

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 1 of 31

I. BUILDING FEES

S-001	Permit Processing and Issuance Program	
	A. Plan Review Based on Improvement Value: ¹ <u>Up to \$2,000</u> <u>\$25,000</u> <u>\$50,000</u> <u>\$100,000</u> <u>\$500,000</u> <u>\$1,000,000</u> <u>\$5,000,000</u>	\$49 plus \$8.94 for each additional \$1,000 or fraction thereof above \$2,000 \$254 plus \$6.44 for each additional \$1,000 or fraction thereof above \$25,000 \$415 plus \$4.47 for each additional \$1,000 or fraction thereof above \$50,000 \$639 plus \$5.30 for each additional \$1,000 or fraction thereof above \$100,000 \$2,758 plus \$5.52 for each additional \$1,000 or fraction thereof above \$500,000 \$5,516 plus \$3.79 for each additional \$1,000 or fraction thereof above \$1,000,000 \$20,685 plus \$5.52 for each additional \$1,000 or fraction thereof above \$5,000,000
	B. Permit Review and Processing Based on Improvement Value: <u>Up to \$2,000</u> <u>\$25,000</u> <u>\$50,000</u> <u>\$100,000</u> <u>\$500,000</u> <u>\$1,000,000</u>	\$19 plus \$3.44 for each additional \$1,000 or fraction thereof above \$2,000 \$98 plus \$2.48 for each additional \$1,000 or fraction thereof above \$25,000 \$160 plus \$1.72 for each additional \$1,000 or fraction thereof above \$50,000 \$246 plus \$0.59 for each additional \$1,000 or fraction thereof above \$100,000 \$483 plus \$0.69 for each additional \$1,000 or fraction thereof above \$500,000 \$827 plus \$0.44 for each additional \$1,000 or fraction thereof above \$1,000,000

¹ See Building Valuation Data and Building Valuation Data Supplement at end of Building Fees

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 2 of 31

	<u>\$5,000,000</u>	\$2,586 plus \$0.69 for each additional \$1,000 or fraction thereof above \$5,000,000
	C. Additional Processing/Plan Check:	Fees for such reviews shall be at the hourly rates in effect at the time of plan review.
	<p>Applicable when additional plan review is required due to:</p> <ol style="list-style-type: none"> 1) incomplete or unacceptable follow-through by applicant on deficiencies found in the initial plan review; 2) significant revisions submitted after plan review is well underway; or 3) deferred submittals and revisions submitted during construction to reflect field changes. 	
	D. Refinery and Chemical Plant Fee	
	1. Yearly Building/ Grading Permit	\$13,790 annual fee.
	2. Yearly Electrical Permit	\$13,790 annual fee.
S-002	Construction Inspection Program	
	A. Building Inspection	
	1. Building Permit Based on Improvement Value: <u>Up to \$2,000</u>	\$75 plus \$13.75 for each additional \$1,000 or fraction thereof above \$2,000
	<u>\$25,000</u>	\$391 plus \$9.90 for each additional \$1,000 or fraction thereof above \$25,000
	<u>\$50,000</u>	\$639 plus \$6.88 for each additional \$1,000 or fraction thereof above \$50,000
	<u>\$100,000</u>	\$983 plus \$6.16 for each additional \$1,000 or fraction thereof above \$100,000
	<u>\$500,000</u>	\$3,448 plus \$3.45 for each additional \$1,000 or fraction thereof above \$500,000
	<u>\$1,000,000</u>	\$5,171 plus \$0.86 for each additional \$1,000 or fraction thereof above \$1,000,000
	<u>\$5,000,000</u>	\$8,619 plus \$1.72 for each additional \$1,000 or fraction thereof above \$5,000,000

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 3 of 31

	<p>2. Energy Compliance Based on Improvement Value: <u>Up to \$2,000</u></p> <p><u>\$25,000</u></p> <p><u>\$50,000</u></p> <p><u>\$100,000</u></p> <p><u>\$500,000</u></p> <p><u>\$1,000,000</u></p> <p><u>\$5,000,000</u></p>	<p>\$31 plus \$5.67 for each additional \$1,000 or fraction thereof above \$2,000</p> <p>\$161 plus \$4.08 for each additional \$1,000 or fraction thereof above \$25,000</p> <p>\$263 plus \$2.84 for each additional \$1,000 or fraction thereof above \$50,000</p> <p>\$405 plus \$1.57 for each additional \$1,000 or fraction thereof above \$100,000</p> <p>\$1,034 plus \$1.38 for each additional \$1,000 or fraction thereof above \$500,000</p> <p>\$1,724 plus \$0.65 for each additional \$1,000 or fraction thereof above \$1,000,000</p> <p>\$4,309 plus \$0.86 for each additional \$1,000 or fraction thereof above \$5,000,000</p>
	<p>3. Access Compliance Based on Improvement Value: <u>Up to \$2,000</u></p> <p><u>\$25,000</u></p> <p><u>\$50,000</u></p> <p><u>\$100,000</u></p> <p><u>\$500,000</u></p> <p><u>\$1,000,000</u></p> <p><u>\$5,000,000</u></p>	<p>\$31 plus \$5.67 for each additional \$1,000 or fraction thereof above \$2,000</p> <p>\$161 plus \$4.08 for each additional \$1,000 or fraction thereof above \$25,000</p> <p>\$263 plus \$2.84 for each additional \$1,000 or fraction thereof above \$50,000</p> <p>\$405 plus \$4.16 for each additional \$1,000 or fraction thereof above \$100,000</p> <p>\$2,069 plus \$1.38 for each additional \$1,000 or fraction thereof above \$500,000</p> <p>\$2,758 plus \$0.86 for each additional \$1,000 or fraction thereof above \$1,000,000</p> <p>\$6,206 plus \$1.24 for each additional \$1,000 or fraction thereof above \$5,000,000</p>
	<p>B. Earthquake Fee</p>	<p><u>Residential:</u> \$13 per each \$100,000 of building valuation. <u>Commercial:</u> \$20 per each \$100,000 of building valuation.</p>

