

**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

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Effective Date: July 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 Commerical Building and, Site Development Permits:	15% of the permit fee Minimum fee is \$125
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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	\$478
Additions, alterations, garages, and carports	\$205

(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)

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**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	\$616
Additions, alterations, garages, and carports	\$306

(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) \$564  
plus, \$63 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) \$377  
plus, \$63 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) \$33 for the first 100 feet of line.  
\$25 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) \$220 plus, \$36 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) \$146 plus, \$36 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 \$70

Over 1 acre	\$70 plus \$15 per additional acre or fraction of an acre.
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**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	\$124
1 acre and up	\$124 plus \$42 per additional acre or fraction of an acre.

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**APPLIES TO SITE DEVELOPMENT PERMITS ONLY:**

**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	\$70.00 minimum fee Maximum number of allowable* inspections: 2
\$501 - \$2,000	\$70.00 for the first \$500, plus \$2.11 for each additional \$100 or fraction thereof, to and including \$2,000 Maximum number of allowable* inspections: 2
\$2,001 - \$25,000	\$101.65 for the first \$2,000, plus \$8.26 for each additional \$1,000 or fraction thereof, to and including \$25,000 Maximum number of allowable* inspections: 5
\$25,001 - \$50,000	\$291.63 for the first \$25,000, plus \$6.14 for each additional \$1,000 or fraction thereof, to and including \$50,000 Maximum number of allowable* inspections: 6
\$50,001 - \$100,000	\$445.13 for the first \$50,000, plus \$4.10 for each additional \$1,000 or fraction thereof, to and including \$100,000 Maximum number of allowable* inspections: 7
\$100,001 and up	\$650.13 for the first \$100,000, plus \$3.44 for each additional \$1,000 or fraction thereof

\*Inspections exceeding the maximum number of allowable shall be charged at the Reinspection Fee rate of \$85 per inspection.

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**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

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**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: \$63  
Plan review time greater than 1/2 hour: \$125 per hour or fraction thereof

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

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**Inspections Outside of Normal Business Hours** \$171 per hour or fraction of an hour  
Minimum - \$171

**Investigation Fee**

For commencement of work before obtaining a permit Equal to the permit fee or the actual investigation costs at \$125 per hour, whichever is greater, plus \$270

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**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. \$171 first hour, plus \$125 per additional hour or fraction of an hour  
Minimum - \$171

The meeting will be limited to two City staff members.

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**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 - \$54
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**Reinspection Fee**

When another inspection is required to confirm corrections, when the site is not accessible for a requested inspection, or plans are not available on site as required.	\$85 per inspection
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**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.  
Amended by Ordinance No. 183831, passed by City Council May 26, 2010 and effective July 1, 2010.