

Zoning Permit Fees Schedule Fiscal Year 2026-2027 (Updated in Accela Production September 4, 2026)

Counter Guide to Master Fee Schedule

I. Explanation of Fees	
RPT:	Basic application or "report" fee. This includes analysis, review, correspondence, and the preparation of reports by Planning Bureau staff.
NOT:	Basic notification fee. This includes preparation of notification maps, public notice posters and mailers, and mailing and posting of public notices.
ER EXMT:	Environmental review (CEQA) fee for projects which are determined to be statutorily or categorically exempt pursuant to Sections 15260-15285 and 15300-15332 of the State CEQA guidelines.
ER IS/EIR:	Environmental review (CEQA) fee for projects which are not statutorily or categorically exempt and require the preparation of an Initial Study (IS) and/or an Environmental Impact Report (EIR).
ER NOT:	Additional notification fees for projects which require the preparation of an Initial Study and/or an EIR.
NEW CONST. PLAN CK:	Building Bureau fee for site plan review of projects involving a wholly new constructed structure, or additions that are equal to or greater than the footprint of the existing structure. Based on New Construction up to \$200,000.
7.2% GEN PLAN UPDATE:	General Plan Update Fee to support the General Plan Team. This fee is a percentage calculation based on the other fixed fees.
12.70% TECH/REC FEE:	Technology Enhancement/Records Management Fee to support permit tracking equipment and software, and records retention equipment, software, and facilities. This fee is a % calculation based on other fixed fees.
ENG SVC:	DOT Engineering Services fee for engineering review of projects involving subdivisions, lot line adjustments, and easements.
Minor Permit:	Any administrative level Conditional Use Permit / CUP, Variance, or Regular Design Review / DR application.
Major Permit:	Any Planning Commission level CUP, Variance, or Regular Design Review application.
SVY SVC:	DOT Surveying Services fee for reviewing Tentative Maps (Parcel Map, Tract Map, Condominium Map, Air Rights, etc.) for compliance with the Subdivision Map Act and City of Oakland Title 16 requirements.
SIGN Deposits:	A deposit of \$50.00 (no Tech/Rec) is required if a sign is required by Zoning for posting,

XVII. Documents and Subscriptions	Cost	Unit
Retrofit and Rehab Right (1-4 copies)	38.00	Per Copy
Retrofit and Rehab Right (5+ copies)	50.00	Per Copy
Condominium Conversion Packet	ONLINE	Packet
Design Review Guidelines 1-2 Units	ONLINE	Booklet
Subdivision Regulations	ONLINE	Packet
City Planning Commission Minutes	ONLINE	
City Planning Commission Agenda	ONLINE	
Citywide GP and Zoning Map	ONLINE	
City Design Guidelines Corridor/Commercial	ONLINE	
Request for Plans - General Plan	ONLINE	
Request for Plans - Redevelopment Plan	ONLINE	
Central Estuary Design Guidelines	ONLINE	
Central Estuary Policy Plan	ONLINE	

Tab Colors	Meaning
	II. - Admin Permits - Maj_Min
	Other
	Maps & Tree
	XIV. - Appeals
	Impact Fees

II. Administrative Permits, Major and Minor							
Application for 1 minor permit - Design Review	P/Z - P/Z - RPT	P/Z - P/Z - ER EXMT		GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
ER Exempt	4937.86	402.97		384.54	5725.37	727.12	6452.49
ER Exempt (Sec. 15332)	4937.86	1,362.52		453.63	6754.01	857.76	7611.77
Initial Study and/or EIR required* (* See Section VII for calculations of EIR and IS fees)	4937.86			355.53	5293.39	672.26	5965.65
Application for 1 minor permit - CUP or Variance	P/Z - RPT	P/Z - ER EXMT		GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
ER Exempt	4959.35	402.97		386.09	5748.41	730.05	6478.45
ER Exempt (Sec. 15332)	4959.35	1,362.52		455.17	6777.04	860.68	7637.73
Initial Study and/or EIR required* (* See Section VII for calculations of EIR and IS fees)	4959.35			357.07	5316.42	675.19	5991.61
Minor Zoning Acception	1163.21			83.75	1246.96	158.36	1405.33
Application for 2 minor permits - Design Review + (CUP or Variance)	P/Z - RPT	P/Z - ER EXMT		GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
ER Exempt	9897.21	402.97		741.61	11041.79	1,402.31	12444.10
ER Exempt (Sec. 15332)	9897.21	1,362.52		810.70	12070.43	1,532.94	13603.38
Initial Study and/or EIR required* (* See Section VII for calculations of EIR and IS fees)	9897.21			712.60	10609.81	1,347.45	11957.25
Application for 2 minor permits - CUP & Variance	P/Z - RPT	P/Z - ER EXMT		GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
ER Exempt	9918.70	402.97		743.16	11064.83	1,405.23	12470.06
ER Exempt (Sec. 15332)	9918.70	1,362.52		812.25	12093.47	1,535.87	13629.34

