

Comparative Fee Survey – Current Planning Division				
City of Fresno				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	City of Clovis
MISCELLANEOUS ADMIN FEES				
1	Noticing Subscription Fee (per Council District)	per year	\$ 36	N/A
2	Planning Commission Material (Agendas Minutes available online)		Available Online or Copy Fee	Available Online
3	Planning Reports and Publications			Available Through Independent Copy Service
	Annual Statistical Abstract	each	\$ 23	
	General Plan	each	\$ 26	
	Update of Community Plan	each	\$ 26	
	Other Community Plan	each	\$ 9	
	Plan Texts (photocopy) *			
	0 to 100 pages	flat	\$ 10	
	101 to 200 pages	flat	\$ 20	
	201 to 300 pages	flat	\$ 30	
	301 to 400 pages	flat	\$ 40	
	401 to 500 pages	flat	\$ 50	
	501 to 600 pages	flat	\$ 60	
	Specific Plan	each	\$ 9	
	Special and other publications	each	To be established by Director	
4	Maps and Large Format Photocopy Prints			Black & White (24x36) Zone Map - \$5 Black & White (24x36) Street Map - \$10 Colored Zone/General Plan (24x36) - \$45 Community/Specific Plans Available Through Independent Copy Service
	Standard Size Copy		n/a	
	Plan Maps (GIS) *			
	55" x 30"/each	each	\$ 30	
	42" x 36"/each	each	\$ 25	
	36" x 36"/each	each	\$ 20	
	21" x 18"/each	each	\$ 10	
	Large Format Photocopy Prints:			
	24" width roll stock/*	each	\$ 0.45	
	30" width roll stock/*	each	\$ 0.50	
	36" width roll stock/*	each	\$ 0.60	
	42" width roll stock/*	each	\$ 0.65	
	17 x 22 cut stock	per print	\$ 6	
	18 x 26 cut stock	per print	\$ 6	
	Prints sent out to private vendors			
	Cost + handling charge	each	100% + \$19.50	
5	Refunds, Handling Charge			Based on Actual Staff Time at Time of Withdrawal Request
	Handling Fee	each	\$ 144	
6	Draw-Down Account Administrative Fee	annual fee per account	\$ 216	N/A
PLANNING APPLICATION FEES				
1	Addressing			N/A
	Assignment - Parcel Map	per map	\$ 256	
	Assignment - Tract Map under 50 lots	per map	\$ 364	
new	Assignment - Tract Map per each additional 50 lots	per map	n/a	
	Change	per address	\$ 208	
2	Annexations			\$20,550 + \$75/acre. Additional \$6,175 if agricultural preserve
	Inhabited	per project	\$ 11,463	
	Un-inhabited	per project	\$ 8,193	
3	Appeal by Applicant (requiring Planning Commission review)	per appeal	\$ 727	City Council hearing: \$1,125 Planning Commission hearing: \$2,400
4	City Attorney Development-Related Special Services			

	City Attorney Special Services-Extraordinary, nonsecurity method, covenant, zoning and other land use inquiry, and miscellaneous legal services not covered by other fees-on request of applicant or owner subject to availability of staff			no comparison available
	During regular business hours	hour, 1-hour minimum	2x billable or hrly rate	
	Other than regular business hours (except Sundays and Holidays)	hour, 1-hour minimum	2.5x billable or hrly rate	
5	Conditional Use Permit - Standard			CUP: \$5,500 CUP/City Council Hearing: \$6,075 Office/Business Campus \$6,075 + 15/lot or unit Extension/Amendment: \$3,825
	New Application / Full Review	per application	\$ 8,177	
	Amendment	per application	\$ 3,271	
	Revised exhibit (major)	per request	\$ 2,135	
	Revised exhibit (minor)	per request	\$ 909	
	File Stuffer	per application	\$ 164	
6	Conditional Use Permit - Special			
Deleted	Woodward Park Height Exception	per permit	\$ 14,719	
	Condominium Conversion	per permit	\$ 23,685	
	Per 100 units	per permit	\$ 5,978	
	Residential Care Facility (Requiring a CUP)	per permit	\$ 2,630	
7	Conditional Use Permit - ABCUP			
	Standalone off-sale	per permit	\$ 4,911	
	Standalone on-sale (bar or nightclub)	per permit	\$ 4,911	
	Minimal Impact (on-sale restaurant or tasting room)	per permit	\$ 1,327	
	Major Modification	per permit	\$ 1,082	
	Minor Modification	per permit	\$ 164	
new	New Alcohol use submitted with a full related development permit or CUP	per permit	n/a	
8	Corrected Exhibits (all CUPs) after first 2		\$ 545	
9	City Street Trees			no comparison available
	Inspection when planted by private party	per tree	\$ 30	
10	Covenants			no comparison available
	Preparation and recording	each	\$ 1,094	
	Revision of Covenants	each	\$ 721	
	Release of Covenant	each	\$ 721	
11	County recordation fee	per document	current rate	
12	Minor Deviation	per application	\$ 808	\$ 775
13	Director's Determination	per application	\$ 3,933	\$ 2,375
14	Easement Encroachment			no comparison available
	Public right-of-way	per application	See street work fees	
	Public utility easement / per application	per application	\$ 420	

