

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, ADOPTING THE 552ND AMENDMENT TO THE MASTER FEE SCHEDULE RESOLUTION NO. 80-420, MAKING VARIOUS CHANGES TO THE REGULATORY, DEVELOPMENT, AND USER FEES IN THE CURRENT PLANNING AND BUILDING AND SAFETY SERVICES DIVISION OF THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.

WHEREAS, the City provides various planning and building development services, including but not limited to, processing applications, reviewing plans and maps, conducting inspections, and issuing permits; and

WHEREAS, NBS Government Finance Group (NBS) conducted a comprehensive fee study and prepared the "Final Report User Fee Analysis" with the attachments (Fee Study), to determine the actual costs of providing services in the Current Planning and Building and Safety Division of the Development and Resource Management Department (DARM); and

WHEREAS, the proposed changes include an update on the fees for permit processing, plan review, inspection of new occupancies, commercial tenant improvements, residential additions, residential remodels (Building Fees), and other related fees; and

WHEREAS, the proposed changes are more fully set forth in the Master Fee Schedule Amendment Summary (Amendment Summary); and

WHEREAS, the proposed changes represent no more than the estimated reasonable cost, or actual cost, of the services provided as required under California Constitution Act XIII C and Government Code Section 66014; and

1 of 3

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval:



Resolution No.

WHEREAS, a notice of the time and place of the meeting including a general explanation of the matter to be considered, was mailed to any interested party who filed a written request with the City for mailed notice of the meeting on new or increased fees or service charges; and

WHEREAS the Fee Study has been filed in the City Clerk's Office and made available for public review and comments for at least ten days prior to the meeting, as required under Government Code Section 66016; and

WHEREAS, the City gave ten days advance notice of the public hearing by publication, pursuant to Government Code Sections 66018 and 6062a.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. Approve the cost recovery recommendations provided in the Fee Study, which are supported by the Fee Study on file in the City Clerk's Office.

2. Amends the Master Fee Schedule Resolution No. 80-420 to make changes in the calculation and amount of the fees, as set forth in the Record. The revised pages of the Master Fee Schedule are attached hereto, and made a part of this Resolution.

3. Declares that the fees shall be effective 60 days from the date of final passage or September 1, 2019, whichever is later.

\* \* \* \* \*

STATE OF CALIFORNIA )  
COUNTY OF FRESNO ) ss.  
CITY OF FRESNO )

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_ 2019.

AYES :  
NOES :  
ABSENT :  
ABSTAIN :

Mayor Approval: \_\_\_\_\_ 2019  
Mayor Approval/No Return: \_\_\_\_\_ 2019  
Mayor Veto: \_\_\_\_\_ 2019  
Council Override Vote: \_\_\_\_\_ 2019

YVONNE SPENCE, MMC CRM  
City Clerk

By: \_\_\_\_\_  
Deputy Date

APPROVED AS TO FORM:  
DOUGLAS T. SLOAN  
City Attorney

By: \_\_\_\_\_  
RAJ SINGH BADHESHA Date  
Senior Deputy City Attorney

Attachment: Exhibit A

# **EXHIBIT A**

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**CODE ENFORCEMENT FEES**

<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Current</u></b>	<b><u>Amnd</u></b>
<b>Code Violation Appeal Fee</b>		409
Single Family Residential up to two units	35.00	
Multi-Residential with three or more units	55.00	
Commercial Apartment Complexes and Commercial Business	75.00	
<b>Code Citation Penalties - General*</b>		528
1 <sup>st</sup> citation for non-compliance of code violations up to or maximum	250.00	Effective 11/8/2016
2 <sup>nd</sup> citation for non-compliance of code violations up to or maximum	500.00	
3 <sup>rd</sup> citation for non-compliance of code violations up to or maximum	1,000.00	
<b>Code Citation Penalties - Health and Safety*</b>		
1st citation for non-compliance of code violations up to or maximum	800.00	528
2nd citation for non-compliance of code violations up to or maximum	1,200.00	Effective 11/8/2016
3rd citation for non-compliance if code violations up to or maximum	1,600.00	
<b>Collection Agency Recovery Fee**</b>	27%	528
		Effective 1/1/2017
<b>Late Payment Charge</b>		409
\$1.00 minimum	1.5%	
<b>Lien Release Fee</b>		
Per lien release - County Filing Fee	60.00	500
<b>Hotel/Motel Inspection Fee</b>		464
Hour, 1-hour minimum	100.00	
Family day care annual inspection	100.00	464
Hour, 1 hour minimum		

\*Code Citation Penalties may be issued by enforcing officers as set forth in, but not limited to, Fresno Municipal Code Sections I-302 and I-308.

\*\*This Fee is also used by the other departments, including the Fire Department.

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**CODE ENFORCEMENT FEES**

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Housing Code</b>		464
Inspection/lender requested		
Hour, 1 hour minimum	100.00	
Housing code enforcement		464
Hour, 1 hour minimum	100.00	
Family day care licensing inspection		
Hour, 1 hour minimum	100.00	
Code compliance inspection	216.00	409
Hourly 1 hour minimum	100.00	464
<b>Failure to acquire a Specific Building Permit as required by the dated Notice &amp; Order</b>	200.00	528 Effective 1/1/2017
<b>Mobilehome Rent Review</b>		
Commission Appeal Hearing	200.00	
Plus fee per space	+16.00	
<b>Notice and Order</b>		464
1-2 units, plus 100.00 per each unit over two units	447.00	
<b>Public Nuisance Enforcement</b>		464
Hour, 1-hour minimum	100.00	
<b>Registration of Vacant Foreclosed Properties (MC 10-620)</b>		500
Administrative Citation		
1st Violation *	1,000.00	
2nd Violation within a rolling 12 month period *	10,000.00	
3rd Violation within a rolling 12 month period *	50,000.00	
* Plus any abatement, actual, administrative and enforcement costs and administrative expenses incurred		
<b>Rental Housing</b>		533
Registration Fee	0.00	Effective
Health and Safety Inspection, per unit	100.00	2/3/2017
<b>Shopping Cart Containment Plan Review Fee</b>		445
Annual Business Plan Review	50.00	
<b>Sign Storage Fee</b>		415
0 to 4 square feet / per sign	5.00	
4 to 16 square feet / per sign	20.00	
Over 16 square feet / per sign	50.00	
<b>Solid Waste Recyclers Certification Process</b>	1,000.00	
<b>Tire Disposal Service</b>		
(Tires with wheels will be charged triple the amount)		
Automobile/light pickup truck tires	1.00	
Large truck tires	5.00	
Tractor tires	8.00	

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**GENERAL DEVELOPMENT FEES**

<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Current</u></b>	<b><u>Amnd</u></b>
<b>Vacant Building Plan - Review Fee</b>		
Hour, 1-hour minimum	100.00	
<b>Weed Abatement Enforcement Penalty</b>		
Actual cost plus enforcement penalty per abatement (penalty to be determined by department director within specified range)	100% + 500.00 with maximum of 1,500.00	
<b>Zoning Code Enforcement</b>		464
Hour, 1-hour minimum	100.00	
<b>Noticing Subscription Fee (per Council District)</b>		
Per year	36.00	
<b>Planning Commission Material</b>		
Agenda per month	6.15	
Agenda kit per month	14.25	
Minutes per month	6.15	
Re-recording on applicant's machine		
Hour or portion	14.25	
<b>Planning Reports and Publications</b>		
Annual Statistical Abstract	22.50	
General Plan	25.50	
Update of Community Plan	25.50	
Other Community Plan	9.20	
Plan Texts (photocopy) *		
0 to 100 pages	10.00	
101 to 200 pages	20.00	
201 to 300 pages	30.00	
301 to 400 pages	40.00	
401 to 500 pages	50.00	
501 to 600 pages	60.00	
Specific Plan	9.20	
Special and other publications	To be established by Director	

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**GENERAL DEVELOPMENT FEES**

<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Current</u></b>	<b><u>Amnd</u></b>
<b>Public Records (excluding subpoenaed records)</b>		
Plan Maps (GIS) *		
55" x 30"/each	30.00	
42" x 36"/each	25.00	
36" x 36"/each	20.00	
21" x 18"/each	10.00	
11" x 17"/each	7.00	
8.5" x 11"/each	5.00	
Large Format Photocopy Prints:		
24" width roll stock/*	0.45	
30" width roll stock/*	0.50	
36" width roll stock/*	0.60	
42" width roll stock/*	0.65	
8 ½ x 11 cut stock / per print	3.50	
8 ½ x 14 cut stock / per print	3.50	
11 x 17 cut stock / per print	4.50	
17 x 22 cut stock / per print	6.00	
18 x 26 cut stock / per print	6.00	
Microfiche Copies (8 1/2x11 only) per copy	2.00	505
<p>* Per ft/print plus \$6.00 set-up charge for each roll width; unit length shall be rounded up to the next whole ft. (Cost for print patches shall be based on the size of the tracing; cost for print sizes not listed above shall be determined by the Director.)</p>		
Prints sent out to private vendors		
Cost + handling charge	100% + 19.50	

\* Fees established by Development Director – 11/2/99



# CITY OF FRESNO MASTER FEE SCHEDULE

## PLANNING & DEVELOPMENT - BUILDING FEES

### NEW CONSTRUCTION, COMMERCIAL TENANT IMPROVEMENTS, RESIDENTIAL ADDITIONS

- Fees are available for encouragement "Inner City", "Inner City-Highway City", "Inner City-Pinedale" and "Inner City-Herndon Townsite" (indicated by "IC", "IC-H", "IC-P" and "IC-HT" designations. Please refer to page 8-4 for definition of "IC", "IC-H", "IC-P" and "IC-HT" designations (330th, 11/29/96).
- At the discretion of the Development Director/Designee, fee rates may be adjusted, when special circumstances are found to exist, to reflect the actual cost of processing. Special conditions may result in additional requirements. Also Consult the Land Use, Zoning and Land Division Section
- All Mechanical, Plumbing, Electrical and Energy Plan Check Items associated with the New Construction projects are included in the base Plan Check and Inspection Fees of the Project
- For all building services not listed in the building sections or for services determined by the City Building Official to be beyond the regular effort established in this fee schedule, a ~~\$107.00~~ \$119.00 blended hourly rate applies.

The chart below provides Construction Types to be used in conjunction with the New Construction Fee Schedules/tables

Construction Type	
<b>Type I A</b>	<b>Non-combustible construction.</b> Three-hour fire resistive exterior wall complies with Section 603 of the California Building Code.
<b>Type I B</b>	<b>Non-combustible construction.</b> Two-hour fire resistive exterior walls complies with Section 603 of the Uniform Building Code.
<b>Type II A</b>	<b>Non-combustible construction.</b> Structural members and partitions must be protected by one-hour fire resistive construction.
<b>Type II B</b>	<b>Non-combustible construction.</b> No fire resistive quality requirement.
<b>Type III A</b>	<b>Combustible construction.</b> Exterior walls protected with two-hour fire resistive construction. Masonry or concrete wall construction.
<b>Type III B</b>	<b>Combustible construction.</b> No fire resistive quality required except exterior walls.
<b>Type IV</b>	<b>Combustible.</b> Heavy-timber construction. Exterior walls have fire resistive quality of 4 hours.
<b>Type V A</b>	<b>Combustible construction.</b> Wood frame with exterior walls protected with one-hour fire resistive construction
<b>Type V B</b>	<b>Combustible construction.</b> No fire resistive quality requirement.

