

RESOLUTION NO. 070409

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

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**RESOLUTION AMENDING THE
PLANNING AND BUILDING DEPARTMENT'S SERVICE FEE SCHEDULES**

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that:

WHEREAS, County Ordinance No. 2193, adopted April 10, 1973, authorizes the setting of fees for Planning permits and services by resolution; and

WHEREAS, County Ordinance No. 2512, adopted June 13, 1978, authorizes the setting of fees for Building Inspection permits and services by resolution; and

WHEREAS, this Board has reviewed the fees shown in Attachments B and C, incorporated herein by reference, as well as, the basis of their calculation and the justification for them as set forth in the staff report presented in this matter.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the Board of Supervisors hereby amends the Planning Service Fee Schedule and Building Inspection Service Fee Schedule as shown in Attachments B and C to this Resolution, and directs the Community Development Director or designee to collect the fees shown thereon at the time of application for the listed permits or services and to deposit them in the County treasury.

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070409

San Mateo County Planning & Building Department

Proposed Planning Service Fee Schedule

Permit	Fee	Permit	Fee	Permit	Fee
Appeal of Any Permit	451	S-11, RH, S-104 Districts	451	10,001 - 100,000 cby	8,213
Agricultural Preserve and Farmland Security		Design Review (DR District)		100,001 - cby and above	9,633
Contract - Less Than 40 Acres	6,941	Exemption	451	Land Clearing Permit	
Contract - 40 Acres or More	5,783	Second Units, staff level	451	State or County Scenic Road Corridor	3,489
Non-Renewal	400	Review by Design Review Committee		Other	1,782
Cancellation - Immediate	5,783	Committee New Use	3,489	Land Division	
Amendment	5,783	Review by Design Review Committee		San Mateo County Fire Review	
Archeological/Historical Research		Major Revision	1,500	First 4 lots	199
Cost plus 10%		Addition to Existing Use	1,782	Each additional 4 lots	199
Architectural Review in State Scenic Highway Corridor		Environmental Review		Certificate of Compliance (verifying parcel legality—Government Code 66499.35a)	1,782
Exemption	572	Categorical Exemption	287	Certificate of Compliance (legalizing parcel—Government Code 66499.35b)	6,796
Any New Use	3,489	Initial Study and Negative Declaration	2,234	Lot Line Adjustment	2,655
Addition to an Existing Use	1,782	Environmental Impact Report		Minor Lot Line Adjustment (maximum two parcels; no more than 5% of largest parcel transferred)	1,331
Building Permit Plan Reviews		Processing Fee	5,783	Major Subdivision	
Minor Type (Counter Review Only)	0	Preparation	Cost plus 10%	First 5 Lots or Units	15,549
Plan Review and 1 Resubmittal	400	Mitigation Monitoring and Reporting (as required by Public Resources Code Section 28781.6)	Cost plus 10%	Each Additional Lot or Unit	287
Additional Resubmittal(s) (each)	100	Environmental Document		Minor Subdivision	10,371
Plan Revision (each)	150	Recording Fee	81	Merger (by request of property owner)	400
San Mateo County Fire		Exceptions		Unmerger (Government Code Section 66451.30)	2,655
Review Fee	173	Fence Height	670	Landscape Plan Review	
(See note # 7)		Off-Street Parking		Up to 10,000 sq. ft. parcel	287
Coastal Development Permit		Administrative	2,648	10,001 to 25,000 sq. ft. parcel	451
Exemption	287	w/Public Hearing, add	2,648	25,001 sq. ft. to 1 acre parcel	572
Staff Level	1,782	Street Improvement	3,489	Over 1 acre	1,257
Public Hearing	3,489	Tandem Parking (new second dwelling unit)	1,782	Revised plans	169
Biologic Report	287	Home Improvement	1,782	Large Family Day Care Facility Permits	
With a Lot Line Adjustment	1,782	w/Public Hearing, add	1,706	w/Staff Level Coastal Development Permit, add	557
Confined Animal Permit		Extension of any Permit	881	Legal Counsel Surcharge	5%
Certificate of Exemption	114	General Plan Amendment	15,549	Major Development Pre-Application Procedure	1,534
Initial Permit		General Plan Conformity	3,489	Natural Resource Permits	
No Hearing Required	900	General Plan Update Surcharge	40	Drilling Permit	
Hearing Required	1,800	(See note #9)		Exploratory	11,532
Permit Self-Renewal (six years)	None	Geotechnical Review		Production	5,783
Permit Review (three years)	450	Basic Fee (no report)	622	Inspection	1,190
Credit Card Processing Fee	3%	Basic Fee (report required)	2,656	Surface Mining Permit (less than 200 tons/day)	
Department of Public Works		Review by Geologist (basic fee)	940	Initial/Renewal	5,783
Review Fee	400	(See note #4 below)			
Each additional service	100	Grading Permits			
(Review or Site Inspections, see Note # 10)		Exemption	572		
Density Analysis		1 - 100 cubic yards (cby)	1,482		
PAD, RM, TPZ Districts		101 - 1,000 cby	3,489		
Less Than 40 Acres	803	1,001 - 5,000 cby	5,333		
40 to 200 Acres	1,615	5,001 - 10,000 cby	5,783		
201 Acres or More	3,098				

