applicant				
		\$ 6,000		Assumes 24 hours
G. Appeal of Planning Commission Determination on Conversion to the City Council by a Non-Applicant				
		\$ 4,000		Assumes 16 hours

FEE TYPE / DESCRIPTION		EXISTING FEE	PROPOSED NEW FEE	REMARKS
XIII. Miscellaneous Fees				
A.	Penalty for Late Filing (When Zoning Permit, Use Permit or Variance is required for work already performed)	100%		of applicable fee
B.	Zoning Complaint Re-inspection			
	1. First Re-inspection	\$ 250		
	2. Second Re-inspection	\$ 375		
	3. Third Re-inspection and all inspections thereafter	\$ 500		
C.	Agenda Subscriptions and Mailing Fees	Amount specified per A. R. 3.8		
D.	Publications and Duplication of Records	Amount specified per A. R. 3.8		
E.	Maps - large, color	\$ 36.00		
F.	Duplication of Zoning Adjustments Board, Landmarks Preservation Commission, and Design Review Commission meeting recordings	Amount specified per A. R. 3.8		
G.	Microfilm Duplication Fee	Amount specified per A.R. 3.8		
H.	Records Management Fee	\$ 55		per application
I.	Letters Regarding Status of Properties	\$ 250		per hour, 2 hour min.
J.	Housing Density Bonus Analysis - if separate from other permits	\$ 250		per hour of staff time
K.	Zoning Research	\$ 250		per hour, 2 hour min.
L.	Arborist Review services	\$ 250		per hour, 1 hour min.
M.	Use Permit Monitoring	\$ 250		per hour of staff time
N.	Pre-application Reviews			
	1. Staff level review	\$ 1,000		Assumes 4 hours
	2. Zoning Adjustments Board / Design Review Committee / Landmarks Preservation Commission / Planning Commission Review (at staff discretion in consultation with the applicant)	\$ 4,000		Assumes 16 hours
	3. SB35, SB330, other Preliminary Development application reviews as required by State law	\$ 1,000		Base fee Deposit assumes 4 hours. Add \$250 per additional hour for staff time, plus other cost recovery as expended
O.	Dedicated Project Review: In addition to all required fees, applicants may request (or the City may require) dedicated project review in which the applicant pays the City for staff overtime or to contract with a consulting firm with particular relevant expertise to review the application. In such instances, the applicant shall remit a deposit equal to the total amount of the contract, based on the bids received by the City pursuant to its purchasing procedures. Progress billings will be made if charges are expected to exceed deposit; prompt payment of bills will assure continued project review. Failure to remit a progress payment within an appropriate time frame, as determined by the Director of Planning and Development or their designee, will be treated as a withdrawal without prejudice to the underlying proposal.	At cost		
P.	Community Planning Fee for General Plan and Zoning Ordinance Maintenance	15%		Surcharge on all Zoning Applications for AUP, UP, Modification and/or Variance.
Q.	Coordinated Sign Design Program Fee	\$ 2,217		Sign program to cover multiple signs in one building or development
<p>NOTE: The minimum deposits listed are intended to reflect typical project costs. Progress billings will be made during review of a project if charges exceed the deposit: prompt payment of bills will assure continued project review. Failure to remit a progress payment within the appropriate time frame as determined by the Director of Planning and Development or their designee, will be treated as a withdrawal without prejudice to the underlying proposal. All fees are required to be paid prior to scheduling the item for Council consideration.</p>				

Chapter C - TOXICS MANAGEMENT DIVISION
Certified Unified Program Agency (CUPA)

Description	FEE
SECTION 1: Underground Storage Tanks (USTs) Fees	
1) Annual Operating Permit	
a. First Tank Per Facility	\$1,811
b. Each Additional Tank	\$604
2) Miscellaneous Fees	
a. New Installation	
Base Fee (includes one tank)	\$4,830
Each Additional Tank	\$604
Additional Reviews/Inspections	\$250/hour
b. Closure/Removal - Business	
Base Fee (includes one tank)	\$1,811
Each Additional Tank	\$845
Additional Reviews/Inspections	\$250/hour
c. Closure/Removal – Residential – Per Tank	\$725
d. Inspection or Repair/Replacement/Modification	\$250/hour
SECTION 2: Aboveground Petroleum Storage Act (APSA)	
1) APSA Annual Fee Per Regulated Facility (<10,000 gal.)	\$242
2) APSA Annual Fee Per Regulated Facility (≥10,000 gal.)	\$362
3) Additional Inspection/Review	\$250/hour
SECTION 3: Hazardous Materials Business Plan (HMBP) Fees	
1) Annual Fees - Hazardous Materials Release Response Plans (HMRRP) and Inventory Registration. Fees are based on total number of hazardous materials present (Table 1) and aggregate quantity of hazardous materials (Table 2). NOTE: All solids are measured in pounds, liquids in gallons, and gases in cubic feet at Standard Temperature and Pressure (STP).	
	FEES
	A-1 \$362
	A-2 \$725
	A-3 \$1,389
	A-4 \$2,053
	A-5 \$3,381
	B-1 \$483
	B-2 \$906
	B-3 \$1,811
	B-4 \$2,717
	B-5 \$3,864
	C-1 \$544
	C-2 \$1,087
	C-3 \$2,234
	C-4 \$3,381
	C-5 \$4,347
	D-1 \$665
	D-2 \$1,328
	D-3 \$2,717
	D-4 \$4,046
	D-5 \$5,072

