

PLANNING AND DEVELOPMENT APPLICATION FEES (Effective 07.01.2025)

ADDRESSING

Assignment – Parcel Map	\$271.77 ⁶
Assignment – Tract Map first 50 lots or less	\$577.54 ⁶
Assignment – Tract Map per ea. add'l 50 lots or less	\$226.89 ⁶
Change of Address	\$288.77 ⁶

ANNEXATIONS

Inhabited	\$14,934.59 ⁶
Uninhabited	\$11,088.41 ⁶

CONDITIONAL USE PERMIT – STANDARD¹

New Application/Full Review	\$14,086.49 ^{2,6}
Amendment	\$6,178.16 ^{2,6}
Major Revised Exhibit	\$3,212.84 ^{2,6}
Moderate Revised Exhibit	\$645.47 ^{2,6}
Minor Revised Exhibit	\$226.89 ^{2,6}

CONDITIONAL USE PERMIT – SPECIAL¹

Condominium Conversion – Base Fee	\$27,153.78 ⁶
Per 100 Unit Fee	\$4,525.64 ⁶

CONDITIONAL USE PERMIT – ABCUP^{1,3}

Standalone Off-Sale	\$13,237.17 ⁶
Standalone On-Sale (bar/nightclub)	\$6,788.44 ⁶
Min. Impact (on-sale rest/tasting room)	\$3,394.83 ⁶
Major Modification	\$2,262.82 ⁶
Minor Modification	\$452.57 ⁶
In Conjunction with DP/CUP	\$2,262.82 ⁶

DEVELOPMENT PERMIT¹

New Application/Full Review	\$12,830.71 ^{2,6}
Amendment	\$8,146.14 ^{2,6}
Major Revised Exhibit	\$3,212.84 ^{2,6}
Moderate Revised Exhibit	\$645.47 ^{2,6}
Minor Revised Exhibit	\$226.89 ^{2,6}

DIRECTOR'S DETERMINATION

\$1,819.96 ⁶

DRC PROCESS

\$242.66 ⁶

HISTORIC PRESERVATION APPLICATION

\$1,584.58 ⁶

MASTER DEVELOPMENT AGREEMENT

\$34,621.69 ⁶

MINOR DEVIATION

\$303.33 ⁶

PLAN AMENDMENT²

Plan Amendment – New application	\$22,062.76 ^{2,6}
Plan Amendment & Rezone Combo	\$24,325.57 ^{2,6}
Plan Mod – Change to plan in process	\$6,121.12 ⁶
Traffic Review	\$163.00

PLANNED DEVELOPMENT

Standalone	\$14,086.49 ⁶
Related to CUP/DP	\$4,525.64 ⁶
Related to a Map, no CUP	\$6,788.44 ⁶

REAR YARD ENCROACHMENT

\$226.89 ⁶

REZONES

Rezone – New application	\$13,576.90 ^{2,6}
Rezone – Inner City	\$6,788.44 ⁶
Modification to Zoning Conditions	\$12,446.11 ^{2,6}
Rezone Modification – Inner City	\$6,223.06 ⁶
Fire Review	\$134.00
Traffic Review	\$110.00

SECURITY WIRE PERMIT

\$565.40 ⁶

SIGNS

Banner review	\$111.10 ⁶
Sign, on-site (per application)	\$316.67 ⁶
Master Sign Program (MSP)	\$1,697.41 ⁶
Revision to MSP	\$452.57 ⁶
MSP conformance review	\$169.86 ⁶

TEMPORARY USE PERMIT

Minor/Over the Counter	\$226.89 ⁶
Major/Routed	\$339.73 ⁶

TREE REMOVAL PERMIT

\$226.89 ⁶

VARIANCE

IM Priority Area	\$2,228.40 ⁶
Security related	\$8,282.04 ^{2,6}
SFR Lot (1 acre or less)	\$4,525.64 ^{2,6}
All other applications	\$12,083.32 ^{2,6}
Associated with a DP/CUP	\$4,525.64 ⁶

ZONE CLEARANCE³

Minor	\$36.40 ⁶
Moderate	\$452.57 ⁶
Major	\$2,262.82 ⁶

ZONING INQUIRY

Basic Questions on Application	\$226.89 ⁶
Other Specialized Question	\$633.35 ⁶
Per Parcel/Address (requests w/multiple	\$226.89 ⁶
Waiver/Interpretation of Development	
Standards	\$905.12 ⁶

