

City of Monte Sereno

MASTER FEE SCHEDULE

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Planning Fees	August 21, 2023	1 - 2
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City of Monte Sereno

MASTER FEE SCHEDULE - PLANNING FEES

Activity Description	Note	Current Fee	Proposed Fee
1 Planning Review of Building Permit		\$160	\$168
2 Community Planning Fee (per \$1 of valuation)	[a]	\$0.0019	\$0.0020
3 Significant Tree Removal (referred to Site and Architecture Commission)		\$100	\$100
4 Site Development/Planned Development Permit:			
a) New Houses/Demo Rebuild/Remodel/Addition 50% or more of existing SF		\$3,040	\$3,185
b) Remodel/Addition less than 50% of existing SF		\$2,060	\$2,160
c) Accessory Building/Fence Height		\$540	\$565
e) Hillside Development (avg. slope of 10% of greater)		\$3,370	\$3,535
f) Site Development Permit Amendment		\$1,410	\$1,475
5 Administrative Building Site Approval		\$3,040	\$3,185
6 Address/Street Name Change		\$380	\$395
7 Environmental Review			
a) Exemption		\$380	\$395
b) Environmental Clearance			
i) Reuse of Previous Environmental Clearance		\$3,280	\$3,440
ii) Initial Study and Negative Declaration / Mitigated Negative Declaration		\$3,690	\$3,871
iii) Initial Study and Negative Declaration / Mitigated Negative Declaration (prepared by consultant)		pass-through of actual cost plus 10%	pass-through of actual cost plus 10%
iv) EIR (prepared by consultant)		pass-through of actual cost plus 10%	pass-through of actual cost plus 10%
8 General Plan Amendment		\$3,040	\$3,185
9 Zoning Map Amendment		\$3,040	\$3,185
10 Planned Development Zoning Map Amendment		\$5,430	\$5,695
11 Annexation (excluding LAFCO Fees)		\$4,130	\$4,330
12 Reasonable Accommodation Application		\$390	\$405
13 Subdivision:			
a) Lot Line Adjustment		\$1,630	\$1,710
b) Tentative Map Application:			
i) 4 Lots or Fewer: (Tentative Parcel Map)		\$3,260	\$3,420
ii) 5 Lots or More: (Tentative Subdivision Map)		\$10,870	\$11,400
14 Use Permits:			
a) General		\$3,040	\$3,285
b) Animals		\$500	\$500
c) Special Land Use Permit (Historic Resource)		\$3,040	\$3,185
15 Satellite Dish			
a) Administrative Review		\$270	\$280
b) Public Hearing		\$540	\$565
16 Variance		\$3,040	\$3,185
17 Appeal		\$360	\$360
18 Hourly Rate for Services Not Listed in this Fee Schedule (per hour - 1 hour minimum)		\$211	\$221
19 Excess Plan Review Fee (per hour - 1 hour minimum)	[b]	\$211	\$221
20 Excess Inspection/Re-inspection/Missed Inspection Fee (per hour - 1 hour minimum)	[b]	\$211	\$221
21 Work Commenced without a Permit	[c]	1x Base Permit Fee	1x Base Permit Fee

City of Monte Sereno

MASTER FEE SCHEDULE - PLANNING FEES

Activity Description	Note	Current Fee	Proposed Fee
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Notes:

* The fees listed in this schedule do not include the costs of external reports required to be prepared and submitted by the applicant (e.g. arborist report, geotech report). Applicant is responsible for the preparation costs of any external reports required.

Additionally, the fees in this schedule do not include any outside agency fees or costs that may apply to applicant project (e.g. County recording fees, Department of Fish and Wildlife fees, newspaper noticing fees, consulting services, attorney services). Applicant is

[a] Fee paid at time of building permit issuance.

[b] Base fees include up to three plan reviews and any typically required inspections and first re-inspections. Excess plan review fees apply beginning with the fourth plan review. Excess inspection fees apply beginning with second re-inspection.

[c] Amount in addition to base fee (i.e. double fees).