15	Environmental Review and Related Studies			
	Environmental Document Preparation - City Staff Prepared			Categorical: \$450
	Exemption (Categorical or Statutory)	per application	\$ 1,181	
	Negative Declaration	per application	\$ 3,364	\$ 2,800
	Mitigated Negative Declaration	per application	\$ 8,722	\$3,500 + consultant fees
new	Outsourced Initial Study	deposit		<i>no comparison available</i>
	City Facilitation	deposit	new	
	Consultant costs	deposit	n/a	
	EIR - Focused	deposit	\$ 59,147	Cost + 15%
	EIR - Program and Project	deposit	\$ 86,948	
	Filing Fees			<i>no comparison available</i>
	County Clerk filing fee	each	\$ 50	
	Department of Fish and Game Assessment Fees			
	Negative Declaration / Mitigated Negative Declaration	each	\$ 2,281	
	Environmental Impact Report	each	\$ 3,168	
	Environmental Document / Certified Regulatory Program	each	\$ 1,077	
16	Flood Control			
	Appeal	per application	\$ 365	<i>no comparison available</i>
	Deferment of fees	per application	\$ 110	
	Drainage fees of the Fresno Metropolitan Flood Control District (FMC 13-13)		See Exhibit "C"	
17	General Plan and Related Document Update and Maintenance			5% of all associated fees (\$250 min)
	Surcharge on all Building Permits	per permit	10% surcharge	
18	Historic Preservation Application		\$ 1,272	N/A
19	Map - Tentative Parcel Map			
new	Pre-application and verification	each	n/a	
	Tentative Parcel Map Filing (5 lots or more)	each	\$ 6,888	\$ 3,025
	Tentative Parcel Map Filing (4 lots or less)	each	\$ 5,071	
	Environmental Assessment		See Environmental Assessment Fees	
	Revised Tentative Parcel Map			
	Major / each minimum deposit	deposit	\$ 984	
	Minor / each minimum deposit	deposit	\$ 492	
	Time Extension		\$ 656	1/2 base fee
new	Revised Conditions			
	Minor	each	n/a	
	Major	each	n/a	
20	Map - Tentative Tract Map			
	Pre-application and verification	each	\$ 3,033	
	Tentative Tract Map filing			
	Base fee per Map	per map	\$ 16,700	Planning Commission: \$8,150 + \$35/Lot or Unit
	Per each 50 lots	each	\$ 8,815	
	Environmental Assessment		See Environmental Assessment Fees	
	Revised Tentative Tract Map			
	Major / each	each	\$ 3,575	1/2 base fee
	Minor / each	each	\$ 6,664	
	Time Extension	each	\$ 1,181	
21	Map - Final Parcel Map			
	Final Parcel Map filing (5 lots or more)	each	\$ 5,134	
	Final Parcel Map filing (4 lots or less)	each	\$ 3,823	\$1,300 + \$40/Parcel

