

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

LAND USE, ZONING, AND SUBDIVISION

- 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 \$207.43[^] blended hourly rate applies.
- 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 noted with "****" are available for encouragement of "inner city" projects in the area described below (indicated by "IC", "IC-H", "IC-P" and "IC-HT") (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.
- 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.

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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.

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LAND USE, ZONING, AND DIVISION

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Address Change		560
Assignment - Parcel Map	248.47 [^]	
Assignment - Tract Map first 50 lots or less	528.01 [^]	
Assignment - Tract Map per each additional 50 lots or less	207.43 [^]	
Change	264.00 [^]	
Annexation Application Fee (LAFCO fees must be paid by applicant)		560
Inhabited	13,653.83 [^]	
Un-inhabited	10,137.49 [^]	
Appeal by Applicant (requiring Planning Commission review)	930.66 [^]	560
Bond/Performance and Surety		560
Processing, handling, and release / per request	207.43 [^]	
Surety bond, house mover		
Minimum bond	2,218.51 [^]	
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)		560
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:	12,878.46 [^]	

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LAND USE, ZONING, AND LAND DIVISION

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Conditional Use Permit (CUP) - continued		511
Fire Department Plan Review of CUP Application	247.00	
Police Department Review of CUP/per application (exclude senior citizen functions)	210.00	409
Traffic Engineering Review/per application Application		525
Level 1	31.00	
Level 2	275.00	
Level 3	518.00	
Level 4	1,036.00	
Amendment to approved CUP	5,648.33 [^]	560
Major Revised exhibit / per request (routing required)	2,937.31 [^]	
Moderate Revised exhibit / per request (no routing or limited routin for unsubstantial changes to Fire or DPW only required) Moderate RE includes: Reapplication fee for subsequent owners, Fences on a single-family reversed corner lot	590.12 [^]	565
Minor Revised exhibit / hourly rate	207.43 [^]	565
Corrected Exhibits (all CUPs) after first 2	724.34 [^]	560
Special use CUP*		
Condominim Conversion	24,825.13 [^]	
Per 100 Units	4,137.53 [^]	
Conditional Use Permit - ABCUP		560
Standard off-sale	12,101.97 [^]	
Standalone on-sale (bar /nightclub)	6,206.28 [^]	
Minimal Impact (on-sale restaurant or tasting room)	3,103.69 [^]	
Major Modification	2,068.76 [^]	
Minor Modification	413.76 [^]	
New Alcohol use submitted with full related development permit or CUP	2,068.76 [^]	

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

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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		560
Preparation and recording	1,655.01 [^]	
Revision of Covenants	1,034.93 [^]	
Release of covenant	621.18 [^]	
County recordation fee / per document	Current rate	
Development Permit (DP)	11,730.38 ^{**^}	560
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 DP		565
NOTE: Fees shown with asterisks (**) will be reduced by 50 percent for inner-City areas.		
Amendment	7,447.54 [^]	
Major Revised exhibit / per request (routing required)	2,937.31 ^{** ^}	
Moderate Revised exhibit / per request (no routing or limited routing for unsubstantial changes to Fire or DPW only required) plus hourly consulting fee as required (all Amendments) 1 hour minimum*	590.12 ^{** ^}	
Minor Revised exhibit / hourly rate	207.43 [^]	
Rear yard encroachment	207.43 [^]	560
Deviation Application **		565
Minor Deviation / per application	277.32 [^]	
Director's Determination		560
Per application	1,663.88 [^]	
Draw-Down Account Administrative Fee		560
Annual fee per account	239.60 [^]	
DRC Process	221.85 [^]	560

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LAND USE AND ZONING

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Encroachment		565
Public right-of-way	See Street Work Fees	
Public utility easement / per application	See "Encroachment" in Public Works section	
Rear yard encroachment	See Development Permit Review Fees	
Environmental Assessment Fee (all private and non-entitlement public projects)		565
NOTE: Environmental Assessment fees shown with asterisks (***) will bereduced by 50 percent for the inner-City areas.		
Categorical Exemption / per application	621.18**^	565
Negative Declaration / per application	6,620.04**^	
Mitigated Negative Declaration/per application	11,792.49**^	
Related Special Studies for all Eas	hrly rate*^	
Planning Review of others' Special Studies (each)	374.00	
Planning Review of Traffic Studies (each)	622.29^	
Outsourced Initial Study		
City Facilitation	3,103.69^	
Consultant Costs	22,185.11^	
Application/Filing Fees (on-Negative Declarations, Mitigating Negative Declaration)		565
City filing fee/application + filing fees	55.00	511
County Clerk filing fee/application + filing fees.	50.00	565
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)	Current fee as	546
Payable to: County of Fresno (to be remitted to the State of California)	reflected on the California Department of Fish and Wildlife Website.	