Initial Study and/or EIR required* (* See Section VII for calculations of EIR and IS fees)	9918.70			714.15	10632.85	1,350.37	11983.22
Application for 3 minor permits - Design Review & CUP & Variance	P/Z - RPT	P/Z - ER EXMT		GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
ER Exempt	14856.56	402.97		1098.69	16358.22	2,077.49	18435.71
ER Exempt (Sec. 15332)	14856.56	1,362.52		1167.77	17386.85	2,208.13	19594.98
Initial Study and/or EIR required* (* See Section VII for calculations of EIR and IS fees)	14856.56			1069.67	15926.23	2,022.63	17948.86
Ministerial Review	5574.28			401.35	5975.63	758.90	6734.53

Application for 1 major permit - CUP	P/Z - RPT	P/Z - ER EXMT		GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
ER Exempt	10461.68	402.97		782.25	11646.90	1,479.16	13126.06
ER Exempt (Sec. 15332)	10461.68	1,362.52		851.34	12675.54	1,609.79	14285.34
Initial Study and/or EIR required* (* See Section VII for calculations of EIR and IS fees)	10461.68			753.24	11214.92	1,424.29	12639.22
Application for 1 major permit (For Design Review)	P/Z - RPT	P/Z - ER EXMT		GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
ER Exempt	9204.02	402.97		691.70	10298.69	1,307.93	11606.63
ER Exempt (Sec. 15332)	9204.02	1,362.52		760.79	11327.33	1,438.57	12765.90
Initial Study and/or EIR required* (* See Section VII for calculations of EIR and IS fees)	9204.02			662.69	9866.71	1,253.07	11119.78
Application for 1 major permit (For Variance)	P/Z - RPT	P/Z - ER EXMT		GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
ER Exempt	11058.06	402.97		825.19	12286.22	1,560.35	13846.57
ER Exempt (Sec. 15332)	11058.06	1,362.52		894.28	13314.86	1,690.99	15005.85
Initial Study and/or EIR required* (* See Section VII for calculations of EIR and IS fees)	11058.06			796.18	11854.24	1,505.49	13359.73
Application for 2 major permits - CUP & Variance	P/Z - RPT	P/Z - ER EXMT		GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
ER Exempt	20923.36	402.97		1535.50	22861.83	2,903.45	25765.28
ER Exempt (Sec. 15332)	20923.36	1,362.52		1604.58	23890.46	3,034.09	26924.55
Initial Study and/or EIR required* (* See Section VII for calculations of EIR and IS fees)	20923.36			1506.48	22429.84	2,848.59	25278.43
Application for 2 major permits - Design Review & CUP	P/Z - RPT	P/Z - ER EXMT		GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
ER Exempt	19665.07	402.97		1444.90	21512.94	2,732.14	24245.08
ER Exempt (Sec. 15332)	19665.07	1,362.52		1513.99	22541.58	2,862.78	25404.36
Initial Study and/or EIR required* (* See Section VII for calculations of EIR and IS fees)	19665.07			1415.89	21080.96	2,677.28	23758.24

Application for 2 major permits - Design Review & Variance	P/Z - RPT	P/Z - ER EXMT		GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
ER Exempt	20262.08	402.97		1487.88	22152.93	2,813.42	24966.36
ER Exempt (Sec. 15332)	20262.08	1,362.52		1556.97	23181.57	2,944.06	26125.63
Initial Study and/or EIR required* (* See Section VII for calculations of EIR and IS fees)	20262.08			1458.87	21720.95	2,758.56	24479.51
Application for 3 major permits - CUP & Variance & Design Review	P/Z - RPT	P/Z - ER EXMT		GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
ER Exempt	30723.76	402.97		2241.12	33367.85	4,237.72	37605.57
ER Exempt (Sec. 15332)	30723.76	1,362.52		2310.21	34396.49	4,368.35	38764.85
Initial Study and/or EIR required* (* See Section VII for calculations of EIR and IS fees)	30723.76			2212.11	32935.87	4,182.86	37118.73
Application for 1 major permit (VAR) & 1 minor permit (Design Review)	P/Z - RPT	P/Z - ER EXMT		GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
ER Exempt	15995.92	402.97		1180.72	17579.61	2,232.61	19812.22
ER Exempt (Sec. 15332)	15995.92	1,362.52		1249.81	18608.25	2,363.25	20971.50
Initial Study and/or EIR required* (* See Section VII for calculations of EIR and IS fees)	15995.92			1151.71	17147.63	2,177.75	19325.37
Application for 1 major permit (CUP) & 1 minor permit (Design Review)	P/Z - RPT	P/Z - ER EXMT		GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
ER Exempt	15399.54	402.97		1137.78	16940.29	2,151.42	19091.71
ER Exempt (Sec. 15332)	15399.54	1,362.52		1206.87	17968.93	2,282.05	20250.98
Initial Study and/or EIR required* (* See Section VII for calculations of EIR and IS fees)	15399.54			1108.77	16508.31	2,096.55	18604.86
Application for 1 major permit (Design Review) & 1 minor permit (CUP or VAR)	P/Z - RPT	P/Z - ER EXMT		GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
ER Exempt	14163.37	402.97		1048.78	15615.12	1,983.12	17598.24
ER Exempt (Sec. 15332)	14163.37	1,362.52		1117.86	16643.75	2,113.76	18757.51
Initial Study and/or EIR required* (* See Section VII for calculations of EIR and IS fees)	14163.37			1019.76	15183.13	1,928.26	17111.39