Table 1. TOTAL NUMBER OF HAZARDOUS MATERIALS ON SITE

Type	Range
A	1 - 10
B	11 - 25
C	26 - 50
D	>50

Table 2. AGGREGATE MAXIMUM QUANTITY OF HAZARDOUS MATERIALS ON SITE

	Gallons	Cu. Ft.	Lbs.
1	55 - 275	200 - 999	500 - 999
2	276 - 549	1,000 - 4,999	1,000 - 9,999
3	550 - 999	5,000 - 24,999	10,000 - 24,999
4	1,000 - 10,000	25,000 - 100,000	25,000 - 100,000
5	>10,000	>100,000	>100,000

b. Etiological Agent Registration Fee	\$242
c. Radiological Materials Registration Fee	\$242
d. Limited hazardous materials registration for businesses handling hazardous materials under the <u>BMC Title 15</u> threshold but must report under Chapter 50 of the California Fire Code	\$242
e. Facilities subject to HMBP disclosure under BMC Title 15 due to the handling of gases that are classified as a hazard for purposes of Section 5194 of Title 8 of the California Code of Regulations only for hazards due to simple asphyxiation or release of pressure, in aggregate quantities <1,000 cubic feet	\$242
SECTION 4: Hazardous Waste Generator and Treater Permit and Registration Fees	
1) Annual Fees	
a. < 55 Gallons per year	\$242
b. >= 55 Gallons and <2Tons	\$299
c. >= 2 Tons and <5 Tons	\$362
d. >= 5 Tons and <12 Tons	\$1,087
e. >= 12 Tons and <25 Tons	\$2,294
f. >= 25 Tons and <50 Tons	\$4,830
g. >= 50 Tons and <125 Tons	\$7,004
h. >= 125 Tons to < 250 Tons	\$8,211
i. >= 250 Tons to < 500 Tons	\$15,215
j. >= 500 Tons and < 1,000	\$24,633
k. >= 1,000 Tons to <2,000 Tons	\$35,501
l. >= 2,000 Tons to < 4,000 Tons	\$47,817
m. >= 4,000 Tons	\$62,790
n. Acutely Hazardous Waste (>1 kg./month) Registration fee	\$483
o. Hazardous Waste Contingency Plan Review for Treatment, Storage, Disposal Permitted Waste Facilities	\$250/hour
p. Conditionally Exempted Permit Fee	\$483
q. Conditionally Authorized Permit Fee	\$845
r. Permit by Rule	\$2,053
SECTION 5: Site Remediation and Investigation Fees	
1) Report Reviews/Site Visits/Plan Checks	\$250/hour
2) Third Party Professional Reviews	Actual Cost plus handling
3) Additional Reviews/Inspections	\$250/hour
4) Subsurface Investigation Permits:	
a. Monitoring Wells Installation/Destruction	
First Well	\$483
Each Additional Well	\$173
b. Soil Borings (Three (3) feet or greater depth, per BMC 15.12.070.B)	
First Boring	\$242
Each Additional Boring	\$173
SECTION 6: Risk Management Plan Fees	
1) Third Party Professional Review	Actual Cost plus handling
2) Staff Participation in Hazardous Operability Study/Review/Oversight/Audit (1-hour min)	\$250/hour
3) Regulated Substance Registration fee (Extremely Hazardous)	
Program 1	\$5,796
Program 2	\$11,592
Program 3	\$16,181

SECTION 7: Miscellaneous Fees		
1)	Miscellaneous hourly billing (all others)	\$250/hour
2)	Copies of Documents	A.R. 3.8
3)	Clerical Staff	\$140/hour
4)	Permit Service Center Review Fee (1/2 hour minimum)	\$250/hour
5)	Special Accelerated Review Fee, per customer request	Additional 80% of Regular Review Fee
6)	Emergency Response and Oversight of Clean-up Activities from Spills and Releases (3-hour minimum)	\$250/hour
7)	Emergency Response Contractor	Actual Cost plus handling
8)	Emergency Response Materials	Actual Cost plus handling
9)	Penalty for Late Filing of Annual HMBP (charged for every month after deadline)	10% or \$50 min. per month
10)	Penalty for Late Filing of Annual HWG Report (charged for every month after deadline)	10% or \$50 min. per month
11)	Penalty for nonpayment of fees: After 60 days of initial billing date, assess a 10% penalty of the billed amount.	10% penalty of the billed amount
	After 120 days of initial billing date, assess an additional 15% penalty of the original billed amount.	An additional 15% penalty of the original billed amount
12)	Penalty for businesses operating without a valid permit	Double the Fee
13)	Penalty for unpermitted UST installation/removal/modification; well construction, installation, destruction and/or modification	Double the Fee
14)	Administrative fee for lien processing	\$250/hour
15)	Universal Waste (relocated from Section 4, above)	\$250/hour
SECTION 8: State Surcharge		
All applicable state surcharges determined by the State are required to be billed and collected from regulated facilities and remitted to CalEPA quarterly.		

