

ENB-14.09 - Site Development Fee Schedule - Commercial, Residential and Site Development Projects**SITE DEVELOPMENT FEE SCHEDULE - COMMERCIAL, RESIDENTIAL AND SITE DEVELOPMENT PROJECTS***Binding City Policy*

BCP-ENB-14.09

Effective Date: April 1, 2010

APPLIES TO COMMERCIAL PROJECTS:**Commercial Site Review Fee**

Applies to commercial building and site development permits requiring site development review. Includes sites located in or adjacent to flood hazard areas and liquefaction hazard areas, sites with steep slopes, and projects with non-prescriptive geotechnical design. Services include plan review for site conditions, flood, liquefaction and steep slope hazards, and geotechnical review.

For Commercial Building and, Site Development Permits:	15% of the permit fee Minimum fee is \$116
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APPLIES TO RESIDENTIAL PROJECTS:**Residential Fees****Residential Site Review and Inspection Fee for Simple Sites:**

Applies to all simple residential sites with ground-disturbing activity. Services include plan review and/or inspections for site conditions, geotechnical review, landscaping, zoning, erosion control, and compliance with conditions of Land Use Reviews.

New Construction	\$443
Additions, alterations, garages, and carports	\$190

(This is a consolidated site development fee formerly: erosion control fees, on-site permanent stormwater control facilities / inspection fee, stormwater disposal plan check fee and tree preservation and planting plan check and inspection fee)

Residential Site Review and Inspection Fee for Complex Sites:

Applies to residential sites with ground-disturbing activity located in special sites, as defined in Title 10. Services include plan review and/or inspections for site conditions, geotechnical review, landscaping, zoning, Environmental Zone standards, erosion control, and compliance with conditions of Land Use Reviews.

New Construction	\$570
Additions, alterations, garages, and carports	\$283

(This is a consolidated site development fee formerly: erosion control fees, on-site permanent stormwater control facilities / inspection fee, stormwater disposal plan check fee and tree preservation and planting plan check and inspection fee)

APPLIES TO COMMERCIAL and SITE DEVELOPMENT PROJECTS:
Erosion Control Fees

Commercial and Site Development Permits:

Located in an Environmental Zone:

Base fee (up to one acre) \$522

Plus, \$58 for each 0.5 acre (21,780 sq. ft.) of lot area, or portion thereof, for lots over 1 acre (43,560 sq. ft.)

Located in any other zone:

Base fee (up to one acre) \$349

Plus, \$58 for each 0.5 acre (21,780 sq. ft.) of lot area, or portion thereof, for lots over 1 acre (43,560 sq. ft.)

Exterior Utility Lines (water, sanitary, storm, telephone, cable, electric)

\$31 for the first 100 feet of line.

\$23 for each additional 100 feet of line, or portion thereof.

Exterior Remodels and Additions

Located in an Environmental Zone:

Base fee (up to one acre) \$204 plus, \$33 for each 0.5 acre (21,780 sq. ft.) of ground disturbance, or portion thereof, for projects disturbing more than 1 acre (43,560 sq. ft.)

Located in any other zone:

Base fee (up to one acre) \$135 plus, \$33 for each 0.5 acre (21,780 sq. ft.) of ground disturbance, or portion thereof, for projects disturbing more than 1 acre (43,560 sq. ft.)

(This fee is consolidated in the Residential Fees.)

APPLIES TO COMMERCIAL, RESIDENTIAL and SITE DEVELOPMENT PROJECTS:
Clearing Fee

For vegetation removal only with no other permitted activity.

5,000 square feet to 1 acre

\$56

Over 1 acre

\$56 plus \$14 per additional acre or fraction of an acre.

Clearing with Tree Cutting Fee

For vegetation removal only with no other permitted activity.

(on slopes over 10% gradient)

2,500 square feet - 1 acre	\$115
1 acre and up	\$115 plus \$39 per additional acre or fraction of an acre.

Site Development Permit Fee

Applies to site work when no building permit is issued, including grading, excavation, private streets, landscaping, and on-site stormwater facilities. Site development permit fees use the standard building permit fee table based upon project valuation, plus a plan review fee of 65% of the site development permit fee.

Total Value of Construction Work to be Performed:

\$1 - \$500	\$44.60 minimum fee
\$501 - \$2,000	\$44.60 for the first \$500, plus \$2.01 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$74.75 for the first \$2,000, plus \$7.87 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$255.76 for the first \$25,000, plus \$5.85 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$402.01 for the first \$50,000, plus \$3.90 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and up	\$597.01 for the first \$100,000, plus \$3.28 for each additional \$1,000 or fraction thereof

Site Development Plan Review Fee

For the original submittal and one revision, unless the revision increases the project valuation.

65% of the site development permit fee

APPLIES TO COMMERCIAL, RESIDENTIAL and SITE DEVELOPMENT PROJECTS:

Miscellaneous Fees**Additional Plan Review Fee**

For changes, additions, or revisions to approved plans.

Plan review time 1/2 hour or less: \$58

Plan review time greater than 1/2 hour:

\$116 per hour or fraction thereof

For technical plan review of special sites, including grading, geotech, engineered stormwater facilities, shoring, and private streets.

Inspections Outside of Normal Business Hours

\$158 per hour or fraction of an hour

Minimum - \$158

Investigation Fee

For commencement of work before obtaining a permit

Equal to the permit fee or the actual investigation costs at \$116 per hour, whichever is greater, plus \$250

Limited Site Development Consultation Fee

For requested optional meeting or site visit held prior to permit application. Applies to projects with complex site issues, including geotech, environmental zones, or other special sites.

\$158 first hour, plus \$116 per additional hour or fraction of an hour

Minimum - 1 hour

The meeting will be limited to two City staff members.

Living Smart House Plans

Bureau of Development Services' fees for the construction of Living Smart houses are 50% of the standard fees shown on Bureau of Development Services fee schedules. If changes, alterations, or revisions are made to the permit-ready plans, standard fees will apply. (This discount does not apply to fees charged by other bureaus.)

Permit Reinstatement Processing Fee

Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once.

The renewal fee shall be one half the amount required for a new permit.

Minimum Fee - \$50

Reinspection Fee

When another inspection is required to confirm corrections, \$79 per inspection
when the site is not accessible for a requested inspection, or
plans are not available on site as required.

HISTORY

Ordinance No. 176981, passed by City Council October 16, 2002 and effective November 15, 2002.

Filed for inclusion in PPD September 29, 2004.

Amended by Ordinance No. 180190, passed by City Council May 31, 2006 and effective July 1, 2006.

Amended by Ordinance No. 181007, passed by City Council May 31, 2007 and effective July 1, 2007.

Amended by Ordinance No. 181834, passed by City Council May 14, 2008 and effective July 1, 2008.

Amended by Ordinance No. 182842, passed by City Council May 27, 2009 and effective July 1, 2009.

Amended by Ordinance No. 183556, passed by City Council February 24, 2010 and effective April 1, 2010.