San Mateo County Planning & Building Department

Permit	Fee
Inspection	1,190
Surface Mining Permit (200 tons/day and up)	
Initial/Renewal	11,532
Inspection	1,190
Surface Mining Reclamation Plan	2,869
Inspection	1,190
Timber Harvesting Permit	
Initial	5,783
Inspection	1,190
Renewal	4,362
Topsoil Permit	
Initial	3,489
Inspection	1,190
Noise Report Review	
.....	287
Planned Agricultural Permit	
.....	4,574
Farm Labor Housing	0
Public Noticing	
.....	136
Research	
First 1/2 hour	0
Per hour over 0.5 hours	100
Resource Management District (RM, RM-CZ)	
Minor Development Review - Certificate of Compliance	572
Development Review Procedure	
Environmental Setting Inventory (ESI)	1,782
Previous ESS Approval	3,489
No Previous ESS	3,489
Final Development Plan	3,489
Rezoning	
.....	15,549
Sewage Capacity Transfer	
.....	294
Specific Plan	
BART Station Area Specific Plan (per gross square feet of development)	0.089
County to obtain reimbursement in accordance with Government Code Section 65453	
Stormwater Pollution Prevention Program	
Basic Fee	258
Each additional service	100
(Reviews or Site Inspections) (See note #5)	
Street Name Change	
.....	3,489

Timberland Preserve Zone (TPZ, TPZ-CZ)

Minor Development Permit	878
Concept Plan	3,489
Development and Timber Management Plan (DTM)	3,405
Timber Management Plan	572

Tree Permits

Significant Trees

Removal	
1st 3 trees	154 ea.
4th thru 6th trees	89 ea.
Trees beyond 6th	60 ea.
Trimming (RH/DR District only)	
.....	One-half of the above

Heritage Trees

Removal, per tree	451
Trimming	229

Text Amendment

.....	15,549
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Use Permit - Standard

Initial	4,650
Renewal/Amendment	3,489
Inspection	572
Farm Labor Housing	0
4-H Projects	See Note #6
Second Dwelling Units	4,680

Use Permits - Special

Auto Wrecking Permit

Initial	5,783
Renewal/Amendment	3,489
Inspection	572

Kennel/Cattery Permit

Initial	3,489
Renewal/Amendment	572
Inspection	572

Variance

Administrative	1,782
w/Public Hearing, add	1,706

NOTES:

1. When a violation of the Zoning Ordinance or Subdivision Ordinance (or any other ordinance or law establishing the requirements for the permits or approvals referenced in this schedule) includes or results from the failure to obtain a required permit, the fee for obtaining the permit required to correct the violation shall be double the fee amount shown, except for grading and tree cutting or trimming violation, for which the fee shall be ten times the amount shown.

2. Notwithstanding the fee schedule listed

above, total costs of all fees for permits, excluding a Variance Permit fee, and/or Certificate of Compliance to legalize a parcel, required to: (1) construct a new single-family residence or additions/remodels to same, or a second dwelling unit (new or legalized) on an existing legal parcel; or (2) establish a kennel or cattery (new or legalized) on an existing legal parcel; or (3) construct a project or operate a use in the Princeton area, shall not exceed \$5,614 provided that all permits are applied for and processed concurrently.

