

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

CODE ENFORCEMENT FEES

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Code Violation Appeal Fee		409
Single Family Residential up to two units	35.00	
Multi-Residential with three or more units	55.00	
Commercial Apartment Complexes and Commercial Business	75.00	
Code Citation Penalties - General*		528
1 st citation for non-compliance of code violations up to or maximum	250.00	Effective 11/8/2016
2 nd citation for non-compliance of code violations up to or maximum	500.00	
3 rd citation for non-compliance of code violations up to or maximum	1000.00	
Code Citation Penalties - Health and Safety*		
1st citation for non-compliance of code violations up to or maximum	800.00	528 Effective 11/8/2016
2nd citation for non-compliance of code violations up to or maximum	1200.00	
3rd citation for non-compliance if code violations up to or maximum	1600.00	
Collection Agency Recovery Fee**	27%	528 Effective 1/1/2017
Late Payment Charge		409
\$1.00 minimum	1.5%	
Lien Release Fee		
Per lien release - County Filing Fee	60.00	500
Hotel/Motel Inspection Fee		464
Hour, 1-hour minimum	100.00	
Family day care annual inspection	100.00	464
Hour, 1 hour minimum		

*Code Citation Penalties may be issued by enforcing officers as set forth in, but not limited to, Fresno Municipal Code Sections I-302 and I-308.

**This Fee is also used by the other departments, including the Fire Department.

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PLANNING & DEVELOPMENT FEES

CODE ENFORCEMENT FEES

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Housing Code		464
Inspection/lender requested Hour, 1 hour minimum	100.00	
Housing code enforcement Hour, 1 hour minimum	100.00	464
Family day care licensing inspection Hour, 1 hour minimum	100.00	
Code compliance inspection Hourly 1 hour minimum	216.00 100.00	409 464
Failure to acquire a Specific Building Permit as required by the dated Notice & Order	200.00	528 Effective 1/1/2017
Mobilehome Rent Review		
Commission Appeal Hearing Plus fee per space	200.00 +16.00	
Notice and Order		464
1-2 units, plus 100.00 per each unit over two units	447.00	
Public Nuisance Enforcement		464
Hour, 1-hour minimum	100.00	
Registration of Vacant Foreclosed Properties (MC 10-620)		500
Administrative Citation		
1st Violation *	1,000.00	
2nd Violation within a rolling 12 month period *	10,000.00	
3rd Violation within a rolling 12 month period *	50,000.00	
* Plus any abatement, actual, administrative and enforcement costs and administrative expenses incurred		
Shopping Cart Containment Plan Review Fee		445
Annual Business Plan Review	50.00	
Sign Storage Fee		415
0 to 4 square feet / per sign	5.00	
4 to 16 square feet / per sign	20.00	
Over 16 square feet / per sign	50.00	
Solid Waste Recyclers Certification Process	1,000.00	
Tire Disposal Service		
(Tires with wheels will be charged triple the amount)		
Automobile/light pickup truck tires	1.00	
Large truck tires	5.00	
Tractor tires	8.00	

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

GENERAL DEVELOPMENT FEES

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Vacant Building Plan - Review Fee		
Hour, 1-hour minimum	100.00	
Weed Abatement Enforcement Penalty		
Actual cost plus enforcement penalty per abatement (penalty to be determined by department director within specified range)	100% + 500.00 with maximum of 1,500.00	
Zoning Code Enforcement		464
Hour, 1-hour minimum	100.00	
Noticing Subscription Fee (per Council District)		
Per year	36.00	
Planning Commission Material		
Agenda per month	6.15	
Agenda kit per month	14.25	
Minutes per month	6.15	
Re-recording on applicant's machine		
Hour or portion	14.25	
Planning Reports and Publications		
Annual Statistical Abstract	22.50	
General Plan	25.50	
Update of Community Plan	25.50	
Other Community Plan	9.20	
Plan Texts (photocopy) *		
0 to 100 pages	10.00	
101 to 200 pages	20.00	
201 to 300 pages	30.00	
301 to 400 pages	40.00	
401 to 500 pages	50.00	
501 to 600 pages	60.00	
Specific Plan	9.20	
Special and other publications	To be established by Director	

**CITY OF FRESNO
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PLANNING & DEVELOPMENT FEES

GENERAL DEVELOPMENT FEES

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Public Records (excluding subpoenaed records)		
Plan Maps (GIS) *		
55" x 30"/each	30.00	
42" x 36"/each	25.00	
36" x 36"/each	20.00	
21" x 18"/each	10.00	
11" x 17"/each	7.00	
8.5" x 11"/each	5.00	
Large Format Photocopy Prints:		
24" width roll stock/*	0.45	
30" width roll stock/*	0.50	
36" width roll stock/*	0.60	
42" width roll stock/*	0.65	
8 ½ x 11 cut stock / per print	3.50	
8 ½ x 14 cut stock / per print	3.50	
11 x 17 cut stock / per print	4.50	
17 x 22 cut stock / per print	6.00	
18 x 26 cut stock / per print	6.00	
Microfiche Copies (8 1/2x11 only) per copy	2.00	505
* Per ft/print plus \$6.00 set-up charge for each roll width; unit length shall be rounded up to the next whole ft. (Cost for print patches shall be based on the size of the tracing; cost for print sizes not listed above shall be determined by the Director.)		
Prints sent out to private vendors		
Cost + handling charge	100% + 19.50	
* Fees established by Development Director – 11/2/99		

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT - BUILDING FEES

NEW CONSTRUCTION, COMMERCIAL TENANT IMPROVEMENTS, RESIDENTIAL ADDITIONS

- Fees are available for encouragement "Inner City", "Inner City-Highway City", "Inner City-Pinedale" and "Inner City-Herndon Townsite" (indicated by "IC", "IC-H", "IC-P" and "IC-HT" designations. Please refer to page 8-4 for definition of "IC", "IC-H", "IC-P" and "IC-HT" designations (330th, 11/29/96).
- At the discretion of the Development Director/Designee, fee rates may be adjusted, when special circumstances are found to exist, to reflect the actual cost of processing. Special conditions may result in additional requirements. Also Consult the Land Use, Zoning and Land Division Section
- All Mechanical, Plumbing, Electrical and Energy Plan Check Items associated with the New Construction projects are included in the base Plan Check and Inspection Fees of the Project
- For all building services not listed in the building sections or for services determined by the City Building Official to be beyond the regular effort established in this fee schedule, a \$107.00 blended hourly rate applies.

The chart below provides Construction Types to be used in conjunction with the New Construction Fee Schedules/tables

Construction Type	
Type I A	Non-combustible construction. Three-hour fire resistive exterior wall complies with Section 603 of the California Building Code.
Type I B	Non-combustible construction. Two-hour fire resistive exterior walls complies with Section 603 of the Uniform Building Code.
Type II A	Non-combustible construction. Structural members and partitions must be protected by one-hour fire resistive construction.
Type II B	Non-combustible construction. No fire resistive quality requirement.
Type III A	Combustible construction. Exterior walls protected with two-hour fire resistive construction. Masonry or concrete wall construction.
Type III B	Combustible construction. No fire resistive quality required except exterior walls.
Type IV	Combustible. Heavy-timber construction. Exterior walls have fire resistive quality of 4 hours.
Type V A	Combustible construction. Wood frame with exterior walls protected with one-hour fire resistive construction
Type V B	Combustible construction. No fire resistive quality requirement.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT - BUILDING FEES

Plan Check & Inspection/Permit Fees for NEW CONSTRUCTION, COMMERCIAL TENANT IMPROVEMENTS & RESIDENTIAL ADDITIONS

[See attached "Plan Check and Inspection Variable Fee Schedules \(Tables\) for New Construction"](#)

OTHER FEES related to NEW CONSTRUCTION, COMMERCIAL TENANT IMPROVEMENTS & RESIDENTIAL ADDITIONS are as follows:

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Addendum to Approved Building Construction Plans		
Minimum		
Hour, 1-hour minimum	hrly rate*	
Appeals		
Applications for Building Commission, Joint Advisory and Appeals Board		505
Manager Hour, 1-hour minimum	hrly rate*	
Bluff Preservation Soils Report Review		
Per Initial tract review and/or Per Individual Lots (per report)	hrly rate*	505
Hour, 1-hour minimum	hrly rate*	
Building Plan Check (other than base fees)		
Express plan check / Each	214.00	505
Offsite improvements plan check (Coordinate with Planning Division)		
Single-family / per plan	140.00	
Other uses / per plan	310.00	
Interior only tenant improvements with shell and accessory structures to existing single-family and other uses/per plan	47.50	
Site / amendment	57.00	
Single-family revised site plan		
Hour, 1-hour minimum	hrly rate*	
Consulting/Inspection Services--Special		
Services requested by applicant shall be over and above regular fees		505
During regular business hours.		
Hour, 1-hour minimum	hrly rate*	
Other than regular business hours (except Sundays and holidays)		
Hour, 1-hour minimum	1.5 x hrly rate*	
Inspection or consulting service not otherwise listed		
Hour, 1-hour minimum	hrly rate*	

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT - BUILDING FEES

OTHER FEES related to NEW CONSTRUCTION, COMMERCIAL TENANT IMPROVEMENTS & RESIDENTIAL ADDITIONS are as follows:

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
California Building Standards Commision Permit Surcharge		480
Per Permit Valuation		
1 - 25,000	1.00	
25,001 - 50,000	2.00	
50,001 - 75,000	3.00	
75,001 - 100,000	4.00	
Every 25,000 or fraction thereof above 100,001	Add 1.00	
County Facilities Impact Fee	Based on County Ordinance and paid to County	
General Plan and Related Document Update and Maintenance		505
Surcharge on all Building Permits	37.5%	
Grading Permit (fees are charged on a per permit basis)**		505
Single and Multifamily Individual lots	Included in Building Permit fee	
Subdivision land and Commercial lots	Separate fee per Miscellaneous fee section	
Grading Plan Check Review (fees are charged on a per plan basis, unless otherwise noted)		505
Single and Multifamily lots	Included in Building Plan Check fee	
Subdivision land and Commercial lots	Separate fee per Miscellaneous fee section	
Fire Fees (for Fire Protection Systems and related Permits/ Inspections/Reports)	See Fire Dept Fees	505
Fire Fees (for Building related Plan Check and Permit/ Inspection Fees)	See Planning and Development Section of Fire Department Fees	505
Foundation Permit (Multifamily and Commercial only)		505
Standard fee	25% of permit fee	
Minimum	80.30	
Handicapped Plan Check (Multifamily/Commercial only)	Incl in Building Plan Check fee	505
Irrigation Time Clock/Valves		505
Per System	Separate fee per MP&E fee section	
Noise Plan Check		505
Each	90.00	
Per unit	+2.90	

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MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT - BUILDING FEES

