

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**GENERAL DEVELOPMENT FEES**

<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Current</u></b>	<b><u>Amnd</u></b>
<b>Noticing Subscription Fee (per Council District)</b>		
Per year	36.00	
<b>Planning Commission Material</b>		
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	
<b>Planning Reports and Publications</b>		
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	
<b>Public Records (excluding subpoenaed records)</b>		
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	

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<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Current</u></b>	<b><u>Amnd</u></b>
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.)		95.35
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

- 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 **\$136.70<sup>^</sup>** blended hourly rate applies.
- 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. Designation definitions can be found under the "Land Use, Zoning and Subdivision" section of this Master Fee Schedule (560th Amendment).
- 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 square foot base Plan Check and Inspection Fees of the Project

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

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

<sup>^</sup> 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 - BUILDING FEES

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

See fee tables under "Plan Check and Inspection Variable Fee Schedules for New Construction"

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

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Addendum to Approved Building Construction Plans</b>		560
Minimum		
Hour, 1-hour minimum	187.24 hr*^	
<b>Appeals</b>		560
Applications for Building Commission, Joint Advisory and Appeals Board		
Manager Hour, 1-hour minimum	125.21 hr*^	
<b>Bluff Preservation Soils Report Review</b>		560
Hour, 1-hour minimum	250.41 hr*^	
<b>Building Plan Check</b> (other than base fees)		560
Offsite improvements plan check (Coordinate with Planning Division)		
Single-family / per plan	160.81^	
Other uses / per plan	356.10^	
Interior only tenant improvements with shell and accessory structures to existing single-family and other uses/per plan	54.56^	
Site / amendment	65.47^	
Single-family revised site plan		
Hour, 1-hour minimum	62.03 hr*^	
<b>Consulting/Inspection Services--Special</b>		560
Services requested by applicant shall be over and above regular fees		
During regular business hours.		
Hour, 1-hour minimum	167.71 hr*^	
Other than regular business hours (except Sundays and holidays)		
Hour, 1-hour minimum	190.69 hr*^	
Inspection or consulting service not otherwise listed		
Hour, 1-hour minimum	167.71 hr*^	

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# 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 &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>California Building Standards Commission Permit Surcharge</b>		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	
<b>County Facilities Impact Fee</b>	Based on County Ordinance and paid to County	
<b>General Plan and Related Document Update and Maintenance</b>		552
Surcharge on all Building Permits	12.83%	
<b>Grading Permit</b> (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	
<b>Grading Plan Check Review</b> (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	
<b>Fire Fees (for Fire Protection Systems and related Permits/ Inspections/Reports)</b>	See Fire Dept Fees	505
<b>Fire Fees (for Building related Plan Check and Permit/ Inspection Fees)</b>	See Planning and Development Section of Fire Department Fees	505
<b>Foundation Permit (Multifamily and Commercial only)</b>		560
Standard fee	25% of permit fee	
Minimum	94.20^	
<b>Handicapped Plan Check</b> (Multifamily/Commercial only)	Include in Building Plan Check fee	505

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# 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 &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Occupancy</b>		560
Certificate of Occupancy / each (Multifamily/Commercial only)	62.03^	
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	62.03^	
<b>Penalty</b>		560
A surcharge will be added for complex/incomplete plans	hrly rate*	
Incorrect address/location given by applicant / per trip)	62.03^	
Premature inspection all (work not ready) / per trip	62.03^	
Reinspection other than entitled calls / per trip	91.90^	
Working without required permit / per permit fee	4 times (max.)	
<b>Renewals - Permits and Plan Checks</b>		560
Building permit renewal of expired permit		
Standard fee	25%	
Minimum	62.03^	
Plan check renewal of expired plan check		
Standard fee	25%	
Minimum	62.03^	
<b>Scanning Plans</b>		505
8 1/2"x11" / per sheet	0.90	
Greater than 8 1/2"x11"/ per sheet	1.80	
<b>Seismic Fee (Strong--Motion Instrumentation and Seismic Hazard Mapping Fee)</b>	Seismic motion fees are established by the Dept. of Conservation, State of California, and are subject to period change.	505
<b>Solar System</b>	Separate fee per Misc fee section	505
<b>Technology - Entitlement Processing System Update</b>		560
Surcharge on all Building Permits	21.82^	
<b>Utilities, Construction</b>		505
Temporary use for construction purposes / per inspection	Separate fee per MP&E Fee Section	
<b>Workers' Compensation Insurance Verification</b>		560
Per transaction	31.03^	

\* The blended rate for the Bldg Division (includes fringe & overhead) is \$136.70^ 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.

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**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT - BUILDING FEES**

**MISCELLANEOUS ITEMS, including RESIDENTIAL REMODELS & MINOR ALTERATIONS**

- 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 **\$136.70<sup>^</sup>** blended hourly rate applies.
- 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. Designation definitions can be found under the "Land Use, Zoning, and Subdivision" section of this Master Fee Schedule. (560th Amendment)
- 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 square foot base Plan Check and Inspection Fees of the Project

<sup>^</sup> 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  
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**PLANNING & DEVELOPMENT - BUILDING FEES**

**Plan Check & Inspection / Permit fees for New Construction, Commercial Tenant Improvements & Residential Additions  
PLAN CHECK AND INSPECTION VARIABLE FEE SCHEDULES FOR NEW CONSTRUCTION**

**Fee Tables for New Construction, Additions and Major Remodels - Plan Check**

560

Occupancy Type and Class	Construction Type		Group A/B^		Group C^	
	Fee Unit		Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds
<b>A-1 : Assembly, Theatres, with Stage</b>						
Square Footage:	1,000	per project			\$ 4,698.69	\$ 0.81
	4,000	per project			\$ 7,108.90	\$ 0.42
	10,000	per project			\$ 9,627.45	\$ 0.22
	20,000	per project			\$11,786.03	\$ 0.17
	50,000	per project			\$16,822.73	\$ 0.33
<b>A-1 : Assembly, Theatres, without Stage</b>						
Square Footage:	1,000	per project			\$ 4,276.21	\$ 0.72
	4,000	per project			\$ 6,465.49	\$ 0.38
	10,000	per project			\$ 8,752.80	\$ 0.20
	20,000	per project			\$10,713.34	\$ 0.16
	50,000	per project			\$15,287.95	\$ 0.31
<b>A-2 : Assembly, Nightclubs, Bars, Restaurants, Banquet Halls</b>						
Square Footage:	750	per project			\$ 2,568.21	\$ 1.04
	2,000	per project			\$ 3,863.45	\$ 0.46
	5,000	per project			\$ 5,216.69	\$ 0.23
	10,000	per project			\$ 6,376.61	\$ 0.18
	25,000	per project			\$ 9,083.09	\$ 0.36
<b>A-3 : Assembly, Churches and Religious Buildings</b>						
Square Footage:	1,000	per project			\$ 4,077.05	\$ 0.69
	4,000	per project			\$ 6,162.07	\$ 0.36
	10,000	per project			\$ 8,340.45	\$ 0.19
	20,000	per project			\$10,207.64	\$ 0.14
	50,000	per project			\$14,564.41	\$ 0.29
<b>A-3 : Assembly, General, Community Halls, Libraries, Museums</b>						
Square Footage:	1,000	per project			\$ 3,883.91	\$ 0.66
	4,000	per project			\$ 5,867.84	\$ 0.34
	10,000	per project			\$ 7,940.62	\$ 0.18
	20,000	per project			\$ 9,717.27	\$ 0.13
	50,000	per project			\$13,862.81	\$ 0.28

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**PLANNING & DEVELOPMENT - BUILDING FEES**

**Plan Check & Inspection / Permit fees for New Construction, Commercial Tenant Improvements & Residential Additions  
PLAN CHECK AND INSPECTION VARIABLE FEE SCHEDULES FOR NEW CONSTRUCTION**

**Fee Tables for New Construction, Additions and Major Remodels - Plan Check continued**

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Occupancy Type and Class			Construction Type	Group A/B^		Group C^	
			Fee Unit	Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds
A-4 / A-5 : Assembly, Arenas							
Square Footage:	2,000	per project			\$ 4,547.80	\$ 0.38	
	8,000	per project			\$ 6,879.24	\$ 0.20	
	20,000	per project			\$ 9,315.08	\$ 0.10	
	40,000	per project			\$11,402.93	\$ 0.07	
	100,000	per project			\$16,274.58	\$ 0.17	
E : Educational Building							
Square Footage:	2,000	per project			\$ 3,914.09	\$ 0.33	
	8,000	per project			\$ 5,913.82	\$ 0.18	
	20,000	per project			\$ 8,003.09	\$ 0.09	
	40,000	per project			\$ 9,793.90	\$ 0.07	
	100,000	per project			\$ 13,972.43	\$ 0.13	
F-1 / F-2 : Factory and Industrial (Low and Moderate Hazard)							
Square Footage:	1,000	per project	\$ 3,074.41	\$ 0.52	\$ 2,586.31	\$ 0.43	
	4,000	per project	\$ 4,635.64	\$ 0.36	\$ 3,891.04	\$ 0.23	
	10,000	per project	\$ 6,802.32	\$ 0.16	\$ 5,254.17	\$ 0.11	
	20,000	per project	\$ 8,321.01	\$ 0.11	\$ 6,422.58	\$ 0.09	
	50,000	per project	\$11,864.65	\$ 0.24	\$ 9,148.87	\$ 0.19	
H : All H Occupancies							
Square Footage:	500	per project	\$ 3,204.33	\$ 1.09	\$ 2,694.95	\$ 0.91	
	2,000	per project	\$ 4,833.59	\$ 0.76	\$ 4,056.54	\$ 0.48	
	5,000	per project	\$ 7,094.70	\$ 0.32	\$ 5,479.09	\$ 0.25	
	10,000	per project	\$ 8,679.59	\$ 0.25	\$ 6,698.42	\$ 0.19	
	25,000	per project	\$12,377.66	\$ 0.50	\$ 9,543.52	\$ 0.38	
I-1 : Institutional, Supervised Environment							
Square Footage:	1,000	per project			\$ 3,986.52	\$ 0.68	
	4,000	per project			\$ 6,024.15	\$ 0.35	
	10,000	per project			\$ 8,153.03	\$ 0.19	
	20,000	per project			\$ 9,977.78	\$ 0.14	
	50,000	per project			\$14,235.53	\$ 0.28	

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**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT - BUILDING FEES**

**Plan Check & Inspection / Permit fees for New Construction, Commercial Tenant Improvements & Residential Additions  
PLAN CHECK AND INSPECTION VARIABLE FEE SCHEDULES FOR NEW CONSTRUCTION**

**Fee Tables for New Construction, Additions and Major Remodels - Plan Check continued**

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Occupancy Type and Class	Construction Type	Group A/B^		Group C^	
	Fee Unit	Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds

**I-2 : Institutional, Hospitals, Nursing Homes**

Square Footage:	1,000	per project		\$ 4,022.72	\$ 0.68
	4,000	per project		\$ 6,079.32	\$ 0.36
	10,000	per project		\$ 8,228.00	\$ 0.19
	20,000	per project		\$ 10,069.72	\$ 0.14
	50,000	per project		\$ 14,367.09	\$ 0.29

**I-3 : Institutional, Restrained**

Square Footage:	5,000	per project		\$ 5,646.24	\$ 0.19
	20,000	per project		\$ 8,552.64	\$ 0.09
	50,000	per project		\$ 11,589.17	\$ 0.05
	100,000	per project		\$ 14,191.92	\$ 0.04
	250,000	per project		\$ 20,265.00	\$ 0.07

