



Building Permit & Plan Check Fees

Fee Changes Effective 10/01/2024

Building fees are set in accordance with standards established pursuant to the California Building Code except for some fees which include an inspection charge. All fees shall be adjusted annually on July 1st of each year in accordance with the California Construction Cost Index. All costs exclude legal fees which may be charged at cost by the City when necessary.

Description	Fee
Building Permit Fees (by valuations)	Based on valuation per Building Code x 1.00%
Inspection	\$58.00
Red Tag Violations	Double the calculated building permit fee for project
DEMOLITION MOVING	
Demolition permit	\$147.00
House moving permit	\$61.00
ENERGY CAL-GREEN	
Energy plan check - Residential	\$54.00
Energy plan check - Commercial	\$107.00
Cal Green plan check – Residential	\$54.00
Cal Green plan check - Commercial	\$107.00
ELECTRICAL	
ESS Controllers Services up to 200 AMP each	\$37.00
ESS Controllers Services over 200 AMP each	\$58.00
Temporary power	\$58.00
Misc. electrical permit	\$25.00
Subpanel	\$12.00
Residential roof mounted solar up to 15 kW (photovoltaic)	\$464.00
Residential roof mounted solar above 15 kW (photovoltaic)	\$492.00 + \$15/kw above 15 kw
Residential roof mounted solar up to 10 kW (photovoltaic)	\$480.00
Residential roof mounted solar above 10 kW (photovoltaic)	\$492.00 + \$15/kw above 10 kw
HVAC	
HVAC change-out	\$305.00
MECHANICAL	
Misc. mechanical permit	\$12.00
ROOFING	
Re-roof	\$258.00
Re-roof Commercial	\$516.00



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Description	Fee
PLUMBING	
Utility application fee	\$31.00
Gas line system	\$88.00
Misc. plumbing permit	\$11.00
Fire sprinklers	\$258.00
Water heater	\$160.00
Swimming Pools* Fees are subject to increase based on additional options of the project	
Residential – Pool Only	\$619.00
Residential – Pool & Spa	\$800.00
Commercial – Pool Only	\$841.00
Sewer deposit	\$150.00
Water deposit	\$100.00
Plan Check Fees *	
Standard	
Plan check of building or structure reviewed by staff within the established standard turnaround time.	65% of Building Permit fee per plan check, but not less than \$122.00
Additional Plan Check	
Additional plan check of building or structure reviewed by staff within the established standard turnaround time.	\$98.00
Combination Plan Check	
Plan check fee for building requiring review from more than one department staff person. (Fire Dept., Planning Dept., and Building Dept.).	65% of Building Permit fee charge per department, but not less than \$122.00 per department
Express	
Plan check of building or structure reviewed by staff in half the time of standard service** – cutting the plan check turnaround time by 50%.	2x the Standard Plan Check fee
Plan Rechecking	50% of the Building Permit fee
Vacant Building Fees	
Vacant Property Management Plan Fee Year 1	\$340
Vacant Property Management Plan Fee Year 2	\$680
Vacant Property Management Plan Fee Year 3	\$1,010
Vacant Property Inspection Fee (Annual)	\$340
Building Inspector	\$95.00/Hour
Building Official	\$168.00/Hour
CASp – Certified Access Specialist	\$142.00/Hour
City Engineer – Private Properties	\$200.00/Hour
City Surveyor	\$100.00/Hour
Building Technician	\$65.00/Hour
City Clerk	\$65.00/Hour

*Includes building code charge plus cost of one inspection

** Standard service is 6 weeks/Express service less than 3 weeks

Notes: Any revision cost will be hourly



Planning Fees

Fee Changes Effective 10/01/2024

*For multiple entitlements requested under the same application deposits shall be 100% of the largest fee plus 50% of each of the other fees except for costs of preparing environmental documentation, unless otherwise specified. Costs for environmental review are not subject to a 50% discount.