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LAND USE AND ZONING

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Environmental Impact Report (EIR)		560
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	25,721.41 [^]	
Program - minimum deposit	50,820.53 [^]	
City filing fee	55.00	
County Clerk filing fee	50.00	464
 Fish and Game Filing fee for EIRs	 Current fee as	 546
Payable to: County of Fresno (to be remitted to the State of California)	reflected on the California Department of Fish and Wildlife Website.	

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<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
GIS Research Request	207.43 [^]	560
Historic Preservation Application	1,448.69 [^]	560
Map - Tentative Parcel Map		560
NOTE: Parcel Map fees shown with an asterisk (**) will be reduced by 50 percent for Inner-city areas.		
Pre-application and Verification	3,103.69 [^]	
Tentative Parcel Map Filing (5 lots or more) / each	8,275.04 ^{**^}	
Tentative Parcel Map Filing (4 lots or less) / each	6,206.28 ^{**^}	
Environmental Assessment	See Environmental Assessment Fees	
Traffic Engineering Review tentative parcel map / per request	see Traffic Engineering Review / per application under Conditional Use Permit (CUP)	560
Fire Department Review tentative parcel map / each	134.00	
Parks, Recreation & Community Review tentative parcel map / eac	31.00	409
Revised Tentative Parcel Map		560
NOTE: All Revised Parcel Maps are billed based on total staff Time and Materials with a base deposit as listed.*		
Major / each minimum deposit	1,655.01 [^]	
Minor / each minimum deposit	827.50 [^]	
Time Extension or Continuation of scheduled item at the request of applicant	2,068.76 [^]	560
Revised Conditions		
Minor	827.50 [^]	
Major	2,482.51 [^]	
Map - Final Parcel Map	See Subdivision Section	

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<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Map - Tentative Tract Map		560
Pre-application and verification / each	4,344.95 [^]	
Tentative Tract Map filing		
Base fee per Map	21,928.87 [^]	
Per each 50 lots	8,275.04 [^]	
Environmental Assessment	See Environmental Assessment Fees	
UGM Application	See UGM Application Fees In Subdivision Section	

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<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Traffic Engineering Review tentative tract map / per request	see Traffic Engineering Review / per application under Conditional Use Permit (CUP)	560
Parks, Recreation & Community Review tentative tract map / each	124.00	
Fire Department Review		
Pre-application / each	134.00	
Tentative tract map / each	134.00	
Final map / each	134.00	
Revised Tentative Tract Map		560
Major / each	12,412.57 [^]	
Minor / each	4,137.53 [^]	
Time Extension or Continuation of scheduled item at the request of applicant	5,586.21 [^]	560
Map - Final Tract Map Filing	See Subdivision Section	
Master Development Agreement		560
NOTE: All Master Development Agreements are billed based on total time & materials with a base deposit require as listed.*		
Master Development Agreement base deposit	31,652.60 [^]	
Meetings - Planning Commision, City Council		560
Special Meeting at request of applicat / per request	2,276.19 [^]	
Time Extension or Continuation of scheduled item at the request of applicant	1,862.44 [^]	
Official Plan Line - Director's Determination		511
Planning / each 409	Time & Materials (does not include environmental or engineering costs)	

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<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Plan Modification (Amendments to in-process plans)/ per request	5,596.19 [^]	560
Plan Amendment		511
NOTE: Plan Amendment fees shown with asterisks (**) will be reduced by 50 percent for the inner-city areas. Amendments to redevelopment projects not included.		
New Application	20,170.70** [^]	560
PA and Rezone Combo	22,239.46** [^]	
Traffic Engineering review / per proposal	163.00	
Planned Development - Standalone	12,878.46 [^]	560
Planned Development (related to CUP of DP)	4,137.53 [^]	560
Planned Development (related to a map, no CUP)	6,206.28 [^]	560
Private Irrigation Line Maintenance / per linear foot	5.00	