**B : Offices, etc. - Complete**

Square Footage:	500	per project	\$ 1,932.99	\$ 0.64	\$ 1,693.08	\$ 0.56
	2,000	per project	\$ 2,896.36	\$ 0.45	\$ 2,530.25	\$ 0.29
	5,000	per project	\$ 4,233.33	\$ 0.19	\$ 3,404.91	\$ 0.14
	10,000	per project	\$ 5,170.45	\$ 0.14	\$ 4,154.61	\$ 0.11
	25,000	per project	\$ 7,357.10	\$ 0.29	\$ 5,903.92	\$ 0.24

**B : Offices (High Rise)**

Square Footage:	5,000	per project	\$ 5,090.23	\$ 0.18		
	20,000	per project	\$ 7,707.29	\$ 0.12		
	50,000	per project	\$11,339.27	\$ 0.05		
	100,000	per project	\$13,885.05	\$ 0.04		
	250,000	per project	\$19,825.21	\$ 0.08		

**B : Medical Offices**

Square Footage:	500	per project	\$ 2,258.88	\$ 0.76	\$ 1,904.31	\$ 0.63
	2,000	per project	\$ 3,392.93	\$ 0.53	\$ 2,852.05	\$ 0.33
	5,000	per project	\$ 4,966.79	\$ 0.22	\$ 3,842.23	\$ 0.17
	10,000	per project	\$ 6,069.96	\$ 0.18	\$ 4,690.95	\$ 0.13
	25,000	per project	\$ 8,644.03	\$ 0.34	\$ 6,671.31	\$ 0.27

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**Plan Check & Inspection / Permit fees for New Construction, Commercial Tenant Improvements & Residential Additions  
PLAN CHECK AND INSPECTION VARIABLE FEE SCHEDULES FOR NEW CONSTRUCTION**

**Fee Tables for New Construction, Additions and Major Remodels - Plan Check continued**

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Occupancy Type and Class	Construction Type	Group A/B^		Group C^	
	Fee Unit	Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds

**I-4 : Institutional, Day Care Facilities**

Square Footage:	2,000	per project		\$ 2,888.08	\$ 0.25
	8,000	per project		\$ 4,350.76	\$ 0.12
	20,000	per project		\$ 5,878.92	\$ 0.06
	40,000	per project		\$ 7,188.79	\$ 0.05
	100,000	per project		\$10,245.13	\$ 0.10

**M : Mercantile**

Square Footage:	500	per project		\$ 1,783.61	\$ 0.59
	2,000	per project		\$ 2,668.17	\$ 0.31
	5,000	per project		\$ 3,592.33	\$ 0.16
	10,000	per project		\$ 4,384.47	\$ 0.12
	25,000	per project		\$ 6,232.80	\$ 0.25

**R-1 : Residential, Hotel, Motel (Low/Mod Rise)**

Square Footage:	2,000	per project	\$ 4,446.23	\$ 0.38	\$ 3,473.52	\$ 0.29
	8,000	per project	\$ 6,725.99	\$ 0.26	\$ 5,242.62	\$ 0.16
	20,000	per project	\$ 9,889.84	\$ 0.11	\$ 7,090.95	\$ 0.08
	40,000	per project	\$12,107.50	\$ 0.08	\$ 8,675.23	\$ 0.06
	100,000	per project	\$17,282.04	\$ 0.18	\$12,371.88	\$ 0.12

**R-1: Residential, Hotel, Motel (High Rise)**

Square Footage:	5,000	per project	\$ 5,395.58	\$ 0.19		
	20,000	per project	\$ 8,172.56	\$ 0.12		
	50,000	per project	\$12,026.50	\$ 0.05		
	100,000	per project	\$14,727.86	\$ 0.04		
	250,000	per project	\$21,031.03	\$ 0.08		

**R-2 : Residential, Multifamily (Low/Mod Rise Custom or Model Building)**

Square Footage:	500	per project		\$ 2,405.25	\$ 0.81
	2,000	per project		\$ 3,615.20	\$ 0.42
	5,000	per project		\$ 4,879.32	\$ 0.22
	10,000	per project		\$ 5,962.86	\$ 0.17
	25,000	per project		\$ 8,491.11	\$ 0.34

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**Plan Check & Inspection / Permit fees for New Construction, Commercial Tenant Improvements & Residential Additions  
PLAN CHECK AND INSPECTION VARIABLE FEE SCHEDULES FOR NEW CONSTRUCTION**

**Fee Tables for New Construction, Additions and Major Remodels - Plan Check continued**

560

Occupancy Type and Class	Construction Type	Group A/B^		Group C^	
	Fee Unit	Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds

**R-2 : Residential, Multifamily (Low/Mod Rise Production/Repeat Building)**

Square Footage:	500	per project		\$ 2,254.37	\$ 0.76
	2,000	per project		\$ 3,385.34	\$ 0.39
	5,000	per project		\$ 4,566.95	\$ 0.21
	10,000	per project		\$ 5,579.76	\$ 0.16
	25,000	per project		\$ 7,942.98	\$ 0.32

**R-2 : Residential, Multifamily (Custom High Rise Building)**

Square Footage:	5,000	per project		\$ 5,133.24	\$ 0.18
	20,000	per project		\$ 7,771.10	\$ 0.09
	50,000	per project		\$10,527.10	\$ 0.05
	100,000	per project		\$12,889.37	\$ 0.04
	250,000	per project		\$18,401.34	\$ 0.07

**R-4 : Residential, Care/Assisted Living Facilities**

Square Footage:	500	per project		\$ 2,779.45	\$ 0.94
	2,000	per project		\$ 4,185.26	\$ 0.49
	5,000	per project		\$ 5,654.02	\$ 0.25
	10,000	per project		\$ 6,912.96	\$ 0.20
	25,000	per project		\$ 9,850.47	\$ 0.39

**S-1 : Repair Garage & Service St (Including Canopy)**

Square Footage:	500	per project	\$ 1,934.66	\$ 0.64	\$ 1,693.08	\$ 0.56
	2,000	per project	\$ 2,898.89	\$ 0.45	\$ 2,530.25	\$ 0.29
	5,000	per project	\$ 4,237.08	\$ 0.19	\$ 3,404.91	\$ 0.14
	10,000	per project	\$ 5,175.05	\$ 0.14	\$ 4,154.61	\$ 0.11
	25,000	per project	\$ 7,363.67	\$ 0.29	\$ 5,903.92	\$ 0.24

**S-1 : Storage, Moderate Hazard**

Square Footage:	1,000	per project	\$ 1,675.95	\$ 0.28	\$ 1,469.78	\$ 0.23
	4,000	per project	\$ 2,504.68	\$ 0.20	\$ 2,190.05	\$ 0.11
	10,000	per project	\$ 3,654.80	\$ 0.08	\$ 2,942.58	\$ 0.06
	20,000	per project	\$ 4,460.97	\$ 0.06	\$ 3,587.62	\$ 0.05
	50,000	per project	\$ 6,342.02	\$ 0.12	\$ 5,092.68	\$ 0.09

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**Fee Tables for New Construction, Additions and Major Remodels - Plan Check continued**

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Occupancy Type and Class	Construction Type		Group A/B^		Group C^	
	Fee Unit		Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds
<b>S-2 : Storage, Low Hazard</b>						
Square Footage:	1,000	per project	\$ 1,155.75	\$ 0.19	\$ 1,017.12	\$ 0.17
	4,000	per project	\$ 1,712.02	\$ 0.12	\$ 1,500.47	\$ 0.08
	10,000	per project	\$ 2,484.02	\$ 0.05	\$ 2,005.46	\$ 0.04
	20,000	per project	\$ 3,025.14	\$ 0.04	\$ 2,438.31	\$ 0.03
	50,000	per project	\$ 4,287.75	\$ 0.08	\$ 3,448.29	\$ 0.07
<b>S-2 : Parking Garage</b>						
Square Footage:	2,000	per project	\$ 6,322.15	\$ 0.55	\$ 5,302.22	\$ 0.46
	8,000	per project	\$ 9,584.46	\$ 0.37	\$ 8,028.56	\$ 0.24
	20,000	per project	\$14,111.92	\$ 0.16	\$10,876.96	\$ 0.12
	40,000	per project	\$17,285.38	\$ 0.12	\$13,318.44	\$ 0.09
	100,000	per project	\$24,690.12	\$ 0.25	\$19,015.25	\$ 0.19
<b>U-1 : Garage, Carport</b>						
Square Footage:	333	per project			\$ 503.05	\$ 0.69
	667	per project			\$ 733.68	\$ 0.72
	1,000	per project			\$ 974.61	\$ 0.31
	1,667	per project			\$ 1,181.14	\$ 0.58
	2,500	per project			\$ 1,663.02	\$ 0.66
<b>SHELL : Shell Buildings, All Occupancy Types</b>						
Square Footage:	1,000	per project			\$ 1,681.01	\$ 0.28
	4,000	per project			\$ 2,511.87	\$ 0.14
	10,000	per project			\$ 3,379.92	\$ 0.07
	20,000	per project			\$ 4,123.96	\$ 0.06
	50,000	per project			\$ 5,860.07	\$ 0.11
<b>R-3 : Residential, One or Two-Family (Custom)</b>						
Square Footage:	1,000	per project			\$ 549.78	\$ 0.06
	2,000	per project			\$ 612.25	\$ 0.19
	3,000	per project			\$ 799.68	\$ 0.12
	5,000	per project			\$ 1,049.59	\$ 0.11
	7,500	per project			\$ 1,336.97	\$ 0.18

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Occupancy Type and Class	Construction Type	Group A/B^		Group C^	
	Fee Unit	Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds

**R-3 : Residential, One or Two-Family (Master Plan)**

Square Footage:	1,000	per project		\$ 572.76	\$ 0.06
	2,000	per project		\$ 634.18	\$ 0.19
	3,000	per project		\$ 818.43	\$ 0.12
	5,000	per project		\$ 1,064.09	\$ 0.11
	7,500	per project		\$ 1,346.60	\$ 0.18

**R-3 : Residential, One or Two-Family (Production/Repeat/Standard Plan Infill)**

Square Footage:	1,000	per project		\$ 33.03	\$ 0.00
	2,000	per project		\$ 37.27	\$ 0.01
	3,000	per project		\$ 49.98	\$ 0.01
	5,000	per project		\$ 66.92	\$ 0.01
	7,500	per project		\$ 86.41	\$ 0.01

**R-Addition : Residential - Room Addition**

Square Footage:	167	per project		\$ 235.93	\$ 0.13
	333	per project		\$ 258.16	\$ 0.40
	500	per project		\$ 324.87	\$ 0.27
	833	per project		\$ 413.82	\$ 0.25
	1,250	per project		\$ 516.11	\$ 0.41

**CALT-A : Comm. Alteration - Restaurants**

Square Footage:	300	per project		\$ 1,499.95	\$ 0.82
	1,200	per project		\$ 2,236.03	\$ 0.42
	3,000	per project		\$ 3,005.06	\$ 0.22
	6,000	per project		\$ 3,664.24	\$ 0.18
	15,000	per project		\$ 5,202.31	\$ 0.34

**CALT-A : Comm. Alteration - All Other A Occupancies**

Square Footage:	500	per project		\$ 1,318.89	\$ 0.42
	2,000	per project		\$ 1,960.19	\$ 0.23
	5,000	per project		\$ 2,630.21	\$ 0.11
	10,000	per project		\$ 3,204.51	\$ 0.09
	25,000	per project		\$ 4,544.55	\$ 0.19