CHAPTER D - ENGINEERING

FEE TYPE / DESCRIPTION		CURRENT FEE	REMARKS
I. Engineering Fees			
1.	Engineering work required for review or preparation of sewer plans and specifications	\$203	per hour
2.	Engineering work required in abandonment of easement	\$6,242	
3.	Engineering work required in abandonment of streets, paths, walks, steps and similar public ways	\$10,702	
4.	Whenever work is caused to be done under Federal, State or local law, whether such work is done under assessment district or improvement plan, public proceedings or private contract, a fee for engineering work and field inspection shall be charged for the following:		
a.	Review of plans and specifications other than for sewer.	\$203	per hour
b.	Engineering work and inspection required for grading or regarding streets.	\$203	per hour
c.	Engineering work and inspection required for concrete sidewalks, curbs and gutter.	\$203	per hour
d.	Engineering work and inspection required for pavement in area of roadway.	\$203	per hour
e.	Engineering work and inspection required for culverts and	\$203	per hour
f.	Engineering work and inspection required for sewers.	\$203	per hour
g.	Engineering work and inspection required for structures of masonry construction of either brick or concrete.	\$203	per hour
h.	Engineering work and inspection required for construction storm water best management practices.	\$203	per hour
i.	Engineering work and inspection required for post - construction storm water best management practices	\$203	per hour
(BMC 2.72.050)			
5.	Moving and replacing street monuments		the charge will be the actual cost to the City.
6.	All engineering services in connection with work ordered or authorized by the Council or other work not specifically provided for herein, an hourly fee for office engineering and field inspection will be charged.	\$203	per hour

FEE TYPE / DESCRIPTION		CURRENT FEE	REMARKS
7.	Whenever engineering or inspection services are to be performed and fees paid therefore, as herein above provided in subsections 1, 4 and 5, a minimum fee corresponding to one hour of engineering work shall be charged.	\$203	per hour
8.	Field survey:		
	One-person party	\$203	per hour/person (4 hours minimum)
	Two-person party	\$203	per hour/person (4 hours minimum)
	Three-person party	\$203	per hour/person (4 hours minimum)
9.	Public consultations or assistance rendered in records examination.		No fee
10.	Fees and charges provided herein for work performed on Saturdays, Sundays and holidays.		Double the fee
(BMC 2.72.050)			

II. SIDEWALK CONSTRUCTION AND REPAIR

A. Fees - Streets, Sidewalks and Other Public Property

For permits and field inspection, the following fees or charges shall be paid in advance to the Planning and Development Department of the City:

1.	Permits: . All permits issued hereunder shall expire ninety days after issuance and there shall be no refund of the permit charge. In the exercise of his reasonable discretion and for good cause shown, the Director of Public Works or his/her designee may waive or reduce the permit and inspection fees for sidewalk work which is necessitated by the root damage from City owned trees.	\$152	for each such permit issued
2.	Field Inspection: The charge for field inspection shall be as follows:		
a.	Curbing	\$34	for each ten L.F. or fraction thereof
b.	Curb and Gutter	\$34	for each ten L.F. or fraction thereof
c.	Sidewalks	\$34	for each 100 sq. ft or fraction thereof
d.	Driveway approach: Same charge as for sidewalks.	\$34	per 100 sq. ft or fraction thereof

(BMC 16.04.110)

FEE TYPE / DESCRIPTION	CURRENT FEE	REMARKS
B. Permit - Cash Deposit or Bond in Lieu Required - Conditions		
1. When construction is to be performed pursuant to the provisions of this chapter, a deposit shall be made as a guaranty that all work, including excavation, stockpiling materials, protection and repair of property in the public right-of-way including shrubs, maintenance of pedestrian and vehicular safety and convenience, and cleanup, will be done in a proper and workmanlike manner and in accordance with all City requirements and to the satisfaction of the Director of Public Works or his/her designee.	\$1,651	for each permit shall be deposited with the Department of Planning and Development
2. In lieu of such deposit for each permit, a surety company faithful performance bond may be filed with the Planning and Development Department. Such bond shall be conditioned that all construction of sidewalks, parking steps, driveway approaches, curbs or curbs and gutters shall be done in a proper and workmanlike manner, and in accordance with all City requirements and to the satisfaction of the Director of Public Works or his/her designee. Any such bond may be conditioned as a continuing bond and not be limited to any particular location in the City. The form of such bond shall be approved by the City Attorney.	\$13,566	performance bond amount to be filed with the Planning and Development Department
3. In the event the work is not done in a proper and workmanlike manner, or not done in accordance with the requirements of this chapter or any other ordinance or requirements of the City, or not done to the satisfaction of the Director of Public Works or his/her designee, the City may perform or cause to have performed the necessary construction work, repair work or cleanup work and deduct the cost thereof from said deposit or require the cost thereof to be paid by said surety company on its bond.		
4. In the exercise of his reasonable discretion and for good cause shown, the Director of Public Works or his/her designee may waive or reduce the deposit or bond required by this section in order to encourage property owners to do or cause to have done the work provided for hereunder; provided, that if such work is not being performed in a satisfactory and timely manner, the Director of Public Works or his/her designee may order that the deposit or bond required by this section be filed and the work stopped until such filing is made. (BMC 16.04.130)		
III. SANITARY AND STORM DRAIN SEWERS		
A. Sewer and Storm Drain Construction Fees		
1. The following fees shall be paid to the Planning and Development Department for sewer and storm drain construction:		