OTHER FEES related to NEW CONSTRUCTION, COMMERCIAL TENANT IMPROVEMENTS & RESIDENTIAL ADDITIONS are as follows:

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Occupancy		505
Certificate of Occupancy / each (Multifamily/Commercial only)	53.50	
Change of occupancy / per application**	Separate fee per Misc fee section	
Temporary Occupancy		
Cash deposit to guaranty completion	Deposit determined by Director/Designee	
Inspection and processing / per application	107.00	
Penalty		505
A surcharge will be added for complex/incomplete plans	hrly rate*	
Incorrect address/location given by applicant / per trip)	53.50	
Premature inspection all (work not ready) / per trip	53.50	
Reinspection other than entitled calls / per trip	80.30	
Working without required permit / per permit fee	4 times (max.)	
Renewals - Permits and Plan Checks		505
Building permit renewal of expired permit		
Standard fee	25%	
Minimum	27.00	
Plan check renewal of expired plan check		
Standard fee	25%	
Minimum	27.00	
Scanning Plans		505
8 ½"x11" / per sheet	0.90	
Greater than 8 1/2"x11"/ per sheet	1.80	
Seismic Fee (Strong--Motion Instrumentation and Seismic Hazard Mapping Fee)	Seismic motion fees are established by the Dept. of Conservation, State of California, and are subject to periodic change	505
Solar System	Separate fee per Misc fee section	505
Technology - Entitlement Processing System Update		505
Surcharge on all Building Permits	20.00	
Utilities, Construction		505
Temporary use for construction purposes / per inspection	Separate fee per MP&E Fee Section	
Workers' Compensation Insurance Verification		505
Per transaction	10.70	

* The blended rate for the Bldg Division (includes fringe & overhead) is \$107.00 per hr or is the actual hrly of a consultant, if utilized; plus actual extraordinary expenses in either case.

** Permit fees will be reduced by 50 % for the inner-city areas and limited to inner-city residential use properties only for Inner City-Highway City, Inner City-Pinedale, and Inner City-Herndon Townsite areas.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT - BUILDING FEES

MISCELLANEOUS ITEMS, including RESIDENTIAL REMODELS & MINOR ALTERATIONS

- Fees are available for encouragement "Inner City", "Inner City-Highway City", "Inner City-Pinedale" and "Inner City-Herndon Townsite" (indicated by "IC", "IC-H", "IC-P" and "IC-HT" designations. Please refer to page 8-4 for definition of "IC", "IC-H", "IC-P" and "IC-HT" designations (330th, 11/29/96).
- At the discretion of the Development Director/Designee, fee rates may be adjusted, when special circumstances are found to exist, to reflect the actual cost of processing.
- All Mechanical, Plumbing, Electrical and Energy Plan Check Items associated with these Construction projects are included in the base Plan Check and Inspection Fees of the Project
- For all building services not listed in the building sections or for services determined by the City Building Official to be beyond the regular effort established in this fee schedule, a \$107.00 blended hourly rate applies.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT - BUILDING FEES

MISCELLANEOUS ITEMS, including RESIDENTIAL REMODELS & MINOR ALTERATIONS

REMODELS & MINOR ALTERATIONS are listed in the following table.

Note: Also see Planning and Development Section of Fire Department Fees for Fire Related Plan Check and Permit/Inspection Fees

<u>Fee Description & Unit/Time</u>	<u>Plan Check</u>	<u>Inspection</u>	<u>Amnd</u>
	<u>Fee \$</u>	<u>Fee \$</u>	
Cellular/Mobile Phone, w/o Equipment Shelter	508.85	517.41	505
Cellular Tower with Equipment Shelter	696.33	717.24	
Change of Occupancy Inspection	26.78	654.12	
Commercial Coach (per unit)	26.78	335.78	
Deck / Patio (non-engineered)	133.91	190.78	
Deck / Patio (engineered)	473.18	190.78	
Demolition - Residential	26.78	136.27	
Demolition - MultiFamily/Commercial	26.78	163.53	
Fence or Wall (wood, chain link, wrought iron)			
>6 feet in height, 1st 100 lf	133.91	136.17	
Each additional 100 lf	0.00	127.12	
Fence or Freestanding Wall (masonry / garden)			
City Standard, 1st 100 l.f.	80.35	245.19	
Each additional 100 lf	0.00	181.63	
Engineered Wall, 1st 100 lf	133.91	190.78	
Each additional 100 lf	0.00	72.61	
Flag pole (greater than 6 feet in height)	133.91	72.72	
Grading (Cut and Fill) - Plan Check + As-Grade			
0-100 Cubic Yards (Cut or Fill - whichever is greater)	464.29	N/A	
101-1,000 CY	571.42	N/A	
1,001-10,000 CY	678.54	N/A	
10,001 CY and over	839.24	N/A	
Residential Remodel			
first 500 s.f.	124.80	363.04	
each additional 500 s.f.	0.00	154.59	
Partition - Commercial, Interior (first 30 l.f.)	133.91	99.97	
each add'l. 30 l.f.	0.00	72.72	
Residential Photovoltaic System (first 10 panels)	80.35	114.47	
(ea. Add'l. 10 panels)	0.00	87.22	
Stucco / Siding Applications - each	26.78	158.08	
Relocated Building (within City limits)	26.78	344.50	
Retaining Wall (concrete or masonry)			
First 50 lf	133.91	136.27	
Each additional 50 lf	0.00	18.21	
Re-roofing			
Composition - no tear off	26.78	45.35	
Other roofs (first 10 squares)	26.78	72.61	
Each additional 10 squares	0.00	18.21	
Roof Structure Replace / Repair			

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PLANNING & DEVELOPMENT - BUILDING FEES

MISCELLANEOUS ITEMS, including RESIDENTIAL REMODELS & MINOR ALTERATIONS
REMODELS & MINOR ALTERATIONS are listed in the following table.

Note: Also see Planning and Development Section of Fire Department Fees for Fire Related Plan Check and Permit/Inspection Fees

<u>Fee Description & Unit/Time continued</u>	<u>Plan Check</u> <u>Fee \$</u>	<u>Inspection</u> <u>Fee \$</u>	<u>Amnd</u>
			505
<2,000 sf	473.18	199.51	
>2,001 sf	473.18	399.78	
Signs			
with electric	35.67	99.97	
without electric	35.67	63.67	
Storage Racks			
<8 ft, first 100 lf	26.78	72.72	
each add'l. 100 lf	26.78	54.51	
8 - 12 ft, first 100 lf	26.78	154.48	
8 - 12 ft, ea add'l. 100 lf	26.78	81.76	
>12 ft, first 100 lf	26.78	181.74	
>12 ft, ea. Add'l 100 lf	26.78	54.51	
Swimming Pool / Spa - Residential	26.78	286.72	
Residential Temporary Utility or Occupancy	26.78	92.67	
Commercial Temporary Utility or Occupancy	26.78	345.27	
Swimming Pool - Standard Plan - Residential	80.35	N/A	
Swimming Pool - Standard Plan - Commercial	80.35	N/A	

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT - BUILDING FEES

MISCELLANEOUS ITEMS, including RESIDENTIAL REMODELS & MINOR ALTERATIONS

REMODELS & MINOR ALTERATIONS are listed in the following table.

Note: Also see Planning and Development Section of Fire Department Fees for Fire Related Plan Check and Permit/Inspection Fees

OTHER FEES related to MISCELLANEOUS ITEMS are as follows:

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Addendum to Approved Building Construction Plans		505
Minimum		
Hour, 1-hour minimum	hrly rate*	
Appeals		505
Applications for Building Commission, Joint Advisory and Appeals Board		
Manager Hour, 1-hour minimum	hrly rate*	
Bluff Preservation Soils Report Review		505
Per Initial tract review and/or Per Individual Lots (per report)	hrly rate*	
Hour, 1-hour minimum	hrly rate*	
Building Plan Check (other than base fees)		
Express plan check / Each (Commercial only)	214.00	
California Building Standards Commission Permit Surcharge		480
Per Permit Valuation		
1 - 25,000	1.00	
25,001 - 50,000	2.00	
50,001 - 75,000	3.00	
75,001 - 100,000	4.00	
Every 25,000 or fraction thereof above 100,001	Add 1.00	
Consulting/Inspection Services--Special		505
Services requested by applicant shall be over and above regular fees		
During regular business hours.		
Hour, 1-hour minimum	hrly rate*	
Other than regular business hours (except Sundays and holidays)		
Hour, 1-hour minimum	1.5 x hrly rate*	
Inspection or consulting service not otherwise listed		
Hour, 1-hour minimum	hrly rate*	
County Facilities Impact Fee	paid to County per County Ordinance	505
Fire Fees (for Fire Protection Systems and related Permits/ Inspections/Reports)	See Fire Dept Fees	505
Fire Fees (for Building related Plan Check and Permit/Inspection Fees)	See Planning and Development Section of Fire Department Fees	505
Grading Plan Check and Permit**	per Miscellaneous fee table	505

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT - BUILDING FEES

OTHER FEES related to MISCELLANEOUS ITEMS are as follows:

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
General Plan and Related Document Update and Maintenance		505
Surcharge on all Building Permits	37.5%	
Irrigation Time Clock/Valves		505
Per System	Separate fee per MP&E fee section	
Noise Plan Check		505
Each	90.00	
Per unit	+2.90	
Occupancy		505
Certificate of Occupancy / each (Multifamily/Commercial only)	53.50	
Change of occupancy / per application**	per Miscellaneous fee table	
Change of occupancy (Fire) / per application	See Fire Dept Fees	
Temporary Occupancy		
Cash deposit to guaranty completion	Deposit determined by Director/Designee	
Inspection and processing / per application	107.00	
Paving Replacement Permit	107.00	505
Penalty		505
A surcharge will be added for complex/incomplete plans	hrly rate*	
Incorrect address/location given by applicant / per trip)	53.50	
Premature inspection all (work not ready) / per trip	53.50	
Reinspection other than entitled calls / per trip	80.30	
Working without required permit / per permit fee	4 times (max.)	
Relocation/Moving of Building**		505
Application and Preinspection for moving building	Per Miscellaneous fee table	
Bond handling fee / per bond	107.00	
Bond Requirements		
Performance bond-owner	Determined by Director/Designee	
Building permit (subsequent to relocation)		
Hour, 1-hour minimum	hrly rate*	
Notice of Intent to Relocate		
Gas shut-off	Set by P.G.& E.	
Notice of Intent to Relocate		
Water shut-off	ok - Coordinate through Planning Division	
Plumbing permit, sewer cap or septic tank	Per MP&E table	

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT - BUILDING FEES

OTHER FEES related to MISCELLANEOUS ITEMS are as follows:

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Relocation/Moving of Building** - continued		505
Street use/housemoving	54.00	
No-fee written approval any or all	Coordinate approvals	
City General Services Department	through Planning	
City Fire Department	Division	
City Parks and Recreation	"	
City Police Department	"	
City Traffic Engineer	"	
County Engineering Department	"	
Pacific Telephone	"	
Renewals - Permits and Plan Checks		505
Building permit renewal of expired permit		
Standard fee	25%	
Minimum	27.00	
Plan check renewal of expired plan check		
Standard fee	25%	
Minimum	27.00	
Scanning Plans		505
8 ½"x11" / per sheet	0.90	
Greater than 8 1/2"x11"/ per sheet	1.80	
Seismic Fee (Strong--Motion Instrumentation and Seismic Hazard Mapping Fee)	Seismic motion fees are established by the Dept. of Conservation, State of California, and are subject to periodic change	505
Signs (other than those listed in fee table)		505
Banner permit / per permit	42.00	
Zoning review	See Sign section under Covenants and Special Agreements	
Technology - Entitlement Processing System Update		505
Surcharge on all Building Permits	20.00	
Workers' Compensation Insurance Verification		505
Per transaction	10.70	

* The blended rate for the Building Division (includes fringe and overhead) is \$107.00 per hour or is the actual hourly of a consultant, if utilized; plus actual extraordinary expenses in either case.