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 4 of 31

C. Electrical Inspection Fees		
<p>1. New Dwelling Based on Improvement Value: <u>Up to \$2,000</u></p> <p style="padding-left: 40px;"><u>\$25,000</u></p> <p style="padding-left: 40px;"><u>\$50,000</u></p> <p style="padding-left: 40px;"><u>\$100,000</u></p> <p style="padding-left: 40px;"><u>\$500,000</u></p> <p style="padding-left: 40px;"><u>\$1,000,000</u></p>	<p>\$75</p> <p>\$75 plus \$0.83 for each additional \$1,000 or fraction thereof above \$25,000</p> <p>\$96 plus \$1.03 for each additional \$1,000 or fraction thereof above \$50,000</p> <p>\$147 plus \$0.49 for each additional \$1,000 or fraction thereof above \$100,000</p> <p>\$345 plus \$0.23 for each additional \$1,000 or fraction thereof above \$500,000</p> <p>\$460 plus \$0.46 for each additional \$1,000 or fraction thereof above \$1,000,000</p>	
<p>2. Addition or Alteration to Dwelling Unit Based on Improvement Value: <u>Up to \$2,000</u></p> <p style="padding-left: 40px;"><u>\$25,000</u></p> <p style="padding-left: 40px;"><u>\$50,000</u></p> <p style="padding-left: 40px;"><u>\$100,000</u></p> <p style="padding-left: 40px;"><u>\$500,000</u></p> <p style="padding-left: 40px;"><u>\$1,000,000</u></p>	<p>\$75 plus \$0.14 for each additional \$1,000 or fraction thereof above \$2,000</p> <p>\$78 plus \$1.98 for each additional \$1,000 or fraction thereof above \$25,000</p> <p>\$128 plus \$1.38 for each additional \$1,000 or fraction thereof above \$50,000</p> <p>\$197 plus \$0.37 for each additional \$1,000 or fraction thereof above \$100,000</p> <p>\$345 plus \$0.23 for each additional \$1,000 or fraction thereof above \$500,000</p> <p>\$460 plus \$0.46 for each additional \$1,000 or fraction thereof above \$1,000,000</p>	
<p>3. New Commercial Building Based on Improvement Value: <u>Up to \$2,000</u></p>	<p>\$75 plus \$0.99 for each additional \$1,000 or fraction thereof above \$2,000</p>	

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 5 of 31

	<u>\$25,000</u>	\$98 plus \$2.48 for each additional \$1,000 or fraction thereof above \$25,000
	<u>\$50,000</u>	\$160 plus \$1.72 for each additional \$1,000 or fraction thereof above \$50,000
	<u>\$100,000</u>	\$246 plus \$0.25 for each additional \$1,000 or fraction thereof above \$100,000
	<u>\$500,000</u>	\$345 plus \$0.23 for each additional \$1,000 or fraction thereof above \$500,000
	<u>\$1,000,000</u>	\$460 plus \$0.46 for each additional \$1,000 or fraction thereof above \$1,000,000
	<p>4. Shell Building Based on Improvement Value: <u>Up to \$100,000</u></p> <p style="text-align: center;"><u>\$100,000 +</u></p> <p style="text-align: center;"><u>\$500,000</u></p> <p style="text-align: center;"><u>\$1,000,000</u></p>	<p>\$75</p> <p>\$75 plus \$0.67 for each additional \$1,000 or fraction thereof above \$100,000</p> <p>\$345 plus \$0.23 for each additional \$1,000 or fraction thereof above \$500,000</p> <p>\$460 plus \$0.46 for each additional \$1,000 or fraction thereof above \$1,000,000</p>
	<p>5. Commercial Alterations & Tenant Improvements Based on Improvement Value: <u>Up to \$25,000</u></p> <p style="text-align: center;"><u>\$25,000 +</u></p> <p style="text-align: center;"><u>\$50,000</u></p> <p style="text-align: center;"><u>\$100,000</u></p> <p style="text-align: center;"><u>\$500,000</u></p> <p style="text-align: center;"><u>\$1,000,000</u></p>	<p>\$75</p> <p>\$75 plus \$2.11 for each additional \$1,000 or fraction thereof above \$25,000</p> <p>\$128 plus \$1.38 for each additional \$1,000 or fraction thereof above \$50,000</p> <p>\$197 plus \$0.37 for each additional \$1,000 or fraction thereof above \$100,000</p> <p>\$345 plus \$0.23 for each additional \$1,000 or fraction thereof above \$500,000</p> <p>\$460 plus \$0.46 for each additional \$1,000 or fraction thereof above \$1,000,000</p>

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 6 of 31

	6. Electrical Permit (Other)	<p>\$75.00 minimum.</p> <p>An electrical permit is required for all electrical work regulated by the Electrical Code. Fees for work not included in Items 1 - 5 above shall be calculated utilizing the fee table shown in S-002, A. Building Inspection, 1. Building Permit. Where such Electrical work is performed in conjunction with a building permit, the fee may be added to that permit, and a separate electrical permit is not required.</p>
	D. Mechanical Inspection Fees	
	<p>1. New Dwelling Based on Improvement Value: <u>Up to \$50,000</u></p> <p style="padding-left: 40px;"><u>\$50,000+</u></p> <p style="padding-left: 40px;"><u>\$100,000</u></p> <p style="padding-left: 40px;"><u>\$500,000</u></p> <p style="padding-left: 40px;"><u>\$1,000,000</u></p>	<p>\$75</p> <p>\$75 plus \$0.47 for each additional \$1,000 or fraction thereof above \$50,000</p> <p>\$98 plus \$0.62 for each additional \$1,000 or fraction thereof above \$100,000</p> <p>\$345 plus \$0.23 for each additional \$1,000 or fraction thereof above \$500,000</p> <p>\$460 plus \$0.46 for each additional \$1,000 or fraction thereof above \$1,000,000</p>
	<p>2. Addition / Alteration to Dwelling Unit Based on Improvement Value: <u>Up to \$25,000</u></p> <p style="padding-left: 40px;"><u>\$25,000+</u></p> <p style="padding-left: 40px;"><u>\$50,000</u></p> <p style="padding-left: 40px;"><u>\$100,000</u></p> <p style="padding-left: 40px;"><u>\$500,000</u></p> <p style="padding-left: 40px;"><u>\$1,000,000</u></p>	<p>\$75</p> <p>\$75 plus \$0.83 for each additional \$1,000 or fraction thereof above \$25,000</p> <p>\$96 plus \$1.03 for each additional \$1,000 or fraction thereof above \$50,000</p> <p>\$147 plus \$0.49 for each additional \$1,000 or fraction thereof above \$100,000</p> <p>\$345 plus \$0.23 for each additional \$1,000 or fraction thereof above \$500,000</p> <p>\$460 plus \$0.46 for each additional \$1,000 or fraction thereof above \$1,000,000</p>

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 7 of 31

	<p>3. New Commercial Building Based on Improvement Value: <u>Up to \$25,000</u></p> <p><u>\$25,000+</u></p> <p><u>\$50,000</u></p> <p><u>\$100,000</u></p> <p><u>\$500,000</u></p> <p><u>\$1,000,000</u></p>	<p>\$75</p> <p>\$75 plus \$0.83 for each additional \$1,000 or fraction thereof above \$25,000</p> <p>\$96 plus \$1.03 for each additional \$1,000 or fraction thereof above \$50,000</p> <p>\$147 plus \$0.49 for each additional \$1,000 or fraction thereof above \$100,000</p> <p>\$345 plus \$0.23 for each additional \$1,000 or fraction thereof above \$500,000</p> <p>\$460 plus \$0.46 for each additional \$1,000 or fraction thereof above \$1,000,000</p>
	<p>4. Shell Building Based on Improvement Value: <u>Up to \$100,000</u></p> <p><u>\$100,000 +</u></p> <p><u>\$500,000</u></p> <p><u>\$1,000,000</u></p>	<p>\$75</p> <p>\$75 plus \$0.67 for each additional \$1,000 or fraction thereof above \$100,000</p> <p>\$345 plus \$0.23 for each additional \$1,000 or fraction thereof above \$500,000</p> <p>\$460 plus \$0.46 for each additional \$1,000 or fraction thereof above \$1,000,000</p>
	<p>5. Commercial Alterations & Tenant Improvements Based on Improvement Value: <u>Up to \$50,000</u></p> <p><u>\$50,000+</u></p> <p><u>\$100,000</u></p> <p><u>\$500,000</u></p>	<p>\$75</p> <p>\$75 plus \$0.47 for each additional \$1,000 or fraction thereof above \$50,000</p> <p>\$98 plus \$0.62 for each additional \$1,000 or fraction thereof above \$100,000</p> <p>\$345 plus \$0.23 for each additional \$1,000 or fraction thereof above \$500,000</p>