FEE TYPE / DESCRIPTION	CURRENT FEE	REMARKS
a. For each permit for lateral sewer or storm drain construction within the public right-of-way or other public easement.	\$152	per permit
b. For inspection of lateral sewer or storm drain construction within the public street area and connection to the existing sewer or storm drain main for each month or fraction thereof between issuance of the permit and final inspection and approval by a City Inspector.	\$247	for each month or fraction thereof
c. For inspection of construction of sewer or storm drain mains in the public right-of-way or other public easement, and for inspection of lateral sewer or storm drain construction in the public street area, without connection to main.	\$203	per hour
d. For engineering work and inspection required in establishing backline easements and re-use connections.	\$203	per hour, two-hour minimum
e. For sewer lateral capping.	\$203	per hour, two-hour minimum
f. For engineering work and inspection involved with mainlines and maintenance holes.	\$203	per hour, two-hour minimum
<p>2. For any work performed, wholly or in part, without first secured the permit required by provisions of this section, the person firm or corporation having performed such work shall pay a permit fee which shall be five times the permit fee provided by this section, and five times the inspection charge for any month, or any fraction thereof, that the work has been in progress without a permit. All inspection fees shall be doubled for such inspection performed on Saturdays, Sundays and holidays.</p> <p>(BMC 17.16.050)</p>		
<p>B. Sewer Construction, Cash Deposit or Bond in Lieu of:</p>		
1. When a sewer or storm drain is to be installed in the public right-of-way or other public easement, a deposit shall be made with the Planning and Development Department as a guaranty that all sewer or storm drain work, including backfill, street paving and cleanup, will be done in a proper and workmanlike manner.	\$1,651	for each permit shall be deposited with the Planning and Development Department
2. In lieu of such deposit for each permit, a surety company faithful performance bond in the amount of \$11,306 may be filed with the Planning and Development Department. Such bond shall be conditioned that all sewer or storm drain work, including backfill, street paving and cleanup shall be done in a proper and workmanlike manner and in accordance with all City requirements and to the satisfaction of the Director of Public Works or his/her designee.	\$13,567	performance bond in the amount to be filed with the Planning and Development Department

FEE TYPE / DESCRIPTION	CURRENT FEE	REMARKS
(BMC 17.16.050)		
C. Sewer Lateral Certificates of Compliance		
1. Upon submittal of documentation verifying that a property owner has complied with the private sewer lateral requirements of BMC 17.24, a private sewer lateral certificate application shall be submitted and a fee of \$150 shall be paid, per permit, to the City for the City Engineer to issue a Sewer Lateral Certificate of Compliance for effective periods of either 7 years or 20 years depending upon type of repair or replacement per BMC 17.24.	\$180	per certificate
(BMC 17.24.160)		

IV. EXCAVATIONS

A. Permit - Required - Application Time and Contents for Mains or Lateral Pipes

Whenever any person, firm or corporation desires to open trenches in the public streets or thoroughfares for the purpose of placing therein main or lateral pipes or conduits, other than lateral sewers, such person, firm or corporation shall make application in writing and obtain a permit from the Planning and Development Department not less than forty-eight hours in advance of his/her or its desire to so open trenches in said streets and thoroughfares, except in case of accident or emergency, in which case written notice shall be given within twenty-four hours after any such opening; provided however, that if said notice cannot be given because the office is closed, then written notice shall be given within eight hours after the office which issues said permits is open for business.

The application for the permit shall give the names of the streets in which trenches are to be opened and names of the cross streets between which said trenches are to be made. A permit fee shall be paid for each permit issued hereunder; except, however, that such fee shall not be charged against any entity exempt by law from the payment of such fees. An inspection fee shall be charged for all inspections. (BMC 16.12.030)	\$152	paid for each permit issued
	\$203	per hour for all inspections

B. Compliance with Regulations Required

The permittee shall conduct all operations in accordance with the Excavations Ordinance (BMC Chapter 16.12) and the "Trench Excavation and Surface Restoration in the Public Right-of-Way - Regulations and Requirements," promulgated pursuant to said Ordinance (hereafter "Regulations.").