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<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Refunds, Handling Charge		560
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	207.43 [^]	
Release Hold on Occupancy		560
Planning Entitlement related	61.01 [^]	
Subdivision Entitlement related	458.12 [^]	
Release of Lien		
Recording of release of lien on real property / per release	66.56 [^]	560
Response to Zoning Inquiries--Written		560
NOTE: All Responses to Inquiries are based on total Staff Time and Materials with a minimum 1 hour deposit.*		
Response to basic zoning questions identified on application	207.43 [^]	
Response to other / specialized questions	579.03 [^]	
Per Parcel / Address fee for requests for multiple addresses or parcels	207.43 [^]	
Waiver or Interpretation of Development Standards (staff support for process)	827.50 [^]	
Rezoning*		
NOTE: Rezone fees shown with asterisks(**) will be reduced by 50 percent for the inner-city areas.		
Rezone (all)	12,412.57 ^{** ^}	565
Modifications to zoning conditions	11,378.75 ^{** ^}	
Fire Prevention fee per application	134.00	
Traffic Engineering review		
Rezone, all other districts / per application	110.00	
Rezone, single family / per application	110.00	
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 8 1/2" x 11" / per sheet	1.80	
Security Wire Permit Per application	516.92 [^]	560
Temporary Use Permit		560
Minor/ over the counter	207.43 [^]	
Major / routed	310.59 [^]	

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<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Signs/Zoning Review		560
Master sign program / per program	1,551.85 [^]	
Revision to MSP	413.76 [^]	
On-site signs / per application	289.52 [^]	
Master sign program conformance review / per application	155.29 [^]	
Temporary / Banner	103.16 [^]	

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<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Corrected Exhibits after first two	724.34 [^]	565
Special and Consulting Services		560
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	207.43 hr* [^]	
Other than regular business hours (except Sundays and holidays)		
Hour, 1-hour minimum	211.87 hr* [^]	
Consulting Service not otherwise listed		
Hour, 1-hour minimum	207.43 hr* [^]	
Street Name Change	12,929.48 [^]	560
Tree Removal Permit - fee not required for Single Family Homes	207.43 [^]	560
Variance		560
NOTE: Variance fees shown with astersiks(**) will be reduced by 50 percent for the inner-city areas.		
IM Priority Area Variances	2,068.76 [^]	
Security-related	7,571.78 ^{** ^}	
Single-family residential lot, 1 acre or less/per application	4,137.53 ^{** ^}	
All other applications/per application	11,047.08 ^{** ^}	
Variance associated with a Development Permit or CUP	4,137.53 [^]	
Zoning Clearance		560
Minor	33.28 [^]	
Moderate	413.76 [^]	
Major	2,068.76 [^]	
Zoning Ordinance Text Amendment		560
Per application	14,688.76 [^]	

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SUBDIVISION		
Fee Description & Unit/Time	Current	Amnd
Building Plan Check - Planning Review		560
Commercial	52.13 [^]	
Residential	310.59 [^]	
Building Plan Check - Offsite Improvements		560
Commercial	332.78 [^]	
Residential	413.76 [^]	
Covenants		560
Preparation and recording	1,655.01 [^]	
Revision of Covenant	1,034.93 [^]	
Release of Covenant	621.18 [^]	
Map - Tentative Parcel Map	See Land Use and Zoning Section	511
Map - Final Parcel Map		560
Final Parcel Map filing (5 lots or more) / each	5,694.91 [^]	
Final Parcel Map filing (4 lots or less) / each	4,240.69 [^]	
Parcel Map Waiver Certificate request / per request	858.57 [^]	
Map - Tentative Tract Map	See Land Use and Zoning Section	511
Map - Final Tract Map Filing		560
Map	6,908.44 [^]	
Per 50 lots	2,026.61 [^]	
Meeting -Planning Commission, City Council		560
Special Meeting at request of applicant / per request	2,276.19 [^]	
Time Extension or Continuation of scheduled item at the request of applicant	1,862.44 [^]	
Special Agreements		560
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	2,068.76 [^]	
Revision of Agreement	See Covenant Revision	
Assumption Agreement / per agreement	1,010.00	
Substitution of Securities / per agreement	390.00	