Application for 1 major permit (CUP) & 1 minor permit (VAR)	P/Z - RPT	P/Z - ER EXMT		GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
ER Exempt	15421.03	402.97		1139.33	16963.33	2,154.34	19117.67
ER Exempt (Sec. 15332)	15421.03	1,362.52		1208.42	17991.97	2,284.98	20276.95
Initial Study and/or EIR required* (* See Section VII for calculations of EIR and IS fees)	15421.03			1110.31	16531.34	2,099.48	18630.82
Application for 1 major permit (VAR) & 1 minor permit (CUP)	P/Z - RPT	P/Z - ER EXMT		GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
ER Exempt	16017.41	402.97		1182.27	17602.65	2,235.54	19838.18
ER Exempt (Sec. 15332)	16017.41	1,362.52		1251.35	18631.28	2,366.17	20997.46
Initial Study and/or EIR required* (* See Section VII for calculations of EIR and IS fees)	16017.41			1153.25	17170.66	2,180.67	19351.34
Application for 1 major permit (CUP) & 2 minor permits (Design Review & VAR)	P/Z - RPT	P/Z - ER EXMT		GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
ER Exempt	20358.89	402.97		1494.85	22256.71	2,826.60	25083.32
ER Exempt (Sec. 15332)	20358.89	1,362.52		1563.94	23285.35	2,957.24	26242.59
Initial Study and/or EIR required* (* See Section VII for calculations of EIR and IS fees)	20358.89			1465.84	21824.73	2,771.74	24596.47
Application for 1 major permit (Design Review) & 2 minor permits (CUP & VAR)	P/Z - RPT	P/Z - ER EXMT		GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
ER Exempt	19122.72	402.97		1405.85	20931.54	2,658.31	23589.85
ER Exempt (Sec. 15332)	19122.72	1,362.52		1474.94	21960.18	2,788.94	24749.12
Initial Study and/or EIR required* (* See Section VII for calculations of EIR and IS fees)	19122.72			1376.84	20499.56	2,603.44	23103.00

Application for 1 major permit (VAR) & 2 minor permits (Design Review & CUP)	P/Z - RPT	P/Z - ER EXMT		GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
ER Exempt	20955.27	402.97		1537.79	22896.03	2,907.80	25803.83
ER Exempt (Sec. 15332)	20955.27	1,362.52		1606.88	23924.67	3,038.43	26963.10
Initial Study and/or EIR required* (* See Section VII for calculations of EIR and IS fees)	20955.27			1508.78	22464.05	2,852.93	25316.98
Application for 2 major permits (Design Review & CUP) & 1 minor permit (VAR)	P/Z - RPT	P/Z - ER EXMT		GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
ER Exempt	24625.05	402.97		1802.02	26830.04	3,407.41	30237.45
ER Exempt (Sec. 15332)	24625.05	1,362.52		1871.11	27858.68	3,538.05	31396.73
Initial Study and/or EIR required*	24625.05			1773.00	26398.05	3,352.55	29750.61
Application for 2 major permits (Design Review & VAR) & 1 minor permit (CUP)	P/Z - RPT	P/Z - ER EXMT		GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
ER Exempt	25221.43	402.97		1844.96	27469.36	3,488.61	30957.97
ER Exempt (Sec. 15332)	25221.43	1,362.52		1914.04	28497.99	3,619.25	32117.24
Initial Study and/or EIR required*	25221.43			1815.94	27037.37	3,433.75	30471.12
Application for 2 major permits (CUP & VAR) & 1 minor permit (Design Review)	P/Z - RPT	P/Z - ER EXMT		GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
ER Exempt	26479.09	402.97		1935.51	28817.57	3,659.83	32477.40
ER Exempt (Sec. 15332)	26479.09	1,362.52		2004.60	29846.21	3,790.47	33636.67
Initial Study and/or EIR required*	26479.09			1906.49	28385.58	3,604.97	31990.55