FEE TYPE / DESCRIPTION	CURRENT FEE	REMARKS
<p>C. In-lieu Fees - Required When For excavations in streets less than five (5) years from the date of application for a permit to excavate, permittee shall resurface the trenched area as provided by the Regulations. At the discretion of the Director of Public Works or his/her designee, such resurfacing requirements may be waived and the permittee shall pay an in-lieu fee as follows:</p>		
Type of Excavation	In -lieu Fee	
Trench (excluding new service connections)	\$5	per square foot of street area required to be resurfaced by the regulations
Bell hole/new service connection	\$811	per bell hole or new service connection
<p>V. STREET AND SIDEWALK USE PERMIT</p>		
<p>A. Permit Fees</p>		
<p>1. A permit fee shall be charged for each street use permit issued below. In addition there shall be a fee paid for the use of street area, curb or sidewalk in areas classified as commercial, R-3, R-4 and R-5 in the zoning ordinance, during construction for which a building permit or public works permit has been issued, or for which such permit is required, including all University of California construction projects located in City streets.</p>	\$152	shall be charged for each street use permit issued
	\$9.00	per linear curb foot per month
<p>a. Construction where storage of materials, debris or equipment is involved within the public right-of-way.</p>		
<p>b. House moving.</p>		
<p>c. Demolition where storage of materials, debris or equipment is involved within the public right-of-way.</p>		
<p>d. Debris boxes by contractors.</p>		
<p>e. Sidewalk seating, Benches and Planters (BMC 14.48.200)</p>		
<p>2. In the case of debris boxes used by homeowners, a fee of shall be charged for each permit, the inspection fees shall be waived.</p>	\$120	per permit
<p>(BMC 16.16.030)</p>		

FEE TYPE / DESCRIPTION	CURRENT FEE	REMARKS
3. In the case of Sidewalk Seating Tables and Chairs, a curb fee shall be charged per lineal foot per calendar year (no curb fee shall be charged for planters or benches)	\$9.00	per lineal foot per calendar year
B. Inspection Charges		
Field inspections for the items in A1 above will be made by the City to insure that the permittee is maintaining a right-of-way for public, both in the sidewalk and street areas, provided, however, that inspection fees shall not be charged in the case of debris boxes used by homeowners. A charge shall be made for such inspection service. If such inspection service exceeds one hour there shall be an additional charge of \$221 for each thirty days, or fraction thereof, that the permittee uses the streets or sidewalks pursuant to the permit issued hereunder. The hourly inspection charge for the first hour shall be doubled for inspections on Saturdays, Sundays and holidays. The hourly inspection charge shall be paid at the time the permit is issued and shall be based on the City's estimate of the time required for inspection service and the permittee's estimate of time for completion of all work, including cleanup and clearing the public right-of-way. If the work is unfinished at the expiration of the time estimated by the permittee, the permittee shall then deposit additional inspection fees based on estimate for completion of work.	\$203	per hour for the first hour for inspection The hourly inspection charge shall be doubled for inspections on Saturdays, Sundays and
	\$265	additional charge for each thirty days, or fraction thereof, that the permittee uses the streets or sidewalks
Such charge, if not paid, shall be deducted the surety company on its bond, if a surety bond has been filed in lieu of the required deposit.		
A permit fee for a single trip, or an annual fee for a repetitive permit shall be charged for any overheight, overweight or overwidth vehicle or any overheight, or overwidth load being operated on any public street as defined in the State Vehicle Code. (BMC 16.16.130)	\$20	permit fee for a single trip
	\$95	annual fee: per year for a repetitive permit
C. Increased Fees for Work Performed or Operation of Vehicle Without Permit		
For any work performed, wholly or in part, or for the operation on any public street of an overheight, overweight or overwidth vehicle or any vehicle with an overheight, overweight or overwidth load as defined the State Vehicle Code, without first having secured the permit required by the provisions of this of this chapter, the person, firm or corporation having performed such work or operated such vehicle shall pay a permit fee which shall be five times the permit fee provided by this section, and an inspection charge fives times the inspection charge provided by this chapter. (BMC 16.16.040)		