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 8 of 31

	<u>\$1,000,000</u>	\$460 plus \$0.46 for each additional \$1,000 or fraction thereof above \$1,000,000
	6. Mechanical Permit (Other)	<p>\$75.00 minimum.</p> <p>A mechanical permit is required for all mechanical work regulated by the Mechanical Code. Fees for work not included in Items 1 - 5 above shall be calculated utilizing the fee table shown in S-002, A. Building Inspection, 1. Building Permit. Where such Mechanical work is performed in conjunction with a building permit, the fee may be added to that permit, and a separate mechanical permit is not required.</p>
	E. Plumbing Inspection Fees	
	<p>1. New Dwelling Based on Improvement Value: <u>Up to \$25,000</u></p> <p style="padding-left: 40px;"><u>\$25,000+</u></p> <p style="padding-left: 40px;"><u>\$50,000</u></p> <p style="padding-left: 40px;"><u>\$100,000</u></p> <p style="padding-left: 40px;"><u>\$500,000</u></p> <p style="padding-left: 40px;"><u>\$1,000,000</u></p>	<p>\$75</p> <p>\$75 plus \$0.83 for each additional \$1,000 or fraction thereof above \$25,000</p> <p>\$96 plus \$1.03 for each additional \$1,000 or fraction thereof above \$50,000</p> <p>\$147 plus \$0.49 for each additional \$1,000 or fraction thereof above \$100,000</p> <p>\$345 plus \$0.23 for each additional \$1,000 or fraction thereof above \$500,000</p> <p>\$460 plus \$0.46 for each additional \$1,000 or fraction thereof above \$1,000,000</p>
	<p>2. Addition / Alteration to Dwelling Unit Based on Improvement Value: <u>Up to \$2,000</u></p> <p style="padding-left: 40px;"><u>\$25,000</u></p> <p style="padding-left: 40px;"><u>\$50,000</u></p> <p style="padding-left: 40px;"><u>\$100,000</u></p>	<p>\$75 plus \$0.14 for each additional \$1,000 or fraction thereof above \$2,000</p> <p>\$78 plus \$1.98 for each additional \$1,000 or fraction thereof above \$25,000</p> <p>\$128 plus \$1.38 for each additional \$1,000 or fraction thereof above \$50,000</p> <p>\$197 plus \$0.37 for each additional \$1,000 or fraction thereof above \$100,000</p>

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 9 of 31

	<u>\$500,000</u>	\$345 plus \$0.23 for each additional \$1,000 or fraction thereof above \$500,000
	<u>\$1,000,000</u>	\$460 plus \$0.46 for each additional \$1,000 or fraction thereof above \$1,000,000
	3. New Commercial Building Based on Improvement Value: <u>Up to \$25,000</u>	\$75
	<u>\$25,000+</u>	\$75 plus \$2.11 for each additional \$1,000 or fraction thereof above \$25,000
	<u>\$50,000</u>	\$128 plus \$1.38 for each additional \$1,000 or fraction thereof above \$50,000
	<u>\$100,000</u>	\$197 plus \$0.37 for each additional \$1,000 or fraction thereof above \$100,000
	<u>\$500,000</u>	\$345 plus \$0.23 for each additional \$1,000 or fraction thereof above \$500,000
	<u>\$1,000,000</u>	\$460 plus \$0.46 for each additional \$1,000 or fraction thereof above \$1,000,000
	4. Shell Building Based on Improvement Value: <u>Up to \$100,000</u>	\$75
	<u>\$100,000 +</u>	\$75 plus \$0.67 for each additional \$1,000 or fraction thereof above \$100,000
	<u>\$500,000</u>	\$345 plus \$0.23 for each additional \$1,000 or fraction thereof above \$500,000
	<u>\$1,000,000</u>	\$460 plus \$0.46 for each additional \$1,000 or fraction thereof above \$1,000,000
	5. Commercial Alterations & Tenant Improvements Based on Improvement Value: <u>Up to \$25,000</u>	\$75
	<u>\$25,000 +</u>	\$75 plus \$0.83 for each additional \$1,000 or fraction thereof above \$25,000
	<u>\$50,000</u>	\$96 plus \$1.03 for each additional \$1,000 or fraction thereof above \$50,000

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 10 of 31

	<u>\$100,000</u>	\$147 plus \$0.49 for each additional \$1,000 or fraction thereof above \$100,000
	<u>\$500,000</u>	\$345 plus \$0.23 for each additional \$1,000 or fraction thereof above \$500,000
	<u>\$1,000,000</u>	\$460 plus \$0.46 for each additional \$1,000 or fraction thereof above \$1,000,000
	6. Plumbing Permit (Other)	<p>\$75.00 minimum.</p> <p>A plumbing permit is required for all plumbing work regulated by the Plumbing Code. Fees for work not included in Items 1 - 5 above shall be calculated utilizing the fee table shown in S-002, A. Building Inspection, 1. Building Permit. Where such Plumbing work is performed in conjunction with a building permit, the fee may be added to that permit, and a separate plumbing permit is not required.</p>
	F. Miscellaneous Inspection Fees	
	1. <u>Reinspections</u>	\$150 per inspection trip
	<p>Situations where reinspection fees shall be applicable include the following:</p> <ul style="list-style-type: none"> a. When the work for a called inspection is not ready or not accessible to the inspector. b. When extra inspections are necessary due to deficient or defective work through fault or error of the owner or contractor. One such extra inspection will be made for each phase of work that requires inspection (i.e. foundation, rough electric, etc.) under the regular fees prescribed in this section. A reinspection fee shall be charged for each additional visit or inspection thereafter. c. When more than one inspection is made on a phase of work (i.e., "partial inspections") that normally is inspected in one trip. 	
	2. <u>Owner-requested inspection of an existing building.</u>	The fee shall be based on an hourly rate @ \$150 per hour, with 1 hour minimum

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 11 of 31

3. Investigation of work without permit. When a Notice is issued for work being performed without permits or performed beyond the scope of existing permits, a special investigation and inspection shall be made before permits may be issued for such work. An investigation fee shall be charged equal to two times the amount of all permit fees required by this ordinance, with a minimum of \$300. The fee is additive to the permit fees. This provision shall not apply to emergency work when it can be proven to the satisfaction of the Director of Building Inspection that such work was urgently necessary, that it was not practical to obtain a permit before the work was commenced, and that a permit was applied for as soon as practical.