3. The Community Development Director is authorized to adjust fees in unusual circumstances when the regular fees listed above would clearly be excessive for a minor project requiring limited service. In such cases, the Community Development Director is authorized to reduce the fees to reflect actual staff costs. In other cases, when County costs for reviewing a major project will clearly exceed revenues from the regular fees, the Community Development Director is authorized to increase the fees to reflect actual staff costs. Any adjustment in fees shall be documented by the Community Development Director in writing.

4. Basic fee covers the average County cost to review a geotechnical report (4 hours). Smaller projects which require less review time will be refunded the difference in cost, and larger projects which require more review will be charged for additional time on a case by case basis.

5. Basic fee includes one-time Planning and Public Works review of applicant's proposed Stormwater Best Management Practices, as well as two site inspections. County Staff time beyond these services will be charged \$100.00 for each additional review or site inspection.

6. Use Permit and related fees are waived for 4-H or similar projects authorized under Section 6500(c)13 of the Zoning Code. Written certification from the County Agricultural Extension Office is required, stating that the application involves an official 4-H project.

7. San Mateo County Fire Review fee for the following Planning permits: Agricultural Preserve contracts, Grading and Land Clearing Permits, Fence Height Exceptions, Off-Street Parking Exceptions, Certificates of Compliance (Type B), Lot Line Adjustments, Major Development Pre-Application projects, Street Naming, Use Permits, and Confined Animal Permits.

8. All planning and building fees are waived for new affordable housing projects, as mandated by Board of Supervisors Resolution No. 62405.

9. General Plan Update Surcharge applicable for all Planning Permits except Tree Removal Permits and Permit Exemptions less than \$500.

10. Department of Public Works Review Fee includes one review of applicant's proposed project and two site inspections. County Staff time beyond these services will be charged \$100.00 for each additional review or site inspection.

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

BUILDING INSPECTION SERVICE FEE SCHEDULE

As Established by Board of Supervisors Resolution No. _____

Adopted October 6, 2009

Effective December 7, 2009

A. SQUARE FOOTAGE SCHEDULE – NEW CONSTRUCTION AND ADDITIONS						
Permit fee rates in dollars per square foot of applicable area. Used for new construction and additions. For alterations, repairs, interior changes, use Section B, Valuation Schedule below.						
	Occupancy	Type of Construction	Building Only	Plumbing	Mechanical	Electrical
"A"	Assembly Buildings, Theaters, Stadiums, Reviewing Stands, Amusement Park Structures	I and II	1.77	.40	.40	.41
		IIN to V-IHR	1.66	.36	.40	.40
		VN	1.37	.36	.32	.40
"B & S & M"	Gas Stations, Storage Garages, Open Garages, Wholesale/Retail Stores, Churches, Office Buildings, Bars/Restaurants, Printing Plants, Police, Fire Stations, Factories, Workshops, Storage, Sales, Paint Stores, Ice Plants, Power Plants, Pumping Plants, Cold Storage, Creameries	I and II	1.69	.48	.40	.41
		IIN to V-IHR	1.70	.36	.40	.40
		VN	1.37	.36	.48	.48
"E"	Educational Buildings, Day Care (more than 6 children--less than 6 use "R")	I and II	2.14	.40	.41	.45
		IIN to V-IHR	1.92	.40	.40	.41
		VN	1.77	.37	.36	.45
"H"	Storage (Hazardous, Explosive, Highly Flammable, Class I, II, III Liquids), Dry Cleaning Plants, Paint Shops, Spray Painting Rooms, Woodworking/Planing Mills, Box Factories, Buffing and Tire Plants, Shop Factories, Warehouse (loose combustible fibers or dust are manufactured), Refinishing Rooms, Repair Garages, Educational Purposes, Vocational Shops, Laboratories (1-Hour Separated)	I and II	2.14	.40	.41	.45
		IIN to V-IHR	1.92	.40	.40	.41
		VN	1.77	.40	.36	.45