FEE TYPE / DESCRIPTION	CURRENT FEE	REMARKS
D. Deposit - To Guarantee Removal of Materials or Equipment Required		
<p>As a guaranty to the City that such materials, appliances or other equipment so placed or stored on any street or sidewalk will be cleaned of all dirt, sand and debris of any kind to the satisfaction of the Public Works Director or his/her designee, and will be removed there from immediately upon the completion of such work, or at such time prior thereto when, in the judgment of said Public Works Director or his/her designee, the public interest or convenience will be best subserved thereby, said person, firm or corporation a deposit shall be made with the Planning and Development Department for each permit issued under the provisions of this chapter. (BMC 16.16.070)</p>	\$1,651	deposit per permit issued
E. Deposit - Surety Bond in Lieu When - Conditions		
<p>In lieu of the deposit required by this chapter, a surety bond may be filed with the Planning and Development Department, conditioned as a guaranty to the City that all costs for which any person, firm or corporation shall be liable, as in this section provided, will be paid upon demand therefore by the Public Works Director or his/her designee. Any such bond may be conditioned as a continuing bond and not be limited to any particular location in the City. Such bond shall be approved as to form by the City Attorney. (BMC 16.16.080)</p>	\$13,567	bond amount per permit
<p>F. Waiver - Deposit and Bond In the exercise of his reasonable discretion and for good cause shown, the Public Works Director or his/her designee may waive or reduce the deposit or bond required by this chapter, in order to encourage home owners to do or cause to be done the work herein. (BMC 16.16.050 and 16.16.080)</p>		
VI. NO PARKING SIGNS		
<p>No parking signs will be required in conjunction with all street use permits.</p>		
<p>If it is determined by the Planning and Development Department that the use of the signs applied for will not be detrimental to public safety or general welfare, a permit will be issued for the use of such signs upon payment of a permit fee and upon receiving the signed statement of the applicant agreeing to be bound by the conditions of the permit and these rules and regulations; provided, however, that an additional permit fee equal to the cost of a meter per week shall be charged for each 20 feet of time limit zone and each meter for work requiring a time period of one month or more. In addition, a processing fee shall be made for each sign posted.</p>	\$41	permit fee
<p>If it is determined by the Planning and Development Department that the use of the signs applied for will not be detrimental to public safety or general welfare, a permit will be issued for the use of such signs upon payment of a permit fee and upon receiving the signed statement of the applicant agreeing to be bound by the conditions of the permit and these rules and regulations; provided, however, that an additional permit fee equal to the cost of a meter per week shall be charged for each 20 feet of time limit zone and each meter for work requiring a time period of one month or more. In addition, a processing fee shall be made for each sign posted.</p>	\$95	permit fee for each 20 ft of time limit zone and each meter per week
<p>If it is determined by the Planning and Development Department that the use of the signs applied for will not be detrimental to public safety or general welfare, a permit will be issued for the use of such signs upon payment of a permit fee and upon receiving the signed statement of the applicant agreeing to be bound by the conditions of the permit and these rules and regulations; provided, however, that an additional permit fee equal to the cost of a meter per week shall be charged for each 20 feet of time limit zone and each meter for work requiring a time period of one month or more. In addition, a processing fee shall be made for each sign posted.</p>	\$18	processing fee per sign
<p>Should an applicant need to replace previously issued No Parking signs which have been lost, stolen or damaged, a processing fee shall be paid for each re-issued sign.</p>	\$6	processing fee for each re-issued sign

FEE TYPE / DESCRIPTION	CURRENT FEE	REMARKS
Seasonal Ground Signs (in the Public right-of-way)	\$100	for the first three signs
	\$18	for each additional sign

VII. ENCROACHMENT PERMITS

The following fees for encroachment permits shall be paid in advance to the Planning and Development Department of the City:

1. A non-refundable application fee paid for each permit type below.	\$545	application fee for each permit
a. Minor encroachment permit: permit fee paid upon approval of permit.	\$1,474	per permit
b. Major encroachment permit: permit fee paid upon approval of permit.	\$2,129	per permit
2. Decorative non-commercial installation in a public right-of-way: permit fee	\$152	per permit
3. Above ground planter: permit fee	\$184	per planter
4. Inspection fee when required by the Director of Public Works or his/her designee:	\$203	per hour
5. Tieback and soil nail fee for tie backs soil nails less than or equal to 12 feet deep	\$2,520	per tieback or soil nail
6. Tieback and soil nail fee for tie backs soil nails less than or equal to 24 feet deep but more than 12 feet deep	\$1,260	per tieback or soil nail
7. Tieback and soil nail fee for tie backs soil nails greater than 24 feet deep	\$630	per tieback or soil nail

(BMC 16.18.025)

VIII. SUBDIVISION FEES

A. Processing and Review

The following fees or charges for processing and review of subdivision maps and certificates shall be paid in advance to the Planning and Development Department of the City:

1. Lot line adjustmenst filing fee (BMC 21.32.040)	\$2,092	
2. Reversion to acreage filing fee (BMC 21.48.040)	\$2,092	

FEE TYPE / DESCRIPTION	CURRENT FEE	REMARKS
3. Parcel mergers (BMC 21.52.060)		
Filing fee	\$2,092	
Public hearing fee	\$760	
4. Correction and amendment of a recorded map filing fee (BMC 21.56.050)	\$1,734	
5. Certificate of compliance filing fee (BMC 21.60.050)	\$2,092	
6. Tentative tract maps (BMC 21.16.043)		
Filing fee	\$5,784	
Public hearing fee	\$760	
7. Vesting tentative parcel maps filing fee (BMC 21.18.070)	\$6,379	
8. Vesting tentative tract maps (BMC 21.18.070)		
Filing fee	\$6,379	
Public hearing fee	\$388	
9. Minor amendment to approve tentative map (BMC 21.16.080)		
Filing fee	\$388	
Records Management fee	\$60	
10. Major amendment to approved tentative map (BMC 21.16.080)		
Filing fee	\$1,204	
Public Hearing fee	\$760	
Records Management fee	\$60	
11. Final tract maps (BMC 21.20.020)		
Filing fee	\$451	
Map Checking fee	\$217	per lot, parcel, or unit
12. Parcel maps filing fee (BMC 21.24.040)	\$5,784	
13. Office engineering fee (BMC 21.04.070)	\$203	per hour
B. Deposit - Refundable		
A deposit shall be paid at the time of filing and, in addition to the filing fees, for the following:	\$706	filing deposit
Final maps; parcel maps; lot line adjustments; reversions to acreage; parcel mergers; corrections and amendments to recorded maps; and certificates of compliance.		