4. Abatement of Code Violations.

Building: Abatement costs: When a Notice is issued as a result of an inspection of a property, and compliance is required to correct violations found, or permits are required to legalize work previously performed without building permits, a code enforcement cost shall be charged equal to two times the amount of all permit fees required by this ordinance, with a minimum of \$300. Where repeat visits are required before the owner complies or obtains the required permits, a reinspection cost of \$150 per trip shall be charged after the second trip. Where repeat visits are necessary after compliance or permit issuance to enforce the abatement work, a reinspection cost of \$150 per trip shall be charged after the second trip. The costs in this section are additive to the permit fees.

Zoning: When Code Enforcement activities are required as a result of an inspection of a property and compliance is required to correct violations found, or permits are required for compliance, a code enforcement cost shall be charged equal to the amount of all permit fees required by this ordinance, with a minimum of \$300. Where repeat visits are required before the owner complies or obtains the required permits, a reinspection cost of \$150 per trip shall be charged. Where repeat visits are necessary after compliance or permit issuance to enforce the abatement work, a reinspection cost of \$150 per trip shall be charged. The costs in this section are additive to the permit fees.

5. Renewal fee for an expired permit:

- For Final Inspection: \$250 fee.
- For permits expired less than 365 days the permit fee will be 50% of the original building permit fee.
- For permits expired 365 days or more the permit fee will be 100% of the original building permit fee.

6. After Hours Inspection Services: Hourly fee with a minimum of 3 hours. Initial fee \$600.

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 12 of 31

7. Residential solar energy systems – roof mount and ground mount:

i) Photovoltaic systems:

a) ≤ 15 kW:

- Building Permit/inspection: \$86 per permit
- Plan Check: \$86 per permit
- Electrical Review: \$100 per permit

b) > 15 kW:

- Building Permit/inspection/Plan Check/Electrical Review: plus \$15 per kW above 15 kW

ii) Thermal systems:

a) ≤ 10 kWth:

- Building Permit/inspection: \$86 per permit
- Plan Check: \$86 per permit
- Plumbing Review: \$86 per permit

b) > 10 kWth:

- Building Permit/inspection/ Plan Check/Plumbing Review: plus \$15 per kWth above 10 kWth

8. Commercial solar energy systems – roof mount and ground mount:

i) Photovoltaic systems:

a) ≤ 50 kW:

- Building Permit/inspection: \$172 per permit
- Plan Check: \$172 per permit
- Electrical Review: \$172 per permit

b) > 50 kW but ≤ 250 kW:

- Building Permit/inspection/Plan Check/Electrical Review: plus \$7 per kW above 50 kW

c) > 250 kW:

- Building Permit/inspection/Plan Check/Electrical Review: plus \$5 per kW above 250 kW

ii) Thermal systems:

a) ≤ 30 kWth:

- Building Permit/inspection: \$172 per permit
- Plan Check: \$172 per permit
- Plumbing Review: \$172 per permit

b) > 30 kWth but ≤ 260 kWth:

- Building Permit/inspection/Plan Check/Plumbing Review: plus \$7 per kWth above 30 kWth

c) > 260 kWth:

- Building Permit/inspection/Plan Check/Plumbing Review: plus \$5 per kWth above 260 kWth

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 13 of 31

9. Debris Recovery

- a) Residential
 - Up to \$1 Million \$172 per permit
 - \$1 Million or greater \$345 per permit
- b) Commercial
 - Up to \$1 Million \$345 per permit
 - \$1 Million – \$3 Million \$517 per permit
 - \$3 Million or greater \$690 per permit

10. Canopy/Awnings

- a) Building Permit / Inspection, <100 s.f.: \$116 per permit
- b) Plan Check, <100 s.f.: \$76 per permit
- c) Building Permit / Inspection, 101 – 400 s.f.: \$258 per permit
- d) Plan Check, 101 – 400 s.f.: \$178 per permit
- e) Building Permit / Inspection, >401 s.f.: \$345 per permit
- f) Plan Check, >401 s.f.: \$258 per permit

11. Mobile Homes

- a) Building Permit / Inspection.: \$241 per permit
- b) Plan Check: \$211 per permit

12. Commercial Coaches

- a) Building Permit / Inspection.: \$241 per permit
- b) Plan Check: \$211 per permit

13. Fences Greater than 7ft

- a) Building Permit / Inspection, chain-link or wood: \$116 per permit
- b) Plan Check, chain-link or wood: \$76 per permit
- c) Building Permit / Inspection, other materials: \$172 per permit
- d) Plan Check, other materials: \$345 per permit

14. Re-Roofs - Residential

- a) Building Permit / Inspection.: \$150 per permit
- b) Processing: \$38 per permit

15. Re-Roofs - Commercial

- a) Building Permit / Inspection.: \$150 per permit
- b) Processing: \$75 per permit

16. Energy Code Compliance Review for Miscellaneous Permits

- a) Residential: \$172 per permit
- b) Commercial: \$345 per permit

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 14 of 31

S-003	Grading Plan Check/Inspection	
	1. <u>Improvement Value:</u>	Fee:
	<u>Up to \$20,000</u>	\$300
	<u>\$20,000</u>	\$690 plus \$53.88 for each additional \$1,000 or fraction thereof above \$20,000
	<u>\$100,000</u>	\$5,000 plus \$32.22 for each additional \$1,000 or fraction thereof above \$100,000
	<u>\$1,000,000</u>	\$34,000 plus \$34.00 for each additional \$1,000 or fraction thereof above \$1,000,000
	2. <u>Additional fee if work goes over 1 year (per year):</u>	
	<u>Improvement Value:</u>	Fee:
	<u>Up to \$20,000</u>	\$300
	<u>\$20,000</u>	\$690 plus \$45.13 for each additional \$1,000 or fraction thereof above \$20,000
	<u>\$100,000</u>	\$4,300 plus \$17.44 for each additional \$1,000 or fraction thereof above \$100,000
	<u>\$1,000,000</u>	\$20,000 plus \$20.00 for each additional \$1,000 or fraction thereof above \$1,000,000
S-004	Building Demolition Review	\$172 permit for single structure. \$50 for each additional structure.
S-006	Drainage Plan Review and Inspection	
	1. <2,500 s.f. New Impervious Surface Area	\$250 per permit
	2. >2,500 s.f. New Impervious Surface Area	\$500 per permit
	3. >10,000 s.f. New Impervious Surface Area	\$1,000 per permit.
S-008	R-Form Complaint Investigation	Costs are offset by a portion of the 40% surcharge collected on building permit fees. To the extent surcharge revenues are insufficient, costs are absorbed by the operations reserve.
S-009	R-Form Site Investigation	\$300 per investigation plus County's fully burdened hourly rates for travel time outside the County.

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 15 of 31

S-010	County Code Compliance	\$300 per report.
S-012	Subpoena Services	Evidence reproduction: \$24 per hour per person computed on the basis of \$6 per quarter hour. Witness Fees: Time and materials plus mileage, Custodian of Record \$150 deposit. Testimony \$275 deposit. Fees set per Administrative Bulletin 133.3.
S-020, S-052	Land Development Surcharge	40% surcharge applies on all building permit fees.