Description	Fee
Entitlement	Non-refundable Initial Deposit
Administrative Permits	
Site Plan Review, Conditional Use Permit	
Valuation less than or equal to \$10,000	\$343.00
Valuation more than \$10,000	\$1,141.00
Annexation or Reorganization	Actual cost + 10% of Consultant contract Admin.
Appeal to City Council	\$714.00
Appeal to Planning Commission of Staff decision	\$267.00
Conditional Use Permit	
Existing building, CEQA Exempt (valuation under \$250,000)	\$2,319.00
New building, CEQA Exempt	\$9,872.00
New Building, Subject to CEQA	\$15,820.00
Development Agreement	
CEQA Exempt	\$5,233.00
Subject to CEQA	\$11,181.00
Affordable Housing Covenants	\$3,569.00
Environmental Impact Report	Actual Cost + 10% of Consultant Contract Admin.
Sales Stand Permit – Initial Review (Fireworks, Agricultural goods)	\$119.00
Sales Stand Renewal Permit	\$60.00
General Plan Amendment	
CEQA Exempt	\$2,102.00
Subject to CEQA	\$8,266.00
Historical Commercial Finding of Architectural Conformity	
Projects valued at less or equal to \$10,000	\$334.00
Projects valued at more than \$10,000	\$551.00
Home Occupation Permit	\$179.00
Project Implementation (Planning) Deposit	\$2,022.00
Construction Monitoring	
Mitigation Monitoring	
Fee re-evaluation/review	
Reimbursement agreements	



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Description	Fee	Fee
Initial Study/Negative Declaration Mitigated Negative Declaration	\$5,947.00	
Maps		
Tentative & final boundary line/lot line adjustment merger	\$1,832.00	
Tentative parcel map CEQA Exempt	\$2,973.00	
Tentative parcel map Subject to CEQA	\$8,921.00	
Tentative subdivision map CEQA Exempt	\$4,758.00	
Tentative subdivision map Subject to CEQA	\$8,084.00	
Tentative parcel/subdivision map extension	\$952.00	
Parcel map revision CEQA Exempt	\$1,487.00	
Parcel map revision Subject to CEQA	TBD based on nature and scope of revision. Initial deposit not to exceed \$7,500.	
Subdivision map revision CEQA Exempt	\$4,163.00	
Subdivision map revision Subject to CEQA	TBD based on nature and scope of revision. Initial deposit not to exceed \$7,500 + \$125 per lot.	
Final Parcel Map	\$4,163.00	
Final Subdivision Map	\$5,947.00	
Certificate of Compliance (map)	\$594.00	
Mills Act Contract, Listing on City of Angels Register of Cultural Resource	\$0.00	
Pre-Application Review		
Without advisory opinion from Planning Commission	\$1,784.00	
With advisory opinion from Planning Commission	\$2,379.00	
Rezone		
CEQA Exempt	\$4,073.00	
Subject to CEQA	\$10,021.00	
Open Space, Public, Historical Commercial	\$1,032.00	
Sign Permit		
Outside Historical District	\$179.00	
Inside Historical District	\$297.00	
Site Plan Review		
Existing Building, Exempt from CEQA (valuation under \$250,000)	\$2,141.00	
New building, Exempt from CEQA	\$10,526.00	
Subject to CEQA	\$16,473.00	
Specific Plan		
CEQA Exempt	\$5,145.00	
Subject to CEQA	\$11,091.00	



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Variance		
	CEQA Exempt	\$3,033.00
	Subject to CEQA	\$8,980.00
Zoning Compliance Review		\$202.00
City Planner		\$85.00/Hour
City Planner Technician		\$65.00/Hour

Initial Study/Mitigated Negative Declaration (Excludes Environmental Impact Report cost)

All items that are not CEQA exempt (i.e., subject to CEQA) include the addition of the specified deposit for preparing an initial study/mitigated negative declaration. The deposit excludes costs of preparing technical studies which will be at actual cost (e.g., traffic study, cultural resources survey, air quality study).

Entitlements subject to CEQA require a recording fee for the Notice of Determination including County Admin Fee + Current CDFW Environmental Document Filing Fee <https://www.wildlife.ca.gov/conservation/ceqa/fees> that are not included in the fees paid by applicants and are the responsibility of the applicant unless otherwise specified.