New Construction & Activity Surcharge (in addition to any other associated fees)	P/Z - RPT	UNITS/ SQFT	add'l UNIT/ SF TTL	GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
Residential Unit - 4 units - base fee	2045.58			147.28	2192.86	278.49	2471.36
Residential Unit - 5 - 24 units - (Base + add'l \$132.15 Unit Total)	2045.58						
Residential Unit - 25 units - base fee	4688.56			337.58	5026.14	638.32	5664.46
Residential Unit - 26-99 units - (Base + \$128.44 add'l Unit Total)	4688.56						
Residential Unit - 100 units - base fee	14064.65			1012.65	15077.30	1914.82	16992.12
Residential Unit - 101+ units - (Base + \$191.77 add'l Unit Total)	14064.65						
Non-Residential SF - Up to 5,000 SF - Base Fee	1139.18			82.02	1221.20	155.09	1376.29
Non-Residential SF - 5,000 - 49,999 SF - (Base + add'l .08 SF Total)	1139.18						
Non-Residential SF - Up to 50,000 SF - Base Fee	4688.56			337.58	5026.14	638.32	5664.46
Non-Residential SF - 50,000-99,999 SF - (Base + add'l .019 SF Total)	4688.56						
Non-Residential SF - Up to 100,000 SF - Base Fee	14063.80			1012.59	15076.39	1914.70	16991.10
Non-Residential SF - Up to 100,000 - 299,999 SF - (Base + .10 add'l SF Total)	14063.80						
Non-Residential SF - Up to 300,000 SF - Base Fee	44437.04			3199.47	47636.51	6049.84	53686.34
Non-Residential SF - Up to 300,000 SF - (Base + .10 add'l SF Total)	44437.04						
	P/Z - RPT	P/Z - ER EXMT		GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
Extensive Impact Civic Facilities - All Permits	4369.42			314.60	4684.02	594.87	5278.89
Projects with lots sloped 20% or more - All Permits	2584.01			186.05	2770.06	351.80	3121.86
Determination of Public Convenience or Necessity (Alcoholic Beverages Sales)	P/Z - RPT	P/Z - ER EXMT		GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
Determination of Public Convenience or Necessity (Alcoholic Beverages Sales) - with a CUP	357.30			25.73	383.03	48.64	431.67
Determination of Public Convenience or Necessity (Alcoholic Beverages Sales) - w/o a CUP	604.45			43.52	647.97	82.29	730.26
CUP's for Private Access Easements / PAE's (in addition to other fees)	P/Z - RPT	P/Z - ER EXMT		GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
ER Exempt	3444.35	402.97		277.01	4124.33	523.79	4648.12
ER Exempt (Sec. 15332)	3444.35	1,362.52		346.09	5152.96	654.43	5807.39
Initial Study and/or EIR required* * See Section VII for calculations of EIR and IS fees	3444.35			247.99	3692.34	468.93	4161.27

III. Additional Findings Fee (fee is applied for each set of findings not including general findings)	P/Z - RPT	P/Z - ER EXMT	DOT - PLAN CK			GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
Additional Findings Fee - All Applications (1 extra set)	717.28					51.64	768.92	97.65	866.58
Additional Findings Fee - All Applications (2 extra sets)	1434.56					103.29	1537.85	195.31	1733.16
Additional Findings Fee - All Applications (3 extra sets)	2151.84					154.93	2306.77	292.96	2599.73
IV. Over the Counter Design Review	P/Z - RPT	P/Z- ER EXMT				GP Update 7.2%	Subtotal	TECH/REC 12.70%	Grand Total
Design Review Exemption - Matching Exterior Only	84.00					6.05	90.05	11.44	101.48
Design Review Exemption - Not Involving Changes to Envelope of Exterior	201.48					14.51	215.99	27.43	243.42
Design Review Exemption - Involving Changes to Envelope of Exterior	381.48					27.47	408.95	51.94	460.88
Update in Dropdown table to - Secondary Units/ADU - CAT I, II, III	878.58					63.26	941.84	119.61	1061.45
New in Dropdown table - Secondary Units/ADU - Amnesty Program	1461.53					105.23	1566.76	198.98	1765.74
Small Project Design Review (DS) - Track I	378.79	402.97				56.29	838.05	106.43	944.48
Small Project Design Review (DS) - Track I (Signs and Fences)	335.81					24.18	359.99	45.72	405.71
Small Project Design Review (DS) - Track II	580.27	402.97				70.79	1054.03	133.86	1187.90
VII. Environmental Review (CEQA/NEPA)	P/Z - RPT	P/Z- ER IS/EIR				GP Update 7.2%	Subtotal	TECH/REC 12.70%	GRAND TOTAL
NEPA - SHPO (Letter to State Historical Preservation Officer)	537.29					38.68	575.97	73.15	649.12
NEPA - Determination of Exemption	537.29					38.68	575.97	73.15	649.12
NEPA - Review Statutory Worksheet	1074.58					77.37	1151.95	146.30	1298.25
NEPA - Appendix A form	1880.51					135.40	2015.91	256.02	2271.93
NEPA - Categorical Exclusion	805.93					58.03	863.96	109.72	973.68
NEPA- Prepare Statutory Worksheet	2149.16					154.74	2303.90	292.60	2596.49
NEPA-Consultation Services Preliminary (Hourly)	268.00					19.30	287.30	36.49	323.78
NEPA- Prepare Historic Analysis SHPO review	2149.12					154.74	2303.86	292.59	2596.45