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 16 of 31

BUILDING VALUATION DATA

Valuation. The determination of value or valuation under any provisions of the County Building Code shall be made by the Director of Conservation and Development. The total valuation to be used with the Fee Schedule shall be determined using the Building Valuation Data contained in the Building Safety Journal, published by the International Code Council (ICC) or in the Successor publication by the ICC or its Successor organization. Work not listed in the Building Valuation Data shall be valued per the Building Valuation Data Supplement below, which may be modified administratively by the Director of Conservation and Development to clarify or cover additional types of work and situations.

The valuation to be used in computing the building permit fee shall be the total valuation of all construction work for which the permit is issued, as well as all finish work, painting, roofing, mechanical, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems, and any other permanently installed equipment. For industrial facilities, the value of process equipment and heavy machinery supported by the structure or by its own foundation shall be included. Contractor overhead and profit shall be included.

The valuation of grading, retaining walls, paving and other site work, and any demolition work, shall be included unless such work was included in other permits issued by the Department of Conservation and Development.

The valuation data is used to establish consistent criteria for calculating permit fees, and the calculated total valuation does not necessarily reflect actual costs. The County Assessor does not rely on this cost, but performs independent assessments of the permitted work.

BUILDING VALUATION DATA SUPPLEMENT

The work listed in this supplement shall be valued based on the gross square footage of the work, or where noted, as a lump sum. Where actual costs are higher, those costs shall be used for the valuation.

3% increase effective 03/01/2020

	\$/Sq.Ft.
1. Residential addition	
-Good Quality	133.36
2. Residential remodel (to existing floor areas)	66.69
If bathrooms are added or remodeled, for each one, add lump sum of:	7,034.26
If kitchen is remodeled, add lump sum of:	21,102.79
3. Residential use conversion from garage, basement or unfinished area	
-Good Quality	79.50
If bathrooms or kitchen added, include lump sum(s) as for residential remodel.	
4. Sun room with >60% glazing, cabanas, other similar structures	52.20
If conditioned space and integrated with main structure, add:	82.02
5. Patio cover (includes pre-fab types, usually with ICBO research listing)	22.90
If enclosed with walls or glazing, add:	44.74
6. Deck	22.37

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 17 of 31

7.	Retaining wall (projected sq.ft. areas of wall and footing)	
	-concrete or CMU	14.91
	-wood	7.47
8.	Swimming pool, lump sum of:	35,171.32
9.	Remodel or tenant improvement work in commercial buildings	
	Type I and II Construction	44.74
	Type III, IV and V Construction	37.29
	If restrooms are added or relocated - add lump sum for each:	14,068.53
	If commercial kitchen is added - add lump sum of:	42,205.58
10.	Reroofing	
	-Built up, composition shingles, foam	4.48
	-Treated wood, metal and proprietary products	5.23
	-Tile - masonry, clay, concrete	6.71
11.	Mobile home on permanent foundation (based on square footage of mobile home)	14.91
12.	Moved building (for existing s.f. any added s.f. shall be at "average quality" valuation)	44.74
13.	Agricultural/husbandry buildings	
	-Pole construction	14.39
	-Wood construction	22.35
	-Steel construction	25.64

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 18 of 31

II. PLANNING FEES

S-013A	Certificate of Compliance Review	\$3,800 minimum deposit, time and materials.
S-013B	Determination of Legal Lot	\$2,000 minimum deposit, time and materials.
S-014, 015, 016	Development Plan Review Residential	
	Substantial	\$4,500 minimum deposit, time and materials.
	Non-Substantial	\$1,500 minimum deposit, time and materials.
	Administrative	
	Multiple-family/ Commercial/ Office/ Industrial	\$5,000 minimum deposit, time and materials.
S-017	Time Extension (Administrative)	\$350 fee.
S-018	Time Extension (Public Hearing)	\$750 fee.
S-019	General Plan Amendment Review	\$5,200 minimum deposit, time and materials.
S-019A	Specific Plan Amendment	\$5,200 minimum deposit, time and materials.
S-019B	General Plan Amendment Feasibility Request	\$750 fee credited towards subsequent General Plan Amendment application.
S-021	Land Use Permit (Quarry)	\$6,500 minimum deposit, time and materials.
S-022	Land Use Permit (Quarry Reclamation Plan)	\$3,800 minimum deposit plus \$75 per acre. Time and materials.
S-023	Land Use Permit (Caretaker Mobile Home)	\$2,000 minimum deposit. Time and materials.
S-024	Land Use Permit (Family Member Mobile Home)	\$2,000 minimum deposit. Time and materials. \$150 with proof of financial hardship of property owner.
S-026	Land Use Permit (Home Occupation)	\$2,000 minimum deposit. Time and materials.
S-027A	Accessory Dwelling Unit Permit	\$2,000 minimum deposit. Time and materials.
S-028A	Land Use Permit (Development Plan Combination)	\$6,000 minimum deposit plus Development Plan deposit. Time and materials.

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 19 of 31

S-028B	Land Use Permit (Development Plan Combination; Minor Revisions/Amendments)	\$2,300 minimum deposit. Time and materials.
S-025, 027, 027B, 029	Land Use Permit (Other)	\$5,500 minimum deposit. Time and materials.
S-029A	Land Use Permit (Solid Waste Disposal Review)	\$42,000 minimum deposit. Time and materials.
S-030	Land Use Permit (Administrative Permit - Gas Well)	\$1,500 minimum deposit. Time and materials.
S-031	Land Use Permit (Gas Well Ordinance)	\$4,000 minimum deposit. Time and materials.
S-032	Lot Line Adjustment Review	\$700 fee.
S-033	Tentative Subdivision Map Review - Major	\$10,000 minimum deposit. Time and materials.
S-033A	Development Agreement	\$10,000 minimum deposit. Time and materials.
S-034, 034A	Tentative Subdivision Map Review – Minor/ Reversion to Acreage	\$7,500 minimum deposit. Time and materials.
S-035	Condo Conversion Tentative Map	\$10,000 minimum deposit. Time and materials.
S-036	Lot Split	\$2,250 minimum deposit. Time and materials.
S-036A	Undersized Lot Review	\$300 filing fee. If public hearing is requested, \$3,000 minimum deposit in addition to review fee. Time and materials.
S-036B	Undersized Lot Review plus Alteration of Protected Tree	\$3,000 minimum deposit. Time and materials.
S-037	Planned Unit Development Rezoning Review - Residential	\$7,000 minimum deposit. Time and materials.
S-038	Planned Unit Development Rezoning Review – Commercial/Industrial	\$7,000 minimum deposit. Time and materials.