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Occupancy Type and Class	Construction Type	Group A/B^		Group C^	
	Fee Unit	Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds

**CALT-B : Comm. Alteration - Offices/Business**

Square Footage:	500	per project		\$ 1,192.05	\$ 0.38
	2,000	per project		\$ 1,767.11	\$ 0.20
	5,000	per project		\$ 2,367.82	\$ 0.10
	10,000	per project		\$ 2,882.71	\$ 0.08
	25,000	per project		\$ 4,084.12	\$ 0.17

**CALT-B : Comm. Alteration - Medical Offices**

Square Footage:	500	per project		\$ 1,493.91	\$ 0.49
	2,000	per project		\$ 2,226.83	\$ 0.26
	5,000	per project		\$ 2,992.57	\$ 0.13
	10,000	per project		\$ 3,648.91	\$ 0.10
	25,000	per project		\$ 5,180.39	\$ 0.21

**CALT-M : Comm. Alteration - Mercantile**

Square Footage:	500	per project		\$ 1,192.15	\$ 0.38
	2,000	per project		\$ 1,767.11	\$ 0.20
	5,000	per project		\$ 2,367.82	\$ 0.10
	10,000	per project		\$ 2,882.71	\$ 0.08
	25,000	per project		\$ 4,084.12	\$ 0.17

**CALT : Comm. Alteration - All Other Occupancy Types**

Square Footage:	500	per project		\$ 1,264.58	\$ 0.40
	2,000	per project		\$ 1,877.44	\$ 0.22
	5,000	per project		\$ 2,517.76	\$ 0.11
	10,000	per project		\$ 3,066.59	\$ 0.08
	25,000	per project		\$ 4,347.22	\$ 0.18

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**Fee Tables for New Construction, Additions and Major Remodels - Inspection**

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Occupancy Type and Class	Construction Type		Group A/B^		Group C^	
	Fee Unit		Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds
<b>A-1 : Assembly, Theatres, with Stage</b>						
Square Footage:	1,000	per project			\$ 2,518.88	\$ 0.08
	4,000	per project			\$ 2,752.10	\$ 0.34
	10,000	per project			\$ 4,781.19	\$ 0.14
	20,000	per project			\$ 6,180.57	\$ 0.16
	50,000	per project			\$10,798.51	\$ 0.22
<b>A-1 : Assembly, Theatres, without Stage</b>						
Square Footage:	1,000	per project			\$ 2,511.70	\$ 0.07
	4,000	per project			\$ 2,744.26	\$ 0.34
	10,000	per project			\$ 4,767.57	\$ 0.13
	20,000	per project			\$ 6,162.96	\$ 0.16
	50,000	per project			\$10,767.74	\$ 0.22
<b>A-2 : Assembly, Nightclubs, Bars, Restaurants, Banquet Halls</b>						
Square Footage:	750	per project			\$ 1,664.90	\$ 0.12
	2,000	per project			\$ 1,819.05	\$ 0.45
	5,000	per project			\$ 3,160.22	\$ 0.19
	10,000	per project			\$ 4,085.16	\$ 0.21
	25,000	per project			\$ 7,137.47	\$ 0.29
<b>A-3 : Assembly, Churches and Religious Buildings</b>						
Square Footage:	1,000	per project			\$ 2,547.58	\$ 0.08
	4,000	per project			\$ 2,783.47	\$ 0.34
	10,000	per project			\$ 4,835.68	\$ 0.14
	20,000	per project			\$ 6,251.01	\$ 0.16
	50,000	per project			\$10,921.57	\$ 0.22
<b>A-3 : Assembly, General, Community Halls, Libraries, Museums</b>						
Square Footage:	1,000	per project			\$ 2,117.00	\$ 0.06
	4,000	per project			\$ 2,313.03	\$ 0.28
	10,000	per project			\$ 4,018.38	\$ 0.11
	20,000	per project			\$ 5,194.50	\$ 0.12
	50,000	per project			\$ 9,075.67	\$ 0.19

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**Fee Tables for New Construction, Additions and Major Remodels - Inspection continued**

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Occupancy Type and Class	Construction Type		Group A/B^		Group C^	
	Fee Unit		Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds
<b>A-4 / A-5 : Assembly, Arenas</b>						
Square Footage:	2,000	per project			\$ 2,999.69	\$ 0.04
	8,000	per project			\$ 3,277.43	\$ 0.20
	20,000	per project			\$ 5,693.85	\$ 0.08
	40,000	per project			\$ 7,360.34	\$ 0.09
	100,000	per project			\$12,859.76	\$ 0.12
<b>E : Educational Building</b>						
Square Footage:	2,000	per project			\$ 2,619.34	\$ 0.04
	8,000	per project			\$ 2,861.87	\$ 0.18
	20,000	per project			\$ 4,971.90	\$ 0.07
	40,000	per project			\$ 6,427.09	\$ 0.08
	100,000	per project			\$11,229.22	\$ 0.11
<b>F-1 / F-2 : Factory and Industrial (Low and Moderate Hazard)</b>						
Square Footage:	1,000	per project	\$ 2,359.81	\$ 0.07	\$ 1,973.48	\$ 0.06
	4,000	per project	\$ 2,568.82	\$ 0.38	\$ 2,156.21	\$ 0.27
	10,000	per project	\$ 4,869.73	\$ 0.14	\$ 3,745.95	\$ 0.11
	20,000	per project	\$ 6,294.75	\$ 0.16	\$ 4,842.33	\$ 0.12
	50,000	per project	\$10,997.28	\$ 0.22	\$ 8,460.37	\$ 0.17
<b>H : All H Occupancies</b>						
Square Footage:	500	per project	\$ 2,325.49	\$ 0.13	\$ 1,944.77	\$ 0.12
	2,000	per project	\$ 2,531.45	\$ 0.76	\$ 2,124.84	\$ 0.52
	5,000	per project	\$ 4,798.90	\$ 0.28	\$ 3,691.46	\$ 0.22
	10,000	per project	\$ 6,203.18	\$ 0.31	\$ 4,771.89	\$ 0.24
	25,000	per project	\$10,837.32	\$ 0.43	\$ 8,337.30	\$ 0.33
<b>I-1 : Institutional, Supervised Environment</b>						
Square Footage:	1,000	per project			\$ 1,507.01	\$ 0.04
	4,000	per project			\$ 1,646.56	\$ 0.21
	10,000	per project			\$ 2,860.55	\$ 0.08
	20,000	per project			\$ 3,697.78	\$ 0.09
	50,000	per project			\$ 6,460.64	\$ 0.12

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Occupancy Type and Class	Construction Type	Group A/B^		Group C^	
	Fee Unit	Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds

**I-2 : Institutional, Hospitals, Nursing Homes**

Square Footage:	1,000	per project		\$ 882.69	\$ 0.03
	4,000	per project		\$ 964.41	\$ 0.11
	10,000	per project		\$ 1,675.46	\$ 0.05
	20,000	per project		\$ 2,165.84	\$ 0.05
	50,000	per project		\$ 3,784.10	\$ 0.07

**I-3 : Institutional, Restrained**

Square Footage:	5,000	per project		\$ 1,205.62	\$ 0.01
	20,000	per project		\$ 1,317.24	\$ 0.03
	50,000	per project		\$ 2,288.43	\$ 0.01
	100,000	per project		\$ 2,958.22	\$ 0.01
	250,000	per project		\$ 5,168.52	\$ 0.02

**B : Offices, etc. - Complete**

Square Footage:	500	per project	\$ 1,691.80	\$ 0.10	\$ 1,471.14	\$ 0.09
	2,000	per project	\$ 1,841.64	\$ 0.55	\$ 1,607.35	\$ 0.39
	5,000	per project	\$ 3,491.22	\$ 0.21	\$ 2,792.44	\$ 0.17
	10,000	per project	\$ 4,512.85	\$ 0.23	\$ 3,609.73	\$ 0.18
	25,000	per project	\$ 7,884.21	\$ 0.31	\$ 6,306.82	\$ 0.25

**B : Offices (High Rise)**

Square Footage:	5,000	per project	\$ 8,792.38	\$ 0.05		
	20,000	per project	\$ 9,571.10	\$ 0.29		
	50,000	per project	\$18,144.02	\$ 0.10		
	100,000	per project	\$23,453.44	\$ 0.11		
	250,000	per project	\$40,974.49	\$ 0.17		

**B : Medical Offices**

Square Footage:	500	per project	\$ 2,042.32	\$ 0.12	\$ 1,707.96	\$ 0.10
	2,000	per project	\$ 2,223.20	\$ 0.66	\$ 1,866.10	\$ 0.46
	5,000	per project	\$ 4,214.53	\$ 0.25	\$ 3,241.95	\$ 0.19
	10,000	per project	\$ 5,447.81	\$ 0.27	\$ 4,190.82	\$ 0.21
	25,000	per project	\$ 9,517.65	\$ 0.38	\$ 7,322.06	\$ 0.29

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Occupancy Type and Class	Construction Type	Group A/B^		Group C^	
	Fee Unit	Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds

**I-4 : Institutional, Day Care Facilities**

Square Footage:	2,000	per project		\$ 3,078.63	\$ 0.05
	8,000	per project		\$ 3,363.68	\$ 0.21
	20,000	per project		\$ 5,843.68	\$ 0.08
	40,000	per project		\$ 7,554.03	\$ 0.09
	100,000	per project		\$13,198.17	\$ 0.13

**M : Mercantile**

Square Footage:	500	per project		\$ 1,420.91	\$ 0.08
	2,000	per project		\$ 1,552.47	\$ 0.38
	5,000	per project		\$ 2,697.08	\$ 0.16
	10,000	per project		\$ 3,486.48	\$ 0.18
	25,000	per project		\$ 6,091.47	\$ 0.25

**R-1 : Residential, Hotel, Motel (Low/Mod Rise)**

Square Footage:	2,000	per project	\$ 7,624.03	\$ 0.11	\$ 5,920.43	\$ 0.09
	8,000	per project	\$ 8,299.27	\$ 0.62	\$ 6,468.61	\$ 0.39
	20,000	per project	\$15,733.00	\$ 0.23	\$11,237.85	\$ 0.17
	40,000	per project	\$20,336.88	\$ 0.25	\$14,526.98	\$ 0.18
	100,000	per project	\$35,529.68	\$ 0.35	\$25,381.11	\$ 0.26

**R-1: Residential, Hotel, Motel (High Rise)**

Square Footage:	5,000	per project	\$10,878.26	\$ 0.06		
	20,000	per project	\$11,841.72	\$ 0.35		
	50,000	per project	\$22,448.46	\$ 0.13		
	100,000	per project	\$29,017.47	\$ 0.14		
	250,000	per project	\$50,695.17	\$ 0.21		

**R-2 : Residential, Multifamily (Low/Mod Rise Custom or Model Building)**

Square Footage:	500	per project		\$ 4,305.77	\$ 0.27
	2,000	per project		\$ 4,704.44	\$ 1.16
	5,000	per project		\$ 8,172.99	\$ 0.48
	10,000	per project		\$10,565.08	\$ 0.53
	25,000	per project		\$18,458.98	\$ 0.74

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Occupancy Type and Class	Construction Type	Group A/B^		Group C^	
	Fee Unit	Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds

**R-2 : Residential, Multifamily (Low/Mod Rise Production/Repeat Building)**

Square Footage:	500	per project		\$ 3,286.74	\$ 0.21
	2,000	per project		\$ 3,591.06	\$ 0.88
	5,000	per project		\$ 6,238.72	\$ 0.36
	10,000	per project		\$ 8,064.68	\$ 0.40
	25,000	per project		\$14,090.35	\$ 0.56

**R-2 : Residential, Multifamily (Custom High Rise Building)**

Square Footage:	5,000	per project		\$11,496.40	\$ 0.07
	20,000	per project		\$12,560.88	\$ 0.31
	50,000	per project		\$21,821.87	\$ 0.12
	100,000	per project		\$28,208.75	\$ 0.14
	250,000	per project		\$49,285.49	\$ 0.20

**R-4 : Residential, Care/Assisted Living Facilities**

Square Footage:	500	per project		\$ 2,619.34	\$ 0.17
	2,000	per project		\$ 2,861.87	\$ 0.70
	5,000	per project		\$ 4,971.90	\$ 0.29
	10,000	per project		\$ 6,427.09	\$ 0.32
	25,000	per project		\$11,229.22	\$ 0.45

**S-1 : Repair Garage & Service St (Including Canopy)**

Square Footage:	500	per project	\$ 1,683.23	\$ 0.10	\$ 1,463.97	\$ 0.09
	2,000	per project	\$ 1,832.30	\$ 0.55	\$ 1,599.51	\$ 0.39
	5,000	per project	\$ 3,473.52	\$ 0.21	\$ 2,778.82	\$ 0.17
	10,000	per project	\$ 4,489.96	\$ 0.23	\$ 3,592.13	\$ 0.18
	25,000	per project	\$ 7,844.21	\$ 0.31	\$ 6,276.06	\$ 0.25

**S-1 : Storage, Moderate Hazard**

Square Footage:	1,000	per project	\$ 1,625.80	\$ 0.05	\$ 1,413.73	\$ 0.04
	4,000	per project	\$ 1,769.79	\$ 0.27	\$ 1,544.63	\$ 0.19
	10,000	per project	\$ 3,355.01	\$ 0.09	\$ 2,683.46	\$ 0.08
	20,000	per project	\$ 4,336.77	\$ 0.10	\$ 3,468.87	\$ 0.08
	50,000	per project	\$ 7,576.59	\$ 0.16	\$ 6,060.70	\$ 0.12

^ 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 - BUILDING FEES**

**Plan Check & Inspection / Permit fees for New Construction, Commercial Tenant Improvements & Residential Additions  
PLAN CHECK AND INSPECTION VARIABLE FEE SCHEDULES FOR NEW CONSTRUCTION**

**Fee Tables for New Construction, Additions and Major Remodels - Inspection continued**

560

Occupancy Type and Class		Construction Type	Group A/B^		Group C^	
		Fee Unit	Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds
S-2 : Storage, Low Hazard						
Square Footage:	1,000	per project	\$ 1,501.70	\$ 0.04	\$ 1,306.08	\$ 0.04
	4,000	per project	\$ 1,634.70	\$ 0.25	\$ 1,427.02	\$ 0.18
	10,000	per project	\$ 3,098.93	\$ 0.09	\$ 2,479.14	\$ 0.07
	20,000	per project	\$ 4,005.75	\$ 0.10	\$ 3,204.74	\$ 0.08
	50,000	per project	\$ 6,998.27	\$ 0.14	\$ 5,599.23	\$ 0.11
S-2 : Parking Garage						
Square Footage:	2,000	per project	\$ 4,024.57	\$ 0.06	\$ 3,365.67	\$ 0.05
	8,000	per project	\$ 4,381.00	\$ 0.33	\$ 3,677.31	\$ 0.23
	20,000	per project	\$ 8,305.12	\$ 0.12	\$ 6,388.55	\$ 0.09
	40,000	per project	\$10,735.40	\$ 0.13	\$ 8,258.37	\$ 0.10
	100,000	per project	\$18,755.36	\$ 0.19	\$14,428.77	\$ 0.14
U-1 : Garage, Carport						
Square Footage:	333	per project			\$ 236.82	\$ 0.06
	667	per project			\$ 258.75	\$ 0.57
	1,000	per project			\$ 449.51	\$ 0.20
	1,667	per project			\$ 581.08	\$ 0.52
	2,500	per project			\$ 1,015.24	\$ 0.40
SHELL : Shell Buildings, All Occupancy Types						
Square Footage:	1,000	per project			\$ 1,291.73	\$ 0.04
	4,000	per project			\$ 1,411.34	\$ 0.18
	10,000	per project			\$ 2,451.90	\$ 0.07
	20,000	per project			\$ 3,169.52	\$ 0.08
	50,000	per project			\$ 5,537.69	\$ 0.11
R-3 : Residential, One or Two-Family (Custom)						
Square Footage:	1,000	per project			\$ 1,784.44	\$ 0.12
	2,000	per project			\$ 1,907.03	\$ 0.34
	3,000	per project			\$ 2,247.57	\$ 0.23
	5,000	per project			\$ 2,697.08	\$ 0.38
	7,500	per project			\$ 3,664.22	\$ 0.49

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**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT - BUILDING FEES**

**Plan Check & Inspection / Permit fees for New Construction, Commercial Tenant Improvements & Residential Additions  
PLAN CHECK AND INSPECTION VARIABLE FEE SCHEDULES FOR NEW CONSTRUCTION**

**Fee Tables for New Construction, Additions and Major Remodels - Inspection continued**

560

Occupancy Type and Class	Construction Type	Group A/B^		Group C^	
	Fee Unit	Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds

**R-3 : Residential, One or Two-Family (Production/Repeat/Standard Plan Infill)**

Square Footage:	1,000	per project		\$ 1,211.25	\$ 0.08
	2,000	per project		\$ 1,294.47	\$ 0.23
	3,000	per project		\$ 1,525.62	\$ 0.16
	5,000	per project		\$ 1,830.75	\$ 0.26
	7,500	per project		\$ 2,487.23	\$ 0.33

**R-Addition : Residential - Room Addition**

Square Footage:	167	per project		\$ 811.11	\$ 0.33
	333	per project		\$ 866.83	\$ 0.93
	500	per project		\$ 1,021.62	\$ 0.61
	833	per project		\$ 1,225.95	\$ 1.06
	1,250	per project		\$ 1,665.55	\$ 1.34

**CALT-A : Comm. Alteration - Restaurants**

Square Footage:	300	per project		\$ 1,463.97	\$ 0.16
	1,200	per project		\$ 1,599.51	\$ 0.65
	3,000	per project		\$ 2,778.82	\$ 0.27
	6,000	per project		\$ 3,592.13	\$ 0.30
	15,000	per project		\$ 6,276.06	\$ 0.41

**CALT-A : Comm. Alteration - All Other A Occupancies**

Square Footage:	500	per project		\$ 1,205.62	\$ 0.07
	2,000	per project		\$ 1,317.24	\$ 0.32
	5,000	per project		\$ 2,288.43	\$ 0.13
	10,000	per project		\$ 2,958.22	\$ 0.14
	25,000	per project		\$ 5,168.52	\$ 0.21

**CALT-B : Comm. Alteration - Offices/Business**

Square Footage:	500	per project		\$ 1,205.62	\$ 0.07
	2,000	per project		\$ 1,317.24	\$ 0.32
	5,000	per project		\$ 2,288.43	\$ 0.13
	10,000	per project		\$ 2,958.22	\$ 0.14
	25,000	per project		\$ 5,168.52	\$ 0.21

^ 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 - BUILDING FEES**

**Plan Check & Inspection / Permit fees for New Construction, Commercial Tenant Improvements & Residential Additions  
PLAN CHECK AND INSPECTION VARIABLE FEE SCHEDULES FOR NEW CONSTRUCTION**

**Fee Tables for New Construction, Additions and Major Remodels - Inspection continued**

560

Occupancy Type and Class	Construction Type	Group A/B^		Group C^	
	Fee Unit	Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds

**CALT-B : Comm. Alteration - Medical Offices**

Square Footage:	500	per project		\$ 1,349.14	\$ 0.08
	2,000	per project		\$ 1,474.06	\$ 0.36
	5,000	per project		\$ 2,560.87	\$ 0.14
	10,000	per project		\$ 3,310.39	\$ 0.17
	25,000	per project		\$ 5,783.82	\$ 0.23

**CALT-M : Comm. Alteration - Mercantile**

Square Footage:	500	per project		\$ 1,327.61	\$ 0.08
	2,000	per project		\$ 1,450.53	\$ 0.35
	5,000	per project		\$ 2,520.01	\$ 0.14
	10,000	per project		\$ 3,257.57	\$ 0.17
	25,000	per project		\$ 5,691.52	\$ 0.23

**CALT : Comm. Alteration - All Other Occupancy Types**

Square Footage:	500	per project		\$ 1,306.08	\$ 0.08
	2,000	per project		\$ 1,427.02	\$ 0.35
	5,000	per project		\$ 2,479.14	\$ 0.14
	10,000	per project		\$ 3,204.74	\$ 0.16
	25,000	per project		\$ 5,599.23	\$ 0.23

^ 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 - 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 &amp; Unit/Time</u>	<u>Plan Check Fee \$^</u>	<u>Inspect Fee \$^</u>	<u>Amnd</u>
Application Pre-Inspection	62.03		
Cellular/Mobile Phone, w/o Equipment Shelter	686.93	639.84	
Cellular Tower with Equipment Shelter	916.68	899.45	
Change of Occupancy Inspection	31.02	1,239.47	
Deck / Patio (non-engineered)	218.26	244.68	
Deck / Patio (engineered)	614.56	244.68	
Demolition - Residential	94.20	176.91	
Demolition - Multifamily/Commercial	94.20	204.47	
Fence or Wall (wood, chain link, wrought iron)			
>6 feet in height, 1st 100 l.f.	218.26	163.11	
Each additional 100 l.f.		27.57	
Fence or Freestanding Wall (masonry / garden)			
City Standard, 1st 100 l.f.	156.23	176.9024	
Each additional 100 l.f.		27.5679	
Engineered Wall, 1st 100 l.f.	218.26	299.8162	
Each additional 100 l.f.		232.0382	
Flag pole (greater than 6 feet in height)	218.26	95.35	
Grading (Cut and Fill) - Plan Check + As-Grade			
0-100 Cubic Yards (Cut or Fill - whichever is greater)	603.08	hourly rate (page 75)	
101-1,000 CY	728.29		
1,001-10,000 CY	884.52		
10,001 CY and over	1,071.76		
Residential Remodel			
first 500 s.f.	209.06	449.15	
each additional 500 s.f.		190.69	
Partition - Commercial, Interior (first 30 l.f.)	218.26	122.91	
each add'l. 30 l.f.		95.35	
Photovoltaic Systems			
Residential			
First 15kW	156.23	149.33	
Ea. Add'l kW		10.34	
Commercial			
First 50 kW	437.67	408.94	
Ea. Add'l kW up to 250 kW	0.31	2.72	
Ea. Add'l kW over 250 kW	0.42	1.37	
Stucco / Siding Applications - each	31.02	204.47	