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT - BUILDING FEES**

**Plan Check & Inspection/Permit Fees for NEW CONSTRUCTION, COMMERCIAL TENANT IMPROVEMENTS & RESIDENTIAL ADDITIONS**

See attached "Plan Check and Inspection Variable Fee Schedules (Tables) for New Construction"

**OTHER FEES related to NEW CONSTRUCTION, COMMERCIAL TENANT IMPROVEMENTS & RESIDENTIAL ADDITIONS are as follows:**

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Addendum to Approved Building Construction Plans</b>		
Minimum		
Hour, 1-hour minimum	hrly rate* 163.00 hr*	552
<b>Appeals</b>		505-552
Applications for Building Commission, Joint Advisory and Appeals Board		
Manager Hour, 1-hour minimum	hrly rate* 109.00 hr*	
<b>Bluff Preservation Soils Report Review</b>		505-552
<del>Per Initial tract review and/or Per Individual Lots (per report)</del>	hrly rate*	
Hour, 1-hour minimum	hrly rate* 218.00 hr*	
<b>Building Plan Check (other than base fees)</b>		505-552
<del>Express plan check / Each</del>	214.00	
Offsite improvements plan check (Coordinate with Planning Division)		
Single-family / per plan	140.00	
Other uses / per plan	310.00	
Interior only tenant improvements with shell and accessory structures to existing single-family and other uses/per plan	47.50	
Site / amendment	57.00	
Single-family revised site plan		
Hour, 1-hour minimum	hrly rate* 54.00 hr*	
<b>Consulting/Inspection Services--Special</b>		505-552
Services requested by applicant shall be over and above regular fees		
During regular business hours.		
Hour, 1-hour minimum	hrly rate* 146.00 hr*	
Other than regular business hours (except Sundays and holidays)		
Hour, 1-hour minimum	1.5 x hrly rate* 166.00 hr*	
Inspection or consulting service not otherwise listed		
Hour, 1-hour minimum	hrly rate* 146.00 hr*	

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT - BUILDING FEES**

**OTHER FEES related to NEW CONSTRUCTION, COMMERCIAL TENANT IMPROVEMENTS & RESIDENTIAL ADDITIONS are as follows:**

<b>Fee Description &amp; Unit/Time</b>	<b>Current</b>	<b>Amnd</b>
<b>California Building Standards Commission Permit Surcharge</b>		480
Per Permit Valuation		
1 - 25,000	1.00	
25,001 - 50,000	2.00	
50,001 - 75,000	3.00	
75,001 - 100,000	4.00	
Every 25,000 or fraction thereof above 100,001	Add 1.00	
<b>County Facilities Impact Fee</b>	Based on County Ordinance and paid to County	
<b>General Plan and Related Document Update and Maintenance</b>		505-552
Surcharge on all Building Permits	37.5% 12.83%	
<b>Grading Permit (fees are charged on a per permit basis)**</b>		505
Single and Multifamily Individual lots	Included in Building Permit fee	
Subdivision land and Commercial lots	Separate fee per Miscellaneous fee section	
<b>Grading Plan Check Review (fees are charged on a per plan basis, unless otherwise noted)</b>		505
Single and Multifamily lots	Included in Building Plan Check fee	
Subdivision land and Commercial lots	Separate fee per Miscellaneous fee section	
<b>Fire Fees (for Fire Protection Systems and related Permits/ Inspections/Reports)</b>	See Fire Dept Fees	505
<b>Fire Fees (for Building related Plan Check and Permit/ Inspection Fees)</b>	See Planning and Development Section of Fire Department Fees	505
<b>Foundation Permit (Multifamily and Commercial only)</b>		505-552
Standard fee	25% of permit fee	
Minimum	80.30 82.00	
<b>Handicapped Plan Check (Multifamily/Commercial only)</b>	Incl'd in Building Plan Check fee	505
<del>Irrigation Time-Clock/Valves</del>		505
<del>—Per System</del>	<del>Separate fee per MP&amp;E fee section</del>	
<del>Noise Plan Check</del>		505
<del>—Each</del>	<del>90.00</del>	
<del>—Per unit</del>	<del>+2.90</del>	

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT - BUILDING FEES**

**OTHER FEES related to NEW CONSTRUCTION, COMMERCIAL TENANT IMPROVEMENTS & RESIDENTIAL ADDITIONS are as follows:**

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Occupancy</b>		<b>505-552</b>
Certificate of Occupancy / each (Multifamily/Commercial only)	53.50	
Change of occupancy / per application**	Separate fee per Misc fee section	
Temporary Occupancy		
Cash deposit to guaranty completion	Deposit determined by Director/Designee	
Inspection and processing / per application	<del>107.00</del> 54.00	
<b>Penalty</b>		<b>505</b>
A surcharge will be added for complex/incomplete plans	hrly rate*	
Incorrect address/location given by applicant / per trip)	53.50	
Premature inspection all (work not ready) / per trip	53.50	
Reinspection other than entitled calls / per trip	80.30	
Working without required permit / per permit fee	4 times (max.)	
<b>Renewals - Permits and Plan Checks</b>		<b>505-552</b>
Building permit renewal of expired permit		
Standard fee	25%	
Minimum	<del>27.00</del> 54.00	
Plan check renewal of expired plan check		
Standard fee	25%	
Minimum	<del>27.00</del> 54.00	
<b>Scanning Plans</b>		<b>505</b>
8 1/2"x11" / per sheet	0.90	
Greater than 8 1/2"x11"/ per sheet	1.80	
<b>Seismic Fee (Strong--Motion Instrumentation and Seismic Hazard Mapping Fee)</b>	Seismic motion fees are established by the Dept. of Conservation, State of California, and are subject to periodic change	<b>505</b>
<b>Solar System</b>	Separate fee per Misc fee section	<b>505</b>
<b>Technology - Entitlement Processing System Update</b>		<b>505-552</b>
Surcharge on all Building Permits	<del>20.00</del> 19.00	
<b>Utilities, Construction</b>		<b>505</b>
Temporary use for construction purposes / per inspection	Separate fee per MP&E Fee Section	
<b>Workers' Compensation Insurance Verification</b>		<b>505-552</b>
Per transaction	<del>10.70</del> 27.00	

\* The blended rate for the Bldg Division (includes fringe & overhead) is ~~\$107.00~~ \$119.00 per hr or is the actual hrly of a consultant, if utilized; plus actual extraordinary expenses in either case.

\*\* Permit fees will be reduced by 50 % for the inner-city areas and limited to inner-city residential use properties only for Inner City-Highway City, Inner City-Pinedale, and Inner City-Herndon Townsite areas.

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT - BUILDING FEES**

**MISCELLANEOUS ITEMS, including RESIDENTIAL REMODELS & MINOR ALTERATIONS**

- Fees are available for encouragement "Inner City", "Inner City-Highway City", "Inner City-Pinedale" and "Inner City-Herndon Townsite" (indicated by "IC", "IC-H", "IC-P" and "IC-HT" designations. Please refer to page 8-4 for definition of "IC", "IC-H", "IC-P" and "IC-HT" designations (330th, 11/29/96).
- At the discretion of the Development Director/Designee, fee rates may be adjusted, when special circumstances are found to exist, to reflect the actual cost of processing.
- All Mechanical, Plumbing, Electrical and Energy Plan Check Items associated with these Construction projects are included in the base Plan Check and Inspection Fees of the Project
- For all building services not listed in the building sections or for services determined by the City Building Official to be beyond the regular effort established in this fee schedule, a ~~\$107.00~~ **\$119.00** blended hourly rate applies.

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT - BUILDING FEES**

**MISCELLANEOUS ITEMS, including RESIDENTIAL REMODELS & MINOR ALTERATIONS**

**REMODELS & MINOR ALTERATIONS** are listed in the following table.

**Note: Also see Planning and Development Section of Fire Department Fees for Fire Related Plan Check and Permit/Inspection Fees**

<u>Fee Description &amp; Unit/Time</u>	<u>Plan Check</u>		<u>Amnd</u>
	<u>Fee \$</u>	<u>Inspectio</u>	
			505-552
Application Pre-Inspection	54.00		
Cellular/Mobile Phone, w/o Equipment Shelter	598.00 <del>508.85</del>	517.41	557.00
Cellular Tower with Equipment Shelter	798.00 <del>696.33</del>	717.24	783.00
Change of Occupancy Inspection	27.00 <del>26.78</del>	654.12	1079.00
Commercial Coach (per unit)	26.78	335.78	
Deck / Patio (non-engineered)	190.00 <del>133.91</del>	190.78	213.00
Deck / Patio (engineered)	535.00 <del>473.18</del>	190.78	213.00
Demolition - Residential	82.00 <del>26.78</del>	136.27	154.00
Demolition - MultiFamily/Commercial	82.00 <del>26.78</del>	163.53	178.00
Fence or Wall (wood, chain link, wrought iron)			
>6 feet in height, 1st 100 lf	190.00 <del>133.91</del>	136.17	142.00
Each additional 100 lf	0.00	127.12	142.00
Fence or Freestanding Wall (masonry / garden)			
City Standard, 1st 100 l.f.	136.00 <del>80.35</del>	245.19	261.00
Each additional 100 lf	0.00	181.63	202.00
Engineered Wall, 1st 100 lf	190.00 <del>133.91</del>	190.78	213.00
Each additional 100 lf	0.00	72.61	83.00
Flag pole (greater than 6 feet in height)	190.00 <del>133.91</del>	72.72	83.00
Grading (Cut and Fill) - Plan Check + As-Grade			
0-100 Cubic Yards (Cut or Fill - whichever is greater)	525.00 <del>464.28</del>	N/A	
101-1,000 CY	634.00 <del>571.42</del>	N/A	
1,001-10,000 CY	770.00 <del>678.54</del>	N/A	
10,001 CY and over	933.00 <del>839.24</del>	N/A	
Residential Remodel			
first 500 s.f.	182.00 <del>124.82</del>	363.04	391.00
each additional 500 s.f.	0.00	154.59	166.00
Partition - Commercial, Interior (first 30 l.f.)	190.00 <del>133.91</del>	99.97	107.00
each add'l. 30 l.f.	0.00	72.72	83.00
Photovoltaic Systems			
Residential			
First 15kW	136.00	130.00	
Ea. Add'l kW		9.00	
Commercial			
First 50kW	381.00	356.00	
Ea. Add'l kW up to 250 kW	0.27	2.37	
Ea. Add'l kW over 250 kW	0.37	1.19	
Residential Photovoltaic System (first 10 panels)	80.35	114.47	
— (ea. Add'l. 10 panels)	0.00	87.22	
Stucco / Siding Applications - each	27.00 <del>26.78</del>	158.08	178.00



**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT - BUILDING FEES**

**MISCELLANEOUS ITEMS, including RESIDENTIAL REMODELS & MINOR ALTERATIONS**

**REMODELS & MINOR ALTERATIONS** are listed in the following table.

**Note: Also see Planning and Development Section of Fire Department Fees for Fire Related Plan Check and Permit/Inspection Fees**

Fee Description & Unit/Time continued	Plan Check		Amnd
	Fee \$	Inspectio	
Relocated Building (within City limits)	82.00 26.78	344.50	498.00
Retaining Wall (concrete or masonry)			
First 50 lf	190.00 133.91	136.27	154.00
Each additional 50 lf	0.00	18.21	24.00
Re-roofing			
Composition - no tear off	82.00 26.78	45.35	47.00
Other roofs (first 10 squares)	82.00 26.78	72.61	83.00
Each additional 10 squares	0.00	18.21	24.00
Roof Structure Replace / Repair			
—<2,000-sf	473.18	199.51	
—>2,001-sf	473.18	399.78	
Signs			
with electric	90.00 35.67	99.97	107.00
without electric	145.00 35.67	63.67	71.00
Storage Racks			
<8 ft, first 100 lf	109.00 26.78	72.72	83.00
each add'l. 100 lf	27.00 26.78	54.51	59.00
8 - 12 ft, first 100 lf	109.00 26.78	154.48	166.00
8 - 12 ft, ea add'l. 100 lf	27.00 26.78	81.76	95.00
>12 ft, first 100 lf	109.00 26.78	181.74	202.00
>12 ft, ea. Add'l 100 lf	27.00 26.78	54.51	119.00
Swimming Pool / Spa - Residential	82.00 26.78	286.72	308.00
Residential Temporary Utility or Occupancy	26.78	92.67	
Commercial Temporary Utility or Occupancy	26.78	345.27	
Swimming Pool - Standard Plan - Residential	136.00 80.35	N/A	
Swimming Pool - Standard Plan - Commercial	163.00 80.35	N/A	
Swimming Pool - Other - Commercial	109.00	308.00	

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT - BUILDING FEES**

**MISCELLANEOUS ITEMS, including RESIDENTIAL REMODELS & MINOR ALTERATIONS**

**REMODELS & MINOR ALTERATIONS** are listed in the following table.

**Note: Also see Planning and Development Section of Fire Department Fees for Fire Related Plan Check and Permit/Inspection Fees**

**OTHER FEES related to MISCELLANEOUS ITEMS are as follows:**

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Addendum to Approved Building Construction Plans</b>		505-552
Minimum		
Hour, 1-hour minimum	hrly rate* 163.00 hr*	
<b>Appeals</b>		505-552
Applications for Building Commission, Joint Advisory and Appeals Board		
Manager Hour, 1-hour minimum	hrly rate* 109.00 hr*	
<b>Bluff Preservation Soils Report Review</b>		505-552
— Per Initial tract review and/or Per Individual Lots (per report)	hrly rate*	
Hour, 1-hour minimum	hrly rate* 218.00 hr*	
<b>Building Plan Check (other than base fees)</b>		
— Express plan check / Each (Commercial only)	214.00	
<b>California Building Standards Commission Permit Surcharge</b>		480
Per Permit Valuation		
1 - 25,000	1.00	
25,001 - 50,000	2.00	
50,001 - 75,000	3.00	
75,001 - 100,000	4.00	
Every 25,000 or fraction thereof above 100,001	Add 1.00	
<b>Consulting/Inspection Services--Special</b>		505-552
Services requested by applicant shall be over and above regular fees		
During regular business hours.		
Hour, 1-hour minimum	hrly rate* 146.00 hr*	
Other than regular business hours (except Sundays and holidays)		
Hour, 1-hour minimum	1.5 x hrly rate* 166.00 hr*	
Inspection or consulting service not otherwise listed		
Hour, 1-hour minimum	hrly rate* 146.00 hr*	
<b>County Facilities Impact Fee</b>	paid to County per County Ordinance	505
<b>Fire Fees (for Fire Protection Systems and related Permits/ Inspections/Reports)</b>	See Fire Dept Fees	505
<b>Fire Fees (for Building related Plan Check and Permit/Inspection Fees)</b>	See Planning and Development Section of Fire Department Fees	505
<b>Grading Plan Check and Permit**</b>	per Miscellaneous fee table	505