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 20 of 31

S-039A	Planned Unit Development Rezoning Review – Review/New	\$5,000 minimum deposit. Time and materials.
S-039B	Planned Unit Development Final Development Plan Review/Non-Substantial Modification	\$2,000 minimum deposit. Time and materials.
S-039C	Planned Unit Development Final Development Plan Review/ Substantial Modification	\$4,500 minimum deposit. Time and materials.
S-040	Planned Unit Development Tentative Subdivision Map Review	\$5,000 minimum deposit. Time and materials.
S-041	Rezoning Review - Commercial/Industrial	\$7,000 minimum deposit. Time and materials.
S-042	Rezoning Review - Other	\$7,000 minimum deposit. Time and materials.
S-043	Police Services District Formation	\$1,500 minimum deposit. Time and materials.
S-044	Zone Variance	\$3,250 minimum deposit. Time and materials.
S-045	Sign Review	<u>Minor modification:</u> \$750 minimum deposit. Time and materials. <u>Public hearing:</u> Additional \$2,000 deposit towards time and materials.
S-045A	Address Change/Private Road Name Change	\$500 fee plus \$100 per address over 10.
S-046	Request for Determination	\$900 minimum deposit. Time and materials.
S-046B	Historic Nomination	\$500 minimum deposit. Time and materials.
S-046C	Major Historic Review	\$1,000 minimum deposit. Time and materials.
S-046D	Minor Historic Review	\$500 minimum deposit. Time and materials.
S-046E	Use Verification (administrative)	\$200 filing fee.
S-046F	Short-Term Rental Permit (administrative)	\$350 fee.
S-046G	Short-Term Rental (annual renewal)	\$200 fee.
S-046H	Land Use Permit (Short-Term Rental)	\$2,000 minimum deposit. Time and materials.

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 21 of 31

S-047A, S-047B, S-047C, S-047D	Zoning Administrator Appeal	\$250 filing fee.
S-047E	Planning Commission Agenda Mailing Service	\$25 fee for Single Agenda. \$5 fee for each additional agenda.
S-048	Fish and Game - Posting Fee Administrative Fee	\$50 fee collected for an external agency. \$25 fee collected for an external agency.
S-048A, S-048B, S-048C, S-048D	Appeal to the Board	\$250 filing fee.
S-049	Reconsideration Review	\$250 filing fee.
S-049A	Condition of Approval - Modification Review	\$1,500 filing fee. Time and materials with \$2,500 deposit if modification goes to public hearing.
S-050	Agricultural Preserve Rezoning Review	\$2,500 minimum deposit. Time and materials.
S-050A	Agricultural Preserve Contract	\$2,000 deposit. Time and materials.
S-051	Agricultural Preserve Cancellation Review	\$5,000 minimum deposit. Time and materials.
S-051A	Pre-application Review <u>Minor Subdivision, Minor Land Use Permit, Development Permit</u> (not more than one building) <u>Major Subdivision</u> <u>Major Residential, Commercial or Industrial Development</u> (more than one building)	\$2,000 fee. Additional deposit required for future applications. \$2,000 fee. Additional deposit required for future applications. \$2,000 fee. Additional deposit required for future applications.
S-051B	Agricultural Preserve Non-Renewal Notice	\$300 minimum deposit. Time and materials.
S-051C	Annual Review of Quarry Reclamation	\$2,000 filing fee.
S-051D	Permit for Alteration of Protected Trees	\$750 minimum deposit. Time and materials.
S-051F	Heritage Tree (appeal)	\$500 minimum deposit plus time and materials.

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 22 of 31

S-051G	Heritage Tree (nomination)	\$500 fee per tree. (per application)
S-051H	Heritage Tree (removal permit)	\$3,000 minimum deposit plus time and materials.
S-051J	Heritage Tree (encroachment permit)	\$1,000 minimum deposit plus time and materials.
S-053	Mitigation/ Condition of Approval Compliance Monitoring	\$2,000 minimum deposit plus time and materials.
S-056	Hazardous Waste Application Review	
	<u>Determination</u>	\$2,000 minimum deposit plus time and materials.
	<u>Monitoring 86/100</u>	No Charge.
	<u>Mitigation Monitoring (non 86/100)</u>	No Charge
S-057	Environmental Impact Review	Contract amount plus 25% administrative surcharge. Time and materials.
S-060	Records Information Research	Photocopy charges at published rates.
		<u>Documents requested to be certified have an additional charge:</u>
		<u>First page:</u> \$4.50.
		<u>Add'l pages:</u> \$1.00 each.
		<u>Contacting Licensed Professional for Records Release:</u> \$48
S-060A	Geologic Review	\$3,600 minimum deposit. Time and materials.
S-060B	Landscaping and Tree Protection Agreement	Time and materials charged against \$200 minimum initial deposit.
S-060C	COA Compliance Check for Building Permit Issuance	\$1,500 minimum deposit. Time and materials.
S-060D	Liquor License Site Determination	\$600 filing fee.
S-060E	Gun Ordinance Annual License	\$250 filing fee.
S-060F	Deemed Approved Annual Fee	\$400 yearly fee per ABC license.
S-060G	Subpoena Services	Evidence reproduction: \$24 per hour per person computed on the basis of \$6 per quarter hour. Witness Fees: Time and materials plus mileage, Custodian of Record \$150 deposit. Testimony \$275 deposit. Fees set per Administrative Bulletin 133.3.

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 23 of 31

S-060H	Temporary Events	\$500 deposit – Time and materials - \$2,500 cap.
S-060I	Home Occupation Permit (Admin.)	\$150 filing fee.
S-060J	Meteorological Tower Permit (Admin.)	\$1,000 minimum deposit plus time and materials.
S-060K	Wireless Facility Access Permit	\$4,000 minimum deposit plus time and materials.
S-060L	Wireless Facility Minor Alteration Permit	\$2,000 minimum deposit plus time and materials.
S-060M	Wireless Facility Collocation Permit	\$2,000 minimum deposit plus time and materials.
S-060N	Cannabis Letter of Intent Review Fee	\$500 fee.
S-060P	Cannabis Proposal Review Fee	\$2,500 fee.
S-060Z	Planning Consideration	\$500 deposit, plus time and materials
S-065	Child Care Application Review	\$1,500 minimum deposit. Time and materials.
S-066A	Late Filing of Development Permit Application	Nonrefundable penalty equal to 50% of application fee or deposit amount.
S-066B	Special Technical Studies and/or Legal Counsel	Any project requiring special technical studies not listed above and/or special legal counsel shall pay costs directly in addition to County administrative and review fees

FEES FOR NORTH RICHMOND PLANNED UNIT DISTRICT AREA

S-NR01	Administrative Permits	\$1,000 deposit, plus time and materials.
S-NR02	Land Use Permit – Automotive Uses	\$3,000 deposit, plus time and materials.
S-NR03	Land Use Permit	\$2,000 deposit, plus time and materials.
S-NR04	Development Permit	\$2,000 deposit, plus time and materials.
S-NR05	Lot Line Adjustment	\$500 fee per project.
S-NR06	Home Occupation	\$150 filing fee.

FEES FOR RODEO PLANNED UNIT DISTRICT AREA

S-RD01	Administrative Permits	\$1,000 deposit, plus time and materials.
S-RD02	Land Use Permit – Automotive Uses	\$3,000 deposit, plus time and materials.
S-RD03	Land Use Permit	\$2,000 deposit, plus time and materials.

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 24 of 31

S-RD04	Development Permit	\$2,000 deposit, plus time and materials.
S-RD05	Lot Line Adjustment	\$500 fee per project.
S-RD06	Home Occupation	\$150 filing fee.