** Permit fees will be reduced by 50 percent for the inner-city areas and limited to inner-city residential use properties only for Inner City-Highway City, Inner City-Pinedale, and Inner City-Herndon Townsite areas. Fees for relocation within or to an Inner City area will be reduced by 50 percent

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT - BUILDING FEES

MECHANICAL PLUMBING AND ELECTRICAL - STAND ALONE PROJECTS

- At the discretion of the Development Director/Designee, fee rates may be adjusted, when special circumstances are found to exist, to reflect the actual cost of processing.
- For all building services not listed in the building sections or for services determined by the City Building Official to be beyond the regular effort established in this fee schedule, a \$107.00 blended hourly rate applies.

Plan Check & Inspection/Permit Fees for MECHANICAL, PLUMBING AND ELECTRICAL
Stand Alone Projects are listed in the following table

Note: Also see Planning and Development Section of Fire Department Fees for Fire Related Plan Check and Permit/Inspection Fees

<u>Fee Description & Unit/Time</u>	<u>Plan Check</u> <u>Fee \$</u>	<u>Plan Check</u> <u>Fee \$</u>	<u>Amnd</u>
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Note: An Administrative Permit Issuance fee will be charged on all projects in the below table. Any Plan Check Services required on the below projects will be billed at the

ADMINISTRATIVE (BASE) FEES			
Permit Issuance - All projects	\$ 21.43		
SIMPLE M,P,E SINGLE OR COMBINATION PERMITS	\$ -	\$ 81.76	
Note: Includes any item or combination of items on the lists below for Mechanical, Plumbing, and Electrical			
Simple Mechanical Items:			
Addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system.	\$ -	\$ 81.76	
Air-handling unit, including attached ducts.	\$ -	\$ 81.76	
Air-handling unit over 10,000 CFM	\$ -	\$ 81.76	
Evaporative cooler	\$ -	\$ 81.76	
Ventilation fan connected to a single duct	\$ -	\$ 81.76	
Ventilation system (not a portion of heating or a/c system)	\$ -	\$ 81.76	
Hood and duct system.	\$ -	\$ 81.76	
Other Misc. appliances or equipment.	\$ -	\$ 81.76	
Simple Plumbing Items:			
Plumbing fixtures	\$ -	\$ 81.76	
Building sewer	\$ -	\$ 81.76	
Rainwater systems (per drain)	\$ -	\$ 81.76	
Water Heater	\$ -	\$ 81.76	
Industrial waste pretreatment interceptor	\$ -	\$ 81.76	
Water piping and/or water treating equipment (each)	\$ -	\$ 81.76	
Repair or alteration of drainage or vent piping, each fixture	\$ -	\$ 81.76	
Each lawn sprinkler system on any one meter - [deleted]	\$ -	\$ 81.76	
Backflow devices each unit	\$ -	\$ 81.76	
Atmospheric-type vacuum breakers	\$ -	\$ 81.76	

505

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT - BUILDING FEES

MECHANICAL PLUMBING AND ELECTRICAL - STAND ALONE PROJECTS

Plan Check & Inspection/Permit Fees for MECHANICAL, PLUMBING AND ELECTRICAL

Stand Alone Projects are listed in the following table

Note: Also see Planning and Development Section of Fire Department Fees for Fire Related Plan Check and Permit/Inspection Fees

Fee Description & Unit/Time	Plan Check Fee \$	Plan Check Fee \$	Amnd
Simple Electrical Items - Systems:	\$ -	\$ 81.76	505
Residential swimming Pools	\$ -	\$ 81.76	
Temporary Power Service	\$ -	\$ 81.76	
Temporary power pole.	\$ -	\$ 81.76	
Sub poles (each).	\$ -	\$ 81.76	
Simple Electrical Items - Units:	\$ -	\$ 81.76	
Receptacle, Switch, and Lighting Outlets (per project)	\$ -	\$ 81.76	
Lighting Fixtures (per project)	\$ -	\$ 81.76	
Pole or platform-mounted lighting fixtures (each)	\$ -	\$ 81.76	
Theatrical-type lighting fixtures or assemblies (each)	\$ -	\$ 81.76	
Residential Appliances (each)	\$ -	\$ 81.76	
Residential appliances and self-contained, nonresidential appliances, (each)	\$ -	\$ 81.76	
Appliances not exceeding one horsepower (HP), kilowatt (KW), or kilovolt-ampere (KVA), in rating,(each)	\$ -	\$ 81.76	
Busways	\$ -	\$ 81.76	
Trolley and plug-in-type busways - each 100 feet or fraction thereof	\$ -	\$ 81.76	
(An additional fee will be required for lighting fixtures, motors, and other appliances that are connected to trolley and plug-in-type busways. No fee is required for portable tools.)	\$ -	\$ 81.76	
Signs, Outline Lighting, and Marquees	\$ -	\$ 81.76	
Signs, Outline Lighting, or Marquees supplied from one branch circuit (each)	\$ -	\$ 81.76	
Additional branch circuits within the same sign, outline lighting system, or marquee (each)	\$ -	\$ 81.76	
Services of 600 volts or less and not over 400 amperes in rating (each)	\$ -	\$ 81.76	
Miscellaneous Apparatus, Conduits, and Conductors	\$ -	\$ 81.76	
Electrical apparatus, conduits, and conductors for which a permit is required, but for which no fee is herein set forth	\$ -	\$ 81.76	
Residential Photovoltaic Systems - each	\$ -	\$ 81.76	

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT - BUILDING FEES

MECHANICAL PLUMBING AND ELECTRICAL - STAND ALONE PROJECTS

Plan Check & Inspection/Permit Fees for MECHANICAL, PLUMBING AND ELECTRICAL
Stand Alone Projects are listed in the following table

Note: Also see Planning and Development Section of Fire Department Fees for Fire Related Plan Check and Permit/Inspection Fees

<u>Fee Description & Unit/Time</u>	<u>Plan Check</u> <u>Fee \$</u>	<u>Plan Check</u> <u>Fee \$</u>	<u>Amnd</u>
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COMPLEX MECHANICAL STAND-ALONE PERMITS			505
Items on this schedule are issued on a per item basis			
FAU less than 100,000 Btu/h	\$ -	\$ 127.23	
FAU greater than 100,000 Btu/h	\$ -	\$ 127.23	
Floor furnace (including vent)	\$ -	\$ 127.23	
Suspended, wall, or floor-mounted heaters	\$ -	\$ 127.23	
Appliance vents not included in an appliance permit	\$ -	\$ 127.23	
Boiler or compressor, up to 3HP / Absorption system up to 100,000 Btu/h.	\$ -	\$ 263.50	
Boiler or compressor, from 3HP to 15 HP / Absorption system from 100,000 Btu/h to 500,000 Btu/h.	\$ -	\$ 417.55	
COMPLEX ELECTRICAL STAND-ALONE PERMITS			
Items on this schedule are issued on a per item basis			
Nonresidential Appliances			
Power Apparatus			
Motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other apparatus (all sizes)			
Rating in horsepower (HP), kilowatts (KW), or kilovolt-amperes (KVA), or kilovolt-amperes-reactive (KVAR):			
Up to and including 1 (each) -	\$ -	\$ 203.54	
Over 1 and not over 10 (each) -	\$ -	\$ 278.00	
Over 10 and not over 50 (each) -	\$ -	\$ 463.33	
Over 50 and not over 100 (each) -	\$ -	\$ 690.10	
Over 100 (each) -	\$ -	\$ 853.63	
Note: These fees include all switches, circuit breakers, contactors, thermostats, relays, and other directly related control equipment.			
Services of 600 volts or less and over 400 amperes to 1000 amperes in rating (each)	\$ -	\$ 690.10	
Services over 600 volts or over 1000 amperes in rating (each)	\$ -	\$ 908.14	
Stand Alone M, P, OR E Plan Check (hourly rate)	\$ 107.00		
OTHER M, P, OR E INSPECTIONS (hourly rate)		\$ 107.00	

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT - BUILDING FEES

OTHER FEES related to MECHANICAL, PLUMBING and ELECTRICAL Stand Alone projects are as follows:

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Addendum to Approved Building Construction Plans		505
Minimum		
Hour, 1-hour minimum	hrly rate*	
Appeals		505
Applications for Building Commission, Joint Advisory and Appeals Board		
Hour, 1-hour minimum	hrly rate*	
Fire Fees (for Fire Protection Systems and related Permits/Inspections/Reports)	See Fire Dept Fees	505
Fire Fees (for Building related Plan Check and Permit/Inspection Fees)	See Planning and Development Section of Fire Department Fees	505
Consulting/Inspection Services--Special		505
Services requested by applicant shall be over and above regular fees		
During regular business hours.		
Hour, 1-hour minimum	hrly rate*	
Other than regular business hours (except Sundays and holidays)		
Hour, 1-hour minimum	1.5 x hrly rate*	
Inspection or consulting service not otherwise listed		
Hour, 1-hour minimum	hrly rate*	
General Plan and Related Document Update and Maintenance		505
Surcharge on all Building Permits	37.5%	
Penalty		505
A surcharge will be added for complex/incomplete plans	hrly rate*	
Incorrect address/location given by applicant / per trip	53.50	
Premature inspection all (work not ready) / per trip	53.50	
Reinspection other than entitled calls / per trip	80.30	
Working without required permit / per permit fee	4 times (max.)	