**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT - BUILDING FEES**

**OTHER FEES related to MISCELLANEOUS ITEMS are as follows:**

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>General Plan and Related Document Update and Maintenance</b>		<b>505-552</b>
Surcharge on all Building Permits	<del>37.5%</del> 12.83%	
<del>Irrigation Time Clock/Valves</del>		<b>505</b>
<del>— Per System</del>	Separate fee per MP&E fee section	
<del>Noise Plan Check</del>		<b>505</b>
<del>— Each</del>	<del>90.00</del>	
<del>— Per unit</del>	<del>+2.90</del>	
<b>Occupancy</b>		<b>505-552</b>
Certificate of Occupancy / each (Multifamily/Commercial only)	53.50	
Change of occupancy / per application**	per Miscellaneous fee table	
Change of occupancy (Fire) / per application	See Fire Dept Fees	
Temporary Occupancy		
Cash deposit to guaranty completion	Deposit determined by Director/Designee	
Inspection and processing / per application	<del>107.00</del> 54.00	
<b>Paving Replacement Permit</b>	<del>107.00</del> 54.00	<b>505-552</b>
<b>Penalty</b>		<b>505</b>
A surcharge will be added for complex/incomplete plans	hrly rate*	
Incorrect address/location given by applicant / per trip)	53.50	
Premature inspection all (work not ready) / per trip	53.50	
Reinspection other than entitled calls / per trip	80.30	
Working without required permit / per permit fee	4 times (max.)	
<b>Relocation/Moving of Building**</b>		<b>505-552</b>
Application and Preinspection for moving building	Per Miscellaneous fee table	
Bond handling fee / per bond	<del>107.00</del> 109.00	
Bond Requirements		
Performance bond-owner	Determined by Director/Designee	
Building permit (subsequent to relocation)		
Hour, 1-hour minimum	<del>hrly rate*</del> 109.00 hr*	
Notice of Intent to Relocate		
Gas shut-off	Set by P.G. & E.	
Notice of Intent to Relocate		
Water shut-off	ok - Coordinate through Planning Division	
Plumbing permit, sewer cap or septic tank	Per MP&E table	

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT - BUILDING FEES**

**OTHER FEES related to MISCELLANEOUS ITEMS are as follows:**

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Relocation/Moving of Building** - continued</b>		505
Street use/housemoving	54.00	
No-fee written approval any or all	Coordinate approvals	
City General Services Department	through Planning	
City Fire Department	Division	
City Parks and Recreation	"	
City Police Department	"	
City Traffic Engineer	"	
County Engineering Department	"	
Pacific Telephone	"	
<b>Renewals - Permits and Plan Checks</b>		505-552
Building permit renewal of expired permit		
Standard fee	25%	
Minimum	<del>27.00</del>	54.00
Plan check renewal of expired plan check		
Standard fee	25%	
Minimum	<del>27.00</del>	54.00
<b>Scanning Plans</b>		505
8 1/2"x11" / per sheet	0.90	
Greater than 8 1/2"x11" / per sheet	1.80	
<b>Seismic Fee (Strong--Motion Instrumentation and Seismic Hazard Mapping Fee)</b>	Seismic motion fees are established by the Dept. of Conservation, State of California, and are subject to periodic change	505
<b>Signs (other than those listed in fee table)</b>		505-552
Banner permit / per permit	<del>42.00</del>	93.00
Zoning review	See Sign section under Covenants and Special Agreements	
<b>Technology - Entitlement Processing System Update</b>		505-552
Surcharge on all Building Permits	<del>20.00</del>	19.00
<b>Workers' Compensation Insurance Verification</b>		505-552
Per transaction	<del>40.70</del>	27.00

\* The blended rate for the Building Division (includes fringe and overhead) is ~~\$119.00~~ ~~\$107.00~~ per hour or is the actual hourly of a consultant, if utilized; plus actual extraordinary expenses in either case.

\*\* Permit fees will be reduced by 50 percent for the inner-city areas and limited to inner-city residential use properties only for Inner City-Highway City, Inner City-Pinedale, and Inner City-Herndon Townsite areas. Fees for relocation within or to an Inner City area will be reduced by 50 percent

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT - BUILDING FEES**

**MECHANICAL PLUMBING AND ELECTRICAL - STAND ALONE PROJECTS**

- At the discretion of the Development Director/Designee, fee rates may be adjusted, when special circumstances are found to exist, to reflect the actual cost of processing.
- For all building services not listed in the building sections or for services determined by the City Building Official to be beyond the regular effort established in this fee schedule, a ~~\$119.00~~ ~~\$107.00~~ blended hourly rate applies.

**Plan Check & Inspection/Permit Fees for MECHANICAL, PLUMBING AND ELECTRICAL  
Stand Alone Projects are listed in the following table**

**Note: Also see Planning and Development Section of Fire Department Fees for Fire  
Related Plan Check and Permit/Inspection Fees**

<b>Fee Description &amp; Unit/Time</b>	<b>Plan Check Fee \$</b>	<b>Plan Check</b>	<b>Amnd</b>
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**Note: An Administrative Permit Issuance fee will be charged on all projects in the below  
table. Any Plan Check Services required on the below projects will be billed at the**

<b>ADMINISTRATIVE (BASE) FEES</b>				505-552
Permit Issuance - All projects	22.00	<del>\$ 21.43</del>		
<b>SIMPLE M,P,E SINGLE OR COMBINATION PERMITS</b>		<del>\$ -</del>	<del>\$ -81.76</del>	59.00
<b>Note: Includes any item or combination of items on the lists below for Mechanical, Plumbing, and Electrical</b>				
<b>Simple Mechanical Items:</b>				
Addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system.		<del>\$ -</del>	<del>\$ -81.76</del>	59.00
Air-handling unit, including attached ducts.		<del>\$ -</del>	<del>\$ -81.76</del>	59.00
Air-handling unit over 10,000 CFM		<del>\$ -</del>	<del>\$ -81.76</del>	59.00
Evaporative cooler		<del>\$ -</del>	<del>\$ -81.76</del>	59.00
Ventilation fan connected to a single duct		<del>\$ -</del>	<del>\$ -81.76</del>	59.00
Ventilation system (not a portion of heating or a/c system)		<del>\$ -</del>	<del>\$ -81.76</del>	59.00
Hood and duct system.		<del>\$ -</del>	<del>\$ -81.76</del>	59.00
Other Misc. appliances or equipment.		<del>\$ -</del>	<del>\$ -81.76</del>	59.00
<b>Simple Plumbing Items:</b>				
Plumbing fixtures		<del>\$ -</del>	<del>\$ -81.76</del>	59.00
Building sewer		<del>\$ -</del>	<del>\$ -81.76</del>	59.00
Rainwater systems (per drain)		<del>\$ -</del>	<del>\$ -81.76</del>	59.00
Water Heater		<del>\$ -</del>	<del>\$ -81.76</del>	59.00
Industrial waste pretreatment interceptor		<del>\$ -</del>	<del>\$ -81.76</del>	59.00
Water piping and/or water treating equipment (each)		<del>\$ -</del>	<del>\$ -81.76</del>	59.00
Repair or alteration of drainage or vent piping, each fixture		<del>\$ -</del>	<del>\$ -81.76</del>	59.00
Each lawn sprinkler system on any one meter - [deleted]		<del>\$ -</del>	<del>\$ -81.76</del>	59.00
Backflow devices each unit		<del>\$ -</del>	<del>\$ -81.76</del>	59.00
Atmospheric-type vacuum breakers		<del>\$ -</del>	<del>\$ -81.76</del>	59.00

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT - BUILDING FEES**

**MECHANICAL PLUMBING AND ELECTRICAL - STAND ALONE PROJECTS**

**Plan Check & Inspection/Permit Fees for MECHANICAL, PLUMBING AND ELECTRICAL**

**Stand Alone Projects are listed in the following table**

**Note: Also see Planning and Development Section of Fire Department Fees for Fire Related Plan Check and Permit/Inspection Fees**

<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Plan Check Fee \$</u></b>	<b><u>Plan Check</u></b>	<b><u>Amnd</u></b>
			<b>505-552</b>
<b>Simple Electrical Items - Systems:</b>	\$ -	<del>\$ 81.76</del>	59.00
Residential swimming Pools	\$ -	<del>\$ 81.76</del>	59.00
Temporary Power Service	\$ -	<del>\$ 81.76</del>	59.00
Temporary power pole.	\$ -	<del>\$ 81.76</del>	59.00
Sub poles (each).	\$ -	<del>\$ 81.76</del>	59.00
<b>Simple Electrical Items - Units:</b>	\$ -	<del>\$ 81.76</del>	59.00
Receptacle, Switch, and Lighting Outlets (per project)	\$ -	<del>\$ 81.76</del>	59.00
Lighting Fixtures (per project)	\$ -	<del>\$ 81.76</del>	59.00
Pole or platform-mounted lighting fixtures (each)	\$ -	<del>\$ 81.76</del>	59.00
Theatrical-type lighting fixtures or assemblies (each)	\$ -	<del>\$ 81.76</del>	59.00
Residential Appliances (each)	\$ -	<del>\$ 81.76</del>	59.00
Residential appliances and self-contained, nonresidential appliances, (each)	\$ -	<del>\$ 81.76</del>	59.00
Appliances not exceeding one horsepower (HP), kilowatt (KW), or kilovolt-ampere (KVA), in rating,(each)	\$ -	<del>\$ 81.76</del>	59.00
Busways	\$ -	<del>\$ 81.76</del>	59.00
Trolley and plug-in-type busways - each 100 feet or fraction thereof	\$ -	<del>\$ 81.76</del>	59.00
<b>(An additional fee will be required for lighting fixtures, motors, and other appliances that are connected to trolley and plug-in-type busways. No fee is required for portable tools.)</b>	\$ -	<del>\$ 81.76</del>	59.00
Signs, Outline Lighting, and Marquees	\$ -	<del>\$ 81.76</del>	59.00
Signs, Outline Lighting, or Marquees supplied from one branch circuit (each)	\$ -	<del>\$ 81.76</del>	59.00
Additional branch circuits within the same sign, outline lighting system, or marquee (each)	\$ -	<del>\$ 81.76</del>	59.00
Services of 600 volts or less and not over 400 amperes in rating (each)	\$ -	<del>\$ 81.76</del>	59.00
Miscellaneous Apparatus, Conduits, and Conductors	\$ -	<del>\$ 81.76</del>	59.00
Electrical apparatus, conduits, and conductors for which a permit is required, but for which no fee is herein set forth	\$ -	<del>\$ 81.76</del>	59.00
Residential Photovoltaic Systems - each	\$ -	<del>\$ 81.76</del>	59.00

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT - BUILDING FEES**

**MECHANICAL PLUMBING AND ELECTRICAL - STAND ALONE PROJECTS**

**Plan Check & Inspection/Permit Fees for MECHANICAL, PLUMBING AND ELECTRICAL**

Stand Alone Projects are listed in the following table

**Note: Also see Planning and Development Section of Fire Department Fees for Fire Related Plan Check and Permit/Inspection Fees**