	Parcel Map Waiver Certificate request	per request	\$ 774	
22	Map - Final Tract Map Filing		See Subdivision Section	\$2,750 + \$20/Lot or Unit
23	Master Development Agreement			\$12,075 + \$75/acre
	Master Development Agreement base deposit	deposit	\$ 26,530	
24	Meeting -Planning Commission, City Council			N/A
	Special Meeting at request of applicant	per request	\$ 1,726	
	Continuation of scheduled item at the request of applicant	per request	\$ 1,181	
25	Official Plan Line - Director's Determination			no comparison available
	Planning / each 409	each	Time & Materials	
26	Plan Modification - Change to plan in process	per request	\$ 4,597	Specific Plan Amendment - \$8,075 and \$500 Filing Fee
27	Plan Amendment			\$500 Filing Fee + Actual Costs Min: \$8,075
	New Application	per application	\$ 10,539	
new	PA and Rezone Combo.	per application	n/a	
28	Planned Community Development			Residential/Commercial \$6,075 + \$15/Lot or Unit
	Preliminary Application - include project conference, and review for acceptability for processing (EIR is not included and is charged separately)	deposit	\$ 15,204	
	Formal Application minimum deposit - includes public hearings, Development Agreement preparation and review	deposit	\$ 30,409	
new	Planned Development- standalone	each	n/a	no comparison available
new	Planned Development (related to a CUP or DP)	each	n/a	no comparison available
new	Planned Development (related to a map, no CUP)	each	n/a	no comparison available
32	Private Irrigation Line Maintenance	per linear foot	\$ 5	no comparison available
33	Response to Zoning Inquiries			\$95/hr. One hour minimum.
	Response to basic zoning questions identified on application	per request	\$ 182	
	Response to other/specialized questions	per request	\$ 182	
	Per Parcel/address fee for requests for multiple addresses or parcels	per request	\$ 182	
	Waiver or Interpretation of Development Standards (staff support for process)	per request	\$ 164	
34	Rezoning			\$5,500 + \$35/acre - \$7,275 +\$75/acre depending on type
	Rezone (all) - new	each	\$ 10,325	
	Modifications to zoning conditions	each	\$ 9,147	Minor: \$775 Major: 1/2 base fee
35	Scanning Entitlements			no comparison available
	8 1/2" x 11" / per sheet (using standard quantities per entitlement) and Greater than 8 1/2" x 11" / per sheet	per sheet	\$ 2	
36	Security and Electric Fences (separate agreement preparation fee may apply)	per application	\$ 454	no comparison available

37	Temporary Use Permit			\$ 200
	Minor / Over The Counter	per permit	\$ 328	
	Major / Routed	per permit	\$ 328	
38	Signs			Sign Review: \$250 + \$10/sign Subdivision Sign Review: \$475 + \$10/sign Amendment: 1/2 established fee
	Master sign program (MSP)	per program	\$ 999	
new	Revision to MSP	per application	n/a	
	On-site signs	per application	\$ 318	
	Master sign program conformance review	per application	\$ 128	
	Temporary / Banner	per application	\$ 128	
39	Development Permit			no comparison available
	New Application / Full Review	per application	\$ 6,905	
	Amendment	per request	\$ 2,726	
	Revised exhibit (major)	per request	\$ 1,590	
	Revised exhibit (minor)	per request	\$ 727	
	File Stuffer		\$ 164	
40	Rear Yard Encroachment	per request	\$ 287	\$ 200
41	Corrected Exhibits (all Dev Permits) after first two	per request	\$ 545	N/A
42	Special and Consulting Services			Hourly Rate - \$95
	During regular business hours	hour, 1-hour minimum	hourly rate	
	Other than regular business hours (except Sundays and holidays)	hour, 1-hour minimum	1.5x hourly rate	
	Consulting Service not otherwise listed	hour, 1-hour minimum	hourly rate	
43	Street Name Change	per request	\$ 8,255	no comparison available
44	Tree Removal Permit - fee not required for Single Family Homes	per permit	\$ 328	Evaluated on a case-by-case basis; No Administrative Costs
45	Variance			Single Family: \$2,775 All other: \$4,850 Minor Adjustment, Signs: \$775
	IM Priority Area Variances	each	\$ -	
	Security-related	each	\$ 6,160	
	Single-family residential lot, 1 acre or less	per application	\$ 6,160	
	All other applications	per application	\$ 8,020	
new	Variance associated with a Development Permit or CUP	per application	n/a	
46	Voluntary Parcel Merger	each	\$ 627	Processed as a Lot Line Adjustment \$755, \$1,225
47	Zoning Clearance			Processed as a Zoning Confirmation Letter \$95/hour; one-hour minimum
	Minor	each	\$ 27	
	Moderate	each	\$ 328	
	Major	each	\$ 1,640	
48	Zoning Ordinance Text Amendment	per application	\$ 12,381	\$3,975
49	Building Plan Check			no comparison available
	Commercial	each	\$ 300	