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT - BUILDING FEES

OTHER FEES related to MECHANICAL, PLUMBING and ELECTRICAL Stand Alone projects are as follows:

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Renewals - Permits and Plan Checks		505
Building permit renewal of expired permit		
Standard fee	25%	
Minimum	27.00	
Plan check renewal of expired plan check		
Standard fee	25%	
Minimum	27.00	
Scanning Plans		505
8 ½"x11" / per sheet	0.90	
Greater than 8 1/2"x11"/ per sheet	1.80	
Technology - Entitlement Processing System Update		505
Surcharge on all Building Permits	20.00	
Workers' Compensation Insurance Verification		505
Per transaction	10.70	

* The blended rate for the Building Division (includes fringe and overhead) is \$107.00 per hour or is the actual hourly of a consultant, if utilized; plus actual extraordinary expenses in either case.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

LAND USE, ZONING, AND SUBDIVISION

- The Planning and Development Director may authorize absorption of certain fees noted with an "SS" pursuant to the 311th Amendment to the Master Fee Schedule (Resolution No. 94-268, 11/94) and Council Resolution 95-315 (11/28/95) to encourage small subdivisions on infill parcels.
- Unless otherwise determined by the Planning and Development Director, fees shall be required for the filing of any application under the zoning ordinance by a governmental agency or a public entity including a city, county, school district, or other special district.
- Fee reductions are available for encouragement of "inner city" projects in the area described below (indicated by "IC", "IC-H", "IC-P" and "IC-HT" in "Acct" column) (314th and 330th Amendment, 12/06/94 and 11/29/96, respectively). Exception: Inner City fee reductions shall not apply to any Alcoholic Beverage Conditional Use Permit (ABCUP) or to applications where uses would contain 3 or more pool tables and or billiard tables (327th Amendment, Resolution No. 96-100, 05/07/96).
- A single review fee for traffic and fire will be charged for multiple concurrent applications.
- All application fees do not include environmental assessments.
- For all Planning and Land Section Services not listed in the Land Use and Zoning, and Subdivision sections or for services determined by the Director to be beyond the regular effort established in this fee schedule, a \$164.00 blended hourly rate applies.
- At the discretion of the Development Director/Designee, fee rates may be adjusted when special circumstances are found to exist to reflect the actual cost of processing. Special conditions may result in additional requirements.

Inner City Areas

IC INNER CITY shall mean the 21 square mile area within the following described boundary: beginning at the intersection of the centerlines of East Shields Avenue and North Chestnut Avenue; thence south along the centerline of Chestnut Avenue to the intersection with the centerline of East California Avenue; thence west along the centerline of California Avenue and projections of said California Avenue to the intersection with the centerline of South West Avenue; thence north along the centerline of West Avenue and projections of said West Avenue to the intersection with the centerline of State Highway 99; thence northwesterly along the centerline of State Highway 99 to the intersection with the centerline of West Shields Avenue; thence east along the centerline of Shields Avenue to the point of beginning. All parcels lying outside the INNER CITY boundary with a legal address on the boundary streets are considered to be within the INNER CITY boundary.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

LAND USE, ZONING, AND SUBDIVISION

IC-H INNER CITY-HIGHWAY CITY shall mean the 640 acre area circumscribed by a boundary described as beginning at the intersection of North Hayes Avenue and West Shaw Avenue; thence south along the center line of North Hayes Avenue to the intersection of North Hayes Avenue and West Gettysburg Avenue; thence east along the center line of the extension of the West Gettysburg Avenue alignment to the intersection of that alignment to the center line of Golden State Boulevard; thence northwesterly along the center line of Golden State Boulevard to the intersection of Golden State Boulevard and the center line of the Herndon Canal; thence southwesterly along the center line and the projection of the Herndon Canal to the intersection of said projection and the center line of West Shaw Avenue; thence west to the point of beginning. All parcels with a legal address on the boundary streets are considered to be within the boundary. Fee reductions apply to residential uses only.

IC-P INNER CITY-PINEDALE shall mean the 698 more or less acre area circumscribed by a boundary beginning at the intersection of North Fresno Street and East Alluvial Avenue; thence west along the westerly projection of the center line of East Alluvial Avenue and West Alluvial Avenue to the intersection of West Alluvial Avenue and North Ingram Avenue; thence north along the center line of North Ingram Avenue to the intersection of North Ingram Avenue and West Nees Avenue; thence west along the center line West Nees Avenue to the intersection of the extension of West Nees Avenue and the San Joaquin Canal; thence southwesterly along the center line of said canal to the intersection of the San Joaquin Canal and the northerly prolongation of the center line of North Harrison Avenue; thence south along the prolongation of the center line of North Harrison Avenue to the intersection of North Harrison Avenue and the easterly projection of the north line of lot 42 of San Joaquin Heights; thence westerly along said projection of the north line of lot 42 and along the north line of lots 42 to 33, inclusive, and the westerly projection of the north

lot line of lot 33 of San Joaquin Heights to the intersection of the center line of North Thorne Avenue and the westerly projection of lot 33 of San Joaquin Heights; thence south along the centerline of North Thorne Avenue to the intersection of North Thorne Avenue and West Herndon Expressway; thence east along the center line of West Herndon Expressway and East Herndon Expressway to the intersection of East Herndon Expressway and North Fresno Street; thence north along the center line of North Fresno Street to the point of beginning. All parcels with a legal address on the boundary streets are considered to be within the area. Fee reductions apply to residential uses only.

C-HT INNER CITY-HERNDON TOWNSITE shall mean the 27 acre area circumscribed by a boundary described as beginning at the intersection of the centerline of West Elgin Avenue and the north rights of way line the Southern Pacific Railroad; thence northwesterly along said north rights of way line of the Southern Pacific Railroad to the intersection with the north boundary of the Town of Herndon (Miscellaneous Maps, Book 1, Page 27, Fresno County Records); thence easterly along said north boundary of the Town of Herndon, the north boundary of Herndon Park (Plat Book 12, Page 87, Fresno County Records) and the projection of said north boundary of Herndon Park to the intersection with the centerline of West Elgin Avenue; thence southwesterly along said centerline of West Elgin Avenue to the point of beginning. All parcels with a legal address on the boundary streets are considered to be within the area. Fee reductions apply to residential uses only.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

LAND USE, ZONING, AND DIVISION

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Address Change		511
Assignment - Parcel Map	256.00	
Assignment - Tract Map	364.00	
Change	208.00	
Annexation Application Fee (LAFCO fees must be paid by applicant)		511
Unhabited	11,463.00	
Un-inhabited	8,193.00	
Appeal by Applicant (requiring Planning Commission review)	727.00	511
Bond/Performance and Surety		511
Processing, handling, and release / per request	187.00	
Surety bond, house mover		
Minimum bond	2,000.00	
City Attorney Development-Related Special Services		
City Attorney Special Services—Extraordinary, nonsecurity method, covenant, zoning and other land use inquiry, and miscellaneous legal services not covered by other fees—on request of applicant or owner subject to availability of staff		
During regular business hours		
Hour, 1-hour minimum*	2 x billable or hrly rate*	
Other than regular business hours (except Sundays and Holidays)		
Hour, 1-hour minimum*	2.5 x billable or hrly rate*	
* Billable rate or hourly rate includes fringe of each employee, plus actual expenses.		
Conditional Use Permit (CUP)		511
All CUP Fees will be reduced by 50 percent for the inner-City areas/except for ABCUPs and uses with pool or billiard tables.		
Application:	8,177.00	
Mid-rise/high-rise buildings:	14,719.00	

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

LAND USE, ZONING, AND LAND DIVISION

Fee Description & Unit/Time	Current	Amnd
Conditional Use Permit (CUP) - continued		511
Fire Department Plan Review of CUP Application	247.00	
Police Department Review of CUP/per application (exclude senio citizen functions)	210.00	409
Traffic Engineering Review/per application		525
Application		
Level 1	31.00	
Level 2	275.00	
Level 3	518.00	
Level 4	1,036.00	
Amendment to approved CUP (minor)	3,271.00	511
Revised exhibit (major) / per request	2,135.00	
Revised exhibit (minor) / per request	909.00	
minor RE includes: Reapplication fee for subsequent owners, Fences on a single-family reversed corner lot, Larg-family day-care home (FMC 12-306-N-42) Plus hourly consulting fee as required (all amendments) 1 hour minimum*		
Corrected Exhibits (all CUPs) after first 2	545.00	511
Special use CUP*	6,342.00	
Includes: Accessory living quarters for family members, R-1 zone		
Secondhand store, C-5	3,680.00	
Adult day-care/residential support facility	2,630.00	
Thrift shop	2,630.00	
Billboard/off-site subdivision signs	1,580.00	

* Hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

LAND USE AND ZONING

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
City Street Trees		456
Inspection when planted by private party / per tree	30.00	
Covenants		511
Preparation and recording	1,094.00	
Revision of Covenants	721.00	
Release of covenant	721.00	
County recordation fee / per document	Current rate	
Deviation Application		511
Minor Deviation / per application	808.00	
Director's Determination		528
Per application	3,933.00	
Director's Review Utility Towers		
Per application	2,100.00	
Draw-Down Account Administrative Fee		511
Annual fee per account	216.00	
Encroachment		
Public right-of-way	See Street Work Fees	
Public utility easement / per application	420.00	
Rear yard encroachment	See Site Plan Review Fees	
Environmental Assessment Fee (all private and non-entitlement public projects)		511
NOTE: Environmental Assessment fees shown with asterisks (*) will bereduced by 50 percent for the inner-City areas.		
Categorical Exemption / per application	1,181.00*	
Finding Conformity/per application	3,364.00**	
Mitigated Negative Declaration/per application	8,722.00**	
Related Special Studies for all Eas	hrly rate*	
Planning Review of others' Special Studies (each)	328.00	
Planning Review of Traffic Studies (each)	492.00	

*Hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

LAND USE AND ZONING

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Environmental Assessment Fee - continued (all private and non-entitlement public projects)		511
NOTE: Environmental Assessment fees shown with asterisks (*) will be reduced by 50 percent for the inner-City areas.		
Application/Filing Fees (on Filing of Conformity, Mitigating Negative Declaration)		
City filing fee/application + filing fees	55.00	511
County clerk filing fee/application + filing fees.	50.00	464
Fire Department Review Private Project / per application	247.00	
Police Department Review/per application (exclude senior citizen functions)	210.00	409
Traffic Engineering Review Private Project / per application	91.00SS	
Traffic Engineering Review Tentative Parcel and Tract Maps Per application	91.00SS	
Fish and Game Filing Fee (for applicable projects)	2,216.25	528
Payable to: County of Fresno (to be remitted to the State of California)		Effective 1/1/2017
Environmental Impact Report (EIR)		511
Analysis of EIR for private projects and non entitlement public projects		
NOTE: All EIRs are billed based on total Staff Time & Materials with a base deposit required as listed.*		
Focus - minimum deposit	59,147.00	
Program - minimum deposit	86,948.00	
City filing fee	55.00	
County Clerk filing fee	50.00	464
Fish and Game Filing fee for EIRs	3,078.25	528
Payable to: County of Fresno (to be remitted to the State of California)		Effective 1/1/2017

*Hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

LAND USE AND ZONING

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Flood Control		
Appeal / per application	365.00	
Deferment of fees / per application	110.00	
Drainage fees of the Fresno Metropolitan Flood Control District (FMC 13-13)	See Exhibit "C"	439
General Plan and Related Document Update and Maintenance		
Surcharge on all Building Permits	10%	511
Historic Preservation Application		
	1,272.00	511
Map - Tentative Parcel Map		
		511
NOTE: Parcel Map fees shown with an asterisk (**) will be reduced by 50 percent for Inner-city areas.		
Tentative Parcel Map Filing (5 lots or more) / each	6,888.00**	
Tentative Parcel Map Filing (4 lots or less) / each	5,071.00**	
Environmental Assessment	See Environmental Assessment Fees	
Traffic Engineering review tentative parcel map / per request	290.00	
Fire Department review tentative parcel map / each	134.00	
Parks, Recreation & Community Review tentative parcel map / ea	31.00	409
Revised Tentative Parcel Map		511
NOTE: All Revised Parcel Maps are billed based on total staff Time and Materials with a base deposit as listed.*		
Major / each minimum deposit	984.00	
Minor / each minimum deposit	492.00	
Time Extension or Continuation of scheduled item at the request of applicant	656	528 Effective 1/1/2017
Map - Final Parcel Map		
	See Subdivision Section	
Map - Tentative Tract Map		
Pre-application and verification / each	3,033.00	
Tentative Tract Map filing		
Base fee per Map	16,700.00	
Per each 50 lots	8,815.00	
Environmental Assessment	See Environmental Assessment Fees	
UGM Application	See UGM Application Fees In Subdivision Section	

*Hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

LAND USE AND ZONING

Fee Description & Unit/Time	Current	Amnd
Traffic Engineering review tentative parcel map / per request	470.00SS	
Parks, Recreation & Community Review tentative parcel map / each	124.00	
Fire Department Review		
Pre-application / each	134.00	
Tentative tract map / each	134.00	
Final map / each	134.00	
Condominium Conversion		
Condominium Map (Base Fee)	23685.00	
Per 100 unit	5978.00	
Revised Tentative Tract Map		
Major / each	3575.00	
Minor / each	6664.00	
Time Extension or Continuation of scheduled item at the request of applicant	1181.00	528 Effective 1/1/2017
Map - Final Tract Map Filing	See Subdivision Section	
Master Development Agreement		511
NOTE: All Master Development Agreements are billed based on total time & materials with a base deposit require as listed.*		
Master Development Agreement base deposit	26530.00	
Meetings - Planning Commision, City Council		511
Special Meeting at request of applicat / per request	1726.00	
Time Extension or Continuation of scheduled item at the request of applicant	1181.00	
Official Plan Line - Director's Determination		511
Planning / each 409	Time & Materials (does not include environmental or engineering costs)	

*Hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

LAND USE AND ZONING

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Plan Modification (Amendments to in-process plans)/ per request	4,597.00	511
Plan Amendment NOTE: Plan Amendment fees shown with asterisks (**) will be reduced by 50 percent for the inner-city areas. Amendments to redevelopment projects not included.		511
Traffic Engineering review / per proposal	163.00	
Planned Community Development NOTE: All Formal Applications for Planned Community Developments and their separate EIRs are billed based on total staff Time & Materials with a base deposit required as listed.*		511
Preliminary Application - included project conference, and review for acceptability for processing (EIR is not included and is charged separately)	15,204.00	
Formal Application minimum deposit - includes public hearings, Development Agreement preparation and review	30,409.00	
Precise Plans of Design (includes site plan review)		511
Less than 1 acre	6,723.00	
1 to 5 acres	9,085.00	
Over 5 acres, and each additional 5 acres	2,271.00	
Private Irrigation Line Maintenance / per linear foot	5.00	

*Hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

LAND USE AND ZONING

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Refunds, Handling Charge		511
NOTE: refunds include Handling fee and are less cost of Staff Time already incurred on project (related to all Building, Planning and Subdivison entitlement fees)*		
Handling Fee	144.00	
Release Hold on Occupancy		511
Planning Entitlement related	55.00	
Subdivision Entitlement related	413.00	
Release of Lien		
Recording of release of lien on real property / per release	60.00	500
Response to Inquiries--Written		511
NOTE: All Responses to Inquiries are based on total Staff Time and Materials with a minimum 1 hour deposit.*		
All inquiries / base deposit per response	182.00	
Rezoning*		
NOTE: Rezone fees shown with asterisks(**) will be reduces by 50 percent for the inner-city areas.		
Rezone (all)	10,325.00SS**	
Modifications to zoning conditions	9,147.00SS**	
Fire Prevention fee per application	134.00SS	
Traffic Engineering review		
Rezone, all other districts / per application	110.00	
Rezone, single family / per application	110.00SS	
Scanning Entitlements	140.00	511
NOTE: All scanning charges are based on a standard quantity of pages to be used per entitlement type and are billed up front with the entitlement fees		
8 1/2" x 11" / per sheet (using standard quantities per entitlement)	0.90	
Greater than 81/2" x 11" / per sheet	1.80	
Security Wire Permit Per application	454.00	511
Temporary Use Permit	328.00	528
		Effective 1/1/2017

*Hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

LAND USE AND ZONING

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Signs/Zoning Review		511
Master sign program / per program	999.00	
On-site signs / per application	318.00	
Master sign program conformance review / per application	182.00	
Temporary / Banner	182.00	
Site Plan Review (SPR)	6,905.00**	511
NOTE: Site Plan Review Fees shown with asterisks (**) will be reduced by 50 percent for inner-City areas.		
Fire Prevention fee / per application	247.00	
Police Site Plan review / per application (exclude senior citizen functions)	210.00	409
Traffic Engineering review / per application		525
Level 1	31.00	
Level 2	275.00	
Level 3	518.00	
Level 4	1036.00	
Amendment to approved SPR		511
NOTE: Fees shown with asterisks (**) will be reduced by 50 percent for inner-City areas.		
Major Revised exhibit / per request	1,590.00**	
Minor revised exhibit / per request	727.00**	
plus hourly consulting fee as required (all Amendments) 1 hour minimum*		
Rear yard encroachment	591.00	511
Corrected Exhibits (all SPRs) after first two	545.00	511
Special and Consulting Services		511
Services requested by applicant related to land use & zoning. Charges are in addition to the regular application fees, subject to the availability of staff:		
During regular business hours		
Hour, 1-hour minimum	hrly rate*	
Other than regular business hours (except Sundays and holidays)		
Hour, 1-hour minimum	1.5 x hrly rate*	
Consulting Service not otherwise listed		
Hour, 1-hour minimum	hrly rate*	
Street Name Change	8,255.00	511
Tree Removal Permit - fee not required for Single Family Homes	328.00	528

Effective
1/1/2017

*Hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

LAND USE AND ZONING

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Variance	6,160.00	511
NOTE: Variance fees shown with astersiks(**) will be reduced by 50 percent for the inner-city areas.		
Security-related	6,6160.00**	
Single-family residential lot, 1 acre or less/per application	6,160.00**	
All other applications/per application	8,020.00**	
Voluntary Parcel Merger	627.00	525
Waiver or Interpretation of Development Standards (staff suport for process)		511
Per request	164.00	
Zoning Clearance	27.00	528
Low Level	328.00	Effective
Medium Level	1,640.00	1/1/2017
High Level		
Zoning Ordinance Text Amendment		511
Per application	12,381.00	

*Hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

SUBDIVISION

Fee Description & Unit/Time	Current	Amnd
Building Plan Check - Offsite Improvements		511
Commercial	300.00	
Residential	373.00	
Covenants		511
Preparation and recording	1,094.00	
Revision of Covenant	721.00	
Release of Covenant	721.00	
Lot Line Adjustment -		511
Application	1,051.00	
Map - Tentative Parcel Map	See Land Use and Zoning Section	511
Map - Final Parcel Map		511
Final Parcel Map filing (5 lots or more) / each	5,134.00	
Final Parcel Map filing (4 lots or less) / each	3,823.00	
Parcel Map Waiver Certificate request / per request	774.00	
Map - Tentative Tract Map	See Land Use and Zoning Section	511
Map - Final Tract Map Filing		511
Map	6,228.00	
Per 50 lots	1,827.00	
Meeting -Planning Commission, City Council		
Special Meeting at request of applicant / per request	1,726.00	
Time Extension or Continuation of scheduled item at the request of applicant	1,181.00	
Special Agreements		
Special Developments		
Simple Residential Deferral / per agreement	285.00	
Standard / per agreement	640.00	
Major / per agreement	1,710.00	
Early Construction (Sewer, Water, Streets) / per agreement	450.00	
Early Issuance of Building Permit / per agreement	1,094.00	
Revision of Agreement	See Covenant Revision	
Assumption Agreement / per agreement	1,010.00	
Substitution of Securities / per agreement	390.00	

*Hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

SUBDIVISION

Fee Description & Unit/Time

Current

Amnd

Special and Consulting Services

Services requested by applicant related to subdivison fees	52.00	
Charges are in addition of the regular application fees, subject to the availaability of staff:		2,620.00*
During regular business hours		
Hour, 1-hour minimum		hrly rate*
Other than regular business hours (except Sundays and holidays)		
Hour, 1-hour minimum	1.5 x hrly rate*	
Consulting Service not otherwise listed		
Hour, 1-hour minimum		hrly rate*

Street Signs, Striping & Markers

393

Street name sign / per set		
Overhead Sign (per installation)	223.00	
Ground Mounted (per installation)	151.00	
Mounted on Street Light Pole (per installation)	142.00	
Stop Signs on U-Channel Post (per installation)	106.00	
Stop Signs on Street Light Pole (per installation)	109.00	
Street striping and pavement markers / per lane mile		
4" White skip or solid	.04 per l.f.	
6" White solid	.12 per l.f.	
8" White solid	.14 per l.f.	
12" White solid	.20 per l.f.	
4" Yellow skip or solid	.06 per l.f.	
6" Yellow solid	.14 per i.f.	
8" Yellow solid	.16 per l.f.	
12" Yellow solid	.22 per l.f.	
New letters and turn arrows (each letter or arrow)	5.50	
Install handi-cap stalls	25.00 ea.	
Raised wheel stops	25.00 ea.	
Removal of any striping or stenciling	.70 per foot	
Labor rate (per hour)	35.34 per hr	
Warning and regulatory signs / per sign	77.00	

NOTE: see also Public Works for fees on Bike Land Striping

*Hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

SUBDIVISION			
Fee Description & Unit/Time	Current	Amnd	
Subdivision Agreement Preparation	2,290.00		511
Subdivision - Miscellaneous Processes			511
Additional tax certification process	197.00		
Certificate of Compliance (SMA 66499.35) / per certificate	1,693.00		
Certificate of Correction (SMA 66469)			
Minor / per certificate	197.00		
Major / per certificate	592.00		
Monument Check			
Lot	30.00		
Minimum	200.00		
Monument Recheck / each	Monument check fee +73.00		
Record of Survey Processing / each	545.00		511
UGM Application			
Subdivision / per application	-0-		
Other than subdivision / per application	-0-		
Waiver request / per application	2,520.00		
Exemption / per request	1,780.00		
Fee deferral / per request	1,780.00		
Boundary amendment / per request	2,100.00		

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

COPPER RIVER RANCH IMPACT FEE

- All rates in this section apply to land known as Copper River Ranch bound by Copper Avenue to the South, Friant Avenue to the West, Willow Avenue to the east and approximately one mile north of Copper Avenue as studied in the program EIR10126. These fees are developed and adopted based on August 16, 2007 Fee Study for Copper River Ranch. Any entitlement within the project boundary identified above is subject to the Copper River Ranch fees pursuant to the following schedule.