<u>Fee Description &amp; Unit/Time</u>	<u>Plan Check Fee \$</u>	<u>Plan Check</u>	<u>Amnd</u>
<b>COMPLEX MECHANICAL STAND-ALONE PERMITS</b>			505-552
<b>Items on this schedule are issued on a per item basis</b>			
FAU less than 100,000 Btu/h	\$ -	\$ 127.23	142.00
FAU greater than 100,000 Btu/h	\$ -	\$ 127.23	142.00
Floor furnace (including vent)	\$ -	\$ 127.23	142.00
Suspended, wall, or floor-mounted heaters	\$ -	\$ 127.23	142.00
Appliance vents not included in an appliance permit	\$ -	\$ 127.23	142.00
Boiler or compressor, up to 3HP / Absorption system up to 100,000 Btu/h.	\$ -	\$ 263.50	296.00
Boiler or compressor, from 3HP to 15 HP / Absorption system from 100,000 Btu/h to 500,000 Btu/h.	\$ -	\$ 417.55	474.00
Other Complex Mechanical		\$ 142.00	
<b>COMPLEX ELECTRICAL STAND-ALONE PERMITS</b>			
<b>Items on this schedule are issued on a per item basis</b>			
Nonresidential Appliances			237.00
Power Apparatus			237.00
converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other apparatus (all sizes)			
Rating in horsepower (HP), kilowatts (KW), or kilovolt-amperes (KVA), or kilovolt-amperes-reactive (KVAR):			
Up to and including 1 (each) -	\$ -	\$ 203.54	237.00
Over 1 and not over 10 (each) -	\$ -	\$ 278.00	308.00
Over 10 and not over 50 (each) -	\$ -	\$ 463.33	510.00
Over 50 and not over 100 (each) -	\$ -	\$ 690.10	771.00
Over 100 (each) -	\$ -	\$ 853.63	925.00
<b>Note: These fees include all switches, circuit breakers, contactors, thermostats, relays, and other directly related control equipment.</b>			
Services of 600 volts or less and over 400 amperes to 1000 amperes in rating (each)	\$ -	\$ 690.10	747.00
Services over 600 volts or over 1000 amperes in rating (each)	\$ -	\$ 908.14	984.00
Other Complex Electrical		\$ 984.00	



**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT - BUILDING FEES**

**MECHANICAL PLUMBING AND ELECTRICAL - STAND ALONE PROJECTS**

**Plan Check & Inspection/Permit Fees for MECHANICAL, PLUMBING AND ELECTRICAL  
Stand Alone Projects are listed in the following table**

**Note: Also see Planning and Development Section of Fire Department Fees for Fire  
Related Plan Check and Permit/Inspection Fees**

<b>Fee Description &amp; Unit/Time</b>	<b>Plan Check Fee \$</b>	<b>Plan Check</b>	<b>Amnd</b>
<b>COMPLEX PLUMBING STAND-ALONE PERMITS</b>			<b>505-552</b>
Fire Suppression System / Commerical Hood		\$ 119.00	
Onsite Sewer 6" & Over (per lineal ft.)		\$ 12.00	
Onsite Water 6" & Over (per lineal ft.)		\$ 12.00	
Onsite Storm Drain 6" & Over (per lineal ft.)		\$ 12.00	
Other Complex Plumbing		\$ 119.00	
<b>Stand Alone M, P, OR E Plan Check (hourly rate)</b>	<b>119.00</b>	<del><b>\$ 107.00</b></del>	
<b>OTHER M, P, OR E INSPECTIONS (hourly rate)</b>		<del><b>\$ 107.00</b></del>	<b>119.00</b>

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT - BUILDING FEES**

**OTHER FEES related to MECHANICAL, PLUMBING and ELECTRICAL Stand Alone projects are as follows:**

<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Current</u></b>	<b><u>Amnd</u></b>
<b>Addendum to Approved Building Construction Plans</b>		<b>505-552</b>
Minimum		
Hour, 1-hour minimum	<del>hrly rate*</del> 163.00 hr*	
<b>Appeals</b>		<b>505-552</b>
Applications for Building Commission, Joint Advisory and Appeals Board		
Hour, 1-hour minimum	<del>hrly rate*</del> 109.00 hr*	
<b>Fire Fees (for Fire Protection Systems and related Permits/Inspections/Reports)</b>	See Fire Dept Fees	505
<b>Fire Fees (for Building related Plan Check and Permit/Inspection Fees)</b>	See Planning and Development Section Fire Department Fees	505
<b>Consulting/Inspection Services--Special</b>		<b>505-552</b>
Services requested by applicant shall be over and above regular fees		
During regular business hours.		
Hour, 1-hour minimum	<del>hrly rate*</del> 146.00 hr*	
Other than regular business hours (except Sundays and holidays)		
Hour, 1-hour minimum	<del>1.5 x hrly rate*</del> 166.00 hr*	
Inspection or consulting service not otherwise listed		
Hour, 1-hour minimum	<del>hrly rate*</del> 146.00 hr*	
<b>General Plan and Related Document Update and Maintenance</b>		<b>505-552</b>
Surcharge on all Building Permits	<del>37.5%</del> 12.83%	
<b>Penalty</b>		<b>505</b>
A surcharge will be added for complex/incomplete plans	hrly rate*	
Incorrect address/location given by applicant / per trip)	53.50	
Premature inspection all (work not ready) / per trip	53.50	
Reinspection other than entitled calls / per trip	80.30	
Working without required permit / per permit fee	4 times (max.)	

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT - BUILDING FEES**

**OTHER FEES related to MECHANICAL, PLUMBING and ELECTRICAL Stand Alone projects are as follows:**

<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Current</u></b>	<b><u>Amnd</u></b>
<b>Renewals - Permits and Plan Checks</b>		<b>505-552</b>
Building permit renewal of expired permit		
Standard fee	25%	
Minimum	<del>27.00</del> 54.00	
Plan check renewal of expired plan check		
Standard fee	25%	
Minimum	<del>27.00</del> 54.00	
<b>Scanning Plans</b>		<b>505</b>
8 1/2"x11" / per sheet	0.90	
Greater than 8 1/2"x11"/ per sheet	1.80	
<b>Technology - Entitlement Processing System Update</b>		<b>505-552</b>
Surcharge on all Building Permits	<del>20.00</del> 19.00	
<b>Workers' Compensation Insurance Verification</b>		<b>505-552</b>
Per transaction	<del>10.70</del> 27.00	

\* The blended rate for the Building Division (includes fringe and overhead) is ~~\$119.00~~ \$107.00-per hour or is the actual hourly of a consultant, if utilized; plus actual extraordinary expenses in either case.



## CITY OF FRESNO MASTER FEE SCHEDULE

### PLANNING & DEVELOPMENT FEES

#### LAND USE, ZONING, AND SUBDIVISION

- The Planning and Development Director may authorize absorption of certain fees noted with an "SS" pursuant to the 311th Amendment to the Master Fee Schedule (Resolution No. 94-268, 11/94) and Council Resolution 95-315 (11/28/95) to encourage small subdivisions on infill parcels.
- Unless otherwise determined by the Planning and Development Director, fees shall be required for the filing of any application under the zoning ordinance by a governmental agency or a public entity including a city, county, school district, or other special district.
- Fee reductions are available for encouragement of "inner city" projects in the area described below (indicated by "IC", "IC-H", "IC-P" and "IC-HT" in "Acct" column) (314th and 330th Amendment, 12/06/94 and 11/29/96, respectively). Exception: Inner City fee reductions shall not apply to any Alcoholic Beverage Conditional Use Permit (ABCUP) or to applications where uses would contain 3 or more pool tables and or billiard tables (327th Amendment, Resolution No. 96-100, 05/07/96).
- A single review fee for traffic and fire will be charged for multiple concurrent applications.
- All application fees do not include environmental assessments.
- For all Planning and Land Section Services not listed in the Land Use and Zoning, and Subdivision sections or for services determined by the Director to be beyond the regular effort established in this fee schedule, a ~~\$187.00~~ ~~\$164.00~~ blended hourly rate applies.
- At the discretion of the Development Director/Designee, fee rates may be adjusted when special circumstances are found to exist to reflect the actual cost of processing. Special conditions may result in additional requirements.

#### Inner City Areas

- IC INNER CITY shall mean the 21 square mile area within the following described boundary: beginning at the intersection of the centerlines of East Shields Avenue and North Chestnut Avenue; thence south along the centerline of Chestnut Avenue to the intersection with the centerline of East California Avenue; thence west along the centerline of California Avenue and projections of said California Avenue to the intersection with the centerline of South West Avenue; thence north along the centerline of West Avenue and projections of said West Avenue to the intersection with the centerline of State Highway 99; thence northwesterly along the centerline of State Highway 99 to the intersection with the centerline of West Shields Avenue; thence east along the centerline of Shields Avenue to the point of beginning. All parcels lying outside the INNER CITY boundary with a legal address on the boundary streets are considered to be within the INNER CITY boundary.

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**LAND USE, ZONING, AND SUBDIVISION**

IC-H INNER CITY-HIGHWAY CITY shall mean the 640 acre area circumscribed by a boundary described as beginning at the intersection of North Hayes Avenue and West Shaw Avenue; thence south along the center line of North Hayes Avenue to the intersection of North Hayes Avenue and West Gettysburg Avenue; thence east along the center line of the extension of the West Gettysburg Avenue alignment to the intersection of that alignment to the center line of Golden State Boulevard; thence northwesterly along the center line of Golden State Boulevard to the intersection of Golden State Boulevard and the center line of the Herndon Canal; thence southwesterly along the center line and the projection of the Herndon Canal to the intersection of said projection and the center line of West Shaw Avenue; thence west to the point of beginning. All parcels with a legal address on the boundary streets are considered to be within the boundary. Fee reductions apply to residential uses only.

IC-P INNER CITY-PINEDALE shall mean the 698 more or less acre area circumscribed by a boundary beginning at the intersection of North Fresno Street and East Alluvial Avenue; thence west along the westerly projection of the center line of East Alluvial Avenue and West Alluvial Avenue to the intersection of West Alluvial Avenue and North Ingram Avenue; thence north along the center line of North Ingram Avenue to the intersection of North Ingram Avenue and West Nees Avenue; thence west along the center line West Nees Avenue to the intersection of the extension of West Nees Avenue and the San Joaquin Canal; thence southwesterly along the center line of said canal to the intersection of the San Joaquin Canal and the northerly prolongation of the center line of North Harrison Avenue; thence south along the prolongation of the center line of North Harrison Avenue to the intersection of North Harrison Avenue and the easterly projection of the north line of lot 42 of San Joaquin Heights; thence westerly along said projection of the north line of lot 42 and along the north line of lots 42 to 33, inclusive, and the westerly projection of the north

lot line of lot 33 of San Joaquin Heights to the intersection of the center line of North Thorne Avenue and the westerly projection of lot 33 of San Joaquin Heights; thence south along the centerline of North Thorne Avenue to the intersection of North Thorne Avenue and West Herndon Expressway; thence east along the center line of West Herndon Expressway and East Herndon Expressway to the intersection of East Herndon Expressway and North Fresno Street; thence north along the center line of North Fresno Street to the point of beginning. All parcels with a legal address on the boundary streets are considered to be within the area. Fee reductions apply to residential uses only.

C-HT INNER CITY-HERNDON TOWNSITE shall mean the 27 acre area circumscribed by a boundary described as beginning at the intersection of the centerline of West Elgin Avenue and the north rights of way line the Southern Pacific Railroad; thence northwesterly along said north rights of way line of the Southern Pacific Railroad to the intersection with the north boundary of the Town of Herndon (Miscellaneous Maps, Book 1, Page 27, Fresno County Records); thence easterly along said north boundary of the Town of Herndon, the north boundary of Herndon Park (Plat Book 12, Page 87, Fresno County Records) and the projection of said north boundary of Herndon Park to the intersection with the centerline of West Elgin Avenue; thence southwesterly along said centerline of West Elgin Avenue to the point of beginning. All parcels with a legal address on the boundary streets are considered to be within the area. Fee reductions apply to residential uses only.

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**LAND USE, ZONING, AND DIVISION**

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>		<u>Amnd</u>
<b>Address Change</b>			511 552
Assignment - Parcel Map	256.00	224.00	
Assignment - Tract Map	364.00	476.00	
Assignment - Tract Map per each additional 50 lots		187.00	
Change	208.00	238.00	
<b>Annexation Application Fee</b> (LAFCO fees must be paid by applicant)			511 552
<del>Unhabited</del> Inhabited	11,463.00	12,309.00	
Un-inhabited	8,193.00	9139.00	
<b>Appeal by Applicant</b> (requiring Planning Commission review)	727.00	839.00	511 552
<b>Bond/Performance and Surety</b>			511
Processing, handling, and release / per request	187.00		
Surety bond, house mover			
Minimum bond	2,000.00		
<b>City Attorney Development-Related Special Services</b>			
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			
During regular business hours			
Hour, 1-hour minimum*	2 x billable or hrly rate*		
Other than regular business hours (except Sundays and Holidays)			
Hour, 1-hour minimum*	2.5 x billable or hrly rate*		
* Billable rate or hourly rate includes fringe of each employee, plus actual expenses.			
<b>Conditional Use Permit (CUP)</b>			511 552
All CUP Fees will be reduced by 50 percent for the inner-City areas/except for ABCUPs and uses with pool or billiard tables.			
Application:	8,177.00	11,610.00	
<del>Mid-rise/high-rise buildings:</del>	14,719.00		
File Stuffer		140.00	

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**LAND USE, ZONING, AND LAND DIVISION**

<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Current</u></b>	<b><u>Amnd</u></b>
<b>Conditional Use Permit (CUP) - continued</b>		511
Fire Department Plan Review of CUP Application	247.00	
Police Department Review of CUP/per application (exclude senior citizen functions)	210.00	409
Traffic Engineering Review/per application		525
Application		
Level 1	31.00	
Level 2	275.00	
Level 3	518.00	
Level 4	1,036.00	
Amendment to approved CUP (minor)	<del>3,271.00</del> 5,092.00	511 552
Revised exhibit (major) / per request	<del>2,135.00</del> 2,648.00	
Revised exhibit (minor) / per request	<del>909.00</del> 492.00	
Minor RE includes: Reapplication fee for subsequent owners, fences on a single-family reversed corner lot, larg-family day-care home (FMC 12-306-N-42) Plus hourly consulting fee as required (all amendments) 1 hour minimum*		
<b>Corrected Exhibits (all CUPs) after first 2</b>	<del>545.00</del> 653.00	511 552
<b>Special use CUP*</b>	<del>6,342.00</del>	
<del>Includes: Accessory living quarters for family members, R-1 zone</del>		
<del>Secondhand store, C-5</del>	<del>3,680.00</del>	
<del>Adult day-care/residential support facility</del>	<del>2,630.00</del>	
<del>Thrift shop</del>	<del>2,630.00</del>	
<del>Billboard/off-site subdivision signs</del>	<del>1,580.00</del>	
Condominium Conversion	22,380.00	
Per 100 Units	3,730.00	
<b>Conditional Use Permit - ABCUP</b>		552
Standalong off-sale	10,910.00	
Standalone on-sale (bar / nightclub)	5,595.00	
Minimal Impact (on-sale restaurant or tasting room)	2,798.00	
Major Modification	1,865.00	
Minor Modification	373.00	
New Alcohol use submitted with full related development permit or CUP	1,865.00	

\* Hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses.