FEE TYPE / DESCRIPTION	CURRENT FEE	REMARKS
<p>NOTE: Such deposit shall be refunded upon the receipt by the City of a duplicate original of the recorded subdivision map, made upon a mylar material. If receipt of said mylar map is not made within six (6) months following the date the map was recorded, the City will permanently retain all of the deposit to defray the cost of obtaining a mylar copy of the recorded map for its records.</p>		
<p>IX. CREEK FEES</p>		
<p>CEQA compliance certification, Fish and Game approval, and Section 401 Army Core of Engineer's permit must be completed prior to acceptance of the application by Public Works for approval.</p>		
<p>All horizontal distances are measured on the level and all vertical distances shall be measured perpendicular to the level horizontal.</p>		
A. Creeks identification fee	\$594	
B. Creek permit base fee	\$1,186	
C. CEQA review fee for open creeks	\$889	
D. Public Works Commision hearing fee	\$889	
E. Additional fees: (hourly rate) x (hours required)	\$203	per hour
F. Records Management fee	\$60	

CHAPTER E - TRAFFIC ENGINEERING

A. Applications for residential, commercial, industrial and institutional projects (up to two rounds of plan checks)

Project Valuation	Current Fee
	Per 100 value over \$3000
Up to \$200,000	\$90 flat fee
\$200,001 - \$300,000	\$0.18 + \$90
\$300,001 - \$400,000	\$0.30 + \$90
\$400,001 - \$500,000	\$0.42 + \$90
\$500,001 - \$2,000,000	\$0.55 + \$90
\$2,000,001 - \$5,000,000	\$0.60 + \$90
Over \$5,000,000	\$0.65 + \$90

B. Miscellaneous Fees

FEE TYPE/DESCRIPTION		CURRENT FEE	REMARKS
1.	Pre-application consultation or walk-in requests for advice	\$ 214.00	/hour (\$50 minimum under 15 minutes or each additional 15 minutes or fraction thereof)
2.	Peer review of traffic impact studies and EIRs submitted by traffic engineering consultants for large development projects	\$ 214.00	per staff hour
3.	Construction traffic plan monitoring	\$ 214.00	per staff hour
4.	Post-construction traffic monitoring	\$ 214.00	per staff hour
5.	Administrative Use Permits (when Traffic Engineering review is required)	\$ 428.00	base fee for up to two staff hours
		\$ 214.00	per hour in excess of first two staff hours
6.	Use Permits (when Traffic Engineering review is required)	\$ 856.00	base fee for up to four hours
		\$ 214.00	per hour in excess of first four staff hours
7.	Plan checking in excess of two rounds	\$ 214.00	per staff hour

CHAPTER F - RESIDENTIAL HOUSING SAFETY PROGRAM (RHSP)
 The following represents the fee schedule for habitability inspections performed by Housing Code Enforcement and the administration of the Rental Housing Safety Program (RHSP).

REINSPECTION FEES		
TYPE OF INSPECTION	HOUSING CODE STATUS	FEE
Initial Inspection	With or Without Cited Code Violations	None
1st Reinspection	All Cited Violations Corrected	None
	All Cited Violations Not Corrected	\$400
2nd Reinspection	Whether or Not All Cited Code Violations Corrected	\$600
All Other Reinspections	Whether or Not All Cited Code Violations Corrected	\$800

This fee schedule applies to each case being inspected. (Individual units, exterior/common areas in buildings and individual rooms in hotels are considered "cases" for the purposes of this resolution.)

PLEASE NOTE: It is the owner's responsibility to inform the tenant(s) of the scheduled inspection and arrange access to each unit to be inspected. The owner is charged whether or not he/she is present at the site during the scheduled inspection. However, owners may not be charged if the tenant refuses the inspector entry to the unit.