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SUBDIVISION

Fee Description & Unit/Time

Current

Amnd

Special and Consulting Services

560

Services requested by applicant related to subdivison fees	52.00
Charges are in additon of the regular application fees, subject to the availability of staff:	2,620.00*
During regular business hours	
Hour, 1-hour minimum	207.43 hr*^
Other than regular business hours (except Sundays and holidays)	
Hour, 1-hour minimum	211.87 hr*^
Consulting Service not otherwise listed	
Hour, 1-hour minimum	207.43 hr*^

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.

^ Adjusted on July 1 annually, beginning July 1, 2021, based on the 12 month percentage change in the U.S. Bureau of Labor Statistics Consumer Price Index (CPI) (Urban Wage Earners and Clerical Workers for the San Francisco-Oakland-Hayward area), for the most current month that data is available.

**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

**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 the April 2019 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 Fee¹	4,836 / gross acre	553
CRR - Interior Collector Roadway Facility Fee¹	31,155 / gross acre	553
CRR - Sewer Backbone System Facility Fee²	479 / EDU	553

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.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM FIRE STATION CAPITAL FEE (FMC 12-4.508)

Fire Impact Fee - Citywide**^		570
Single family residential / per unit	2,285.00	
Multi-family residential (>7.5 units/acre) fee per unit	1,743.00	
Office fee per 1,000 Sq. Ft. of building	688.00	
Retail fee per 1,000 Sq. Ft. of building	602.00	
Industrial fee per 1,000 Sq. Ft. of building	344.00	

** Accessory dwelling units (ADU) that are less than 70 sq. ft. are not charges Development Impact Fees.
ADUs larger than 750 sq. ft. pay the Multi-family residential rate.

^ Adjusted on July 1 annually, beginning July 1, 2020, based on the 20-City Construction Cost Index as reported in the Engineering News Record for the 12-month period ending in May of the year of adjustment.

**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 ^ 570

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)	8,783.00
Residential (Medium/High-High)	17,054.00
Commercial Retail	15,769.00
Commercial Office	16,517.00
Light Industrial	4,728.00
Heavy Industrial	2,874.00

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 ^** 570

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)	27,490.00
Residential (Medium/High-High)	53,424.00
Commercial Retail	50,710.00
Commercial Office	47,189.00
Light Industrial	15,396.00
Heavy Industrial	9,196.00

* Includes Citywide locally regionally significant street charge.

** Accessory dwelling units (ADU) that are less than 750 sq. ft. are not charged Development Impact Fees. ADUs larger than 705 sq. ft. pay the Multi-family residential rate.

^Adjusted on July 1 annually, beginning July 1, 2018, based on the 20-City Construction Cost Index as reported in the Engineering News Record for the 12-month period ending in May of the year of adjustment.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

PARK FEES

Park Facility Impact Fee - Citywide^~**

	Park Facility Fee	Park Quimby Fee (Land)	Total Park Fee, Facility+ Quimby
Single Family Dwelling	3,566.00	1,542.00	5,108.00
Multi-Family Dwelling (>7.5 units/Acre)	2,688.00	1,164.00	3,852.00

**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.

^Adjusted on July 1 annually, beginning July 1, 2018, based on the 20-City Construction Cost Index as reported in the Engineering News Record for the 12-month period ending in May of the year of adjustment.

~MFS Amendment #529, effective 2/06/2017.