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**LAND USE AND ZONING**

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>City Street Trees</b>		456
Inspection when planted by private party / per tree	30.00	
<b>Covenants</b>		511 552
Preparation and recording	<del>1,094.00</del> 1,492.00	
Revision of Covenants	<del>721.00</del> 933.00	
Release of covenant	<del>721.00</del> 560.00	
<b>County recordation fee / per document</b>	Current rate	
<b>Deviation Application</b>		511 552
Minor Deviation / per application	<del>808.00</del> 250.00	
<b>Director's Determination</b>		528 552
Per application	<del>3,933.00</del> 1,500.00	
<del>Director's Review Utility Towers</del>		
<del>Per application</del>	<del>2,100.00</del>	
<b>Draw-Down Account Administrative Fee</b>		511
Annual fee per account	216.00	
<b>DRC Process</b>	200.00	552
<b>Encroachment</b>		
Public right-of-way	See Street Work Fees	
Public utility easement / per application	<del>420.00</del> 560.00	
Rear yard encroachment	See Site Plan Review Fees	
<b>Environmental Assessment Fee</b> (all private and non-entitlement public projects)		511 552
NOTE: Environmental Assessment fees shown with asterisks (*) will be reduced by 50 percent for the inner-City areas.		
Categorical Exemption / per application	<del>1,181.00*</del> 560.00*	
<del>Finding Conformity/per application</del> Negative Declaration/per app	<del>3,364.00**</del> 5,968.00**	
Mitigated Negative Declaration/per application	<del>8,722.00**</del> 10,631.00**	
Related Special Studies for all EAs	hrly rate*	
Planning Review of others' Special Studies (each)	<del>328.00</del> 374.00	
Planning Review of Traffic Studies (each)	<del>492.00</del> 561.00	
<del>Outsourced Initial Study</del>		
City Facilitation	2,798.00	
Consultant Costs	20,000.00	

\*Hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses.

# CITY OF FRESNO MASTER FEE SCHEDULE

## PLANNING & DEVELOPMENT FEES

### LAND USE AND ZONING

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Environmental Assessment Fee - continued</b> (all private and non-entitlement public projects)		511
NOTE: Environmental Assessment fees shown with asterisks (*) will be reduced by 50 percent for the inner-City areas.		
Application/Filing Fees (on Filing of Conformity, Mitigating Negative Declaration)		
City filing fee/application + filing fees	55.00	511
County clerk filing fee/application + filing fees.	50.00	464
Fire Department Review Private Project / per application	247.00	
Police Department Review/per application (exclude senior citizen functions)	210.00	409
Traffic Engineering Review Private Project / per application	91.00SS	
Traffic Engineering Review Tentative Parcel and Tract Maps Per application	91.00SS	
Fish and Game Filing Fee (for applicable projects)	2,216.25	528
Payable to: County of Fresno (to be remitted to the State of California)		Effective 1/1/2017
<b>Environmental Impact Report (EIR)</b>		511 552
Analysis of EIR for private projects and non entitlement public projects		
NOTE: All EIRs are billed based on total Staff Time & Materials with a base deposit required as listed.*		
Focus - minimum deposit	59,147.00	67,421.00
Program - minimum deposit	<del>86,948.00</del>	97,448.00
City filing fee	55.00	
County Clerk filing fee	50.00	464
Fish and Game Filing fee for EIRs	3,078.25	528
Payable to: County of Fresno (to be remitted to the State of California)		Effective 1/1/2017
<b>Flood Control</b>		
Appeal / per application	365.00	
Deferment of fees / per application	110.00	
Drainage fees of the Fresno Metropolitan Flood Control District (FMC 13-13)	See Exhibit "C"	439
<b>General Plan and Related Document Update and Maintenance</b>		511
Surcharge on all Building Permits	10%	

\*Hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses.



# CITY OF FRESNO MASTER FEE SCHEDULE

## PLANNING & DEVELOPMENT FEES

### LAND USE AND ZONING

Fee Description & Unit/Time	Current	Amnd
<b>GIS Research Request</b>	187.00	552
<b>Historic Preservation Application</b>	<del>1,272.00</del> 1,306.00	<del>511</del> 552
<b>Map - Tentative Parcel Map</b>		<del>511</del> 552
NOTE: Parcel Map fees shown with an asterisk (**) will be reduced by 50 percent for Inner-city areas.		
<b>Pre-application and Verification</b>	2,798.00	
Tentative Parcel Map Filing (5 lots or more) / each	<del>6,888.00</del> ** 7,460.00**	
Tentative Parcel Map Filing (4 lots or less) / each	<del>5,071.00</del> ** 5,595.00**	
Environmental Assessment	See Environmental Assessment Fees	
Traffic Engineering review tentative parcel map / per request	290.00	
Fire Department review tentative parcel map / each	134.00	
Parks, Recreation & Community Review tentative parcel map / eac	31.00	409
Revised Tentative Parcel Map		<del>511</del> 552
NOTE: All Revised Parcel Maps are billed based on total staff Time and Materials with a base deposit as listed.*		
Major / each minimum deposit	<del>984.00</del> 1,492.00	
Minor / each minimum deposit	<del>492.00</del> 746.00	
Time Extension or Continuation of scheduled item at the request of applicant	<del>656.00</del> 1,865.00	528
<b>Revised Conditions</b>		<b>Effective</b>
Minor	746.00	<del>1/1/2017</del> 552
Major	2,238.00	
<b>Map - Final Parcel Map</b>	See Subdivision Section	
<b>Map - Tentative Tract Map</b>		
Pre-application and verification / each	<del>3,033.00</del> 3,917.00	
Tentative Tract Map filing		
Base fee per Map	<del>16,700.00</del> 19,769.00	
Per each 50 lots	<del>8,815.00</del> 7,460.00	
Environmental Assessment	See Environmental Assessment Fees	
UGM Application	See UGM Application Fees	
	In Subdivision Section	

\*Hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses.

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**LAND USE AND ZONING**

<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Current</u></b>	<b><u>Amnd</u></b>
Traffic Engineering review tentative parcel map / per request	470.00SS	
Parks, Recreation & Community Review tentative parcel map / each	124.00	
Fire Department Review		
Pre-application / each	134.00	
Tentative tract map / each	134.00	
Final map / each	134.00	
<b>Condominium Conversion</b>		
Condominium Map (Base Fee)	<del>23,685.00</del>	
Per 100 unit	<del>5,978.00</del>	
Revised Tentative Tract Map		552
Major / each	<del>3,575.00</del> 11,190.00	
Minor / each	<del>6,664.00</del> 3,730.00	
Time Extension or Continuation of scheduled item at the request of applicant	<del>1,181.00</del> 5,036.00	528-552 Effective 1/1/2017
<b>Map - Final Tract Map Filing</b>	See Subdivision Section	
<b>Master Development Agreement</b>		544 552
NOTE: All Master Development Agreements are billed based on total time & materials with a base deposit require as listed.*		
Master Development Agreement base deposit	<del>26,530.00</del> 28,535.00	
<b>Meetings - Planning Commision, City Council</b>		544 552
Special Meeting at request of applicat / per request	<del>1,726.00</del> 2,052.00	
Time Extension or Continuation of scheduled item at the request of applicant	<del>1,181.00</del> 1,679.00	
<b>Official Plan Line - Director's Determination</b>		
Planning / each 409	Time & Materials (does not include environmental or engineering costs)	511

\*Hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses.



# CITY OF FRESNO MASTER FEE SCHEDULE

## PLANNING & DEVELOPMENT FEES

### LAND USE AND ZONING

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Plan Modification</b> (Amendments to in-process plans)/ per request	<del>4,597.00</del> 5,045.00	511 552
<b>Plan Amendment</b>		511
NOTE: Plan Amendment fees shown with asterisks (**) will be reduced by 50 percent for the inner-city areas. Amendments to redevelopment projects not included.		
New Application	18,184.00	552
PA and Rezone Combo	20,049.00	
Traffic Engineering review / per proposal	163.00	
<b>Planned Community Development</b>		511 552
NOTE: All Formal Applications for Planned Community Developments and their separate EIRs are billed based on total staff Time & Materials with a base deposit required as listed.*		
Preliminary Application - included project conference, and review for acceptability for processing (EIR is not included and is charged separately)	<del>15,204.00</del> 16,692.00	
Formal Application minimum deposit - includes public hearings, Development Agreement preparation and review	<del>30,409.00</del> 33,198.00	
<b>Planned Development - Standalone</b>	9,325.00	552
<b>Planned Development (related to CUP or DP)</b>	3,730.00	552
<b>Planned Development (related to a map, no CUP)</b>	5,595.00	552
<b>Precise Plans of Design (includes site plan review)</b>		511
—Less than 1 acre	6,723.00	
—1 to 5 acres	9,085.00	
—Over 5 acres, and each additional 5 acres	2,271.00	
<b>Private Irrigation Line Maintenance / per linear foot</b>	5.00	
<b>Refunds, Handling Charge</b>		511 552
NOTE: refunds include Handling fee and are less cost of Staff Time already incurred on project (related to all Building, Planning and Subdivision entitlement fees)*		
Handling Fee	<del>144.00</del> 187.00	

\*Hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses.

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**LAND USE AND ZONING**

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Release Hold on Occupancy</b>		511
Planning Entitlement related	55.00	
Subdivision Entitlement related	413.00	
<b>Release of Lien</b>		
Recording of release of lien on real property / per release	60.00	500
<b>Response to Zoning Inquiries--Written</b>		<del>511</del> 552
NOTE: All Responses to Inquiries are based on total Staff Time and Materials with a minimum 1 hour deposit.*		
<del>All inquiries / base deposit per response</del>	<del>182.00</del>	
Response to basic zoning questions identified on application		187.00
Response to other/specialized questions		522.00
Per Parcel / Address fee for requests for multiple addresses or parcels		187.00
Waiver or Interpretation of Development Standards (staff support for process)		746.00
<b>Rezoning*</b>		
NOTE: Rezone fees shown with asterisks(**) will be reduces by 50 percent for the inner-city areas.		
Rezone (all)	<del>10,325.00SS**</del>	11,190.00**
Modifications to zoning conditions	<del>9,147.00SS**</del>	10,258.00**
Fire Prevention fee per application	134.00SS	
Traffic Engineering review		
Rezone, all other districts / per application	110.00	
Rezone, single family / per application	110.00SS	
<b>Scanning Entitlements</b>	140.00	511
NOTE: All scanning charges are based on a standard quantity of pages to be used per entitlement type and are billed up front with the entitlement fees		
8 1/2" x 11" / per sheet (using standard quantities per entitlement)	0.90	
Greater than 8 1/2" x 11" / per sheet	1.80	
<b>Security Wire Permit Per application</b>	<del>454.00</del> 466.00	<del>511</del> 552
<b>Temporary Use Permit</b>	<del>328.00</del>	<del>528</del> 552
Minor/over the counter	187.00	Effective
Major/Routed	280.00	1/1/2017

\*Hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses.