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# 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 &amp; Unit/Time continued</u>	<u>Plan Check Fee \$^</u>	<u>Inspect Fee \$^</u>	<u>Amnd</u>
Relocated Building (within City limits)	94.20	572.06	
Residential Tract Update Review	375.64		
Retaining Wall (concrete or masonry)			
First 50 lf	218.26	244.68	
Each additional 50 lf		95.35	
Re-roofing			
Composition - no tear off	94.20	53.98	
Other roofs (first 10 squares)	94.20	95.35	
Each additional 10 squares		27.57	
Signs			
with electric	166.56	122.91	
without electric	103.39	81.56	
Storage Racks			
<8 ft, first 100 lf	125.21	95.35	
each add'l. 100 lf	31.02	67.78	
8 - 12 ft, first 100 lf	125.21	190.69	
8 - 12 ft, ea. add'l. 100 lf	31.02	109.13	
>12 ft, first 100 lf	125.21	232.04	
>12 ft, ea. Add'l 100 lf	31.02	136.70	
Swimming Pool / Spa - Residential	94.20	353.81	
Swimming Pool - Standard Plan - Residential	156.23		
Swimming Pool - Standard Plan - Commercial	187.24		
Swimming Pool - Other - Commercial	125.21	353.81	

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# 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 &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Addendum to Approved Building Construction Plans</b>		560
Minimum		
Hour, 1-hour minimum	187.24 hr*^	
<b>Appeals</b>		560
Applications for Building Commission, Joint Advisory and Appeals Board		
Manager Hour, 1-hour minimum	125.21 hr*^	
<b>Bluff Preservation Soils Report Review</b>		560
Hour, 1-hour minimum	250.41 hr*^	
<b>California Building Standards Commission Permit Surcharge</b>		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	
<b>Consulting/Inspection Services--Special</b>		560
Services requested by applicant shall be over and above regular fees		
During regular business hours.		
Hour, 1-hour minimum	167.71 hr*^	
Other than regular business hours (except Sundays and holidays)		
Hour, 1-hour minimum	190.69 hr*^	
Inspection or consulting service not otherwise listed		
Hour, 1-hour minimum	167.71 hr*^	
<b>County Facilities Impact Fee</b>	paid to County per County Ordinance	505
<b>Fire Fees (for Fire Protection Systems and related Permits/ Inspections/Reports)</b>	See Fire Dept Fees	505
<b>Fire Fees (for Building related Plan Check and Permit/Inspection Fees)</b>	See Planning and Development Section of Fire Department Fees	505
<b>Grading Plan Check and Permit**</b>	per Miscellaneous fee table	505

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# CITY OF FRESNO MASTER FEE SCHEDULE

## PLANNING & DEVELOPMENT - BUILDING FEES

**OTHER FEES related to MISCELLANEOUS ITEMS are as follows:**

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>General Plan and Related Document Update and Maintenance</b>		552
Surcharge on all Building Permits	12.83%	
<b>Occupancy</b>		560
Certificate of Occupancy / each (Multifamily/Commercial only)	62.03^	
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	62.03^	
<b>Paving Replacement Permit</b>	62.03^	560
<b>Penalty</b>		560
A surcharge will be added for complex/incomplete plans	hrly rate^	
Incorrect address/location given by applicant / per trip)	62.03^	
Premature inspection all (work not ready) / per trip	62.03^	
Reinspection other than entitled calls / per trip	91.90^	
Working without required permit / per permit fee	4 times (max.)	
<b>Relocation/Moving of Building**</b>		560
Application and Preinspection for moving building	Per Miscellaneous fee table	
Bond handling fee / per bond	125.21^	
Bond Requirements		
Performance bond-owner	Determined by Director/Designee	
Building permit (subsequent to relocation)		
Hour, 1-hour minimum	125.21 hr*^	
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	

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# CITY OF FRESNO MASTER FEE SCHEDULE

## PLANNING & DEVELOPMENT - BUILDING FEES

**OTHER FEES related to MISCELLANEOUS ITEMS are as follows:**

<b>Fee Description &amp; Unit/Time</b>	<b>Current</b>	<b>Amnd</b>
<b>Relocation/Moving of Building** - continued</b>		560
Street use/housemoving	62.03 <sup>^</sup>	
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	"	
<b>Renewals - Permits and Plan Checks</b>		560
Building permit renewal of expired permit		
Standard fee	25%	
Minimum	62.03 <sup>^</sup>	
Plan check renewal of expired plan check		
Standard fee	25%	
Minimum	62.03 <sup>^</sup>	
<b>Scanning Plans</b>		505
8 1/2"x11" / per sheet	0.90	
Greater than 8 1/2"x11"/ per sheet	1.80	
<b>Seismic Fee (Strong--Motion Instrumentation and Seismic Hazard Mapping Fee)</b>	Seismic motion fees are established by the Dept. of Conservation, State of California, and are subject to periodic change.	505
<b>Signs (other than those listed in fee table)</b>		560
Banner permit / per permit	106.83 <sup>^</sup>	
Zoning review	See Sign section under Covenants and Special Agreements	
<b>Technology - Entitlement Processing System Update</b>		552
Surcharge on all Building Permits	21.82 <sup>^</sup>	
<b>Temporary Event Structure Permit and Inspection / per hour</b> (i.e. tents, stages, etc.)	136.70 <sup>^</sup>	560
<b>Workers' Compensation Insurance Verification</b>		552
Per transaction	27.00	

\* The blended rate for the Building Division (includes fringe and overhead) is \$136.70<sup>^</sup> 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

<sup>^</sup> 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 - BUILDING FEES

### MOBILEHOME PARK CONSTRUCTION AND INSTALLATION FEES

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Permit Fees for Mobilome Unit Installations and Standard Plan Approval Foundation System with a Department of Housing and Community Development Standard Plan Approval<sup>1</sup></b>		
<b>Mobile Home Unit Installation - Inspection</b>		563
First hour	196.00	
Second and subsequent whole hours	82.00	
Each additional half hour, or fractional part thereof	41.00	
<b>Reinspection</b>		563
First hour	178.00	
Second and subsequent whole hours	82.00	
Each additional half hour, or fractional part thereof	41.00	
<b>Foundation System<sup>2</sup></b>		563
<b>Permit-Inspection</b>		
First hour	196.00	
Second and subsequent whole hours	82.00	
Each additional half hour, or fractional part thereof	41.00	
<b>Plan Check</b>	10.00	563
<b>Permit Fees for Accessory Building and Structures, and Building Components with a Department of Housing and Community Development Standard Plan Approval<sup>3</sup></b>		
<b>Inspection</b>		563
First hour	196.00	
Second and subsequent whole hours	82.00	
Each additional half hour, or fractional part thereof	41.00	
<b>Reinspection</b>		563
First hour	178.00	
Second and subsequent whole hours	82.00	
Each additional half hour, or fractional part thereof	41.00	
<b>Permit Fees for Construction or Alteration without a Department of Housing and Community Development Standard Plan Approval<sup>4</sup></b>		
<b>Permit-Inspection</b>		563
First hour	196.00	
Second and subsequent whole hours	82.00	
Each additional half hour, or fractional part thereof	41.00	

1. Applies to installation of an MH-unit, or a multifamily manufactured home containing not more than two(2) dwelling units, or support system alteration permit fee.

2. Plan check fees are not charged for a foundation system for which a standard plan approval has been obtained from the California Department of Housing and Community Development.

3. Plan check fees will not be charged for accessory buildings or structures for which a standard plan approval has been obtained from the California Department of Housing and Community Development.

4. Applications filed simultaneously to construct two (2) or more permanent buildings, accessory buildings, or structures which are identical and are within the same park, are only charged one (1) plan check fee.

# CITY OF FRESNO MASTER FEE SCHEDULE

## PLANNING & DEVELOPMENT - BUILDING FEES

### MOBILEHOME PARK CONSTRUCTION AND INSTALLATION FEES

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Permit Fees for Mobilehome Unit Installations and Standard Plan Approval Foundation System with a Department of Housing and Community Development Standard Plan Approval<sup>1</sup></b>		
<b>Plan Check</b>	10.00	563
<b>Reinspection Fee</b>		563
First hour	178.00	
Second and subsequent whole hours	82.00	
Each additional half hour, or fractional part thereof	41.00	
<b>Subsequent Plan Check</b>		563
First hour	203.00	
Second and subsequent whole hours	92.00	
Each additional half hour, or fractional part thereof	46.00	

1. Applies to installation of an MH-unit, or a multifamily manufactured home containing not more than two(2) dwelling units, or support system alteration permit fee.

2. Plan check fees are not charged for a foundation system for which a standard plan approval has been obtained from the California Department of Housing and Community Development.

3. Plan check fees will not be charged for accessory buildings or structures for which a standard plan approval has been obtained from the California Department of Housing and Community Development.

4. Applications filed simultaneously to construct two (2) or more permanent buildings, accessory buildings, or structures which are identical and are within the same park, are only charged one (1) plan check fee.

# CITY OF FRESNO MASTER FEE SCHEDULE

## PLANNING & DEVELOPMENT - BUILDING FEES

### MOBILEHOME PARK LAND USE AND ZONING FEES

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Conditional use Permit (CUP)</b>		563
Application	13,336.65 <sup>^</sup>	
Fire Department Plan Review, per application	247.00	
Police Department Review, per application	210.00	
Traffic Engineering Review, per application		
Level 1	31.00	
Level 2	275.00	
Level 3	518.00	
Level 4	1,036.00	
<b>Amendment to Approve CUP</b>		563
Amendment	5,849.29 <sup>^</sup>	
Major Revised Exhibit / per request (routing required)	3,041.81 <sup>** ^</sup>	
Moderate Revised Exhibit (RE) / per request (no routing or limited routing for unsubstantial changes to Fire or DPW only required)	611.12 <sup>** ^</sup>	
Moderate RE includes: Reapplication fee for subsequent owners; fences on a single-family reversed corner lot; large family day-care home (FMC 12-306-N-42) Plus hourly consulting fee as required (all amendments) 1 hour minimum*		
Minor Revised Exhibit	hourly rate*	
<b>Development Permit (DP)</b>		563
Application	12,147.72 <sup>** ^</sup>	
Fire Department Plan Review, per application	247.00	
Police Department Review, per application	210.00	
Traffic Engineering Review, per application		
Level 1	31.00	
Level 2	275.00	
Level 3	518.00	
Level 4	1,036.00	
<b>Amendment to Approved DP</b>		563
Amendment	7,712.51 <sup>^</sup>	
Major Revised Exhibit / per request (routing required)	3,041.81 <sup>** ^</sup>	
Moderate Revised Exhibit (RE) / 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*	611.12 <sup>** ^</sup>	
Minor Revised Exhibit	hourly rate*	

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

<sup>^</sup> 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 - BUILDING FEES

### **MECHANICAL PLUMBING AND ELECTRICAL - STAND ALONE PROJECTS**

- 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 **\$136.70<sup>^</sup>** 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.