OTHER tab

Zoning Fees 2026-2027

All ER permits *** -									
***ER IS/EA: Greater of: \$2,380.38 or 25% Consultant Fee / ER EIR/EIS: Greater of: \$13,293.18 or 28% Consultant Fee									
Environmental Impact Data Collection, if EIR/EIS required									14306.00
VIII. Reconsideration/Revision/and Resubmittal	P/Z - RPT	P/Z- ER EXMT	DOT - PLAN CK			GP Update 7.2%	Subtotal	TECH/REC 12.70%	GRAND TOTAL
Revision of Existing Approval - Minor Permits (3 hours)	805.92	402.97				87.04	1295.93	164.58	1460.51
Revision of Existing Approval - Major Permits (6 hours)	1611.84	402.97				145.07	2159.88	274.30	2434.18
Reconsideration of Decision - Major/Minor Permits*** **P/Z - RPT fees for reconsideration 50% of original report fee		402.97				29.01	431.98	54.86	486.85
Resubmittals during review of discretionary two or more (PUD, Major Rezones, GPA, DA)	2788.74					200.79	2989.53	379.67	3369.20
Resubmittal during review of discretionary two or more (Minor zoning cases)	655.61					47.20	702.81	89.26	792.07
Revision for Design Review Exemptions	201.48					14.51	215.99	27.43	243.42
Revisions for Small Project Design Review	268.64					19.34	287.98	36.57	324.56
IX. Planned Unit Developments - ** Fees must be calculated based on site area and floor area proposed.	P/Z - RPT	P/Z- ER EXMT	+ Per 10K SF LOT AREA > 4ac.	PER SF TOTAL FLOOR AREA		GP Update 7.2%	Subtotal	TECH/REC 12.70%	GRAND TOTAL**
Preliminary PUD - ER Exempt (all others)	25469.64	402.97	104.77	0.09		1870.38		3523.36	
Preliminary PUD - ER Exempt (Sec. 15332)	25469.64	1,362.52	104.77	0.09		1939.47		3654.00	
Preliminary PUD - Initial Study and/or EIR required* *See Section VII for calculations of EIR and IS	25469.64		104.77	0.09		1841.36		3468.50	
Final PUD - ER Exempt (all others)	20826.00	402.97		0.09		1528.49		2890.20	
Final PUD - ER Exempt (Sec. 15332)	20826.00	1,362.52		0.09		1597.58		3020.83	
Final PUD - Initial Study and/or EIR required* *See Section VII for calculations of EIR and IS fees;	20826.00			0.09		1499.48		2835.34	
X. Rezoning & General Plan/GP Amendments	P/Z - RPT	P/Z- ER EXMT				GP Update 7.2%	Subtotal	TECH/REC 12.70%	GRAND TOTAL
Rezoning - ER Exempt (all others)	7496.08	402.97				568.73	8467.78	1075.41	9543.19
Rezoning - ER Exempt (Sec. 15332)	7496.08	1,362.52				637.82	9496.42	1206.05	10702.46
Rezoning - Initial Study and/or EIR required* (*See Section VII for calculations of EIR and IS fees)	7496.08					539.72	8035.80	1020.55	9056.34
GP Amendment - ER Exempt (all others)	6942.48	402.97				528.87	7874.32	1000.04	8874.36
GP Amendment - ER Exempt (Sec. 15332)	6942.48	1,362.52				597.96	8902.96	1130.68	10033.64
GP Amendment - Initial Study and/or EIR required* (*See Section VII for calculations of EIR and IS fees)	6942.48					499.86	7442.34	945.18	8387.52
XI. Development Agreements	P/Z - RPT					GP Update 7.2%	Subtotal	TECH/REC 12.70%	GRAND TOTAL
Development Agreements - Application	13710.00					987.12	14697.12	1866.53	16563.65
Development Agreements - Annual Review	5344.02					384.77	5728.79	727.56	6456.35
XI. Creek Protection Permits	P/Z - RPT	P/Z- ER EXMT		Watershed - Plan Check		GP Update 7.2%	Subtotal	TECH/REC 12.70%	GRAND TOTAL
Creek Determination (Watershed Fee)	1123.00					80.86	1203.86	152.89	1356.75
Category I (No Charge)	0.00					0.00	0.00	0.00	0.00
Category II	134.32					9.67	143.99	18.29	162.28
Category III - ER Exempt (all others)	2316.56	402.97		800.43		195.81	3,715.77	370.25	4086.01
Category III - ER Exempt (Sec. 15332)	2316.56	1,362.52		800.43		264.89	4744.40	500.88	5245.29
Category III - ER Required* (*See Section VII for calculations of EIR and IS fees)	2316.56			800.43		166.79	3283.78	315.39	3599.17
Category IV - ER Exempt (all others)	3654.80	402.97		1,067.24		292.16	5,417.17	552.44	5969.61
Category IV - ER Exempt (Sec. 15332)	3654.80	1,362.52		1,067.24		361.25	6445.81	683.08	7128.89
Category IV - ER Required* (*See Section VII for calculations of EIR and IS fees)	3654.80			1,067.24		263.15	4985.19	497.58	5482.76
Creek Downgrade	2686.40			266.81		193.42	3146.63	365.74	3512.37
Each additional hour of staff work over 5 hrs (Cat IV only - OPW fee)	697.09					50.19	747.28	94.90	842.19
XIII. Small Applications	P/Z - RPT		DOT - Plan Check	Survey ONLY TPMs/TTMs		GP Update 7.2%	Subtotal	TECH/REC 12.70%	GRAND TOTAL
Standard Pre-application (Consultation Services Requested or Preliminary Plan Review)	2788.74			1135.26		200.79	4124.79	379.67	4504.46
Major Pre-application (Consultation services Requested or Prelim. Plan /Review for Major Projects)	5054.19			1135.26		363.90	6553.35	688.10	7241.45
Letter/Other - Standard - no research needed	67.16					4.84	72.00	9.14	81.14