# CITY OF FRESNO MASTER FEE SCHEDULE

## PLANNING & DEVELOPMENT FEES

### LAND USE AND ZONING

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Signs/Zoning Review</b>		<del>511</del> 552
Master sign program / per program	<del>999.00</del> 1,399.00	
Revision to MSP	373.00	
On-site signs / per application	<del>318.00</del> 261.00	
Master sign program conformance review / per application	<del>182.00</del> 140.00	
Temporary / Banner	<del>182.00</del> 93.00	
<b>Site Plan Review (SPR)</b>	<del>6,905.00**</del> 10,575.00**	<del>511</del> 552
NOTE: Site Plan Review Fees shown with asterisks (**) will be reduced by 50 percent for inner-City areas.		
Fire Prevention fee / per application	247.00	
Police Site Plan review / per application (exclude senior citizen functions)	210.00	409
Traffic Engineering review / per application		525
Level 1	31.00	
Level 2	275.00	
Level 3	518.00	
Level 4	1036.00	
<b>Amendment to approved SPR</b>		<del>511</del> 552
NOTE: Fees shown with asterisks (**) will be reduced by 50 percent for inner-City areas.		
Amendment	6,714.00	
Major Revised exhibit / per request	<del>1,590.00**</del> 2,648.00**	
Minor revised exhibit / per request	<del>727.00**</del> 532.00**	
plus hourly consulting fee as required (all Amendments) 1 hour minimum*		
File Stuffer	168.00	
<b>Rear yard encroachment</b>	<del>591.00</del> 187.00	<del>511</del> 552

\*Hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses.

# CITY OF FRESNO MASTER FEE SCHEDULE

## PLANNING & DEVELOPMENT FEES

### LAND USE AND ZONING

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Corrected Exhibits (all SPRs) after first two</b>	<del>545.00</del> 653.00	511 552
<b>Special and Consulting Services</b>		511 552
Services requested by applicant related to land use & zoning. Charges are in addition to the regular application fees, subject to the availability of staff:		
During regular business hours		
Hour, 1-hour minimum	hrly rate* 187.00 hr*	
Other than regular business hours (except Sundays and holidays)		
Hour, 1-hour minimum	1.5 x hrly rate* 191.00 hr*	
Consulting Service not otherwise listed		
Hour, 1-hour minimum	hrly rate* 187.00 hr*	
<b>Street Name Change</b>	<del>8,255.00</del> 11,656.00	511 552
<b>Tree Removal Permit</b> - fee not required for Single Family Homes	<del>328.00</del> 187.00	528 552 Effective 1/1/2017
<b>Variance</b>	6,160.00	511 552
NOTE: Variance fees shown with astersiks(**) will be reduced by 50 percent for the inner-city areas.		
IM Priority Area Variances		1,865.00
Security-related	<del>6,6160.00**</del>	6,826.00**
Single-family residential lot, 1 acre or less/per application	<del>6,160.00**</del>	3,730.00**
All other applications/per application	<del>8,020.00**</del>	9,959.00**
Variance associated with a Development Permit or CUP		3,730.00
<b>Voluntary Parcel Merger</b>	627.00	525
<b>Waiver or Interpretation of Development Standards</b> (staff suport for process)		511 552
Per request	<del>164.00</del> 187.00	
<b>Zoning Clearance</b>	27.00 30.00	528 552
—Low-Level Minor	<del>328.00</del> 373.00	Effective
—Medium-Level Moderate	<del>1,640.00</del> 1,865.00	1/1/2017
—High-Level Major		
<b>Zoning Ordinance Text Amendment</b>		511 552
Per application	<del>12,381.00</del> 13,242.00	

\*Hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses.

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**SUBDIVISION**

<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Current</u></b>	<b><u>Amnd</u></b>
<b>Building Plan Check - Offsite Improvements</b>		511 552
Commercial	300.00 47.00	
Residential	373.00 280.00	
<b>Covenants</b>		511 552
Preparation and recording	1,094.00 1,492.00	
Revision of Covenant	721.00 933.00	
Release of Covenant	721.00 560.00	
<b>Lot Line Adjustment -</b>		511
Application	1,051.00	
<b>Map - Tentative Parcel Map</b>	See Land Use and Zoning Section	511
<b>Map - Final Parcel Map</b>		511
Final Parcel Map filing (5 lots or more) / each	5,134.00	
Final Parcel Map filing (4 lots or less) / each	3,823.00	
Parcel Map Waiver Certificate request / per request	774.00	
<b>Map - Tentative Tract Map</b>	See Land Use and Zoning Section	511
<b>Map - Final Tract Map Filing</b>		511
Map	6,228.00	
Per 50 lots	1,827.00	
<b>Meeting -Planning Commission, City Council</b>		552
Special Meeting at request of applicant / per request	1,726.00 2,052.00	
Time Extension or Continuation of scheduled item at the request of applicant	1,181.00 1,679.00	
<b>Special Agreements</b>		552
Special Developments		
Simple Residential Deferral / per agreement	285.00	
Standard / per agreement	640.00	
Major / per agreement	1,710.00	
Early Construction (Sewer, Water, Streets) / per agreement	450.00	
Early Issuance of Building Permit / per agreement	1,094.00 1,865.00	
Revision of Agreement	See Covenant Revision	
Assumption Agreement / per agreement	1,010.00	
Substitution of Securities / per agreement	390.00	

~~\*Hourly rate of each employee (includes fringe and overhead) or consultant, plus actual extraordinary expenses.~~

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**SUBDIVISION**

<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Current</u></b>	<b><u>Amnd</u></b>
<b>Special and Consulting Services</b>		<b>552</b>
Services requested by applicant related to subdivison fees	52.00	
Charges are in additon of the regular application fees, subject to the availaability of staff:	2,620.00*	
During regular business hours		
Hour, 1-hour minimum	hrly rate* 187.00 hr*	
Other than regular business hours (except Sundays and holidays)		
Hour, 1-hour minimum	4.5 x hrly rate* 191.00 hr*	
Consulting Service not otherwise listed		
Hour, 1-hour minimum	hrly rate* 187.00 hr*	
<b>Street Signs, Striping &amp; Markers</b>		<b>393</b>
Street name sign / per set		
Overhead Sign (per installation)	223.00	
Ground Mounted (per installation)	151.00	
Mounted on Street Light Pole (per installation)	142.00	
Stop Signs on U-Channel Post (per installation)	106.00	
Stop Signs on Street Light Pole (per installation)	109.00	
Street striping and pavement markers / per lane mile		
4" White skip or solid	.04 per l.f.	
6" White solid	.12 per l.f.	
8" White solid	.14 per l.f.	
12" White solid	.20 per l.f.	
4" Yellow skip or solid	.06 per l.f.	
6" Yellow solid	.14 per i.f.	
8" Yellow solid	.16 per l.f.	
12" Yellow solid	.22 per l.f.	
New letters and turn arrows (each letter or arrow)	5.50	
Install handi-cap stalls	25.00 ea.	
Raised wheel stops	25.00 ea.	
Removal of any striping or stenciling	.70 per foot	
Labor rate (per hour)	35.34 per hr	
Warning and regulatory signs / per sign	77.00	

NOTE: see also Public Works for fees on Bike Land Striping

\*Hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses.

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**SUBDIVISION**

<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Current</u></b>	<b><u>Amnd</u></b>
<b>Subdivision Agreement Preparation</b>	2,290.00	511
<b>Subdivision - Miscellaneous Processes</b>		511
Additional tax certification process	197.00	
Certificate of Compliance (SMA 66499.35) / per certificate	1,693.00	
Certificate of Correction (SMA 66469)		
Minor / per certificate	197.00	
Major / per certificate	592.00	
Monument Check		
Lot	30.00	
Minimum	200.00	
Monument Recheck / each	Monument check fee +73.00	
Record of Survey Processing / each	545.00	511
<b>UGM-Application</b>		
— Subdivision / per application	<del>0</del>	
— Other than subdivision / per application	<del>0</del>	
— Waiver request / per application	<del>2,520.00</del>	
— Exemption / per request	<del>1,780.00</del>	
— Fee deferral / per request	<del>1,780.00</del>	
— Boundary amendment / per request	<del>2,100.00</del>	



**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**COPPER RIVER RANCH IMPACT FEE**

- All rates in this section apply to land known as Copper River Ranch bound by Copper Avenue to the South, Friant Avenue to the West, Willow Avenue to the east and approximately one mile north of Copper Avenue as studied in the program EIR10126. These fees are developed and adopted based on August 16, 2007 Fee Study for Copper River Ranch. Any entitlement within the project boundary identified above is subject to the Copper River Ranch fees pursuant to the following schedule.

<b>CRR - Associated Major Roadway Infrastructure Facility Fee<sup>1*</sup></b>	7,972/gross acre	491
<b>CRR - Interior Collector Roadway Facility Fee<sup>1*</sup></b>	26,676/gross acre	491
<b>CRR - Sewer Backbone System Facility Fee<sup>2*</sup></b>	877/EDU	491

**NOTES:**

<sup>1</sup> Fee Calculations for the Associated Major Road Infrastructure Facilities and Interior Collector Street Facilities fees do not, nor intended to, overlap with improvements (specifically pavements, median curbs, and other improvements) covered in the City of Fresno, Major Street Impact Fees (FMSI) or the Traffic Signal Mitigation Impact Fee (TSMI).

<sup>2</sup> Commercial Land uses are based on 5.8 edu's per acre.

<sup>3</sup> As the improvements are constructed and reimbursement requests are submitted, the City of Fresno shall disburse funds as those funds become available. The developer must submit the appropriate information to the City in order to be considered for reimbursement (see City reimbursement procedures). Reimbursements will be made in the order that the infrastructure improvements were accepted by the City.

\* Fees effective 60 days after final passage.

# CITY OF FRESNO MASTER FEE SCHEDULE

## PLANNING & DEVELOPMENT FEES

### UGM FIRE STATION CAPITAL FEE (FMC 12-4.508)

- All rates in this section apply to land in the Urban Growth Management (UGM) area only. These fees are in addition to land use and construction requirements.
- For parcels of land located in a land-use district not listed below, the Development Department Director shall fix a rate using the rate for a land-use district below which, in the Director's opinion, is most similar to the district.

#### **Fire Station Service Area No. 2**

	<u>Service Rate</u> <u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	74.00
S-L*, R-1-B, R-1-C, R-1-B/PUD	122.00
R-1-C/PUD, R-1, R-1/PUD	278.00
R-2, R-2-A, M-H, T-P	555.00
R-3, R-3-A, R-4	740.00
C-1 through C-6, C-C, C-1-P, C-P, P, R-P	492.00
Industrial	492.00

- \* On October 8, 1992, the Development Department Director made the determination that the C-P and R-P districts are most similar to the S-L district (Ordinance No. 91-102) for UGM fee rate purposes.

#### **Fire Station Service Area No. 13**

	<u>Service Rate</u> <u>Per Gross Acre</u>
S-L, R-A, R-1, R-1-A, R-1-AH, R-1-B, R-1-C, R-1-E, R-1-EH	251.00
R-2, R-2-A	307.00
M-H, R-3, R-3-A, T-P	340.00
R-4	417.00
M-1, M-1-P, M-2, M-3, C-R	600.00
C-P	614.00
C-M, R-P, R-P-L,	654.00
C-1 through C-6, C-C, C-P P	742.00
AE-5, AE-20, 0	No Fee

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**UGM FIRE STATION CAPITAL FEE (FMC 12-4.508)**

Fire Station Service Area No. 14	<u>Service Rate</u>	<u>Accl. Rate</u>
	<u>Per Gross Acre</u>	<u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	87.00	169.00
S-L, R1-B, R-1-C	206.00	400.00
R-1	282.00	547.00
R-2-A, R-2, T-P	1,060.00	2,056.00
M-H, R-3-A, R-3, R-4	1,317.00	2,555.00
C-1 through C-6, C-C, C-P, C-R, C-L, C-M, M-1, M-1-P, M-2, M-3, R-P, R-P-L	564.00	1,094.00

Fire Station Service Area No. 15	<u>Service Rate</u>	<u>Accl. Rate</u>
	<u>Per Gross Acre</u>	<u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	109.00	188.00
S-L, R-1-B, R-1-C	257.00	442.00
R-1	352.00	605.00
R-2-A, R-2, T-P	1,324.00	2,277.00
M-H, R-3-A, R-3, R-4	1,644.00	2,828.00
C-1 through C-6, C-P, C-L, C-R, C-M, C-C, M-1, M-1-P, M-2, M-3, R-P, R-P-L	704.00	1,211.00

Fire Station Service Area No. 16	<u>Service Rate</u>	<u>Semi Accl. Rate</u>	<u>Accl. Rate</u>
	<u>Per Gross Acre</u>	<u>Per Gross Acre</u>	<u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	25.00	205.00	385.00
S-L, R-1-B, R-1-C	60.00	483.00	907.00
R-1	82.00	662.00	1,242.00
R-2-A, R-2, T-P	308.00	2,490.00	4,671.00
M-H, R-3, R-3-A, R-4	383.00	3,092.00	5,802.00
C-P, C-R, C-M, M-1, M-1-P, M-2, M-3, R-P, R-P-L, P, C-1 through C-6, C-C, C-L	164.00	1,324.00	2,485.00