CDFW CEQA Document Filing Fees Effective January 1, 2024 (Estimated)

Type of Environmental Document	Fee 2024
Negative Declaration (ND)	\$2,916.75
Mitigated Negative Declaration (MND)	
Environmental Impact Report (EIR)	\$4,051.25
County Clerk Processing Fee	\$50.00

Deposits and Refunds – Non Building Permits

Initial deposits are non-refundable except as otherwise provided herein.

Invoices for charges for work performed in excess of the initial deposit will be sent to the applicant once deposited funds reach 20% of the initial deposit. Invoices will be based on the attached Rate Sheet which is subject to change.

Refunds on deposits for work performed in excess of the initial deposit will be made to the applicant upon project completion for remaining deposits totaling more than \$200. Deposits of \$200 or less will be retained to cover the costs of project accounting and closing the project file.

Initial deposits are refundable only if authorized by the Department Head, or designee, upon written request filed by the applicant to withdraw the permit application. Deposits will be refunded minus all costs expended as of the date of permit application withdrawal and minus a \$200 processing fee.

Legal Fees - All costs exclude legal fees which may be charged at cost by the City when necessary.

Includes \$50 cost for filing a Notice of Exemption.



Roads and Engineering Fees

Fee Changes Effective 10/01/2024

All Engineering charges will be paid on a time and material basis at actual costs + 5% administration fee unless otherwise specified

Description			Fee
Roads and Engineering Fees and Deposits (Resolution 10-42)			Amount + 5% admin
Encroachment Permit			
Residential			\$337.00
Commercial, Industrial, Subdivisions			\$337.00
Public Utilities (e.g. AT&T, PG&E)			\$2,709.00
Abandonment – Acceptance of Easement			\$1,190.00
Abandonment – Acceptance of Street ROW			\$1,784.00
Street Improvement Waiver			\$2,379.00
Engineering Plan Check and Inspection Fees			
Total Estimated Cost of Improvements	Plan Check Deposit + 5% admin	Amount of Estimate Inspection Cost to be Deposited	
Less than \$10,000	\$433.00	100% of Deposit + 5% admin	
\$10,001 - \$49,999	\$1,517.00	75% of Deposit + 5% admin	
\$50,000 - \$99,999	\$3,034.00	50% of Deposit + 5% admin	
\$100,000 - \$399,999	2% + 5% admin	33% of Deposit + 5% admin	
\$400,000 and \$999,999	1.75% + 5% admin	25% of Deposit + 5% admin	
\$1,000,000 and over	1.15% + 5% admin	25% of Deposit + 5% admin	
Alternative payment schedules may be approved by the City Engineer. Deposits for public utility encroachments shall be replenished when it dips below \$1,000. A 5% admin fee shall be added to all deposits. Deposits for Abandonments or Street Improvement waivers shall be replenished when they dip below 20% of the initial deposit amount unless the City Engineer determines that additional funds will be unnecessary to complete the process. Based on approved project engineer's estimate. Projects that have a positive balance in their Inspection Deposit account of more than \$1,000, after final inspection, are entitled to a refund of the balance.			
Impact Mitigation, In-Lieu and Connection Fees			
Parking In-lieu Fee			\$4,437.00
Fire Impact Mitigation Fee (Resolutions 16-22, 16-23 and 16-24)			
Single-family			\$655.00
Multi-family			\$263.00
Mobile home			\$263.00
Habitat 4 Humanity SFR-Detached/Attached/MFR			\$271.00
Commercial (per acre)			\$2,434.00
Industrial (per acre)			\$2,434.00
Park Impact Mitigation Fee (Resolutions 16-22, 16-23 and 16-24)			
Park Land In-Lieu Fee Subdivision			
Single-Family			\$1,190.00
Multi-family			\$947.00