### **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**

<b>Fee Description &amp; Unit/Time</b>	<b>Plan Check Fee \$ ^</b>	<b>Inspect Fee \$ ^</b>	<b>Amnd</b>
<b>Note: An Administrative Permit Issuance fee will be charged on all projects in the below table.</b>			
<b>ADMINISTRATIVE (BASE) FEES</b>			565
Permit Issuance - All projects	24.83		
<b>SIMPLE M,P,E SINGLE OR COMBINATION PERMITS</b>	-	102.24	
<b>Note: Includes any item or combination of items on the lists below for Mechanical, Plumbing, and Electrical</b>			
<b>Simple Mechanical Items:</b>			
Addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system.	-	102.24	
Air-handling unit, including attached ducts.	-	102.24	
Air-handling unit over 10,000 CFM	-	102.24	
Evaporative cooler	-	102.24	
Ventilation fan connected to a single duct	-	102.24	
Ventilation system (not a portion of heating or a/c system)	-	102.24	
Hood and duct system.	-	102.24	
Other Misc. appliances or equipment.	-	102.24	
<b>Simple Plumbing Items:</b>			
Plumbing fixtures	-	102.24	
Building sewer	-	102.24	
Rainwater systems (per drain)	-	102.24	
Water Heater	-	102.24	
Industrial waste pretreatment interceptor	-	102.24	
Water piping and/or water treating equipment (each)	-	102.24	
Repair or alteration of drainage or vent piping, each fixture	-	102.24	
Each lawn sprinkler system on any one meter - [deleted]	-	102.24	
Backflow devices each unit	-	102.24	
Atmospheric-type vacuum breakers	-	102.24	

<sup>^</sup> 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 - 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 &amp; Unit/Time</u>	<u>Plan Check Fee \$^</u>	<u>Inspect Fee \$ ^</u>	<u>Amnd</u>
<b>Simple Electrical Items - Systems:</b>	-	102.24	
Residential swimming Pools	-	102.24	
Temporary Power Service	-	102.24	
Temporary power pole.	-	102.24	
Sub poles (each).	-	102.24	
<b>Simple Electrical Items - Units:</b>	-	102.24	
Receptacle, Switch, and Lighting Outlets (per project)	-	102.24	
Lighting Fixtures (per project)	-	102.24	
Pole or platform-mounted lighting fixtures (each)	-	102.24	
Theatrical-type lighting fixtures or assemblies (each)	-	102.24	
Residential Appliances (each)	-	102.24	
Residential appliances and self-contained, nonresidential appliances, (each)	-	102.24	
Appliances not exceeding one horsepower (HP), kilowatt (KW), or kilovolt-ampere (KVA), in rating,(each)	-	102.24	
Busways	-	102.24	
Trolley and plug-in-type busways - each 100 feet or fraction thereof	-	102.24	
<b>(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.)</b>	-	102.24	
Signs, Outline Lighting, and Marquees	-	102.24	
Signs, Outline Lighting, or Marquees supplied from one branch circuit (each)	-	102.24	
Additional branch circuits within the same sign, outline lighting system, or marquee (each)	-	102.24	
Services of 600 volts or less and not over 400 amperes in rating (each)	-	102.24	
Miscellaneous Apparatus, Conduits, and Conductors	-	102.24	
Electrical apparatus, conduits, and conductors for which a permit is required, but for which no fee is herein set forth	-	102.24	

565

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# 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 &amp; Unit/Time</u>	<u>Plan Check Fee \$<sup>^</sup></u>	<u>Inspect Fee \$ ^</u>	<u>Amnd</u>
<b>COMPLEX MECHANICAL STAND-ALONE PERMITS</b>			565
<b>Items on this schedule are issued on a per item basis</b>			
FAU less than 100,000 Btu/h	-	163.11	
FAU greater than 100,000 Btu/h	-	163.11	
Floor furnace (including vent)	-	163.11	
Suspended, wall, or floor-mounted heaters	-	163.11	
Appliance vents not included in an appliance permit	-	163.11	
Boiler or compressor, up to 3HP / Absorption system up to 100,000 Btu/h.	-	340.02	
Boiler or compressor, from 3HP to 15 HP / Absorption system from 100,000 Btu/h to 500,000 Btu/h.	-	544.50	
Other Complex Mechanical		163.11	
<b>COMPLEX ELECTRICAL STAND-ALONE PERMITS</b>			
<b>Items on this schedule are issued on a per item basis</b>			
Nonresidential Appliances	-	272.24	
Power Apparatus	-	272.24	
Motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other apparatus (all			
Rating in horsepower (HP), kilowatts (KW), or kilovolt-amperes (KVA), or kilovolt-amperes-reactive (KVAR):			
Up to and including 1 (each) -	-	272.24	
Over 1 and not over 10 (each) -	-	353.81	
Over 10 and not over 50 (each) -	-	585.85	
Over 50 and not over 100 (each) -	-	885.67	
Over 100 (each) -	-	1,062.57	
<b>Note: These fees include all switches, circuit breakers, contactors, thermostats, relays, and other directly related control equipment.</b>			
Services of 600 volts or less and over 400 amperes to 1000 amperes in rating (each)	-	858.09	
Services over 600 volts or over 1000 amperes in rating (each)	-	1,130.34	
Other Complex Electrical	-	1,130.34	

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**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**

<b>Fee Description &amp; Unit/Time</b>	<b>Plan Check Fee \$<sup>^</sup></b>	<b>Inspect Fee \$ ^</b>	<b>Amnd</b>
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<b>COMPLEX MECHANICAL &amp; ONSITE PLUMBING STAND-ALONE PERMITS</b>		
Fire Suppression System / Commercial Hood		136.70
Onsite Sewer 6" & Over (per lineal ft)		1.81
Onsite Water 4" & Over (per lineal ft)		1.81
Onsite Storm Drain 6" & Over (per lineal ft)		1.81
Other Complex Plumbing		136.70
<b>Stand Alone M, P, OR E Plan Check (hourly rate)</b>	136.70	
<b>OTHER M, P, OR E INSPECTIONS (hourly rate)</b>		136.70

565

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# CITY OF FRESNO MASTER FEE SCHEDULE

## PLANNING & DEVELOPMENT - BUILDING FEES

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

<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Current</u></b>	<b><u>Amnd</u></b>
<b>Addendum to Approved Building Construction Plans</b>		560
Minimum		
Hour, 1-hour minimum	187.24 hr*^	
<b>Appeals</b>		560
Applications for Building Commission, Joint Advisory and Appeals Board		
Hour, 1-hour minimum	125.21 hr*^	
<b>Fire Fees (for Fire Protection Systems and related Permits/Inspections/Reports)</b>	See Fire Dept Fees	505
<b>Fire Fees (for Building related Plan Check and Permit/Inspection Fees)</b>	See Planning and Development Section of Fire Department Fees	505
<b>Consulting/Inspection Services--Special</b>		552
Services requested by applicant shall be over and above regular fees		
During regular business hours.		
Hour, 1-hour minimum	167.71 hr*^	
Other than regular business hours (except Sundays and holidays)		
Hour, 1-hour minimum	190.69 hr*^	
Inspection or consulting service not otherwise listed		
Hour, 1-hour minimum	167.71 hr*^	
<b>General Plan and Related Document Update and Maintenance</b>		552
Surcharge on all Building Permits	12.83%	
<b>Penalty</b>		560
A surcharge will be added for complex/incomplete plans	hrly rate* ^	
Incorrect address/location given by applicant / per trip)	62.30^	
Premature inspection all (work not ready) / per trip	62.03^	
Reinspection other than entitled calls / per trip	91.90^	
Working without required permit / per permit fee	4 times (max.)	

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**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT - BUILDING FEES**

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

<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Current</u></b>	<b><u>Amnd</u></b>
<b>Renewals - Permits and Plan Checks</b>		560
Building permit renewal of expired permit		
Standard fee	25%	
Minimum	62.03^	
Plan check renewal of expired plan check		
Standard fee	25%	
Minimum	62.03^	
<b>Scanning Plans</b>		505
8 1/2"x11" / per sheet	0.90	
Greater than 8 1/2"x11"/ per sheet	1.80	
<b>Technology - Entitlement Processing System Update</b>		560
Surcharge on all Building Permits	21.82^	
<b>Workers' Compensation Insurance Verification</b>		560
Per transaction	31.03^	

\* The blended rate for the Building Division (includes fringe and overhead) is \$136.70^ per hour or is the actual hourly of a consultant, if utilized; plus actual extraordinary expenses in either case.

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# 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 \$214.81<sup>^</sup> 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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# 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 &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Address Change</b>		560
Assignment - Parcel Map	257.31^	
Assignment - Tract Map first 50 lots or less	546.80^	
Assignment - Tract Map per each additional 50 lots or less	214.81^	
Change	273.39^	
<b>Annexation Application Fee</b> (LAFCO fees must be paid by applicant)		560
Inhabited	14,139.61^	
Un-inhabited	10,498.16^	
<b>Appeal by Applicant</b> (requiring Planning Commission review)	963.77^	560
<b>Bond/Performance and Surety</b>		560
Processing, handling, and release / per request	214.81^	
Surety bond, house mover		
Minimum bond	2,297.44^	
<b>City Attorney Development-Related Special Services</b>		
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.		
<b>Conditional Use Permit (CUP)</b>		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:	13,336.65^	

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# CITY OF FRESNO MASTER FEE SCHEDULE

## PLANNING & DEVELOPMENT FEES

### LAND USE, ZONING, AND LAND DIVISION

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Conditional Use Permit (CUP) - continued</b>		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		525
Application		
Level 1	31.00	
Level 2	275.00	
Level 3	518.00	
Level 4	1,036.00	
Amendment to approved CUP	5,849.29^	560
Major Revised exhibit / per request (routing required)	3,041.81^	
Moderate Revised exhibit / per request (no routing or limited routing for unsubstantial changes to Fire or DPW only required)	611.12^	565
Moderate RE includes: Reapplication fee for subsequent owners, Fences on a single-family reversed corner lot		
Minor Revised exhibit / hourly rate	214.81^	565
<b>Corrected Exhibits (all CUPs) after first 2</b>	750.11^	560
<b>Special use CUP*</b>		
Condominium Conversion	25,708.36^	
Per 100 Units	4,284.74^	
<b>Conditional Use Permit - ABCUP</b>		560
Standard off-sale	12,532.53^	
Standalone on-sale (bar /nightclub)	6,427.09^	
Minimal Impact (on-sale restaurant or tasting room)	3,214.11^	
Major Modification	2,142.36^	
Minor Modification	428.48^	
New Alcohol use submitted with full related development permit or CUP	2,142.36^	

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

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# CITY OF FRESNO MASTER FEE SCHEDULE

## PLANNING & DEVELOPMENT FEES

### LAND USE AND ZONING

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>City Street Trees</b>		456
Inspection when planted by private party / per tree	30.00	
<b>Covenants</b>		560
Preparation and recording	1,713.89 <sup>^</sup>	
Revision of Covenants	1,071.75 <sup>^</sup>	
Release of covenant	643.28 <sup>^</sup>	
<b>County recordation fee / per document</b>	Current rate	
<b>Development Permit (DP)</b>	12,147.72 <sup>**^</sup>	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	
<b>Amendment to approved DP</b>		565
NOTE: Fees shown with asterisks (**) will be reduced by 50 percent for inner-City areas.		
Amendment	7,712.51 <sup>^</sup>	
Major Revised exhibit / per request (routing required)	3,041.81 <sup>^** ^</sup>	
Moderate Revised exhibit / per request (no routing or limited routing for unsubstantial changes to Fire or DPW only required)	611.12 <sup>** ^</sup>	
plus hourly consulting fee as required (all Amendments) 1 hour minimum*		
Minor Revised exhibit / hourly rate	214.81 <sup>^</sup>	
<b>Rear yard encroachment</b>	214.81 <sup>^</sup>	560
<b>Deviation Application **</b>		565
Minor Deviation / per application	287.19 <sup>^</sup>	
<b>Director's Determination</b>		560
Per application	1,723.08 <sup>^</sup>	
<b>Draw-Down Account Administrative Fee</b>		560
Annual fee per account	248.12 <sup>^</sup>	
<b>DRC Process</b>	229.74 <sup>^</sup>	560

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

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# CITY OF FRESNO MASTER FEE SCHEDULE

## PLANNING & DEVELOPMENT FEES

### LAND USE AND ZONING

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Encroachment</b>		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	
<b>Environmental Assessment Fee</b> (all private and non-entitlement public projects)		565
NOTE: Environmental Assessment fees shown with asterisks (**) will be reduced by 50 percent for the inner-City areas.		
Categorical Exemption / per application	643.28**^	565
Negative Declaration / per application	6,855.57**^	
Mitigated Negative Declaration/per application	12,212.04**^	
Related Special Studies for all Eas	hrly rate*^	
Planning Review of others' Special Studies (each)	374.00	
Planning Review of Traffic Studies (each)	644.43^	
Outsourced Initial Study		
City Facilitation	3,214.11^	
Consultant Costs	22,974.41^	
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	247.00SS	575
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 reflected on the	546
Payable to: County of Fresno (to be remitted to the State of California)	California Department of Fish and Wildlife Website.	