CRR - Associated Major Roadway Infrastructure Facility Fee^{1*}	7,972/gross acre	491
CRR - Interior Collector Roadway Facility Fee^{1*}	26,676/gross acre	491
CRR - Sewer Backbone System Facility Fee^{2*}	877/EDU	491

NOTES:

¹ Fee Calculations for the Associated Major Road Infrastructure Facilities and Interior Collector Street Facilities fees do not, nor intended to, overlap with improvements (specifically pavements, median curbs, and other improvements) covered in the City of Fresno, Major Street Impact Fees (FMSI) or the Traffic Signal Mitigation Impact Fee (TSMI).

² Commercial Land uses are based on 5.8 edu's per acre.

³ As the improvements are constructed and reimbursement requests are submitted, the City of Fresno shall disburse funds as those funds become available. The developer must submit the appropriate information to the City in order to be considered for reimbursement (see City reimbursement procedures). Reimbursements will be made in the order that the infrastructure improvements were accepted by the City.

* Fees effective 60 days after final passage.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM FIRE STATION CAPITAL FEE (FMC 12-4.508)

- All rates in this section apply to land in the Urban Growth Management (UGM) area only. These fees are in addition to land use and construction requirements.
- For parcels of land located in a land-use district not listed below, the Development Department Director shall fix a rate using the rate for a land-use district below which, in the Director's opinion, is most similar to the district.

Fire Station Service Area No. 2

	<u>Service Rate</u> <u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	74.00
S-L*, R-1-B, R-1-C, R-1-B/PUD	122.00
R-1-C/PUD, R-1, R-1/PUD	278.00
R-2, R-2-A, M-H, T-P	555.00
R-3, R-3-A, R-4	740.00
C-1 through C-6, C-C, C-1-P, C-P, P, R-P	492.00
Industrial	492.00

* On October 8, 1992, the Development Department Director made the determination that the C-P and R-P districts are most similar to the S-L district (Ordinance No. 91-102) for UGM fee rate purposes.

Fire Station Service Area No. 13

	<u>Service Rate</u> <u>Per Gross Acre</u>
S-L, R-A, R-1, R-1-A, R-1-AH, R-1-B, R-1-C, R-1-E, R-1-EH	251.00
R-2, R-2-A	307.00
M-H, R-3, R-3-A, T-P	340.00
R-4	417.00
M-1, M-1-P, M-2, M-3, C-R	600.00
C-P	614.00
C-M, R-P, R-P-L,	654.00
C-1 through C-6, C-C, C-P P	742.00
AE-5, AE-20, 0	No Fee

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM FIRE STATION CAPITAL FEE (FMC 12-4.508)

Fire Station Service Area No. 14	<u>Service Rate</u> <u>Per Gross Acre</u>	<u>Accl. Rate</u> <u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	87.00	169.00
S-L, R-1-B, R-1-C	206.00	400.00
R-1	282.00	547.00
R-2-A, R-2, T-P	1,060.00	2,056.00
M-H, R-3-A, R-3, R-4	1,317.00	2,555.00
C-1 through C-6, C-C, C-P, C-R, C-L, C-M, M-1, M-1-P, M-2, M-3, R-P, R-P-L	564.00	1,094.00

Fire Station Service Area No. 15	<u>Service Rate</u> <u>Per Gross Acre</u>	<u>Accl. Rate</u> <u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	109.00	188.00
S-L, R-1-B, R-1-C	257.00	442.00
R-1	352.00	605.00
R-2-A, R-2, T-P	1,324.00	2,277.00
M-H, R-3-A, R-3, R-4	1,644.00	2,828.00
C-1 through C-6, C-P, C-L, C-R, C-M, C-C, M-1, M-1-P, M-2, M-3, R-P, R-P-L	704.00	1,211.00

Fire Station Service Area No. 16	<u>Service Rate</u> <u>Per Gross Acre</u>	<u>Semi Accl. Rate</u> <u>Per Gross Acre</u>	<u>Accl. Rate</u> <u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	25.00	205.00	385.00
S-L, R-1-B, R-1-C	60.00	483.00	907.00
R-1	82.00	662.00	1,242.00
R-2-A, R-2, T-P	308.00	2,490.00	4,671.00
M-H, R-3, R-3-A, R-4	383.00	3,092.00	5,802.00
C-P, C-R, C-M, M-1, M-1-P, M-2, M-3, R-P, R-P-L, P, C-1 through C-6, C-C, C-L	164.00	1,324.00	2,485.00

Fire Station Service Area No. 17	<u>Service Rate</u> <u>Per Gross Acre</u>	<u>Semi Accl. Rate</u> <u>Per Gross Acre</u>	<u>Accl. Rate</u> <u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	23.00	136.00	250.00
S-L, R-1-B, R-1-C	63.00	321.00	589.00
R-1	73.00	440.00	807.00
R-2, R-2-A, T-P	274.00	1,655.00	3,036.00
M-H, R-3-A, R-3, R-4	340.00	2,055.00	3,770.00
C-P, C-R, C-M, M-1, M-1-P, M-2, M-3, R-P, R-P-L, P, C-1 through C-6, C-C, C-L	145.00	880.00	1,615.00

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM FIRE STATION CAPITAL FEE (FMC 12-4.508)

Fire Station Service Area No. 21	<u>Service Rate</u> <u>Per Gross Acre</u>	<u>Accl. Rate</u> <u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	114.00	370.00
S-L, R-1-B, R-1-C	187.00	610.00
R-1	411.00	1,388.00
R-2-A, R-2, T-P	855.00	2,775.00
M-H, R-3-A, R-3, R-4	1,140.00	3,700.00
C-P, C-R, C-M, M-1, M-1-P, M-2, M-3, R-P, R-P-L, P, C-1 through C-6, C-C, C-L	758.00	2,460.00
Undesignated Service Area	<u>Service Rate</u> <u>Per Gross Acre</u>	
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	250.00	
S-L, R-1-B, R-1-C, R-1-B/PUD	600.00	
R-1, R-1-C/PUD, R-1/PUD	800.00	
M-H, R-2, R-2-A, T-P	3,000.00	
R-3, R-3-A, R-4	3,700.00	
C-1 through C-6, C-C, C-M, C-1-P, C-P, P, R-P	1,600.00	
Industrial	1,600.00	
Fire Impact Fee - Citywide**	<u>Option II</u>	434.00
Single family residential / per unit	539.00	
Multi-family residential (>7.5 units/acre) fee per unit	439.00	
Commercial (fee per 1000 sf of building)	236.00	
Industrial (fee pe Option II)	150.00	

** Fee applicable to map accepted for filing after August 30, 2005 and all Developers after November 27, 2005.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM MAJOR STREET CHARGE AND FEE CREDITS (FMC 12-226)

Major Street Charge Fee Credits -- Prior to October 22, 1982

	<u>Fees are per Linear Foot</u>			
	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1981/1982</u>
Zones A, B, C				
Travel lane				
Arterial	13.00	16.00	19.25	22.25
Collector	11.00	13.00	15.25	17.25
Travel lane with shoulder				
Arterial	17.00	21.25	25.50	29.75
Collector	15.00	17.50	20.25	23.00
Travel lane with median curb				
Arterial	17.50	21.50	25.25	29.25
Travel lane with median curb and shoulder				
Arterial	22.00	27.00	31.75	36.75
Zones D-1, D-2				
Travel lane				
Arterial	10.50	13.00	15.50	18.00
Collector	8.75	10.75	12.50	14.50
Zones E-1, E-2, F				
Travel lane with shoulder				
Arterial	14.00	17.25	20.75	24.00
Collector	11.75	14.25	17.00	19.50
Zones E-3, E-4, E-5				
Travel lane with median curb				
Arterial	15.00	18.25	21.75	25.00
Travel lane with median curb and shoulder	18.50	22.50	26.75	31.00s

Major Street Charge Fee Credits -- After October 22, 1982

Fee credits are based on 12-foot travel lanes, 4-foot shoulders, and 22-foot medians. Variances from these standards will be adjusted on a pro-rata basis.

Zones A, B, C-D-2, D-1/E-2, E-1, F	<u>Per Linear Foot</u>
Travel lane	
Arterial streets	19.50
Collector streets	14.50
Travel lane with shoulder	
Arterial streets	24.50
Collector streets	19.50
Finished median with curbs	25.00
Graded median without curbs	11.00
Left-turn pocket with island curbs / each	19,000.00

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM MAJOR STREET CHARGE AND FEE CREDITS (FMC 12-226)

Major Street Charge Fee Credits -- After October 22, 1982 (continued)

Zones E-3, E-4, E-5	<u>Per Linear Foot</u>
Travel lane	
Arterial streets	15.75
Collector streets	12.25
Travel lane with shoulder	
Arterial streets	21.00
Collector streets	17.00
Finished median with curbs	21.00
Graded median without curbs	8.00
Left-turn pocket with island curbs / each	17,700.00

Charges and fee credits for projects approved during 1979, 1980, and 1981, represent the 1978 figures adjusted upwards by 22.3 percent for 1979, 44.7 percent for 1980, and 67.8 percent for 1981/1982 to reflect increased construction costs. In no event shall the total actual fee credit for such years be less than the total fee credit established for 1978.

Applicable to the year in which the major street improvements are accepted by the City. In the event of a reimbursement, the major street charges paid prior to October 22, 1982, shall be adjusted upward to reflect the rates established here. In no event shall the reimbursement be less than the reimbursement amount established for 1978.