PENALTY FEES		
TYPE OF INSPECTION	HOUSING CODE STATUS	AMOUNT OF FEE
Late payment Fee	Penalty fees will be assessed for every reinspection or annual flat fee delinquent 1-30 days.	10% of the delinquent amount when 1-30 days late
	Additional penalty fees will be assessed for every reinspection or annual flat fee delinquent 31+ days.	40% of the delinquent amount when 31+ days late
Notice of Termination processing Fee	Cost recovery for City title report expenses paid place a Notice of Violation on a property title with Alameda County. Once the Violations are corrected, the property owner reimburses the City this expense, in addition to any outstanding fees/penalties due..	\$100 per Notice of Termination processed
Administration Lien Fee	Accounts which remain outstanding after 60 days from the initial billing date shall be filed with the County of Alameda as a lien on the property. The lien amount shall include an administrative processing fee in addition to the initial billing amount and applicable late payment fees.	\$250 per account

ANNUAL FLAT PER UNIT/ROOM FEES		
FEE TYPE	RESIDENTIAL STRUCTURE	FEE
Annual Per Unit Fee	Residential rental buildings	\$60 Per Unit
Annual Per Room Fee	Residential hotels and boarding house (with five or more rooms)	\$30 Per Room

CHAPTER G- OFFICE OF ENERGY AND SUSTAINABLE DEVELOPMENT				
FEE TYPE / DESCRIPTION			CURRENT FEE	REMARKS
I.	Building Emissions Saving Ordinance (BESO): Fees due with compliance filing at intervals shown			
	<u>Building size/type and Filing Requirement:</u>	<u>Filing frequency:</u>		
1.	<u>LARGE BUILDINGS</u>			
	Large Buildings, ≥ 25,000 square feet, Assessment Filing Fee	Every 5 years	\$ 275.00	
2.	<u>TIME OF LISTING</u>			
	Medium Buildings, between 5,000 and 24,999 square feet, Assessment Filing Fee	At point-of-listing	\$ 152.00	
	Small Buildings, < 5,000 square feet, excluding 1-4 unit residential buildings, Assessment Filing Fee	At point-of-listing	\$ 79.00	
	Deferral of BESO compliance to buyer	At point-of-listing	\$ 110.00	
	Administrative Late Fee	When filing due	\$ 85.00	
3.	<u>SMALL BUILDING UPGRADES (Single Family Homes and other 1-4 unit buildings)</u>			
	Compliance Certificate Fee	At point-of-listing	\$ 150.00	
	Energy Report Noncompliance Fee	At point-of-listing	\$ 500.00	

CHAPTER H - Planning and Development Department administration				
Department-wide fees for services not otherwise listed in this schedule				
FEE TYPE / DESCRIPTION		CURRENT FEE	PROPOSED FEE	REMARKS
I.	HOURLY RATE			
	For staff services not otherwise specified in the Divisional sections of this fee schedule:	\$ 250.00		per hour; minimum one hour charged
II.	PUBLIC RECORDS			
	A. Copying of documents in response to public records requests:			As specified in A.R. 3.8
	B. Copying of compact discs (CDs)	\$ 10.00		Per CD copied
	C. Customized computer programming/operations to extract electronic records	Actual Cost		City IT department will provide estimated expense prior to data extraction. Deposit of funds against City costs may be required
III.	ADMINISTRATIVE LIEN FEE		\$ 250.00	

**NOTICE OF PUBLIC HEARING
BERKELEY CITY COUNCIL
REVISIONS TO PLANNING DEPARTMENT FEE SCHEDULE**

The public may participate in this hearing by remote video or in-person.

Notice is hereby given by the City Council of the City of Berkeley that a public hearing will be conducted by said city council of the City of Berkeley at which time and place all persons may attend and be heard upon the following:

The Planning and Development Department is proposing revisions to its fee schedule effective July 1, 2026, to increase fees on certain building and zoning permits to cover technology for permitting and other processes, and for zoning policy development, for new address assignment applications, for landmark initiation applications, required training for building code administration, and other revisions and clarifications as specified

The hearing will be held on May 19, 2026 at 6:00 PM in the School District Board Room, located at 1231 Addison Street, Berkeley CA 94702.

For further information, please contact Jim Bondi, Associate Management Analyst, at (510) 981-7428.

A copy of the agenda material for this hearing will be available on the City's website at <https://berkeleyca.gov/> as of May 7, 2026. **Once posted, the agenda for this meeting will include a link for public participation using Zoom video technology, as well as any health and safety requirements for in-person attendance.**

Written comments should be mailed or delivered directly to the City Clerk, 2180 Milvia Street, Berkeley, CA 94704, or e-mailed to council@berkeleyca.gov in order to ensure delivery to all Councilmembers and inclusion in the agenda packet.

Communications to the Berkeley City Council are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the City Council, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the City Clerk. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the City Clerk at (510) 981-6900 or clerk@cityofberkeley.info for further information.

If you challenge the above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Berkeley at, or prior to, the public hearing. Background information concerning this proposal will be available at the City Clerk

Department and posted on the City of Berkeley webpage at least 12 days prior to the public hearing.

Published: May 1 and May 8, 2026 – The Berkeley Voice
Published pursuant to Government Code Section 6062a

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I hereby certify that the Notice for this Public Hearing of the Berkeley City Council was posted at the display case located near the walkway in front of the Maudelle Shirek Building, 2134 Martin Luther King Jr. Way, as well as on the City's website, on May 7, 2026.

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Mark Numainville, City Clerk