OTHER tab

Zoning Fees 2026-2027

Letter/Other - Research Required - hourly rate (HOUR OR FRACTION OF)	268.64					19.34	287.98	36.57	324.56
Letter/Other - Written Determination by ZA	402.97					29.01	431.98	54.86	486.85
Letter/Other - GP Determination by Director	1811.16					130.40	1941.56	246.58	2188.14
Time Extension of approved permit	260.59					18.76	279.35	35.48	314.83
Time Extension requiring Planning Commission hearing	1489.13					107.22	1596.35	202.74	1799.08
Zoning Clearance for Business License	88.65					6.38	95.03	12.07	107.10
Cannabis Review	507.86					36.57	544.43	69.14	613.57
XIV. Mills Act	P/Z - RPT					GP Update 7.2%	Subtotal	TECH/REC 12.70%	GRAND TOTAL
Mills Act - Application	3207.69					230.95	3438.64	436.71	3875.35
Mills Act - Inspection	402.97					29.01	431.98	54.86	486.85

OTHER tab

Zoning Fees 2026-2027

XV. Surcharge for items sent to Development Technical Review Advisory Committee/DTRAC	Cost	Unit				GP Update 7.2%	Subtotal	TECH/REC 12.70%	GRAND TOTAL
All applications sent to DTRAC (3/4 hour)	604.61	per application				43.53	648.14	82.31	730.46
Requested meeting with Case Planner (Major over 4)	924.25	per application				66.55	990.80	125.83	1116.63
Memorandum of agreement review (CED Meeting, Council Meeting)	2788.74	Per Memorandum				200.79	2989.53	379.67	3369.20
XVI. Project Submittal Advisory Group (PSAG)	Cost	Unit				GP Update 7.2%	Subtotal	TECH/REC 12.70%	GRAND TOTAL
All applications sent to PSAG (3/4 hour)	402.73	per application				29.00	431.73	54.83	486.56
XVII. No Show Fee for Zoning Intake or Intake Processing	Cost	Unit							
All appointments missed - applicant should cancel 24 hours prior to avoid penalty	\$134.12	per missed appointment							
XVIII. Additional Fees	Cost	Unit				GP Update 7.2%	Subtotal	TECH/REC 12.70%	GRAND TOTAL
Accessory Signage for Civic Activities	1254.00	Report				90.29	1344.29	170.72	1515.01
Projects Involving Purchase of Condo Conversion Rights	2966.24	PER LOT				213.57	3179.80928	403.84	3583.65
XIX. Plan Check						GP Update 7.2%	Subtotal	TECH/REC 12.70%	GRAND TOTAL
Plan Checking Hourly Rate	268.64	Per Hour				19.34	287.98	36.57	324.56
Overtime Plan Check Review (Two Hour Minimum)	402.97	Per hour				29.01	431.98	54.86	486.85
Major Projects contract services for permit review, plan check, environmental review and/or mitigation monitoring	Actual cost								
XX. Neighborhood Meeting (Requested by Project Sponsor)	Cost	Unit				GP Update 7.2%	Subtotal	TECH/REC 12.70%	GRAND TOTAL
Attendance at 1st Community Meeting	805.93	Per Hour				58.03	863.96	109.7	973.68
2nd Community Meeting	1,007.42	Per Staff Member				72.53	1079.95	137.2	1217.11
3rd Community Meeting	1,511.13	Per Staff Member				108.80	1619.93	205.7	1825.66
4th (and subsequent) Community Meeting	1,511.13	Per Staff Member				108.80	1619.93	205.7	1825.66
XXI. Code Enforcement	Cost	Unit							
Commence or Complete Work without Proper Permits	Double Fees								
XXII. Annexation	Cost	Unit				GP Update 7.2%	Subtotal	TECH/REC 12.70%	GRAND TOTAL
Annexation - Greater Than Five (5) Acres	Time & Materials	Application							
XXIII. Unattended Donation/Collection Boxes	P/Z - RPT					GP Update 7.2%	Subtotal	TECH/REC 12.70%	GRAND TOTAL
Unattended Donation/Collection Boxes (UDCB) Application	1141.74					82.21	1223.95	155.44	1379.39
UDCB Permit Inspeccion (2nd +)	434.85					31.31	466.16	59.20	525.36
Unattended Donation/Collection Boxes (UDCB) Renewal	434.85					31.31	466.16	59.20	525.36
XXIV. Notification	P/Z - RPT					GP Update 7.2%	Subtotal	TECH/REC 12.70%	GRAND TOTAL
Special Findings Fees for Complex Projects Application Notification	717.28					51.64	768.92	97.65	866.58
Category 1 - Notification of Properties Adjacent and Across Street	134.32					9.67	143.99	18.29	162.28
Category 2 - Notification with 300 ft	569.18					40.98	610.16	77.49	687.65
Category 3 - Notification of Regulatory Change (+ cost of advertisement)	870.90					62.70	933.60	118.57	1052.17
Notification for Environmental Review, or NEPA	870.90					62.70	933.60	118.57	1052.17
Deposit for Sign	50.00					3.60	53.60	6.81	60.41