Per Gross Acre (excludes area of major street)

	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1981/1982</u>
Zone A	650.00	795.00	940.00	1,085.00
Zone B	710.00	870.00	1,025.00	1,185.00
Zone C	855.00	1,095.00	1,235.00	1,430.00
Zone D-1	270.00	330.00	390.00	450.00
Zone D-2	270.00	330.00	390.00	450.00
Zone E-1	895.00	1,095.00	1,295.00	1,495.00
Zone E-2	680.00	830.00	895.00	1,135.00
Zone E-3	820.00	1,000.00	1,185.00	1,370.00
Zone E-4	700.00	855.00	1,015.00	1,170.00
Zone E-5	180.00	220.00	260.00	300.00
Zone F	895.00	1,095.00	1,295.00	1,495.00

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM MAJOR STREET CHARGE AND FEE CREDITS (FMC 12-226-1)

**Per Gross Acre
(excludes area of major streets)**

Major Street Charges -- Applicable to all Building Permits issued prior to July 1, 2007 443

Applicable to each lot created by a vesting subdivision map accepted for filing prior to January 23, 2007, and whose vesting rights have not expired.

Zone A	-0-
Zone B	-0-
Zone C/D-2	2,798.00
Zone D-1/E-2	3,161.00
Zone E-1	2,436.00
Zone E-3	4,053.00
Zone E-4	3,531.00
Zone E-5	-0-
Zone F	3,625.00

All other zones, charges, and fees are established by the Public Works Director

UGM MAJOR STREET BRIDGE CHARGE (FMC 11-226-1)

**Per Gross Acre
(excludes area of major streets)**

Major Street Charges -- Applicable to all Building Permits issued prior to July 1, 2007 443

Applicable to each lot created by a vesting subdivision map accepted for filing prior to January 23, 2007, and whose vesting rights have not expired.

Zone A	-0-
Zone B	-0-
Zone C/D-2	94.00
Zone D-1/E-2	304.00
Zone E-1	254.00
Zone E-3	232.00
Zone E-4	196.00
Zone E-5	-0-
Zone F	72.00

All other zones, charges, and fees are established by the Public Works Director

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

CITYWIDE LOCALLY REGIONALLY SIGNIFICANT STREET CHARGE (FMC 11-226.2)

**Per Gross Acre
(excludes area of major streets)**

Citywide Locally Regionally Significant Street Impact Fee 466

The Citywide Regional Street Impact Fee shall be applicable to all building permits issued after July 1, 2007, except for those lots that are protected under vesting map rights which have not expired. This fee would also be applicable to any lots created by subdivision whose map was accepted for filing after January 23, 2007. Fee shall be calculated on a net acreage basis - gross area less major street dedications.

Residential (Low-Medium)	8,361
Residential (Medium/High-High)	15,663
Commercial Retail	20,233
Commercial Office	15,422
Light Industrial	3,633
Heavy Industrial	2,541

NEW GROWTH AREA MAJOR STREET CHARGE (FMC 11-226.2)

**Per Gross Acre
(excludes area of major streets)**

New Growth Area Major Street Impact Fee 466

The New Growth Area Major Street Impact Fee shall be applicable to all building permits issued after July 1, 2007, except for those lots that are protected under vesting map rights which have not expired. This fee would be applicable to any lots created by subdivision whose map was accepted for filing after January 23, 2007. Fee shall be calculated on a net acreage basis - gross area less major street dedications.

Residential (Low-Medium)	18,790
Residential (Medium/High-High)	36,709
Commercial Retail	50,120
Commercial Office	34,827
Light Industrial	8,204
Heavy Industrial	5,739

* Includes Citywide locally regionally significant street charge.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM PARK FEES (FMC 12-4.509)

For parcels of land located in a land-use district not listed below, the Development Department Director shall fix a rate using the rate for a land-use district below which, in the Director's opinion, is most similar to the district.

	Service Rate Per Gross Acre	Accl. Rate Per Gross Acre
Park Service Area No. 1		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	213.00	426.00
R-1-B, R-1-C	352.00	705.00
MH, R-1	799.00	1,598.00
R-2-A, R-2, T-P	1,598.00	3,196.00
R-3-A, R-3, R-4	2,131.00	4,263.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	400.00	800.00
M-1-P, M-1, M-2, M-3	213.00	426.00
Park Service Area No. 2		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	319.00	638.00
R-1-B, R-1-C	526.00	1,053.00
MH, R-1	1,196.00	2,392.00
R-2-A, R-2, T-P	2,392.00	4,785.00
R-3-A, R-3, R-4	3,190.00	6,380.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	599.00	1,198.00
M-1-P, M-1, M-2, M-3	319.00	638.00
Park Service Area No. 3		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	429.00	858.00
R-1-B, R-1-C	708.00	1,415.00
MH, R-1	1,609.00	3,219.00
R-2-A, R-2, T-P	3,219.00	6,438.00
R-3-A, R-3, R-4	4,292.00	8,584.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	805.00	1,609.00
M-1-P, M-1, M-2, M-3	429.00	858.00
Park Service Area No. 4		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	238.00	476.00
R-1-B, R-1-C	393.00	786.00
MH, R-1	892.00	1,783.00
R-2-A, R-2, T-P	1,783.00	3,567.00
R-3-A, R-3, R-4	2,378.00	4,756.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	447.00	893.00
M-1-P, M-1, M-2, M-3	238.00	476.00

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM PARK FEES (FMC 12-4.509)

	Service Rate Per Gross Acre	Accl. Rate Per Gross Acre
Park Service Area No. 5		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	328.00	655.00
R-1-B, R-1-C	541.00	1,082.00
MH, R-1	1,230.00	2,459.00
R-2-A, R-2, T-P	2,458.00	4,915.00
R-3-A, R-3, R-4	3,277.00	6,554.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	615.00	1,230.00
M-1-P, M-1, M-2, M-3	328.00	655.00
Park Service Area No. 6		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	219.00	438.00
R-1-B, R-1-C	361.00	722.00
MH, R-1	821.00	1,641.00
R-2-A, R-2, T-P	1,641.00	3,283.00
R-3-A, R-3, R-4	2,188.00	4,376.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	410.00	821.00
M-1-P, M-1, M-2, M-3	219.00	438.00
Park Service Area No. 7		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	490.00	980.00
R-1-B, R-1-C	809.00	1,618.00
MH, R-1	1,225.00	2,450.00
R-2-A, R-2, T-P	3,676.00	7,351.00
R-3-A, R-3, R-4	4,901.00	9,801.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	919.00	1,838.00
M-1-P, M-1, M-2, M-3	490.00	980.00
Park Facility Impact Fee - Citywide**	Per Unit	434
Single Family Dwelling	3,398.00	9/05
Multi-Family Dwelling (>7.5 units/Acre)	2,764.00	
Quimby Parkland Dedication Fee***	Per Unit	434
(Applicable to land divisions only)	1,120.00	
Single Family Dwelling****	911.00	
Multi-Family Dwelling****		

** Fee applicable to maps accepted for filing after August 30, 2005 and all developments after November 20, 2005

*** Fee applicable to maps accepted for filing after August 30, 2005. Effective date of collection October 27, 2005.

**** This amount if paid is creditable against the Park Facility Impact Fee.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM GRADE SEPARATION FEES (FMC 11-227)

	<u>Service Rate Per Gross Acre (except area of major streets)</u>	
Grade Separation Fee		417
Service area		
Zone E-4-A	443.00	

UGM GRADE SEPARATION FEES (FMC 11-227)

Rates shall apply only to tentative maps deemed to be complete prior to July 31, 1990, and to all other entitlements approved prior to July 31, 1990, where the developer shows evidence to the satisfaction of the Development Department Director that a construction loan commitment was secured prior to September 30, 1990, and to final maps approved prior to September 30, 1990, for which covenants have been executed deferring fees to issuance of building permit.

	<u>Cornelia Trunk Service Area Per Gross Acre (except area of major streets)</u>	<u>Grantland Trunk Service Area Per Gross Acre (except area of major streets)</u>
Zone District classifications:		
S-L, R-A, AE-5, AE-20	80.00	86.00
R-1-A, R-1-AH, R-1-E, R-1-EH	200.00	215.00
R-1-B, R-1-C	326.00	356.00
R-1	445.00	482.00
C-1, C-2	490.00	702.00
C-M, M-1, M-1-P, M-2	504.00	546.00
C-3 through C-6, C-R	792.00	858.00
C-P, R-P, R-P-L	1,257.00	1,362.00
R-2, R-2-A, R-3, R-3-A, R-4, TP, MH	1,257.00	1,362.00
Minimum / per lot	70.00	70.00

All other zones, rates established by the Public Works Director based on estimated sewer flow

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM TRUNK SEWER CHARGE (FMC 9-503; RESOLUTION 83-40)

Millbrook Overlay Sewer Service Area (Reso 87-376)	
Area north of Shepherd Avenue (except Dominion Planned Community)	393.00 per Gross Acre (except area of major streets)
Remaining undeveloped land in Woodward Lakes	695.00 per Gross Acre (except area of major streets)
Dominion Planned Community area	44.00 per Residential Unit in excess of approved densities for each village or 2,377 total units (Ord. 90-43) effective 05/18/90
Area south of Shepherd Avenue	240.00 per Gross Acre (except area of major streets)

UGM TRAFFIC SIGNAL CHARGE (FMC 11-226)

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Traffic Signal Charge		424
Impact Fee per ADT	47.12/ADT	465
Residential Detached Single-Family Dwelling Unit	450.94/Unit	
Residential Multi-Family Dwelling Unit including apartments and condominiums with shared parking	306.97/Unit	493

NOTE: For mixed-use development or other developments not listed above, refer to the most current edition of the Institute of Transportation Engineers Trip Generation Manual to determine the weighted Average Daily Trip(s) (ADT) of the composite developed square footage times the unit impact fee of \$47.12 per ADT.

CITY OF FRESNO MASTER FEE SCHEDULE

ENTERPRISE ZONE AREAS - SPECIAL RATES

I. Business License Fees

Waived for a period of three years.

Business license fees, as contained in Section 4, "Business License and Permit Requirements," of the Master Fee Schedule, are waived for a three-year period from the time the business locates in a commercial area of the Enterprise Zones as identified in Exhibit A*. Such waiver will be available only to firms establishing new operations in the commercial area and will not apply to existing businesses relocating from one address to another within the area. No waiver will be granted to businesses created by legal reorganization or changes in ownership of existing commercial area firms.

* Street address ranges from the areas shown on the maps identified as Exhibits A and B are available in the office of the Development and Resource Management Department Resources of the City of Fresno.

II. Permit Fees and Development Entitlement Fees

Refund of a portion of fees paid (The rebate to equal 50 percent with certain maximum reductions).

Permit and inspection fees will be refunded to the property owner 50 percent, not to exceed a maximum refund of \$300 per property, for minor additions or alterations for buildings in the commercial and industrial areas of the Enterprise Zone, as identified in Exhibits A and B, respectively. Such refunds of fees will apply to items contained in Sections 7a, 7b, 7c, and 7d, "Minor Additions and Alterations of the Master Fee Schedule for buildings which have been vacant for 12 consecutive months or more prior to submission of an application for a permit.