ZONING ORDINANCE TEXT AMENDMENT

\$16,066.60 ⁶

DP and CUP Application Review Fees

Fire Prevention Review	\$247.00
Police Review	\$210.00
Traffic Engineering Review – Level 1	\$280.00
Traffic Engineering Review – Level 2	\$665.00
Traffic Engineering Review – Level 3	\$995.00
Traffic Engineering Review – Level 4	\$1,335.00

Appeal by Applicant \$1,017.96 ⁶

Corrected Exhibits (after first 2) \$792.28 ⁶

Covenants

Preparation and recording	\$1,810.26 ⁶
Revision of covenant	\$1,132.01 ⁶
Release of covenant	\$679.45 ⁶

GIS Research Request \$226.89 ⁶

Hourly Staff Fee \$226.89 ⁶

Refund Handling Fee \$226.89 ⁶

Traffic Study Review Fee

Level 1:	\$280.00
Level 2:	\$665.00
Level 3:	\$995.00
Level 4 or EIR:	\$1,335.00

Planning Review of Special Study \$374.00

Planning Review of Traffic Study \$680.67 ⁶

ENVIRONMENTAL REVIEW AND RELATED FEES

Environmental Document Preparation

Exemption (Categorical or Statutory)	\$679.45 ^{2,6}
Negative Declaration	\$7,241.01 ^{2,6}
Mitigated Negative Declaration	\$12,898.65 ⁶
EIR – Focused	\$28,134.14 ⁶
EIR – Program and Project	\$55,587.62 ⁶
Outsourced Initial Study-City Facilitation	\$3,394.83 ⁶
Outsourced Initial Study-Consultant Cost	\$24,266.13 ⁶

SUBDIVISION FEES

Subdivision Sales Trailer

Amendment (Trailer & On-Site Pkg)	\$3,212.84 ⁶
Traffic (Level 2)	\$665.00
Fire	\$247.00
Trailer Only	\$645.47 ⁶

Tentative Parcel Maps

Technical Verification	\$3,394.83 ⁶
<i>Credited to base fee upon acceptance</i>	
Tentative Parcel Map (5 or more lots)	\$9,051.26 ^{2,6}
Tentative Parcel Map (4 or less lots)	\$6,788.44 ^{2,6}
Traffic Review (Level 3)	\$995.00
Traffic Review (Level 4)	\$1,335.00
Fire Review	\$134.00
Parks, Recreation & Community Review	\$31.00
Revised Parcel Map – Major	\$1,810.26 ⁶
Revised Parcel Map – Minor	\$905.12 ⁶
Time Extension/Continuation at request of applicant	\$2,262.82 ⁶
Revised Conditions – Major	\$2,715.38 ⁶
Revised Conditions – Minor	\$905.12 ⁶

Tentative Tract Maps

Technical Verification - <i>Credited to base fee upon acceptance</i>	\$4,752.52 ⁶
Map Pre-App	\$242.66 ⁶
Base Fee (per map)	\$23,985.85 ⁶
Lot Fee (per each 50 lots)	\$9,051.26 ⁶
<i>Charged in addition to the Base Fee</i>	
Traffic Review (Level 3)	\$995.00
Traffic Review (Level 4)	\$1,335.00
Fire Review (per review)	\$134.00
Parks, Recreation & Community Review	\$124.00
Revised Tentative Tract Map – Major	\$13,576.90 ⁶
Revised Tentative Tract Map – Minor	\$4,525.64 ⁶
Time Extension/Continuation of Scheduled Item (at the request of the applicant)	\$6,110.21 ⁶
Revised Conditions – Major	\$2,715.38 ⁶
Revised Conditions – Minor	\$905.12 ⁶

Filing Fees

City Filing Fee	\$55.00
County Filing Fee	\$50.00

Department of Fish and Game Assessment Fees

Negative Declaration/Mitigated Negative	\$2,968.75 ⁵
Declaration/EIR/Environmental	\$4,123.50 ⁵

- ¹ Fees listed are base amounts. Additional DP and CUP Application Review Fees and Environmental Review and Related Fees apply.
- ² 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 (see attached map). No Inner-City fee reduction will be applied to applications filed by government agencies or to any Alcoholic Beverage Conditional Use Permits (ABCUP) and Cannabis Conditional Use Permits.
- ³ No additional environmental review fees shall be charged, unless it is determined that a higher level of review than an exemption is required.
- ⁴ Fee listed includes the Moderate ZC fee plus the Level 1 Traffic Review Fee.
- ⁵ Fees are updated annually. For updated fees visit www.wildlife.ca.gov/Conservation/CEQA/Fees.
- ⁶ Fees are updated every July 1st based on CPI.