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

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# CITY OF FRESNO MASTER FEE SCHEDULE

## PLANNING & DEVELOPMENT FEES

### LAND USE AND ZONING

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Environmental Impact Report (EIR)</b>		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	26,636.53^	
Program - minimum deposit	52,628.62^	
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.	
 <b>Flood Control</b>		
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
 <b>General Plan and Related Document Update and Maintenance</b>		511
Surcharge on all Building Permits	10%	
<b>GIS Research Request</b>	214.81^	560
<b>Historic Preservation Application</b>	1,500.23^	560

\*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

### LAND USE AND ZONING

#### Fee Description & Unit/Time

#### Current

#### Amnd

#### **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

3,214.11<sup>^</sup>

Tentative Parcel Map Filing (5 lots or more) / each

8,569.45<sup>\*\*^</sup>

Tentative Parcel Map Filing (4 lots or less) / each

6,427.09<sup>\*\*^</sup>

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

1,713.89<sup>^</sup>

Minor / each minimum deposit

856.94<sup>^</sup>

Time Extension or Continuation of scheduled item at the request of applicant

2,142.36<sup>^</sup>

560

Revised Conditions

Minor

856.94<sup>^</sup>

Major

2,570.83<sup>^</sup>

#### **Map - Tentative Tract Map**

560

Pre-application and verification / each

4,499.53<sup>^</sup>

Tentative Tract Map filing

Base fee per Map

22,709.06<sup>^</sup>

Per each 50 lots

8,569.45<sup>^</sup>

Environmental Assessment

See Environmental  
Assessment Fees

UGM Application

See UGM  
Application Fees  
In Subdivision Section

<sup>^</sup> 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**

**LAND USE AND ZONING**

<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Current</u></b>	<b><u>Amnd</u></b>
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	12,845.18^	
Minor / each	4,484.74^	
Time Extension or Continuation of scheduled item at the request of applicant	5,784.96^	560
<b>Master Development Agreement</b>		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	32,778.74^	
<b>Meetings - Planning Commission, City Council</b>		560
Special Meeting at request of applicant / per request	2,357.17^	
Time Extension or Continuation of scheduled item at the request of applicant	1,928.70^	
<b>Official Plan Line - Director's Determination</b>		511
Planning / each 409	Time & Materials (does not include environmental or engineering costs)	
<b>Plan Modification</b> (Amendments to in-process plans)/ per request	5,795.29^	560

\*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

### LAND USE AND ZONING

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Plan Amendment</b>		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	20,888.33** ^	560
PA and Rezone Combo	23,030.70** ^	
Traffic Engineering review / per proposal	163.00	
<b>Planned Development - Standalone</b>	13,336.65^	560
<b>Planned Development (related to CUP of DP)</b>	4,284.74^	560
<b>Planned Development (related to a map, no CUP)</b>	6,427.09^	560
<b>Private Irrigation Line Maintenance / per linear foot</b>	5.00	
<b>Refunds, Handling Charge</b>		560
NOTE: refunds include Handling fee and are less cost of Staff Time already incurred on project (related to all Building, Planning and Subdivision entitlement fees)*		
Handling Fee	214.81^	
<b>Release Hold on Occupancy</b>		560
Planning Entitlement related	63.18^	
Subdivision Entitlement related	474.42^	
<b>Release of Lien</b>		
Recording of release of lien on real property / per release	68.93^	560
<b>Response to Zoning Inquiries--Written</b>		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	214.81^	
Response to other / specialized questions	599.93^	
Per Parcel / Address fee for requests for multiple addresses or parcels	214.81^	
Waiver or Interpretation of Development Standards (staff support for process)	856.94^	

^ 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**

**LAND USE AND ZONING**

**Fee Description & Unit/Time**

**Current**

**Amnd**

**Rezoning\***

NOTE: Rezone fees shown with asterisks(\*\*) will be reduced by 50 percent for the inner-city areas. 565

Rezone (all) 12,854.18\*\* ^

Modifications to zoning conditions 11,783.58\*\* ^

Fire Prevention fee per application 134.00SS 575

**Traffic Engineering review**

Rezone, all other districts / per application 110.00SS 575

Rezone, single family / per application 110.00SS 575

**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 535.31^ 560

**Temporary Use Permit** 560

Minor/ over the counter 214.81^

Major / routed 321.64^

**Signs/Zoning Review** 560

Master sign program / per program 1,607.06^

Revision to MSP 428.48^

On-site signs / per application 299.82^

Master sign program conformance review / per application 160.81^

Temporary / Banner 106.83^

**Corrected Exhibits after first two** 750.11^ 565

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

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# CITY OF FRESNO MASTER FEE SCHEDULE

## PLANNING & DEVELOPMENT FEES

### LAND USE AND ZONING

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Special and Consulting Services</b>		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	214.81 hr* ^	
Other than regular business hours (except Sundays and holidays)		
Hour, 1-hour minimum	219.41 hr* ^	
Consulting Service not otherwise listed		
Hour, 1-hour minimum	214.81 hr* ^	
<b>Street Name Change</b>	13,389.49^	560
<b>Tree Removal Permit</b> - fee not required for Single Family Homes	214.81^	560
<b>Variance</b>		560
NOTE: Variance fees shown with asterisks(**) will be reduced by 50 percent for the inner-city areas.		
IM Priority Area Variances	2,142.36^	
Security-related	7,841.78** ^	
Single-family residential lot, 1 acre or less/per application	4,284.74** ^	
All other applications/per application	11,440.11** ^	
Variance associated with a Development Permit or CUP	4,284.74^	
<b>Zoning Clearance</b>		560
Minor	34.46^	
Moderate	428.48^	
Major	2,142.36^	
<b>Zoning Ordinance Text Amendment</b>		560
Per application	15,211.36^	

\*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**

<b><u>SUBDIVISION</u></b>		
<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Current</u></b>	<b><u>Amnd</u></b>
<b>Building Plan Check - Planning Review</b>		560
Commercial	53.98^	
Residential	321.64^	
<b>Building Plan Check - Offsite Improvements</b>		560
Commercial	344.62^	
Residential	428.48^	
<b>Covenants</b>		560
Preparation and recording	1,724.25^	
Revision of Covenant	1,074.75^	
Release of Covenant	643.28^	
<b>Map - Tentative Parcel Map</b>	See Land Use and Zoning Section	511
<b>Parcel Map Waiver Certificate request / per request</b>	889.12^	
<b>Map - Tentative Tract Map</b>	See Land Use and Zoning Section	511
<b>Meeting -Planning Commission, City Council</b>		560
Special Meeting at request of applicant / per request	2,357.17^	
Time Extension or Continuation of scheduled item at the request of applicant	1,928.70^	
<b>Special Agreements</b>		560
Special Developments		
Simple Residential Deferral / per agreement	285.00	
Standard / per agreement	640.00	
Major / per agreement	1,710.00	
Early Issuance of Building Permit / per agreement	2,142.36^	
Revision of Agreement	See Covenant Revision	
Assumption Agreement / per agreement	1,010.00	
Substitution of Securities / per agreement	390.00	

^ 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**

**Special and Consulting Services**

560

Services requested by applicant related to subdivision fees

52.00

Charges are in addition to the regular application

fees, subject to the availability of staff:

2,620.00\*

During regular business hours

Hour, 1-hour minimum

214.81 hr\*^

Other than regular business hours (except Sundays  
and holidays)

Hour, 1-hour minimum

219.41 hr\*^

Consulting Service not otherwise listed

Hour, 1-hour minimum

214.81 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 l.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.

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**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

<b><u>SUBDIVISION</u></b>		
<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Current</u></b>	<b><u>Amnd</u></b>
<b>Subdivision Agreement Preparation</b>	2,290.00	511
<b>Subdivision - Miscellaneous Processes</b>		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.

<b>CRR - Associated Major Roadway Infrastructure Facility Fee<sup>1</sup></b>	4,836 / gross acre	553
<b>CRR - Interior Collector Roadway Facility Fee<sup>1</sup></b>	31,155 / gross acre	553
<b>CRR - Sewer Backbone System Facility Fee<sup>2</sup></b>	479 / EDU	553

**NOTES:**

<sup>1</sup> 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).

<sup>2</sup> Commercial Land uses are based on 5.8 Edu's per acre.

<sup>3</sup> 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)

<b>Fire Impact Fee - Citywide**^</b>		570
Single family residential / per unit	2,326.13	
Multi-family residential (>7.5 units/acre) fee per unit	1,774.37	
Office fee per 1,000 Sq. Ft. of building	700.38	
Retail fee per 1,000 Sq. Ft. of building	612.84	
Industrial fee per 1,000 Sq. Ft. of building	350.19	

\*\* 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.

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

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

<b>Citywide Locally Regionally Significant Street Impact Fee ^</b>		570
The Citywide Regional Street Impact Fee shall be applicable to all		
Residential (Low-Medium)	8,941.09	
Residential (Medium/High-High)	17,360.97	
Commercial Retail	16,052.84	
Commercial Office	16,814.31	
Light Industrial	4,813.10	
Heavy Industrial	2,925.73	

^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

### 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)	27,984.82
Residential (Medium/High-High)	54,385.63
Commercial Retail	51,622.78
Commercial Office	48,038.40
Light Industrial	15,673.13
Heavy Industrial	9,361.53

\* Includes Citywide local 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.