FEES FOR BAY POINT PLANNED UNIT DISTRICT AREA

S-BP01	Administrative Permits	\$1,000 deposit, plus time and materials.
S-BP02	Land Use Permit - Automotive Uses	\$3,000 deposit, plus time and materials.
S-BP03	Land Use Permit	\$2,000 deposit, plus time and materials.
S-BP04	Development Permit	\$2,000 deposit, plus time and materials.
S-BP05	Lot Line Adjustment	\$500 fee per project.
S-BP07	Home Occupation	\$150 filing fee.

FEES FOR MONTALVIN MANOR PLANNED UNIT DISTRICT AREA

S-MM01	Administrative Permits	\$1,000 deposit, plus time and materials.
S-MM02	Land Use Permit – Automotive Uses	\$3,000 deposit, plus time and materials.
S-MM03	Land Use Permit	\$2,000 deposit, plus time and materials.
S-MM04	Development Permit	\$2,000 deposit, plus time and materials.
S-MM05	Lot Line Adjustment	\$500 fee per project.
S-MM07	Home Occupation	\$150 filing fee.

FEES FOR EL SOBRANTE PLANNED UNIT DISTRICT AREA

S-ES01	Administrative Permits	\$1,000 deposit, plus time and materials.
--------	------------------------	---

AFFORDABLE HOUSING REFINANCING PROCESS FEES

S-HM01	Multi-Family Affordable Housing Refinancing Fee	\$1,000 deposit plus time and materials.
S-HS01	Single-Family Affordable Housing Refinancing Fee	\$350 deposit plus time and materials.
S-MCC01	Mortgage Credit Certificate Insurance	\$300 deposit plus time and materials.
S-RMCC1	Reissued Mortgage Credit Certificate	\$300 deposit plus time and materials.
S-MCC02	Replacement lost mortgage credit and reissued mortgage credit certificate	\$100 deposit plus time and materials.

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 25 of 31

S-MCC03	MCC Lender Participation	\$400 deposit plus time and materials.
S-MCC04	MCC Lender Participation Annual Renewal	\$200 deposit plus time and materials.

IN-LIEU FEES FOR INCLUSIONARY HOUSING ORDINANCE – APPLIES TO PROJECTS WITH 5 THROUGH 125 UNITS ONLY. FEES ARE NOT ALLOWED ON PROJECTS WITH MORE THAN 125 UNITS EXCEPT FOR FRACTIONAL UNITS

Fees are one option for compliance. See Ordinance for requirements and options for any project of five or more units. Fees may be paid on a fraction of a unit if the calculation of the required number of inclusionary units in a project results in a fraction of a unit.

Developments of 5 or more units must provide 15% of the units as affordable.

For-sale developments must have 80% of the inclusionary units (12% of total units) as affordable to moderate income households and 20% of the inclusionary units (3% of total units) as affordable to lower income households.

Rental developments must have 80% of the inclusionary units (12% of total units) as affordable to lower income households and 20% of the inclusionary units (3% of total units) as affordable to very-low income households.

Refer to Ordinance for income definitions.

Fee amounts are based on the formula in Section 822.4404(b) of the ordinance.

S-IH1	FOR SALE HOUSING IN-LIEU FEE	\$6,600.06 per market rate unit. Fee equals 12% of total number of units in the development times \$0 plus 3% of total number of units in the development times \$220,002; i.e., $(0.12 \times \text{total units}) \times (\$0) + (0.03 \times \text{total units}) \times (\$220,002)$.
S-IH2	RENTAL HOUSING IN-LIEU FEE	\$24,200.55 per market rate unit. Fee equals 12% of total number of units in the development times \$130,350 plus 3% of total number of units in the development times \$285,285; i.e., $[(0.12 \times \text{total units}) \times (\$2,376) + (0.03 \times \text{total units}) \times (\$5,184)] \times (55 \text{ years})$.

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 26 of 31

III. LAND DEVELOPMENT (ENGINEERING) FEES

S-068	Final Map Check (Major)	Deposit of \$7,000. Time and materials.
S-069	Parcel Map Check	Deposit of \$3,000. Time and materials.
S-070	Record of Survey Check	The fee is actual time at the County's fully burdened hourly rates charged against an initial deposit of \$700, and additional deposits as necessary. The minimum fee is \$200.
S-072	Public Improvement Plan Check (Major) Based on Improvement Value: <u>\$100,000 or less</u> <u>\$100,001-\$500,000</u> <u>More than \$500,000</u>	Deposit of: \$10,000 \$15,000 \$20,000 Time and materials.
S-073	Public Improvement Plan Check (Minor) Based on Improvement Value: <u>\$100,000 or less</u> <u>\$100,001-\$500,000</u> <u>More than \$500,000</u>	Deposit of: \$10,000 \$15,000 \$20,000 Time and materials.
S-074A	Public Improvement Plan Check (LUP) Based on Improvement Value: <u>\$100,000 or less</u> <u>\$100,001-\$500,000</u> <u>More than \$500,000</u>	Deposit of: \$10,000 \$15,000 \$20,000 Time and materials.
S-075	Public Improvement Plan Check (Development Plan) Based on Improvement Value: <u>\$100,000 or less</u> <u>\$100,001-\$500,000</u> <u>More than \$500,000</u>	Deposit of: \$10,000 \$15,000 \$20,000 Time and materials.
S-076	Drainage Review (No Improvement Plan)	\$1,000 deposit. Time and materials.

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 27 of 31

S-076A	Condition of Approval Compliance Check (No Improvement Plan)	\$2,000 deposit. Time and materials.
S-076B	Improvement Agreement Extension	\$1,000 if documents signed and submitted 21 days before agreement expires, \$2,000 thereafter.
S-077	Public Improvement Inspection (Major)	
	Based on Improvement Value:	Deposit of:
	<u>\$100,000 or less</u>	\$5,000
	<u>\$100,001-\$500,000</u>	\$10,000
	<u>More than \$500,000</u>	\$20,000
		Time and materials.
S-078	Public Improvement Inspection (Minor)	
	Based on Improvement Value:	Deposit of:
	<u>\$100,000 or less</u>	\$5,000
	<u>\$100,001-\$500,000</u>	\$10,000
	<u>More than \$500,000</u>	\$20,000
		Time and materials.
S-079	Public Improvement Inspection (Land Use Permit)	
	Based on Improvement Value:	Deposit of:
	<u>\$100,000 or less</u>	\$5,000
	<u>\$100,001-\$500,000</u>	\$10,000
	<u>More than \$500,000</u>	\$20,000
		Time and materials.
S-080A	Public Improvement Inspection (Development Plan)	
	Based on Improvement Value:	Deposit of:
	<u>\$100,000 or less</u>	\$5,000
	<u>\$100,001-\$500,000</u>	\$10,000
	<u>More than \$500,000</u>	\$20,000
		Time and materials.
S-081C	Public Improvement Plan Review - Landscaping	
	Based on Improvement Value:	Deposit of:
	<u>\$100,000 or less</u>	\$10,000
	<u>\$100,001-\$500,000</u>	\$15,000
	<u>More than \$500,000</u>	\$20,000
		Time and materials.