**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 12-411)

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Traffic Signal Mitigation Impact Fees[^]		570
Single Family Residential / per Single Family Dwelling Unit	762.00	
Multi-Family Residential / per Multi-Family Dwelling Unit	591.00	
Assisted Living ¹ / per number of Beds	334.00	
Lodging ² / per number of Rooms	987.00	
Health/Fitness Club ³ / per 1,000 sq feet	2,662.00	
Industrial ⁴ / per 1,000 sq feet	400.00	
Warehouse / per 1,000 feet	140.00	

[^]Adjusted on July 1 annually, beginning July 1, 2018, based on the 20-City Construction Cost Index as reported in the Engineering News Record for the 12-month period ending in May of the year of adjustment.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM TRAFFIC SIGNAL CHARGE (FMC 12-411)

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Traffic Signal Mitigation Impact Fees (Continued)^		570
<u>Institutional</u>		
Elementary School ⁵ / per number of Students	153.00	
Middle/Jr High School ⁵ / per number of Students	172.00	
High School ⁵ / per number of Students	164.00	
Private School (K-12)/ per number of Students	200.00	
Community College/ per number of Students	93.00	
University/ per number of Students	126.00	
Place of Worship/ per number of Seats	51.00	
Day Care Center/Preschool/ per number of Students	330.00	
Library/ per 1,000 sq feet	5,817.00	
Hospital/ number of Beds	1,802.00	
Clinic/ per 1,000 sq feet	3,081.00	
Medical/Dental Office/ per 1,000 sq feet	2,809.00	
Office ⁶ / per 1,000 sq feet	786.00	
 <u>Commercial</u>		
		570
Discount Store ⁷ / per 1,000 sq feet	2,906.00	
General Retail ⁸ / per 1,000 sq feet	3,048.00	
Supermarket/ per 1,000 sq feet	5,517.00	
Discount Club/ per 1,000 sq feet	2,126.00	
Home Improvement Store ⁹ / per 1,000 sq feet	1,439.00	
Pharmacy ¹⁰ / per 1,000 sq feet	4,494.00	
Restaurant ¹¹ / per 1,000 sq feet	5,162.00	
Fast-Food Restaurant/ per 1,000 sq feet	19,010.00	
Convenience Market w/Gas Station/ per number of Fueling F	7,295.00	
Convenience Market (no pumps)/ per 1,000 sq feet	7,295.00	
Bank ¹² / per number of Drive-in Lanes	7,050.00	
Tire Store/per number of Service Bays	2,466.00	
Automobile Care Center/ per number of Service Bays	1,008.00	
Car Wash / per number of Stalls	8,719.00	

^The Traffic Signal Mitigation Impact Fees will be adjusted annually on July 1st each year beginning July 1, 2018. The adjustment will be based on the 20-City Construction Cost Index as reported in the Engineering News Record (ENR) for the 12-month period ending in May of the year of the adjustment.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM TRAFFIC SIGNAL CHARGE (FMC 12-411)

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Traffic Signal Mitigation Impact Fees (Continued)**^		570
Uses not included above shall be based upon a trip generation analysis, to be approved by the City Traffic Engineer/ per Average Daily Trip(s).	80.73	

- ¹ Includes nursing home & assisted living uses
- ² Includes hotel, all suite hotel, business hotel & motel
- ³ Includes racquet/tennis clud, health/fitness club & athletic club
- ⁴ Includes light, heavy & industrial park
- ⁵ Public, private, or charter schools
- ⁶ Includes general office, office park, business park, and R& D center
- ⁷ Includes super store
- ⁸ Includes specialty retail and shopping centers over 150,000 sq feet
- ⁹ Includes building materials/lumber store & hardware/paint stores
- ¹⁰ With or without drive-through
- ¹¹ Includes high-turnover and quality
- ¹² If no drive-in lanes, use square footage as variable

** Accessory dwelling units (ADU) that are less than 750 sq. ft. are not charged Development Impact Fees. ADUs larger than 750 sq. ft. pay the Multi-family residential rate.

^Adjusted on July 1 annually, beginning July 1, 2018, based on the 20-City Construction Cost Index as reported in the Engineering News Record for the 12-month period ending in May of the year of adjustment.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

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.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

ENTERPRISE ZONE AREAS - SPECIAL RATES - Continued

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.

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.

MUNICIPAL RESTORATION ZONE - SPECIAL RATES

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

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

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

MUNICIPAL RESTORATION ZONE - SPECIAL RATES - Continued

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.

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:

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

MUNICIPAL RESTORATION ZONE - SPECIAL RATES - Continued

- (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**

PLANNING & DEVELOPMENT FEES

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)