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Mobile home	\$874.00
Habitat 4 Humanity SFR-Detached/Attached/MFR	\$0.00
<i>Park Land Impact Fee No Subdivision</i>	
Single-Family	\$776.00
Multi-Family	\$617.00
Mobile home	\$570.00
Work Force Housing	\$0.00
<i>Park Improvement Impact Fee</i>	
Single-Family	\$698.00
Multi-Family	\$555.00
Mobile home	\$512.00
Habitat 4 Humanity SFR-Detached/Attached/MFR	\$0.00
Police Impact Mitigation Fee (Resolutions 16-22, 16-23 and 16-24)	
Single-Family	\$452.00
Multi-Family	\$539.00
Mobile home	\$475.00
Habitat 4 Humanity SFR-Detached/Attached/MFR	\$452.00
Commercial (per acre)	\$4,346.00
Industrial (per acre)	\$874.00
Park Rental Fees	See Administration Fees
Traffic Impact Mitigation Fee (Resolution 16-25, 2019-17)	
Single-family	\$12,168.00
Multi-family	\$7,831.00
Mobile-home	\$7,108.00
Habitat 4 Humanity SFR-Detached/Attached/MFR	\$0.00
Extremely low single-family/mobile home	\$4,857.00
Very low single-family/mobile home	\$6,072.00
Low single-family/mobile home	\$7,293.00
Extremely low multi-family	\$3,115.00
Very low multi-family	\$3,908.00
Low multi-family	\$4,689.00
Commercial/industrial - Varies - See Resolution 16-25 Impact Fee Study	Cost per Pk Hr VMT = \$2,167.00
Sewer	
Sewer Capital improvement Fee Multi-Family Residential	\$7,411.00
Sewer Capital improvement Fee Single-Family Residential	\$9,574.00



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Angel Oaks - Per Stipulated Judgement 21804: 10/30/1996. Sewer (Resolution 6-22, 2019-16): Sewer buy-in Angel Oaks Capital Improvement not subject to inflator	\$460.00
Habitat Sewer Capital Improvement Fee Multi-Family Residential work-force housing: extremely low, low, very low, moderate	\$7,181/unit
Habitat SFR Detached and Attached Sewer Capital Improvement per unit	\$8,975/unit
Sewer Impact Fee – Commercial	Varies – See Resolution 6-22
Water	
Water Meter Capital Improvement Fee	
5/8" meter	\$9,063.00
3/4" meter	\$10,196.00
1" meter	\$11,328.00
1.5" meter	\$13,594.00
2" meter	\$15,861.00
3" meter	\$18,126.00
4" meter	\$22,659.00
5" meter	\$33,987.00
Angel Oaks - Per Stipulated Judgement: Water Capital Improvement Fee. Not subject to inflator	\$2,000.00
Habitat Work-force Housing: Extremely Low, Very low, and Low income housing	\$0.00
Work-Force Housing: Moderate income housing	\$4,532.00
Habitat SFR Detached, SFR Attached, MFR	\$0.00
Long-Range Planning Impact Mitigation Fee (Resolution 2006-35)	
Single-family	\$616.00
Two-family	\$616.00
Multi-family	\$519.00
Accessory dwelling	\$259.00
Mobile home	\$259.00
Commercial Uses	\$0.25/per sq. ft.
School Impact Mitigation Fees	
Residential	\$5.17
Commercial	\$0.84/per sq ft.



Water and Sewer deposits shall be returned upon establishing good credit within 13 months.

Up to 99 units through 2027, unless extended by City Council. Affordable Housing fee reductions for water or sewer are subject to receipt of local, state or federal funding through grants or related outside funding sources. Fee reductions for affordable housing are subject to recording covenants restricting sale/rentals to affordable housing rates.

Fees are collected by the City on behalf of individual school districts. Fees are established and may be changed by local school districts at any time without amendment to the City’s Master Fee Schedule. Fees are included here for information only. Mark Twain Union Elementary School District (District) and Bret Harte Union High School District share developer fees. Residential fees are based on \$5.17 per square foot. The District retains 60% of Level 1 fees collected (\$3.11) and the remainder (\$2.06) is retained by Bret Harte Union High School District. Commercial fees are based on \$0.84 per square foot. The District retains 60% of commercial fees collected (\$0.51) and the remainder (\$0.33) is retained by Bret Harte Union High School District.