Occupancy		Type of Construction	Building Only	Plumbing	Mechanical	Electrical
"I"	Hospitals, Sanitariums, Nursing Homes (non-ambulatory patients--more than 5 persons), Nursing Homes (ambulatory patients), Homes for Children (6 years and over--more than 5 persons), Mental Hospitals, Mental Sanitariums, Jails, Prisons/Reformatories	I and II	2.14	.40	.41	.47
		IIN to V-IHR	1.92	.40	.40	.41
		VN	1.77	.40	.36	.47
"U"	Private Garages/Carports, Patio Covers, Greenhouses, Water Tanks, Storage Sheds, Corrals, Barns, Towers, Fences Over 6 Feet High	I and II	1.22	.37	.36	.36
		IIN to V-IHR	.96	.31	.36	.38
		VN	.80	.31	.31	.36
"R"	Hotels, Apartment Houses, Dwellings, Duplexes, Lodging Houses, Motels	I and II	1.77	.40	.40	.41
		IIN to V-IHR	1.66	.36	.38	.38
		VN	1.44	.36	.38	.38
	Swimming Pools (including utilities)		1.14			
	Decks		.55			

B. VALUATION SCHEDULE - ALTERATIONS, REPAIRS, INTERIOR CHANGES AND COMMERCIAL GREENHOUSES

Permit fee rates based on project valuation. Used for alterations, repairs, and interior changes. For new construction and additions, use Section A, Square Footage Schedule, above.

Minimum Fee (includes first \$799 of valuation):

\$85.00

\$800 - \$1,999:

Valuation At Or Above \$	Permit Fee \$	Valuation At Or Above \$	Permit Fee \$
800	96	1,400	173
900	110	1,500	181
1,000	121	1,600	196
1,100	129	1,700	204
1,200	144	1,800	210
1,300	162	1,900	225

\$2,000 – \$100,000:

Valuation At Or Above \$	Permit Fee \$	Valuation At Or Above (In \$1,000) \$	Permit Fee \$	Valuation At Or Above (In \$1,000) \$	Permit Fee \$	Valuation At Or Above (In \$1,000) \$	Permit Fee \$
		26	1,331	51	2,207	76	2,760
2,000	227	27	1,362	52	2,221	77	2,784
3,000	274	28	1,402	53	2,236	78	2,814
4,000	318	29	1,434	54	2,253	79	2,829
5,000	370	30	1,468	55	2,269	80	2,852
6,000	420	31	1,502	56	2,298	81	2,874
7,000	468	32	1,538	57	2,328	82	2,903
8,000	491	33	1,572	58	2,345	83	2,922
9,000	560	34	1,604	59	2,369	84	2,947
10,000	599	35	1,645	60	2,397	85	2,961
11,000	649	36	1,673	61	2,415	86	2,998
12,000	694	37	1,710	62	2,435	87	3,014
13,000	738	38	1,744	63	2,461	88	3,039
14,000	790	39	1,785	64	2,486	89	3,056
15,000	837	40	1,814	65	2,504	90	3,090
16,000	882	41	1,851	66	2,531	91	3,112
17,000	926	42	1,882	67	2,555	92	3,131
18,000	976	43	1,921	68	2,575	93	3,149
19,000	1,010	44	1,951	69	2,596	94	3,185
20,000	1,067	45	1,987	70	2,625	95	3,199
21,000	1,107	46	2,022	71	2,645	96	3,220
22,000	1,158	47	2,031	72	2,669	97	3,243
23,000	1,202	48	2,087	73	2,692	98	3,279
24,000	1,248	49	2,125	74	2,719	99	3,294
25,000	1,294	50	2,157	75	2,737	100	3,418

\$100,000 to \$499,000: \$3,418.00 for the first \$100,000 plus \$17.82 for each additional \$1,000 or fraction thereof and including \$499,000.

\$500,000 and Up: \$10,413.00 for the first \$500,000 plus \$17.82 for each additional \$1,000 or fraction thereof.