Determination of the building vacancy period will be the responsibility of the Development Department. Evidence documenting the vacancy period may include a signed statement from the property owner, utility billing or service records, or statements from individuals, other than the owner of the property, who are familiar with the building.

Fees in Section 8, "Land Use and Zoning," and Section 9, "New Construction, Major Additions, and Alterations," will be partially refunded to the property owner for projects in the commercial and the industrial areas of the Enterprise Zone. The refunded amount will be 50 percent of the fees paid pursuant to Sections 8 and 9 of this Schedule, not to exceed a maximum reduction of \$500 per property. Such refund shall be available only once for each property during the term of the Enterprise Zone program and will not apply to later subdivisions of the property.

III. Application and Resolution of Issuance Fees for Tax-Exempt Industrial Development Bonds

Reduction of 50 percent.

The Tax-Exempt Bond Application Forms Fee, the Application Submission Fee, and the Official Resolution of Issuance Fee, as contained in Section 12, "Miscellaneous" of the Master Fee Schedule, are reduced by 50 percent for projects located in the commercial area of the Enterprise Zone, as identified by Exhibit A, and the industrial area of the Enterprise Zone, as identified by Exhibit B. Any additional costs associated with the issuance of the bonds following the Official Resolution of Issuance, including administrative expenses as defined by the Fresno Municipal Code, Section 18-101, shall be paid by the applicant or deducted from bond proceeds.

CITY OF FRESNO MASTER FEE SCHEDULE

MUNICIPAL RESTORATION ZONE - SPECIAL RATES

A copy of the **MRZ Policy** can be obtained at the City of Fresno Downtown & Community Revitalization Department. The **MRZ Policy** contains definitions for the capitalized terms in this Municipal Restoration Zone Section.

I. Business License Fees

Refund or Payment - Maximum availability three(3) consecutive years.

Under the Fresno Municipal Code, businesses and professionals pay quarterly business license fees. An Eligible New or Expanding business located in a commercial area of the Municipal Restoration Zone (MRZ)*, between October 1 and June 1 following the June 30 end of each Incentive Period may apply for a payment equal to the business license fees it actually paid during the Incentive Period in which the business was certified under this policy. For the ensuing two Incentive Periods in which the business is re-certified, the Eligible New or Expanding business may receive a payment based on the business license fees paid during each of the two Incentive Periods in which re-certified provided the appropriate certified and approved documentation is timely submitted to the Development and Resource Management Department in form and substance acceptable to the Director of that Department. Documentation shall include, but is not limited to the following:

- (a) A copy of the invoice or billing statement.
- (b) A copy of the Eligible Business' canceled check (front and back) showing the amount and date of payment.

Application for Refund or Payment - Qualified businesses may receive a refund or payment, by submitting the application to the City of Fresno Development and Resource Management Department, Attention: Director; 2600 Fresno Street, Room 2156 Fresno, California 93721-3608.

* Available from the City of Fresno Development and Resource Management Department are street address ranges for commercial and other areas within the boundaries of the MRZ as those boundaries are identified in Exhibits B-1 and B-2 of the MRZ policy.

Note: See "Business Tax and Permit Requirements" in the Finance Section of this Master Fee Schedule

CITY OF FRESNO MASTER FEE SCHEDULE

MUNICIPAL RESTORATION ZONE - SPECIAL RATES

II. Building Permit Fees and Development Entitlement Fees

One time maximum cumulative fee reduction of \$50,000 for each Eligible Business Property including any additions of property to the site. The reduction may be available one-time only and apply to a single project, and a single Eligible Business Property, e.g., establishing the business facilities or expanding the business facilities at the Eligible Business Property.

An Eligible New or Expanding business, which is certified during an Incentive Period, and applies for the incentive, may receive a one-time reduction of up to 50 percent of building permit fees and development entitlement fees. Such reductions of fees will apply to items contained in Planning & Development Sections, " Minor Additions and Alterations, Land Use and Zoning, and New Construction" of the Master Fee Schedule. Such reduction shall not apply to impact fees. Where such fee reductions are available under a different program or policy, such as the Enterprise Zone, or under the City's "inner city fee reduction policy", an Eligible Business in the MRZ may choose the fee reduction that provides the greater benefit. Where such fee reductions are available under a different program or policy, such as the Enterprise Zone, or under the City's "inner city fee reduction policy," an Eligible Business in the MRZ may choose the fee reduction under the program that provides the greater benefit but may not receive multiple overlapping fee reductions.

Documentation or other certification process will include a provision notifying the business that such fee waiver or reduction may result in the work being conducted under the permit or other entitlement for which fees are reduced or waived being determined to be a public work for prevailing wage purposes, thereby requiring the business or other party contracting for the work to pay prevailing wages (see California Labor Code sections 1720, 1726, 1771 and 1781). The business receiving the incentive shall be solely responsible for determining the application of and paying prevailing wages and complying with any other duties arising from such determination.

Application for Reduction - Qualified businesses may receive a reduction, by submitting the application to the City of Fresno Development and Resource Management Department, Attention: Director; 2600 Fresno Street, Room 2156 Fresno, California 93721-3608.

CITY OF FRESNO MASTER FEE SCHEDULE

MUNICIPAL RESTORATION ZONE - SPECIAL RATES

III. Sales and Use/Real Property (Ad valorem) Taxes

Maximum \$10,000 cumulative and aggregated sales and use tax, and real property tax incentives, per Incentive Period for up to five (5) consecutive Incentive Periods.

Sales or Use Taxes

A certified Eligible New or Expanding business, between October 1 and June 1 following the June 30 end of each Incentive Period, may apply to receive an amount which is equal to up to 50 percent of the increase in the City Sales Taxes actually allocated to and received by the City in each Incentive Period that the business is certified, for up to five consecutive Incentive Periods after establishing or expanding its business within the MRZ. The payment amount, when aggregated with any amount to be paid based on ad valorem taxes, shall not exceed \$10,000 for any Incentive Period, and shall be conditioned on the certified Eligible Business completing a Sales Tax/Property Tax Payment Form and providing documentation, satisfactory to the Director of the Development and Resource Management Department to substantiate the following:

- (a) The Eligible Business establishes the amount of increased sales or use taxes it paid to the State during the Incentive Period, the increased sales and use taxes are directly attributable to sales from its new business on and from the Eligible Business Property, and the State shall have allocated and the City shall have received the City Sales Tax during the Incentive Period, and
- (b) The business paid the sales or use to the State Board of Equalization, properly reporting Fresno, and the Eligible Business Property as the site of the sale or use, and
- (c) The State pays and the City receives the sales or use taxes attributable to the Eligible Business for the Incentive Period, and
- (d) The Eligible Business timely applies for the incentive and provides a sales tax certificate setting forth its collection of sales and use taxes attributable to its business on Eligible Business Property, and provides a copy of the canceled check showing payment, and provides such other supporting documentation as the Director of the Development and Resource Management Department may require.

Real Property Tax/Ad Valorem Taxes

A certified Eligible New or Expanding business, which owns its Eligible Business Property, between October 1 and June 1 following the June 30 end of each Incentive Period, may apply to receive an amount which is equal to up to 50 percent of any increase in ad valorem taxes resulting from establishing or expanding its business on Eligible Business Property that is actually passed through to the City and City receives. The Eligible Business must first pay the taxes. The 50 percent applies only to that part of the increase which the County allocates and pays to the City in any Incentive Period for which the business is certified. The Eligible Business may request certification and apply to receive payment for up to five consecutive Incentive Periods after establishing or expanding its business within the MRZ, provided the amount when aggregated with any amounts payable to or paid to the Eligible Business based on sales or use taxes, does not exceed \$10,000 in any single year, and provided the certified Eligible Business documents the following and the following conditions to payment are met:

- (a) The ad valorem taxes exceed the Eligible Business' ad valorem taxes assessed on the Eligible Business Property in the prior tax year, and
- (b) That the increase is attributable to improvements which the Eligible Business made to the Eligible Business Property, and

CITY OF FRESNO MASTER FEE SCHEDULE

MUNICIPAL RESTORATION ZONE - SPECIAL RATES

III. Sales and Use/Real Property (Ad valorem) Taxes - continued

- (c) The Eligible Business paid the ad valorem taxes to the County Tax Assessor (front and back of canceled check) , and
- (d) The County has allocated to and the City has received a portion of the increased ad valorem taxes from the assessment attributable to the Eligible Business Property and any improvements thereon, and
- (e) The Eligible Business timely applies for the incentive and provides such supporting documentation as the Director of the Downtown & Community Revitalization Department may require.

Application for Incentive - Qualified businesses may receive an incentive, by submitting the application to the City of Fresno Development and Resource Management Department, Attention: Director; 2600 Fresno Street, Room 2156 Fresno, California 93721-3608.

IV. Credits for Hiring Qualified Employees

Maximum \$3,000 credit per Incentive Period for each qualified full-time employee (based on 20 percent of wages paid in a single Incentive Period); maximum \$15,000 credits per Eligible Business in a single Incentive Period; for up to five (5) consecutive Incentive Periods.

Any Eligible New or Expanding business, between October 1 and June 1 following the June 30 end of each Incentive Period, may apply to receive in the Incentive Period then ending, up to \$3,000 credit per qualified employee, and up to a maximum of \$15,000 credit in such Incentive Period. The Eligible Business may either (1) in any of its first five consecutive years use the credits to increase the payment under this policy that is equivalent to a percentage of the sales taxes that the Eligible Business paid during the Incentive Period, or (2) in its fourth and fifth year may use the credits to receive a payment that is the lesser of the amount of business license fees paid in the relevant Incentive Periods, or the credits. The credit will be calculated as 20 percent of the wages paid to the qualified employee up to a maximum of \$15,000 wages in any single Incentive Period, for up to a maximum of \$15,000 in credits during a single Incentive Period, and for a maximum of up to five consecutive Incentive Periods, subject to annual certification.

The Eligible Business will complete a hiring voucher, as the form may be revised from time to time, and provide proof, satisfactory to the Director, of employees's residence within the MRZ at time of hire by submitting a voucher application, along with proper current documentation (I-9, W-4, current driver's license, or utility bill), and proof of wages paid though payroll or other records satisfactory to the Director of the Development and Resource Management Department. To receive hiring credits in each of the two subsequent consecutive Incentive Periods, the Eligible Business will provide evidence satisfactory to the Director of each Qualified Employee's continued employment, and the wages paid.

Application for Credit - Given as a retroactive credit by the City of Fresno Development and Resource Management Department, Attention: Director; 2600 Fresno Street, Room 2156 Fresno, California 93721-3608.

Property tax increment allocated to and paid to the Redevelopment Agency are not real property taxes paid to the City, and are not subject to the MRZ policy.

"Incentive Period," means the fiscal year (July 1 through June 30)