Administration Fees

Fee Changes Effective 10/01/2024

Description	Fee
Business License (Resolutions 91-41, 19-15)	
New Business License – General	\$101.00*
New Business License – Contractor	\$114.00*
New Business License – Store Front	\$137.00*
New Business License – Locksmith	\$119.00*
New Business License – Second Hand Dealer/Pawn Broker	\$155.00*
Business License Renewal	\$77.00*
Business License Renewal + Annual Fire Code Inspection	\$155.00*
Veteran-owned business	\$0.00*
SB1186 fee*	\$4.00
Utility Account Processing Fee (Resolution 2005-04)	\$30.00
Returned Check Fee	\$40.00
Late Fee (received after March 1st)	\$30.00
Utica Park Rentals	
Kitchen (basic)	\$250.00/\$250.00 Deposit*
Commercial Kitchen (fully equipped)	\$500.00/\$500.00 Deposit*
Covered area only with seating	\$75.00/\$75.00 Deposit*
	*Deposit returned upon acceptable inspection
Special Event Permit (less than 99 participants)	\$100.00
Special Event Permit (100 or more participants)	\$500.00
Copies – All Departments	
Black & White 8.5 x 11	\$0.50 Per Page
Black & White 11 x 17	\$1.00 Per Page
Color up to 11 x 17	\$1.00 Per Page
Black & White/Color up to 24 x 36	\$2.00 Per Page



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City Attorney	\$299.00
Code Compliance Officer II	\$116.00
Code Compliance Officer	\$105.00

Business License: If two or more categories apply, the applicant will pay the higher of the applicable license fees. All business licenses will need to pay the SB1186 fee in addition to the business license fee.

Special Event Permits

Events will be charged actual cost plus a 5% admin fee when city services are required. Applications submitted less than 30 days prior to event/parade may be denied and will incur a fee of \$250 to expedite the permit. A completed Special Event Permit, Certificate of General Liability Insurance must be received to process the permit.

Special Event Permits are required for any activity within City limits. Activities that require Special Event Permits include but are not limited to: Bands or Disk Jockeys; use of PA systems/amplified music; large tents (20' x 20' and larger); outside catering and/or food trucks; events involving the sale of food or goods; races or organized competitions; any event where tickets are sold; weddings.



Fire Fees

Fee Changes Effective 10/01/2024

Description	Fee
Fire Permits	\$84.00
Copy of Fire Report	\$18.00
Fire Inspection	\$155.00
Alarm/sprinkler plan checks (current per hour, fixed fee)	\$258.00
Fire Hydrant Flow Calculation	Actual Cost + 5% Admin Fee
Fire Suppression system plan check and 1 inspection	\$258.00
Additional inspections	Actual cost + 5% Admin Fee
Fire Marshall/Fire Chief	\$75.00/Hour



Police Fees

Fee Changes Effective 10/01/2024

A Conditional use permit may be required for an ABC License – See Planning Fees

Description	Fee
ABC Letter: An administrative conditional use permit may be required for an ABC license	\$12.00
CCW Permit Original (includes \$93 DOJ Fee)	\$215.00
CCW Permit Renewal (includes \$52 DOJ Fee)	\$84.00
CCW Amendment	\$12.00
Citation Clearance (Other Agency)	\$12.00
Clearance Letter	\$12.00
Copy of Lost Citation	\$2.00
Copy of Report	\$15.00
Evidence Audio Recording	\$24.00
Evidence Photographs	\$6.00
Evidence Video Recording	\$24.00
Immigration Letter	\$12.00
Repossession Fee	\$18.00
Vehicle Release (Non-Criminal)	\$12.00
Vehicle Release Impound/Storage	\$186.00
VIN Verification	\$12.00
Police Chief	\$95.00/Hour



Public Works Fees

Fee Changes Effective 10/01/2024

Description	Fee
Backflow inspection	\$52.00
New Meter Installation Fee	
5/8"	\$127.00
3/4"	\$172.00
1"	\$235.00
1.5"	\$625.00
2"	\$864.00
Grease Trap Inspection (includes reinspection)	\$52.00
Sewer Tie-In Inspection	\$34.00
Non-Payment Shut Off/Turn on Fee	\$45.00
Landscape Meter Seasonal Shut Off/Turn On	\$45.00
Late Fee	\$18.00
Door tag Fee	\$12.00
Banner Installation Fee	\$568.00
After Hour Services (minimum one (1) hour)	\$75.00/Hour
Public Works Superintendent	\$85.00/Hour
Public Works	\$50.00/Hour