City of Monte Sereno

MASTER FEE SCHEDULE - PUBLIC WORKS FEES

Activity Description	Note	Current Fee	Proposed Fee
1 Certificate of Compliance		\$1,140	\$1,195
2 Encroachment Permit (Administrative)		\$380	\$395
3 Construction Encroachment Permit Fee			
a) First \$50,000 of value, or any fraction thereof		5% of value	5% of value
b) Value Exceeding \$50,000		3% of value	3% of value
4 Storm Drain Fees			
a) Per Lot Zoned: R-1-44		\$2,660	\$2,790
b) Per Lot Zoned: R-1-20		\$1,780	\$1,865
c) Per Lot Zoned: R-1-8		\$880	\$920
5 Final Map			
a) Parcel Map		\$3,260	\$3,420
b) Tract Map		\$9,780	\$10,255
6 Grading Plan Check Fees		Bill hourly/T&M	Bill hourly/T&M
7 Grading Permit Fees			
a) Less than 50 cubic yards		\$288	\$300
b) 51 to 100 cubic yards		\$576	\$600
c) 101 to 1,000 cubic yards			
i) For first 100 cubic yards or fraction thereof		\$576	\$600
ii) For each add'l 100 cubic yards or fraction thereof up to 1,000 cubic yards		\$32	\$34
d) 1,001 to 10,000 cubic yards			
i) For first 1,000 cubic yards or fraction thereof		\$867	\$906
ii) For each add'l 1,000 cubic yards or fraction thereof up to 10,000 cubic yards		\$64	\$67
e) 10,001 to 100,000 cubic yards			
i) For first 10,000 cubic yards or fraction thereof		\$2,160	\$1,509
ii) For each add'l 1,000 cubic yards or fraction thereof up to 100,000 cubic yards		\$34	\$36
f) 100,001 cubic yards or more			
i) For first 100,000 cubic yards or fraction thereof		\$6,913	\$4,749
ii) For each add'l 1,000 cubic yards or fraction thereof		\$34	\$36
8 NPDES Compliance			
a) Plan Check			
i) Less than 1 Acre		\$380	\$395
ii) Greater than or Equal to 1 Acre		\$1,140	\$1,195
b) Site Inspection			
i) Less than 1 Acre		\$570	\$595
ii) Greater than or Equal to 1 Acre		Bill hourly/T&M with \$1,000 initial deposit	Bill hourly/T&M with \$1,000 initial deposit
9 Oversize Load Permit			
a) One Day		\$16	\$16
b) Annual		\$90	\$90
10 Hourly Rate for Services Not Listed in this Fee Schedule (per hour - 1 hour minimum)		\$288	\$302
11 Excess Plan Review Fee (per hour - 1 hour minimum)	[a]	\$288	\$302
12 Excess Inspection/Re-inspection/Missed Inspection Fee (per hour - 1 hour minimum)	[a]	\$288	\$302

City of Monte Sereno

MASTER FEE SCHEDULE - PUBLIC WORKS FEES

Activity Description	Note	Current Fee	Proposed Fee
13 Work Commenced without a Permit	[b]	1x Base Permit Fee	1x Base Permit Fee

Notes:

[a] Base fees include up to three plan reviews and any typically required inspections and first re-inspections. Excess plan review fees apply beginning with the fourth plan review. Excess inspection fees apply beginning with second re-inspection.

[b] Amount in addition to base fee (i.e. double fees).