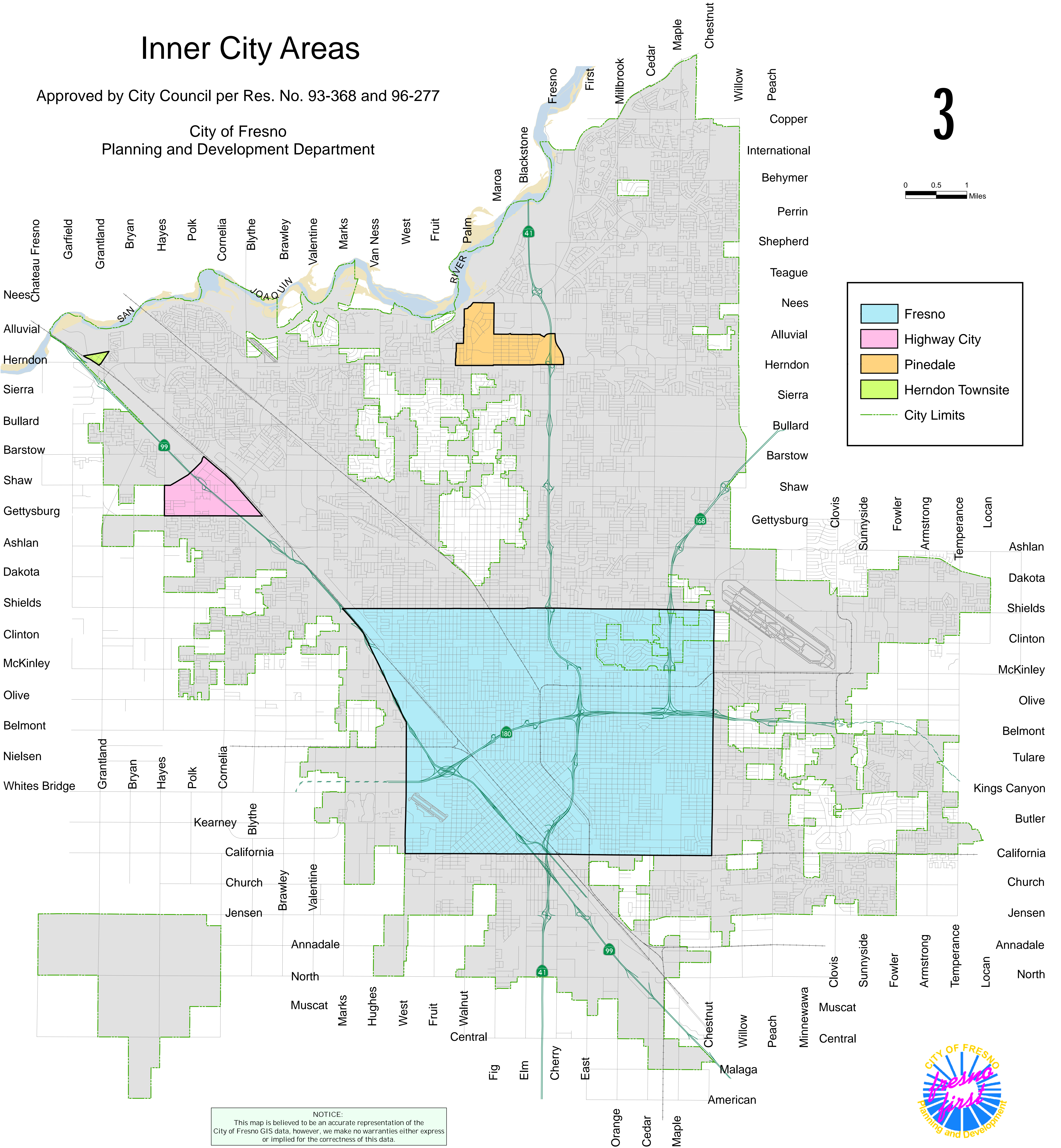
Inner City Areas

Approved by City Council per Res. No. 93-368 and 96-277

City of Fresno
Planning and Development Department

3

0 0.5 1
Miles



NOTICE:
This map is believed to be an accurate representation of the
City of Fresno GIS data, however, we make no warranties either express
or implied for the correctness of this data.