I. Subdivisions & Parcel Map Waivers - Additional hours for Survey services if applicable: 2 hrs @ \$451.96	P/Z - RPT	P/Z - ER EXMT	DOT - PLAN CK	SURVEY - Plan CK	Fire - Plan Check	GP Update 7.2%	Fire Tech/Rec 8.7%	P/Z Only - TECH/REC 12.70%	Grand Total
Application for Tentative Parcel Map/TPM (1-4 lots, or any amount new condo units) - ER Exempt (all others)- DOT over 5 additional 618.03	5445.46	402.97	2501.11	754.53	1379.00	421.09	119.97	796.23	11820.36
Application for Tentative Parcel Map/TPM (1-4 lots, or any amount new condo units) - ER Exempt (Sec. 15332)-DOT over 5 additional 618.03	5445.46	1,362.52	2501.11	754.53	1379.00	490.17	119.97	926.87	12979.63
Application for Tentative Parcel Map/TPM (1-4 lots, or any amount new condo units) - Initial Study and/or EIR required*									
*See Section VII for calculations of EIR and IS fees	5445.46		2501.11	754.53	1379.00	392.07	119.97	741.37	11333.51
Application for Tentative Tract Map/TTM - PUD	12509.36		6255.96		1379.00	900.67	119.97	1703.07	22868.04
Application for Tentative Tract Map/TTM (5+ lots) - ER Exempt (all others) - DOT over 5 additional 618.03	7409.99	402.97	6255.96	5249.18	1379.00	562.53	119.97	1063.69	22443.29
Application for Tentative Tract Map/TTM (5+ lots) - ER Exempt (Sec. 15332)-DOT over 5 additional 618.03	7409.99	1,362.52	6255.96	5249.18	1379.00	631.62	119.97	1194.32	23602.57
Application for Tentative Tract Map/TTM (5+ lots) - Initial Study and/or EIR required* -DOT over 5 additional 618.03									
*See Section VII for calculations of EIR and IS fees	7409.99		6255.96	5249.18	1379.00	533.52	119.97	1008.83	21956.45
Application for Tentative Tract Map/TTM (5+ lots - Per Lot Surcharge) - ER Exempt (all others) add to line 31-33-DOT over 5 additional 618.03	134.32	402.97	6255.96	5249.18	1379.00	38.68	119.97	73.15	13653.24
Application for Tentative Tract Map/TTM (5+ lots - Per Lot Surcharge) - ER Exempt (Sec. 15332)-DOT over 5 additional 618.03	134.32	1,362.52	6255.96	5249.18	1379.00	107.77	119.97	203.79	14812.51
Application for Tentative Tract Map/TTM (5+ lots - Per Lot Surcharge) - Initial Study and/or EIR required* - DOT over 5 additional 618.03									
*See Section VII for calculations of EIR and IS fees	134.32		6255.96	5249.18	1379.00	9.67	119.97	18.29	13166.39
Application for Tentative Parcel Map/TPM (1- 4 units condo conversions) - ER Exempt (all others)- DOT over 5 additional 618.03	6638.35	402.97	2501.11	754.53	1379.00	506.98	119.97	958.63	13261.54
Application for Tentative Parcel Map/TPM (1- 4 units condo conversions) - ER Exempt (Sec. 15332)- DOT over 5 additional 618.03	6638.35	1,362.52	2501.11	754.53	1379.00	576.06	119.97	1089.27	14420.82
Application for Tentative Parcel Map/TPM (1- 4 units condo conversions) - Initial Study and/or EIR required*-DOT over 5 additional 618.03									
*See Section VII for calculations of EIR and IS fees	6638.35		2501.11	754.53	1379.00	477.96	119.97	903.77	12774.70
Application for TTM (Condo Conversion 5+ units) - ER Exempt (all others)DOT over 5 additional 618.03	10788.81	402.97	6255.96	5249.18	1379.00	805.81	119.97	1523.69	26525.39
Application for TTM (Condo Conversion 5+ units) - ER Exempt (Sec. 15332)-DOT over 5 additional 618.03	10788.81	1,362.52	6255.96	5249.18	1379.00	874.90	119.97	1654.33	27684.67
Application for TTM (Condo Conversion 5+ units) - Initial Study and/or EIR required* -DOT over 5 additional 618.03									
*See Section VII for calculations of EIR and IS fees	10788.81		6255.96	5249.18	1379.00	776.79	119.97	1468.83	26038.55
Purchase Condo Conversion Rights	2966.24					213.57	0.00	403.84	3583.65
Application for Parcel Map Waiver	1308.55	402.97	2501.11	2273.84	1379.00	123.23	119.97	233.01	8341.69
II. Tree Permits (Development)	P/Z- Filing Fee		PWA	# of Trees	Subtotal of Trees	GP Update 7.2%	PWA - Tech/Rec	TECH/REC 12.70%	GRAND TOTAL*
1-10 Trees (no additional tree charge)	134.32		747.81			8.12	94.97	14.33	999.55
11-Or More Trees (\$10/tree additional charge)	134.32		747.81			8.12	94.97	14.33	999.55
Additional Hourly Fee for Planning Review (if necessary)	268.64					19.34		34.12	322.10