LAND DEVELOPMENT FEE SCHEDULE

**Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020**

Page 28 of 31

S-081D	Subdivision Monument Check	1-6 monuments 7 or more monuments (per monument)	\$1,400 \$235
S-081E	Application Review - Encroachment Permit (small) (driveway, sidewalk repairs, small retaining walls, sewer laterals or water service by property owner, etc.)		\$50.00 filing fee plus \$1,000 cash bond required for work in the street.
S-081F	Application Review - Encroachment Permit (large)		Deposit determined by staff based on valuation with a \$1,000 initial deposit. One hour minimum. Time and materials. Bond may be required.
S-081G	Application Review - Encroachment Permit (utilities)		Time and materials. One hour minimum.
S-082B	Public Improvement Inspection - Landscaping Based on Improvement Value: <u>\$100,000 or less</u> <u>\$100,001-\$500,000</u> <u>More than \$500,000</u>		Deposit of: \$5,000 \$10,000 \$20,000 Time and materials.
S-082C	Encroachment Permit Inspection (small) (driveways, sidewalk repairs, small retaining walls, etc.)		\$250 filing fee. Unpermitted inspection fee is double inspection and permit fee. Non-notification for inspection: \$500 plus time and materials.
S-082D	Encroachment Permit Inspection (large) (If engineering plans required for street excavation)		Time and materials. One hour minimum. \$1,000 initial deposit charged at time and materials. Non-notification for inspection: \$500 plus time and materials.
S-082E	Encroachment Permit Inspection (utilities)		Time and materials. One hour minimum. \$1,000 initial deposit charged at time and materials. Non-notification for inspection: \$500 plus time and materials.
S-083A	Flood Control District Encroachment Permit (Construction Review or Temporary Right of Entry)		Time and materials. \$900 initial deposit.
S-083B	Flood Control District Permit Inspection		Time and materials. Initial deposit is the larger of \$1,000 or 10% of project valuation.

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 29 of 31

S-084A	Drainage Permit Application	Time and materials. \$1,600 initial deposit.
S-084B	Drainage Permit Inspection	Time and materials. \$1,600 initial deposit.
S-085A	Miscellaneous Road Permit Application (house move)	Time and materials. \$500 initial deposit.
S-085B	Miscellaneous Road Permit Application (house move inspection)	Time and materials. \$500 initial deposit.
S-085C	Miscellaneous Road Permit Application (extra-legal load)	Permit fee set by State. Premium billing service \$100 per year plus \$100 security deposit.
S-085D	Miscellaneous Road Permit Application (temporary road closure - construction)	For-profit applicant \$300.00 Not-for-profit applicant \$50.00
S-085E	Miscellaneous Road Permit Application (temporary road closure - special events)	For-profit applicant \$300.00 Not-for-profit applicant \$50.00
S-085F	Miscellaneous Road Permit Application (extension/modification)	\$235 per extension/modification.
S-085G	Road Acceptance Plan Review	Same as S-072, S-073, S-074A, S-075 as applicable. Time and materials.
S-085H	Road Acceptance Inspection	Same as S-077, S-078, or S-080A as applicable. Time and materials.
S-085S	Stormwater Management Compliance	Time and materials. \$5,000 initial deposit.
S-086	Street Vacation Review	Time and materials. \$2,000 initial deposit.
S-086A	Floodplain Management Compliance	\$45 per permit.
S-086B	Flood Zone Determination	<u>Office Review</u> : \$100 per lot. \$600 max for a group of adjacent parcels. <u>Site Visit</u> : \$400 fee, time and materials <u>Base Flood Elevation Determination</u> : \$500 fee, time and materials.
S-086C	Floodplain Management Permit Application	\$550 per application. Time and materials.
S-086D	Floodplain Elevation Certification	\$235 per lot.

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 30 of 31

S-086E	Floodplain Map Revision/Amendment	Floodplain Map Amendment: \$700 fee, time and materials.
S-088	Certificate of Correction	\$150 per application.
S-088A	Adopt-a-Road	\$500 per application.
S-088B	Adopt-a-Park	\$500 per application.
S-088C	Road Name Change (public road)	Time and materials. \$1,000.00 initial deposit.
S-088D	Corner Record Check	Fee same as fee for recording a document at the Recorder's Office.
S-088F	Base Map Revision	\$60 per lot. This fee is waived if the parcel maps or final maps are submitted on computer disk.
S-088H	Amended Map Revision	Time and materials. \$1,000.00 initial deposit.
S-088J	Subpoena Services	Evidence reproduction: \$60 per hour, \$15 minimum. Witness summons: Time and materials plus mileage, \$150 deposit. Fee set per Administrative Bulletin 133.3.
S-088L	Computer Map and Data Requests	Time and materials. \$1,000.00 initial deposit.
S-089A	Reversion to Acreage	Time and materials. \$10,000.00 initial deposit.
S-087C	Legal Counsel Review	Any project requiring special technical studies not listed above and/or special legal counsel shall pay costs directly in addition to County administrative and review fees
S-083MT	Review of Special Technical Studies	

Public Works Fees for Review of Planning Applications

S-013	Certificate of Compliance Review	\$1,000 deposit, time and materials.
S-014	Development Plan Review – Multi-Family	\$2,000 deposit, time and materials.
S-015	Development Plan Review - Residential-Substantial	\$2,000 deposit, time and materials.
S-021	Land Use Permit (Quarry)	\$2,000 deposit, time and materials.
S-022	Land Use Permit (Quarry Reclamation Plan)	\$2,000 deposit, time and materials.
S-029	Land Use Permit - Other	\$2,000 deposit, time and materials.

LAND DEVELOPMENT FEE SCHEDULE

Adopted by the Contra Costa County Board of Supervisors on July 14, 2020
(With Building Valuation Data Adjustments) Effective on March 1, 2020

Page 31 of 31

S-039A	Planned Unit Development Final Development Plan - Review/New	\$2,000 deposit, time and materials.
S-039B	Planned Unit Development Final Development Plan - Review/Non-Substantial Modification	\$1,500 deposit, time and materials.
S-039C	Planned Unit Development Final Development Plan - Review/ Substantial Modification	\$2,000 deposit, time and materials.
S-040	Planned Unit Development Tentative Subdivision Map Review	\$6,000 deposit, time and materials.
S-044	Zone Variance	\$1,000 deposit, time and materials.
S-051A	Pre-application Review	\$1,000 deposit, time and materials.
S-060C	COA Compliance Check for Building Permit Issuance	\$1,000 deposit, time and materials.
S-060K	Wireless Facility Access Permit	\$2,000 deposit, time and materials.
S-060L	Wireless Facility Minor Alteration Permit	\$1,000 deposit, time and materials.
S-83PW	Other Planning Applications Requiring Public Works Department Review and Comment	\$1,000 deposit, time and materials.
S-082F	Right of Entry Permit for Iron Horse Corridor	Small: \$300 per application. Large: \$1,000 deposit, time and materials.