Fire Station Service Area No. 17	<u>Service Rate</u>	<u>Semi Accl. Rate</u>	<u>Accl. Rate</u>
	<u>Per Gross Acre</u>	<u>Per Gross Acre</u>	<u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	23.00	136.00	250.00
S-L, R-1-B, R-1-C	63.00	321.00	589.00
R-1	73.00	440.00	807.00
R-2, R-2-A, T-P	274.00	1,655.00	3,036.00
M-H, R-3-A, R-3, R-4	340.00	2,055.00	3,770.00
C-P, C-R, C-M, M-1, M-1-P, M-2, M-3, R-P, R-P-L, P, C-1 through C-6, C-C, C-L	145.00	880.00	1,615.00

# CITY OF FRESNO MASTER FEE SCHEDULE

## PLANNING & DEVELOPMENT FEES

### UGM FIRE STATION CAPITAL FEE (FMC 12-4.508)

<b>Fire Station Service Area No. 21</b>	<u>Service Rate</u>	<u>Accl. Rate</u>
	<u>Per Gross Acre</u>	<u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	114.00	370.00
S-L, R-1-B, R-1-C	187.00	610.00
R-1	411.00	1,388.00
R-2-A, R-2, T-P	855.00	2,775.00
M-H, R-3-A, R-3, R-4	1,140.00	3,700.00
C-P, C-R, C-M, M-1, M-1-P, M-2, M-3,	758.00	2,460.00
R-P, R-P-L, P, C-1 through C-6, C-C, C-L		
<b>Undesignated Service Area</b>	<u>Service Rate</u>	
	<u>Per Gross Acre</u>	
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	250.00	
S-L, R-1-B, R-1-C, R-1-B/PUD	600.00	
R-1, R-1-C/PUD, R-1/PUD	800.00	
M-H, R-2, R-2-A, T-P	3,000.00	
R-3, R-3-A, R-4	3,700.00	
C-1 through C-6, C-C, C-M, C-1-P, C-P, P,	1,600.00	
R-P		
Industrial	1,600.00	
<b>Fire Impact Fee - Citywide**^</b>		529
Single family residential / per unit	779.00	Effective
Multi-family residential (>7.5 units/acre) fee per unit	588.00	2/6/2017
Office / fee per 1,000 Sq. Ft. of building	311.00	
Retail fee per 1000 Sq. Ft. of building	272.00	
Industrial (fee pe Option II	156.00	

\*\* Fee applicable to map accepted for filing after August 30, 2005 and all Developers after November 27, 2005.

^ Adjusted on July 1 annually, beginning July 1, 2018, based on the 20-City Construction Cost Index as reported in the Engineering News Record for the 12-month period ending in May of the year of adjustment.

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**UGM MAJOR STREET CHARGE AND FEE CREDITS (FMC 12-226)**

**Major Street Charge Fee Credits -- Prior to  
October 22, 1982**

	<b><u>Fees are per Linear Foot</u></b>			
	<b><u>1978</u></b>	<b><u>1979</u></b>	<b><u>1980</u></b>	<b><u>1981/1982</u></b>
<b>Zones A, B, C</b>				
Travel lane				
Arterial	13.00	16.00	19.25	22.25
Collector	11.00	13.00	15.25	17.25
Travel lane with shoulder				
Arterial	17.00	21.25	25.50	29.75
Collector	15.00	17.50	20.25	23.00
Travel lane with median curb				
Arterial	17.50	21.50	25.25	29.25
Travel lane with median curb and shoulder				
Arterial	22.00	27.00	31.75	36.75
<b>Zones D-1, D-2</b>				
Travel lane				
Arterial	10.50	13.00	15.50	18.00
Collector	8.75	10.75	12.50	14.50
<b>Zones E-1, E-2, F</b>				
Travel lane with shoulder				
Arterial	14.00	17.25	20.75	24.00
Collector	11.75	14.25	17.00	19.50
<b>Zones E-3, E-4, E-5</b>				
Travel lane with median curb				
Arterial	15.00	18.25	21.75	25.00
Travel lane with median curb and shoulder	18.50	22.50	26.75	31.00s

**Major Street Charge Fee Credits -- After October 22, 1982**

Fee credits are based on 12-foot travel lanes, 4-foot shoulders, and 22-foot medians. Variances from these standards will be adjusted on a pro-rata basis.

<b>Zones A, B, C-D-2, D-1/E-2, E-1, F</b>	<b><u>Per Linear Foot</u></b>
Travel lane	
Arterial streets	19.50
Collector streets	14.50
Travel lane with shoulder	
Arterial streets	24.50
Collector streets	19.50
Finished median with curbs	25.00
Graded median without curbs	11.00
Left-turn pocket with island curbs / each	19,000.00

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**UGM MAJOR STREET CHARGE AND FEE CREDITS (FMC 12-226)**

**Major Street Charge Fee Credits -- After October 22, 1982 (continued)**

<b>Zones E-3, E-4, E-5</b>	<b><u>Per Linear Foot</u></b>
Travel lane	
Arterial streets	15.75
Collector streets	12.25
Travel lane with shoulder	
Arterial streets	21.00
Collector streets	17.00
Finished median with curbs	21.00
Graded median without curbs	8.00
Left-turn pocket with island curbs / each	17,700.00

Charges and fee credits for projects approved during 1979, 1980, and 1981, represent the 1978 figures adjusted upwards by 22.3 percent for 1979, 44.7 percent for 1980, and 67.8 percent for 1981/1982 to reflect increased construction costs. In no event shall the total actual fee credit for such years be less than the total fee credit established for 1978.

Applicable to the year in which the major street improvements are accepted by the City. In the event of a reimbursement, the major street charges paid prior to October 22, 1982, shall be adjusted upward to reflect the rates established here. In no event shall the reimbursement be less than the reimbursement amount established for 1978.

**Per Gross Acre (excludes area of major street)**

	<b><u>1978</u></b>	<b><u>1979</u></b>	<b><u>1980</u></b>	<b><u>1981/1982</u></b>
Zone A	650.00	795.00	940.00	1,085.00
Zone B	710.00	870.00	1,025.00	1,185.00
Zone C	855.00	1,095.00	1,235.00	1,430.00
Zone D-1	270.00	330.00	390.00	450.00
Zone D-2	270.00	330.00	390.00	450.00
Zone E-1	895.00	1,095.00	1,295.00	1,495.00
Zone E-2	680.00	830.00	895.00	1,135.00
Zone E-3	820.00	1,000.00	1,185.00	1,370.00
Zone E-4	700.00	855.00	1,015.00	1,170.00
Zone E-5	180.00	220.00	260.00	300.00
Zone F	895.00	1,095.00	1,295.00	1,495.00

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**UGM MAJOR STREET CHARGE AND FEE CREDITS (FMC 12-226-1)**

**Per Gross Acre  
(excludes area of major streets)**

**Major Street Charges -- Applicable to all Building Permits issued prior to July 1, 2007** 443

Applicable to each lot created by a vesting subdivision map accepted for filing prior to January 23, 2007, and whose vesting rights have not expired.

Zone A	-0-
Zone B	-0-
Zone C/D-2	2,798.00
Zone D-1/E-2	3,161.00
Zone E-1	2,436.00
Zone E-3	4,053.00
Zone E-4	3,531.00
Zone E-5	-0-
Zone F	3,625.00

All other zones, charges, and fees are established by the Public Works Director

**UGM MAJOR STREET BRIDGE CHARGE (FMC 11-226-1)**

**Per Gross Acre  
(excludes area of major streets)**

**Major Street Charges -- Applicable to all Building Permits issued prior to July 1, 2007** 443

Applicable to each lot created by a vesting subdivision map accepted for filing prior to January 23, 2007, and whose vesting rights have not expired.

Zone A	-0-
Zone B	-0-
Zone C/D-2	94.00
Zone D-1/E-2	304.00
Zone E-1	254.00
Zone E-3	232.00
Zone E-4	196.00
Zone E-5	-0-
Zone F	72.00

All other zones, charges, and fees are established by the Public Works Director



**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**CITYWIDE LOCALLY REGIONALLY SIGNIFICANT STREET CHARGE (FMC 11-226.2)**

**Per Gross Acre  
(excludes area of major streets)**

**Citywide Locally Regionally Significant Street Impact Fee**

529

The Citywide Regional Street Impact Fee shall be applicable to all building permits issued after July 1, 2007, except for those lots that are protected under vesting map rights which have not expired. This fee would also be applicable to any lots created by subdivision whose map was accepted for filing after January 23, 2007. Fee shall be calculated on a net acreage basis - gross area less major street dedications.

Effective  
2/06/2017

Residential (Low-Medium)	7,830
Residential (Medium/High-High)	15,204
Commercial Retail	13,846
Commercial Office	14,665
Light Industrial	4,170
Heavy Industrial	2,563

**NEW GROWTH AREA MAJOR STREET CHARGE (FMC 11-226.2)**

**Per Gross Acre  
(excludes area of major streets)**

**New Growth Area Major Street Impact Fee ^**

529

The New Growth Area Major Street Impact Fee shall be applicable to all building permits issued after July 1, 2007, except for those lots that are protected under vesting map rights which have not expired. This fee would be applicable to any lots created by subdivision whose map was accepted for filing after January 23, 2007. Fee shall be calculated on a net acreage basis - gross area less major street dedications.

Effective  
2/06/2017

Residential (Low-Medium)	21,555
Residential (Medium/High-High)	41,889
Commercial Retail	38,910
Commercial Office	36,829
Light Industrial	11,883
Heavy Industrial	7,210

\* Includes Citywide locally regionally significant street charge.

^Adjusted on July 1 annually, beginning July 1, 2018, based on the 20-City Construction Cost Index as reported in the Engineering News Record for the 12-month period ending in May of the year of adjustment.

# CITY OF FRESNO MASTER FEE SCHEDULE

## PLANNING & DEVELOPMENT FEES

### UGM PARK FEES (FMC 12-4.509)

For parcels of land located in a land-use district not listed below, the Development Department Director shall fix a rate using the rate for a land-use district below which, in the Director's opinion, is most similar to the district.

	Service Rate Per Gross Acre	Accl. Rate Per Gross Acre
<b>Park Service Area No. 1</b>		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	213.00	426.00
R-1-B, R-1-C	352.00	705.00
MH, R-1	799.00	1,598.00
R-2-A, R-2, T-P	1,598.00	3,196.00
R-3-A, R-3, R-4	2,131.00	4,263.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	400.00	800.00
M-1-P, M-1, M-2, M-3	213.00	426.00
<b>Park Service Area No. 2</b>		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	319.00	638.00
R-1-B, R-1-C	526.00	1,053.00
MH, R-1	1,196.00	2,392.00
R-2-A, R-2, T-P	2,392.00	4,785.00
R-3-A, R-3, R-4	3,190.00	6,380.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	599.00	1,198.00
M-1-P, M-1, M-2, M-3	319.00	638.00
<b>Park Service Area No. 3</b>		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	429.00	858.00
R-1-B, R-1-C	708.00	1,415.00
MH, R-1	1,609.00	3,219.00
R-2-A, R-2, T-P	3,219.00	6,438.00
R-3-A, R-3, R-4	4,292.00	8,584.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	805.00	1,609.00
M-1-P, M-1, M-2, M-3	429.00	858.00
<b>Park Service Area No. 4</b>		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	238.00	476.00
R-1-B, R-1-C	393.00	786.00
MH, R-1	892.00	1,783.00
R-2-A, R-2, T-P	1,783.00	3,567.00
R-3-A, R-3, R-4	2,378.00	4,756.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	447.00	893.00
M-1-P, M-1, M-2, M-3	238.00	476.00

# CITY OF FRESNO MASTER FEE SCHEDULE

## PLANNING & DEVELOPMENT FEES

### UGM PARK FEES (FMC 12-4.509)

	Service Rate Per Gross Acre	Accl. Rate Per Gross Acre
<b>Park Service Area No. 5</b>		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	328.00	655.00
R-1-B, R-1-C	541.00	1,082.00
MH, R-1	1,230.00	2,459.00
R-2-A, R-2, T-P	2,458.00	4,915.00
R-3-A, R-3, R-4	3,277.00	6,554.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	615.00	1,230.00
M-1-P, M-1, M-2, M-3	328.00	655.00
<b>Park Service Area No. 6</b>		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	219.00	438.00
R-1-B, R-1-C	361.00	722.00
MH, R-1	821.00	1,641.00
R-2-A, R-2, T-P	1,641.00	3,283.00
R-3-A, R-3, R-4	2,188.00	4,376.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	410.00	821.00
M-1-P, M-1, M-2, M-3	219.00	438.00
<b>Park Service Area No. 7</b>		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	490.00	980.00
R-1-B, R-1-C	809.00	1,618.00
MH, R-1	1,225.00	2,450.00
R-2-A, R-2, T-P	3,676.00	7,351.00
R-3-A, R-3, R-4	4,901.00	9,801.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	919.00	1,838.00
M-1-P, M-1, M-2, M-3	490.00	980.00
<b>Park Facility Impact Fee - Citywide***~</b>		
	Per Unit	
Single Family Dwelling	3,923.00	
Multi-Family Dwelling (>7.5 units/Acre)	2,959.00	
<b>Quimby Parkland Dedication Fee****~</b>		
	Per Unit	
(Applicable to land divisions only)	1,185.00	
Single Family Dwelling****	894.00	
Multi-Family Dwelling****		

\*\*Fee applicable to maps accepted for filing after August 30, 2005 and all developments after November 20, 2005.