City of Monte Sereno

MASTER FEE SCHEDULE - BUILDING FEES

Activity Description	Note	Current Fee	Proposed Fee
1 Construction Tax		\$0.51	\$0.51
2 Electrical, Plumbing or Mechanical Permits:			
a) Fee per Square Foot		\$0.11	\$0.11
b) Minimum fee		\$173	\$180
3 Solar		\$173	\$180
4 Demolition Permit		\$173	\$180
5 Building Permit:	[a]		
a) Valuation: \$1 to \$500		\$25.54	\$26.79
b) Valuation: \$501 to \$2,000			
i) Fee for first \$500		\$25.54	\$26.79
ii) Fee for each additional \$100, or fraction thereof, to and including \$2,000		\$3.32	\$3.47
c) Valuation: \$2,001 to \$25,000			
i) Fee for first \$2,000		\$75.27	\$79.84
ii) Fee for each additional \$1,000, or fraction thereof, to and including \$25,000		\$15.22	\$15.93
d) Valuation: \$25,001 to \$50,000			
i) Fee for first \$25,000		\$425.29	\$446.23
ii) Fee for each additional \$1,000, or fraction thereof, to and including \$50,000		\$10.98	\$11.51
e) Valuation \$50,001 to \$100,000			
i) Fee for first \$50,000		\$699.76	\$733.98
ii) Fee for each additional \$1,000, or fraction thereof, to and including \$100,000		\$7.61	\$7.98
f) Valuation \$100,001 to \$500,000			
i) Fee for first \$100,000		\$1,080.21	\$1,132.98
ii) Fee for each additional \$1,000, or fraction thereof, to and including \$500,000		\$6.09	\$6.38
g) Valuation: \$501,000 to \$1,000,000			
i) Fee for first \$500,000		\$3,515.09	\$3,684.98
ii) Fee for each additional \$1,000, or fraction thereof, to and including \$1,000,000		\$5.16	\$5.42
h) Valuation: \$1,000,001 and up			
i) Fee for first \$1,000,000		\$6,096.71	\$6,395.45
ii) Fee for each additional \$1,000, or fraction thereof		\$3.42	\$3.58
6 Plan Review Fees (In addition to building permit fees)			
a) Plan Review Fee (% of Building Permit Fee)		65%	65%
b) Structural Plan Review Fee (% of Plan Review Fee)		65%	65%
c) Energy Conservation Plan Review Fee (% of Plan Review Fee)		5%	5%
d) Green Building Code Plan Review Fee (% of Plan Review Fee)		5%	5%
7 Micro-filming / Imaging Fee (per page, in addition to building permit fees)		\$5	\$5
8 Strong Motion Fees:			
a) Residential (per \$1 of valuation)		\$0.00013	\$0.00013
b) Commercial (per \$1 of valuation)		\$0.00028	\$0.00028
9 SB 1473 (per \$25,000 of valuation)		\$1	\$1
10 Road Impact Fee (per \$100 of valuation of permitted work)		\$0.49	\$0.49
11 Other Fees			
a) Excess Inspection/Excess Re-inspection/Missed Inspection Fee (per inspection)		\$115	\$120
b) Work Commenced without a Permit	[b]	1x Base Fees	1x Base Fees

City of Monte Sereno

MASTER FEE SCHEDULE - BUILDING FEES

Activity Description	Note	Current Fee	Proposed Fee
c) Hourly Rate for Services Not Listed in this Fee Schedule (per hour - 1/2 hour min.)		\$232	\$243
d) Fee for Additional Services Required Due to Changes, Modifications, Additions, etc.	[c]	Actual Costs / T&M	Actual Costs / T&M

Notes:

[a] The Building Official shall establish the valuation of said improvements, and fees will be assessed according to the following fee

[b] Amount in addition to base fee (i.e. double fees).

[c] In the event additional map checking, plan checking, or inspection services by the City are required by reason of changes, modifications, additions, errors, omissions, or discrepancies occasioned by the applicant or his agents or representatives, the applicant shall pay an additional fee equal to the actual cost to the City of performing the additional services.

City of Monte Sereno

MASTER FEE SCHEDULE - ADMINISTRATIVE FEES

Activity Description	Note	Current Fee	Proposed Fee (No change)
1 Business License Fees			
a) General Contractor		\$105	\$105
b) Solicitors (for profits)		\$105	\$105
c) Others (including subcontractors/specialty contractors)		\$55	\$55
2 Printed Materials and Maps			
a) Photo copies/Scanned/Digital Images (per page)		\$0.25	\$0.25
b) Zoning Map		\$5	\$5
c) City History "Peaceful Mountain"		\$31	\$31
d) Design Guidelines		\$8	\$8
3 Alarm Soundings, within a 12-month period			
a) First, Second, and Third Soundings		No Charge	No Charge
b) Fourth		\$200	\$200
c) Fifth		\$300	\$300
d) Subsequent Alarms		\$300	\$300
4 Returned Check Processing Fee			
a) First Check	[a]	\$25	\$25
b) Each Additional Check	[a]	\$35	\$35
5 Preparation of Materials Requiring Formatting, Programming, Development, etc.		100% of Actual Cost (billed per hour; 15 minute increments)	100% of Actual Cost (billed per hour; 15 minute increments)
6 City Administration Fee Added to Vendor Service Costs, if applicable (e.g. outside printing of materials)		15%	15%

Notes:

[a] Fee set by State.