	Residential	each	\$ 373	
50	Lot Line Adjustment - Application	per application	\$ 1,051	Minor: \$775 Major: \$1,325
51	Map - Final Tract Map Filing			
	Map	per map	\$ 6,228	\$2,750 + \$20/Lot or Unit
	Per 50 lots	each	\$ 1,827	
52	Special Agreements			
	Early Issuance of Building Permit	per agreement	\$ 1,094	no comparison available
53	Subdivision - Miscellaneous Processes			
	Certificate of Compliance (SMA 66499.35)	per certificate	\$ 1,693	no comparison available
new	DRC Process	each	n/a	N/A
new	GIS Research Request	hourly	\$ 164	\$115/hour

Comparative Fee Survey – Building & Safety Services Division

City of Fresno			
Fee No.	Fee Description	Current Fee	City of Clovis
1	New Commercial Retail, trades included, 10,000 s.f.		
	a. Plan Check Fee	\$ 2,452.47	no comparison available
	b. Building Permit/Inspection Fee	\$ 1,863.07	
2	New Commercial Retail, trades included, 20,000 s.f.		
	a. Plan Check Fee	\$ 3,152.47	no comparison available
	b. Building Permit/Inspection Fee	\$ 2,763.07	
3	New Shell Building, trades included, 10,000 s.f.		
	a. Plan Check Fee	\$ 1,874.73	no comparison available
	b. Building Permit/Inspection Fee	\$ 1,305.33	
4	New Shell Building, trades included, 20,000 s.f.		
	a. Plan Check Fee	\$ 2,299.19	no comparison available
	b. Building Permit/Inspection Fee	\$ 1,687.38	
5	Commercial Tenant Improvement, non-structural, 2,500 s.f.		
	a. Plan Check Fee	\$ 1,517.33	no comparison available
	b. Building Permit/Inspection Fee	\$ 1,301.01	
6	Commercial Tenant Improvement, non-structural, 5,000 s.f.		
	a. Plan Check Fee	\$ 1,946.50	no comparison available
	b. Building Permit/Inspection Fee	\$ 2,016.87	
7	New Custom Single Family Dwelling, 3,000 s.f.		
	a. Plan Check Fee	\$ 633.87	no comparison available
	b. Building Permit/Inspection Fee	\$ 1,803.19	
8	New Production Tract Single Family Dwelling, 3,000 s.f.		
	a. Plan Check Fee	\$ 44.67	no comparison available
	b. Building Permit/Inspection Fee	\$ 1,216.66	
9	Residential Addition, 450 s.f.		
	a. Plan Check Fee	\$ 207.48	no comparison available

	b. Building Permit/Inspection Fee	\$ 776.94	<i>no comparison available</i>
10	Residential Remodel (typical kitchen or bathroom project), 200 s.f.		
	a. Plan Check Fee	\$ 125.00	<i>no comparison available</i>
	b. Building Permit/Inspection Fee	\$ 488.00	
11	Re-roof Permit - Residential	\$ 72.00	<i>no comparison available</i>
12	Re-roof Permit - Commercial (Overlay/Spray On)	\$ 99.00	<i>no comparison available</i>
13	Water Heater Permit	\$ 103.19	<i>no comparison available</i>
14	Electrical Service Upgrade Permit	\$ 103.19	<i>no comparison available</i>
15	Residential Photovoltaic System	\$ 195.00	<i>no comparison available</i>
16	HVAC Permit	\$ 103.19	<i>no comparison available</i>
17	Special Events Permit	n/a	<i>no comparison available</i>
18	Grading	\$ 464.00	<i>no comparison available</i>
19	Storage Racks		
	a. Plan Check Fee	\$ 27.00	<i>no comparison available</i>
	b. Building Permit/Inspection Fee	\$55 - \$182	
20	Fully burdened hourly rate	\$ 107.00	<i>no comparison available</i>