### PARK FEES

#### **Park Facility Impact Fee - Citywide\*\*^~**

	Park Facility Fee	Fee (Land)	Fee, Facility+
Single Family Dwelling	3,630.19	1,569.76	5,199.95
Multi-Family Dwelling (>7.5 units/Acre)	2,736.38	1,184.95	3,921.33

\*\*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 &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Traffic Signal Mitigation Impact Fees<sup>^</sup></b>		570
Single Family Residential / per Single Family Dwelling Unit	775.72	
Multi-Family Residential / per Multi-Family Dwelling Unit	601.64	
Assisted Living <sup>1</sup> / per number of Beds	340.01	
Lodging <sup>2</sup> / per number of Rooms	1,004.77	
Health/Fitness Club <sup>3</sup> / per 1,000 sq feet	2,709.92	
Industrial <sup>4</sup> / per 1,000 sq feet	407.20	
Warehouse / per 1,000 feet	142.52	

<sup>^</sup>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)**

<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Current</u></b>	<b><u>Amnd</u></b>
<b>Traffic Signal Mitigation Impact Fees ( Continued)^</b>		570
<b><u>Institutional</u></b>		
Elementary School <sup>5</sup> / per number of Students	155.75	
Middle/Jr High School <sup>5</sup> / per number of Students	175.10	
High School <sup>5</sup> / per number of Students	166.95	
Private School (K-12)/ per number of Students	203.60	
Community College/ per number of Students	94.67	
University/ per number of Students	128.27	
Place of Worship/ per number of Seats	51.92	
Day Care Center/Preschool/ per number of Students	335.94	
Library/ per 1,000 sq feet	5,921.71	
Hospital/ number of Beds	1,834.44	
Clinic/ per 1,000 sq feet	3,136.46	
Medical/Dental Office/ per 1,000 sq feet	2,859.56	
Office <sup>6</sup> / per 1,000 sq feet	800.15	
<b><u>Commercial</u></b>		570
Discount Store <sup>7</sup> / per 1,000 sq feet	2,958.31	
General Retail <sup>8</sup> / per 1,000 sq feet	3,102.86	
Supermarket/ per 1,000 sq feet	5,616.31	
Discount Club/ per 1,000 sq feet	2,164.27	
Home Improvement Store <sup>9</sup> / per 1,000 sq feet	1,464.90	
Pharmacy <sup>10</sup> / per 1,000 sq feet	4,574.89	
Restaurant <sup>11</sup> / per 1,000 sq feet	5,254.92	
Fast-Food Restaurant/ per 1,000 sq feet	19,352.18	
Convenience Market w/Gas Station/ per number of Fueling P	7,426.31	
Convenience Market (no pumps)/ per 1,000 sq feet	7,426.31	
Bank <sup>12</sup> / per number of Drive-in Lanes	7,176.90	
Tire Store/per number of Service Bays	2,510.39	
Automobile Care Center/ per number of Service Bays	1,026.14	
Car Wash / per number of Stalls	8,875.94	

^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 &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Traffic Signal Mitigation Impact Fees ( Continued)**^</b>		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).	82.18	

<sup>1</sup> Includes nursing home & assisted living uses

<sup>2</sup> Includes hotel, all suite hotel, business hotel & motel

<sup>3</sup> Includes racquet/tennis clud, health/fitness club & athletic club

<sup>4</sup> Includes light, heavy & industrial park

<sup>5</sup> Public, private, or charter schools

<sup>6</sup> Includes general office, office park, business park, and R& D center

<sup>7</sup> Includes super store

<sup>8</sup> Includes specialty retail and shopping centers over 150,000 sq feet

<sup>9</sup> Includes building materials/lumber store & hardware/paint stores

<sup>10</sup> With or without drive-through

<sup>11</sup> Includes high-turnover and quality

<sup>12</sup> 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' 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 through 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.

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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)

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**PARKING FEES**

<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Current</u></b>	<b><u>Amnd</u></b>
<b>Parking, City of Fresno Employees</b>		
All lots / per month	15.00	
Replacement permit / per replacement	10.00	
Official vehicle permit / per month	20.00	
<b>Parking, DMV Hold Administrative Fee</b>		
Per violation	5.00	
<b>Parking Late Payment Penalties</b>		546
Overtime Parking Penalty / per violation	Equal to Penalty	
Restricted Zone Penalty / per violation	Equal to Penalty	
Parking, Administrative penalties / per violation	33.00	
Parking Penalties - Disabled or Handicapped / per violation	33.00	
<b>Off Street Parking^</b>		560
Mall Specific and Non-Mall Specific Areas, Permits Parking		
Rates in Garages and Lots		
Permit Hours based on Option Selected and Fees Paid.		
All Permits will be assigned a specific Garage or Lot, dependent on location selected and Plan.		
6 am to 6pm, Mon-Fri		
Surface lot permit per month^	82.00	554
Structure permit per month^	98.00	554
<b>Bulk Annual Purchase^</b>		
Monthly parking contracts purchased in bulk (50 permits or more) will be at a flat fee per month per permit	70.00	531
MET LOT ONLY Monthly parking contracts purchased in bulk (10 permits or more) will be at a flat fee per permit	44.00	554
Failure to pay overtime parking fee within 15 days		
Per incident	5.00	
Failure to purchase repeat monthly parking permit within first 5 working days of month / per incident	10.00	
Replacement Permit / per incident	10.00	480

^ Staff shall administratively update the parking fees adjusted by Resolution 2017-16 annually to reflect the twelve 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, or 3% whichever is less.



# CITY OF FRESNO MASTER FEE SCHEDULE

## PLANNING & DEVELOPMENT FEES

### **PARKING FEES**

<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Current</u></b>	<b><u>Amnd</u></b>
<b>City Department Sponsored Permits</b>		554
Annual Permits for City vendors, board, and committee members	240.00	
City Hall North Lot / per day	5.00	
Promenade Lot / per day	2.00	
Promenade Lot Daily Rate	5.00	554
Validation Tickets		
Bulk purchase only by business owners with valid business license issued by the City of Fresno Registered Businesses w/Business Tax ID, or Governmental Agencies		
First hour/per ticket	1.50	480
Any other hour/per ticket	0.50	
<b>Short Term Daily Rates</b>		560
<b>in Garages and Lots - Non-Event Days</b>		
<b>(Congo Alley Garage 4, Spiral Garage 7 &amp; Merced Garage 9)</b>		
First house 0-60 minutes	Free	
Underground Garage 8 & Convention Center Garage		
First hour 0-60 minutes	3.00	
Each additional hour		
0-60 minutes	1.00	
Maximum per day	9.00	
Exit without permit / ticket	9.00	
Validation Tickets		
Bulk purchase only by business owners with valid Business Tax ID, or Governmental Agencies		
Per ticket	0.50	
<b>Event Parking*</b>		546
Weekday event for vehicles exiting before 6pm	5.00	
Convention Center Garage Special Event Rate / per vehicle	\$10.00 - \$50.00	581
Garages 4, 7 & 8 Special Event Rate / per vehicle	\$7.00 - \$50.00	581
Parking Meters**	\$7.00 - \$50.00	581

\* Rate may vary based on City and event related agreements.

\*\* Certain parking meters near off-street parking facilities may be configured to allow for flat-rate parking during events.

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**PARKING FEES**

<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Current</u></b>	<b><u>Amnd</u></b>
<b>Parking Meter Closure*</b>		546
Per meter / per day	5.00	
Application Fee	25.00	
<b>Parking, Administrative Penalties</b>		546
Semi-truck parked on public right of way in excess of time allowed (MC 14-2601)	250.00	
Parked in Alley (MC 14-1013(a))	100.00	554
Parked in a Bike Lane (CVC 21211 (A))	100.00	
Parked in Bicycle path (MC 14-1015 (A))	100.00	
Parked in Bicycle Zone (MC 14-1015 (A))	100.00	
Parked in Crosswalk (CVC 22500 (B))	100.00	
Parked on Sidewalk (CVC 22500 (F))	100.00	
Parked in Intersection (CVC 22500 (A))	100.00	
Parked <15 ft of Fire Hydrant (CVC 22514)	100.00	
Parked in Divisional Island (MC 14-4005 (A))	100.00	
Parked Causing Traffic Hazard (CVC 22505)	100.00	
Parked in Front of Driveway (MC 14-4005 (A))	100.00	
Vehicle Parked in Transit Bus Zone (CVC 22500 (I))	500.00	
<b>Parking, Miscellaneous Penalties</b>		546
Use of street for storage of vehicles / per violation (MC 14-1006)	108.00	
Commercial vehicle parking on residential streets; vehicle parking overnight / per violation (MC 14-1108)	108.00	
Failure to display Disabled Persons Placard/per violation	Maximum per CVC 40226	
No current registration tabs (CVC 5204)	76.00	554
No current registration tabs proof of correction	Maximum per CVC 40225	
Parked in Fire Lane (CVC 22500.1)	111.00	
Vehicle Inoperability/Immobilized (CVC 22669(d))	108.00	
<b>Parking, Overtime Penalties</b>		496
24 minute parking / per violation (MC 14-1101)	33.00	
1 hour parking / per violation (MC 14-1102)	33.00	
2 hour parking / per violation (MC 14-1103)	33.00	
Parking overtime, meter zone / per violation (MC 14-1405(b))	33.00	

\* These fees will be waived if meters being closed are in conjunction with an approved special event permit.

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**PARKING FEES**

<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Current</u></b>	<b><u>Amnd</u></b>
<b>Parking Penalties - Disabled or Handicapped</b>		546
Parking in handicapped crosshatch zone (CVC 22507.8) / per violation	350.00	
Parking in handicapped zone (CVC 22507.8) / per violation	350.00	
Parking in spaces for the disabled (CVC 22507.8) / per violation	350.00	
Misuse of disabled placard (CVC 4461) / per violation	500.00	
<b>Parking, Restricted Zone Penalties</b>		554
Parked on Public Grounds (CVC 21113(a)(1))	100.00	
Not Parked within 18 Inches of Curb (CVC 22502(a))	100.00	
Vehicle Parked unattended Motor Running (CVC 2215(a))	43.00	
Parked immobilized vehicle (MC 14-1006 (c))	43.00	
Parked in Alley not Right Hand Side (MC 14-1013(c))	100.00	
Block Alley Leaving < 10 ft (MC 14-1013(d))	43.00	
Parked on City Owned Lot/No Permit (MC 14-1014(c))	43.00	
Parkway (MC 14-1002, 13-301(d))	43.00	
Parallel Parked Divided Hwy (MC 14-1104(b))	43.00	
Not Parked within Marked Space (MC 14-1413)	43.00	
Parked at Postal Mailing Curb (MC 14-1202(a)(3)(iv))	43.00	
Taxi Cab not Parked in Taxi Zone (MC 14-1204)	43.00	
Parked in Official Car Zone (MC 14-1205)	43.00	
Parked in Taxi Zone (MC 14-1206)(c))	43.00	
Parked in Yellow Zone (MC 14-1207)	43.00	
Parked in Passenger Zone (MC 14-1208)	43.00	
Parked on Private Property (MC 14-802)	43.00	
Parked in Restricted Zone (MC 14-1107(c))	43.00	
No Stopping/Tow Away Zone (MC 14-1004)	58.00	
Posted or Painted No Parking (MC 14-1005(c))	58.00	
Parked Street Under Repair (MC 14-1005(g))	58.00	
Wrong Way Parked Street or Alley (MC 14-601(a))	58.00	
Not Connected at Electric Vehicle Charging Station (MC 14-1022(b))	100.00	558
<b>Parking, Downtown</b>		546
On/off street meters		
Meter per hour	1.00 to 1.50	
Meter Occupancy Permit, per month <sup>^</sup>	175.00	531
After the 15th of the month <sup>^</sup>	88.00	554
Parking meter SmartCard, per card	3.00	518

<sup>^</sup> Staff shall administratively update the parking fees adjusted by Resolution 2017-16 annually to reflect the twelve 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, or 3% whichever is less.

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**PARKING FEES**

<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Current</u></b>	<b><u>Amnd</u></b>
<b>Downtown Corridor Parking District Permit (Arts, Fulton, Historic Districts per MC 14-2017)</b>	80.00	546
Period 10/1 through 9/30 maximum one permit per eligible property		
<b>Residential Permit (non-refundable)</b>		
Period 10/1 through 9/30		
First residential vehicle per homeowner / resident		
Annually per permit	Free	546
Additional vehicles		
Annually per permit	19.00	
<b>Temporary Parking Discounts</b>		
Subject to prior approval by the Department Director and subject to limit of six months or less, special parking rates in Parking Maintenance District No. 1 may be allowed, if it is in the best interest of the City.		
<b>Electric Vehicle Charging Station Rates</b>		558
Electric Vehicle Charging rate, per kilowatt hour, up to posted time limit	0.25	
Electric Vehicle Charging Overtime Penalty, per hour (MC 14-1022(c))	5.00	