XIV. Appeals	RPT	12.70% TECH/REC	GRAND TOTAL
Appeal of Zoning Administrator Decision - To Planning Commission	9044.82	1148.69	10193.51
Appeal of Planning Commission Decision - To City Council	9941.87	1262.62	11204.49
Determination of General Plan Conformity - Appeal of Determination -	9044.82	1148.69	10193.51
Revocations and Imposing/Amending Conditions of Approval - To Planning Commission	9044.82	1148.69	10193.51
Revocations and Imposing/Amending Conditions of Approval - To City Council	9941.87	1262.62	11204.49
Revocation of Deemed Approved Status - To City Council	9941.87	1262.62	11204.49
Appeal of ER Determination - Planning Commission	5121.37	650.41	5771.78
Appeal of Negative Declaration - Planning Commission	5121.37	650.41	5771.78
Appeal of Determination that EIR is required -	6425.53	816.04	7241.57
Request for Notification for Environmental Determination/Review/Challenge/Appeal - To Planning Commission	5121.37	650.41	5771.78
Request for Notification for Environmental Determination/Review/Challenge/Appeal - To City Council	6425.53	816.04	7241.57
Appeal of Billboard Amortization	1948.80	247.50	2196.30
Appeal of Creek Determination (Watershed) 4 hours minimum	1074.56	136.47	1211.03
Appeal of Creek Determination (Watershed) 4+ hrs /per hour	268.64	34.12	302.76
Appeal of Creek Determination - To the planning Commision	9044.82	1148.69	10193.51
UDCB Appeal to City Administrator	9044.82	1148.69	10193.51
UDCB Appeal to Planning Commission	9044.82	1148.69	10193.51
Appeal of IMPACT FEES - Filing Fee - (Not entered by Planners) * not to exceed 20% of total Impact Fee appealing.	4339.00	551.05	4890.05

IMPACT FEES TO BE CHARGED ON BUILDING PERMITS - (Per Housing Unit) FY 2026-2027	
XXVI. (AA) CAPITAL IMPROVEMENTS IMPACT FEES	GRAND TOTAL
1. Multi-family Housing (Per Square Footage)	
a. Zone 1	\$1.90
b. Zone 2	\$1.14
c. Zone 3	\$0.38
2. Townhome Housing (Per Square Footage)	
a. Zone 1	\$2.28
b. Zone 2	\$1.52
c. Zone 3	\$0.76
3. Single-Family Housing (Per Square Footage)	
a. Zone 1	\$3.04
b. Zone 2	\$2.28
c. Zone 3	\$0.76
4. Office (PER SF)	\$2.79
5. Freestanding Retail (PER SF)	\$0.70
6. Ground Floor Retail (PER SF)	0.00
7. Industrial (PER SF)	1.39
8. Warehouse/Distribution (PER SF)	1.39
9. Hotel/Motel (PER SF)	0.84
10. Institutional (PER SF)	4.18
11. Mini - Storage (PER SF)	0.29

XXVI. (FF) TRANSPORTATION IMPACT FEE	GRAND TOTAL
1. Multi-family Housing (Per Square Footage)	
a. Zone 1	\$1.14
b. Zone 2	\$1.14
c. Zone 3	\$1.14
2. Townhome Housing Per Square Footage)	
a. Zone 1	\$0.76
b. Zone 2	\$0.76
c. Zone 3	\$0.76
3. Single-Family Housing (Per Square Footage)	
a. Zone 1	\$0.76
b. Zone 2	\$0.76
c. Zone 3	\$0.76
4. Office (PER SF)	\$2.79
5. Freestanding Retail (PER SF)	\$1.04
6. Ground Floor Retail (PER SF)	\$1.04
7. Industrial (PER SF)	\$0.77
8. Warehouse/Distribution (PER SF)	\$0.50
9. Hotel/Motel (PER SF)	\$0.91
10. Institutional (PER SF)	\$4.18
11. Mini - Storage (PER SF)	\$0.50
XXVII. (V) AFFORDABLE HOUSING IMPACT FEE	GRAND TOTAL
1. Multi-family Housing (Per Square Footage)	
a. Zone 1	\$37.35
b. Zone 2	\$30.14
c. Zone 3	\$0.00
2. Townhome Housing (Per Square Footage)	
a. Zone 1	\$15.47
b. Zone 2	\$11.33
c. Zone 3	\$0.00
3. Single-Family Housing (Per Square Footage)	
a. Zone 1	\$13.07
b. Zone 2	\$9.38
c. Zone 3	\$0.00

Affordable Housing EXEMPTIONS:

100% Affordable Housing Project
 % of Affordable Housing Units
 Zone 3 set to expire in FY27-28
 Single-Family Housing less than 1750 sqft
 Missing Middle- Projects with 2-4

To qualify for AHIF exemption:

Moderate Income Units = Total Housing Units × 15%; or
 Low Income Units = Total Housing Units × 12%; or Very
 Low Income (VLI) Units = Total Housing Units × 10%; or
 Combination of Moderate + Low + VLI = Total × 15%; or
 Combination of Low + VLI = Total × 12%.

CIIF is assessed on market rate units only

TIF is assessed on all units, no exemption applies.