		FEES
C.	ADDITIONAL PROVISIONS	
1.	Application filing fee (see Section E also) applies to each filing of a permit application, whether for one or several permits, and is applied in addition to permit or plan checking fees:	\$29.00
2.	Minimum permit fee for building permits and other permits unless otherwise indicated in miscellaneous fees:	\$85.00
3.	Plan checking fees:	65% of permit fees
	Minimum plan checking fee:	\$192.00
	Minimum EZ plan checking fee:	\$96.00
4.	PENALTY FOR BUILDING WITHOUT A PERMIT:	<i>Ten (10) times the permit fee to a maximum of \$3,000 plus the permit fee. Each permit is charged 10 times fee plus permit fee (i.e., building, electrical, plumbing, heating).</i>
	The minimum fee required when a Stop Work Notice has been issued is:	\$144.00
5.	All permits required to complete a project shall be issued under a single permit.	
6.	Permits shall expire by time limitation as set forth in the County Ordinance Code.	
D.	HOUSING INSPECTION SCHEDULE	
	Single-Family Residence	\$752.00
	Duplex	\$1,712.00
	Triplex	\$2,397.00
	Fourplex	\$3,091.00
	Each Additional Unit	\$200.00
E.	MISCELLANEOUS FEE SCHEDULE	
	ELECTRICAL	
1.	For the installation, alteration or replacement of each electrical circuit (includes all necessary outlets, switches, receptacles and lighting fixtures):	
	First four circuits	\$85.00
	Each additional	\$25.00 per circuit

		FEES
2.	For the installation, alteration, relocation or repair of each electrical service including one meter:	
	First 300 ampere capacity	\$112.00
	Above 300 ampere capacity	\$250.00
	Each additional meter	\$7.00
3.	For the installation, relocation, or replacement of each motor (not an integral part of an electrical appliance, fan, heating appliance, or cooling appliance), generator, heater, electrical furnace, welding machine, transformer and rectifier (includes all necessary circuits, outlets, fixtures, switches and controls):	\$85.00
4.	For the installation, relocation, or replacement of each fixed or stationary electrical appliance (includes all necessary circuit outlets, switches, receptacles and fixtures):	\$85.00
5.	For each electrical appliance which requires plumbing installation such as garbage disposals, dishwashers (includes all necessary circuits, outlets, switches, receptacles, fixtures, water piping, and waste and vent piping):	\$85.00
6.	For the installation, relocation, replacement or repair of an electrical outlet, receptacle, switch or fixture on existing circuits:	\$2.20 each
PLUMBING		
7.	For the <u>repair/replacement</u> of each:	
	Drainage or vent piping system	\$85.00
	Gas piping system	\$85.00
	Refrigerant piping system	\$85.00
	Ventilating duct system	\$85.00
	Water heater	\$85.00
8.	For each installation or alteration of each <u>water piping system, gas piping system, duct system, or refrigerant piping system</u> , or portion thereof, where fixtures or appliances are not installed:	\$85.00
9.	For each lawn sprinkler or irrigation sprinkling system on central valve:	\$85.00
10.	For the installation, relocation, or replacement of each plumbing fixture or trap (includes all necessary water, drainage and vent piping):	\$85.00
MECHANICAL		
11.	For the installation, relocation, or replacement of each heating, cooling or refrigeration appliance (includes all necessary electrical circuits, outlets, fixtures, switches, receptacles, gas piping, vents, water piping):	\$160.00
12.	For the installation, relocation, or replacement for each heating, cooling or refrigeration appliance not connected to a duct system (includes all necessary electrical circuits, outlets, fixtures, switches, receptacles, gas piping and vents):	\$85.00

		FEES
13.	For the installation, relocation, or replacement of each boiler (includes all necessary electrical circuits, outlets, fixtures, switches, receptacles, gas piping vents):	\$225.00
14.	For the installation, relocation, or replacement of other fuel burning appliances not listed in this schedule (includes all necessary gas piping and vents, electrical circuits, outlets, switches, receptacles and fixtures):	\$160.00
15.	For the installation, relocation or replacement of fans or air handling units connected to a duct system (includes all necessary electrical circuits, outlets, switches, receptacles and fixtures):	\$205.00
16.	For the installation, relocation or replacement of each heating or cooling coils or element in a duct system (includes all necessary electrical circuits, outlets, switches, receptacles, fixtures and piping for the heating or cooling media):	\$140.00
17.	For the installation, relocation, repair, or replacement of each radiant heating panel, radiator or convector (includes all necessary piping):	
	1 to 3	\$85.00
	Each additional	\$11.00
18.	For the installation, relocation, or replacement of each commercial range hood and/or exhaust duct (includes all necessary duct work, electrical circuits, outlets, switches, receptacles and fixtures):	\$200.00
19.	For the installation or replacement of each masonry or concrete chimney:	\$200.00
20.	For the installation, relocation or replacement of each factory-built fireplace (includes vent but not a masonry or concrete chimney):	\$128.00
21.	For the installation, relocation, or replacement of a fire alarm system (does not apply to individual detectors not part of a system):	
	1 to 3 detectors	\$200.00
	Over 3 detectors	\$280.00
22.	For the installation of an individual fire alarm detector system (including smoke detector(s)):	
	1 to 3 detectors	\$85.00
	Each additional detector	\$22.00
OTHER		
23.	Permit Application Filing Fee:	\$29.00
24.	Appeal to Board of Building Permit Appeals:	\$537.00
25.	Reroofing Permit (per 1,000 sq. ft. or fraction thereof):	\$85.00
26.	Window Replacement, Stucco and Siding Permits:	\$288.00

		FEES
27.	Demolition Permit:	
	Minor	\$85.00
	Major	\$266.00
28.	Special Inspection Charge Applies to:	\$144.00
	Pre-Application Site Inspections	
	Occupancy Change Inspections	
	House Moving Inspections	
	Reinspections	
	One-Hour Inspection Rate	
29.	Energy Code Compliance Plan Check and Inspection:	\$141.00
30.	Geotechnical Report Review:	<i>See Planning Service Fee Schedule</i>
31.	FEMA Special Hazards Zone Plan Check Fee	\$195.00
32.	Plan Revisions:	
	Minimum Plan Check Fee:	\$192.00
	Minimum EZ Plan Check Fee:	\$96.00
33.	Property Addressing Service (applies to each assignment or change of each street address):	
	Minimum Fee (non-refundable)	\$45.00
	Staff Labor	\$102.00/hour
34.	Microfilming (processing plans):	\$5.00/sheet
35.	Research (for general public/site):	
	Minimum Fee (non-refundable)	\$55.00
	Microfiche/Photocopy	\$0.25/sheet
	Staff Labor	\$102.00/hour
36.	Credit Card Processing Fee:	3%
37.	Department of Public Works Plan Review Fee:	\$400.00
	(Basic fee includes one time Public Works review of applicant's proposed project as well as two (2) site inspections. County staff time beyond these services will be charged \$100.00 for each additional service.)	
	Additional Reviews or Site Inspections:	\$100.00 each

		FEES
38.	Department of Public Works Stormwater Pollution Prevention Review Fee:	\$258.00
	(Basic fee includes one time Public Works review of applicant's proposed stormwater best management practices, as well as two (2) site inspections. County staff time beyond these services will be charged \$100.00 for each additional service.)	
	Additional Reviews or Site Inspections:	\$100.00 each
39.	Legal Counsel Surcharge:	5%

JKE:JPB:fc (9/21/09)

Regularly passed and adopted this 6th day of October, 2009.

AYES and in favor of said resolution:

Supervisors:

MARK CHURCH

CAROLE GROOM

RICHARD S. GORDON

ROSE JACOBS GIBSON

ADRIENNE J. TISSIER

NOES and against said resolution:

Supervisors:

NONE

Absent Supervisors:

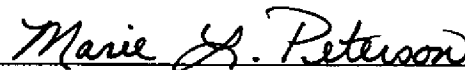
NONE



*President, Board of Supervisors
County of San Mateo
State of California*

Certificate of Delivery

I certify that a copy of the original resolution filed in the Office of the Clerk of the Board of Supervisors of San Mateo County has been delivered to the President of the Board of Supervisors.



*Marie L. Peterson, Deputy
Clerk of the Board of Supervisors*

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