\*\*\* Fee applicable to maps accepted for filing after August 30, 2005. Effective date of collection October 27, 2005.

\*\*\*\* This amount if paid is creditable against the Park Facility Impact Fee.

^Adjusted on July 1 annually, beginning July 1, 2018, based on the 20-City Construction Cost Index as reported in the Engineering News Record for the 12-month period ending in May of the year of adjustment.

~MFS Amendment #529, effective 2/06/2017.

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**UGM GRADE SEPARATION FEES (FMC 11-227)**

	Service Rate Per Gross Acre (except area of major streets)	
<b>Grade Separation Fee</b>		417
Service area		
Zone E-4-A	443.00	

**UGM GRADE SEPARATION FEES (FMC 11-227)**

Rates shall apply only to tentative maps deemed to be complete prior to July 31, 1990, and to all other entitlements approved prior to July 31, 1990, where the developer shows evidence to the satisfaction of the Development Department Director that a construction loan commitment was secured prior to September 30, 1990, and to final maps approved prior to September 30, 1990, for which covenants have been executed deferring fees to issuance of building permit.

	Cornelia Trunk Service Area Per Gross Acre (except area of major streets)	Grantland Trunk Service Area Per Gross Acre (except area of major streets)
<b>Zone District classifications:</b>		
S-L, R-A, AE-5, AE-20	80.00	86.00
R-1-A, R-1-AH, R-1-E, R-1-EH	200.00	215.00
R-1-B, R-1-C	326.00	356.00
R-1	445.00	482.00
C-1, C-2	490.00	702.00
C-M, M-1, M-1-P, M-2	504.00	546.00
C-3 through C-6, C-R	792.00	858.00
C-P, R-P, R-P-L	1,257.00	1,362.00
R-2, R-2-A, R-3, R-3-A, R-4, TP, MH	1,257.00	1,362.00
Minimum / per lot	70.00	70.00

All other zones, rates established by the Public Works Director based on estimated sewer flow

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**UGM TRUNK SEWER CHARGE (FMC 9-503; RESOLUTION 83-40)**

**Millbrook Overlay Sewer Service Area (Reso 87-376)**

Area north of Shepherd Avenue (except Dominion Planned Community)	393.00 per Gross Acre (except area of major streets)
Remaining undeveloped land in Woodward Lakes	695.00 per Gross Acre (except area of major streets)
Dominion Planned Community area	44.00 per Residential Unit in excess of approved densities for each village or 2,377 total units (Ord. 90-43) effective 05/18/90
Area south of Shepherd Avenue	240.00 per Gross Acre (except area of major streets)

**UGM TRAFFIC SIGNAL CHARGE (FMC 11-226)**

<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Current</u></b>	<b><u>Amnd</u></b>
<b>Traffic Signal Mitigation Impact Fees<sup>^</sup></b>		529
Single Family Residential/ per Single Family Dwelling Unit    Assist	488	Effective
Multi-Family Residential / per Multi-Family Dwelling Unit	341	2/6/2017
Assisted Living <sup>1</sup> / per number of Beds	141	
Lodging <sup>2</sup> / per number of Rooms	457	
Health/Fitness Club <sup>3</sup> / per 1,000 sq feet	1,691	
Industrial <sup>4</sup> / per 1,000 sq feet	358	
Warehouse / per 1,000 feet	183	

<sup>^</sup>Adjusted on July 1 annually, beginning July 1, 2018, based on the 20-City Construction Cost Index as reported in the Engineering News Record for the 12-month period ending in May of the year of adjustment.

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**UGM TRAFFIC SIGNAL CHARGE (FMC 11-226)**

<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Current</u></b>	<b><u>Amnd</u></b>
<b>Traffic Signal Mitigation Impact Fees ( Continued)^</b>		529
<b><u>Institutional</u></b>		Effective
Elementary School <sup>5</sup> / per number of Students	66	2/6/2017
Middle/Jr High School <sup>5</sup> / per number of Students	83	
High School <sup>5</sup> / per number of Students	87	
Private School (K-12)/ per number of Students	127	
Community College/ per number of Students	63	
University/ per number of Students	87	
Place of Worship/ per number of Seats	32	
Day Care Center/Preschool/ per number of Students	224	
Library/ per 1,000 sq feet	2,884	
Hospital/ number of Beds	663	
Clinic/ per 1,000 sq feet	1,611	
Medical/Dental Office/ per 1,000 sq feet	1,852	
Office <sup>6</sup> / per 1,000 sq feet	565	
<b><u>Commercial</u></b>		
Discount Store <sup>7</sup> / per 1,000 sq feet	1,873	
General Retail <sup>8</sup> / per 1,000 sq feet	2,188	
Supermarket/ per 1,000 sq feet	3,354	
Discount Club/ per 1,000 sq feet	2,143	
Home Improvement Store <sup>9</sup> / per 1,000 sq feet	819	
Pharmacy <sup>10</sup> / per 1,000 sq feet	2,534	
Restaurant <sup>11</sup> / per 1,000 sq feet	3,715	
Fast-Food Restaurant/ per 1,000 sq feet	12,717	
Convenience Market w/Gas Station/ per number of Fueling F	3,672	
Convenience Market (no pumps)/ per 1,000 sq feet	3,672	
Bank <sup>12</sup> / per number of Drive-in Lanes	3,784	
Tire Store/per number of Service Bays	1,567	
Automobile Care Center/ per number of Service Bays	639	
Car Wash / per number of Stalls	5,536	

^The Traffic Signal Mitigation Impact Fees will be adjusted annually on July 1st each year beginning July 1, 2018. The adjustment will be based on the 20-City Construction Cost Index as reported in the Engineering News Record (ENR) for the 12-month period ending in May of the year of the adjustment.

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**UGM TRAFFIC SIGNAL CHARGE (FMC 11-226)**

<b><u>Fee Description &amp; Unit/Time</u></b>	<b><u>Current</u></b>	<b><u>Amnd</u></b>
<b>Traffic Signal Mitigation Impact Fees ( Continued)^</b>		529
Uses not included above shall be based upon a trip generation analysis, to be approved by the City Traffic	51.00	Effective 2/6/2017

<sup>1</sup> Includes nursing home & assisted living uses

<sup>2</sup> Includes hotel, all suite hotel, business hotel & motel

<sup>3</sup> Includes racquet/tennis clud, health/fitness club & athletic club

<sup>4</sup> Includes light, heavy & industrial park

<sup>5</sup> Public, private, or charter schools

<sup>6</sup> Includes general office, office park, business park, and R& D center

<sup>7</sup> Includes super store

<sup>8</sup> Includes specialty retail and shopping centers over 150,000 sq feet

<sup>9</sup> Includes building materials/lumber store & hardware/paint stores

<sup>10</sup> With or without drive-through

<sup>11</sup> Includes high-turnover and quality

<sup>12</sup> If no drive-in lanes, use square footage as variable

^Adjusted on July 1 annually, beginning July 1, 2018, based on the 20-City Construction Cost Index as reported in the Engineering News Record for the 12-month period ending in May of the year of adjustment.



**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**ENTERPRISE ZONE AREAS - SPECIAL RATES**

**I. Business License Fees**

Waived for a period of three years.

Business license fees, as contained in Section 4, "Business License and Permit Requirements," of the Master Fee Schedule, are waived for a three-year period from the time the business locates in a commercial area of the Enterprise Zones as identified in Exhibit A\*. Such waiver will be available only to firms establishing new operations in the commercial area and will not apply to existing businesses relocating from one address to another within the area. No waiver will be granted to businesses created by legal reorganization or changes in ownership of existing commercial area firms.

\* Street address ranges from the areas shown on the maps identified as Exhibits A and B are available in the office of the Development and Resource Management Department Resources of the City of Fresno.

**II. Permit Fees and Development Entitlement Fees**

Refund of a portion of fees paid (The rebate to equal 50 percent with certain maximum reductions).

Permit and inspection fees will be refunded to the property owner 50 percent, not to exceed a maximum refund of \$300 per property, for minor additions or alterations for buildings in the commercial and industrial areas of the Enterprise Zone, as identified in Exhibits A and B, respectively. Such refunds of fees will apply to items contained in Sections 7a, 7b, 7c, and 7d, "Minor Additions and Alterations of the Master Fee Schedule for buildings which have been vacant for 12 consecutive months or more prior to submission of an application for a permit.

Determination of the building vacancy period will be the responsibility of the Development Department. Evidence documenting the vacancy period may include a signed statement from the property owner, utility billing or service records, or statements from individuals, other than the owner of the property, who are familiar with the building.

Fees in Section 8, "Land Use and Zoning," and Section 9, "New Construction, Major Additions, and Alterations," will be partially refunded to the property owner for projects in the commercial and the industrial areas of the Enterprise Zone. The refunded amount will be 50 percent of the fees paid pursuant to Sections 8 and 9 of this Schedule, not to exceed a maximum reduction of \$500 per property. Such refund shall be available only once for each property during the term of the Enterprise Zone program and will not apply to later subdivisions of the property.

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**ENTERPRISE ZONE AREAS - SPECIAL RATES - Continued**

**III. Application and Resolution of Issuance Fees for Tax-Exempt Industrial Development Bonds**

Reduction of 50 percent.

The Tax-Exempt Bond Application Forms Fee, the Application Submission Fee, and the Official Resolution of Issuance Fee, as contained in Section 12, "Miscellaneous" of the Master Fee Schedule, are reduced by 50 percent for projects located in the commercial area of the Enterprise Zone, as identified by Exhibit A, and the industrial area of the Enterprise Zone, as identified by Exhibit B. Any additional costs associated with the issuance of the bonds following the Official Resolution of Issuance, including administrative expenses as defined by the Fresno Municipal Code, Section 18-101, shall be paid by the applicant or deducted from bond proceeds.

A copy of the **MRZ Policy** can be obtained at the City of Fresno Downtown & Community Revitalization Department. The **MRZ Policy** contains definitions for the capitalized terms in this Municipal Restoration Zone Section.

**MUNICIPAL RESTORATION ZONE - SPECIAL RATES**

**I. Business License Fees**

Refund or Payment - Maximum availability three(3) consecutive years.

Under the Fresno Municipal Code, businesses and professionals pay quarterly business license fees. An Eligible New or Expanding business located in a commercial area of the Municipal Restoration Zone (MRZ)\*, between October 1 and June 1 following the June 30 end of each Incentive Period may apply for a payment equal to the business license fees it actually paid during the Incentive Period in which the business was certified under this policy. For the ensuing two Incentive Periods in which the business is re-certified, the Eligible New or Expanding business may receive a payment based on the business license fees paid during each of the two Incentive Periods in which re-certified provided the appropriate certified and approved documentation is timely submitted to the Development and Resource Management Department in form and substance acceptable to the Director of that Department. Documentation shall include, but is not limited to the following:

- (a) A copy of the invoice or billing statement.
- (b) A copy of the Eligible Business' canceled check (front and back) showing the amount and date of payment.

**Application for Refund or Payment** - Qualified businesses may receive a refund or payment, by submitting the application to the City of Fresno Development and Resource Management Department, Attention: Director; 2600 Fresno Street, Room 2156 Fresno, California 93721-3608.

\* Available from the City of Fresno Development and Resource Management Department are street address

**Note:** See "Business Tax and Permit Requirements" in the Finance Section of this Master Fee Schedule

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**MUNICIPAL RESTORATION ZONE - SPECIAL RATES - Continued**

**II. Building Permit Fees and Development Entitlement Fees**

One time maximum cumulative fee reduction of \$50,000 for each Eligible Business Property including any additions of property to the site. The reduction may be available one-time only and apply to a single project, and a single Eligible Business Property, e.g., establishing the business facilities or expanding the business facilities at the Eligible Business Property.

An Eligible New or Expanding business, which is certified during an Incentive Period, and applies for the incentive, may receive a one-time reduction of up to 50 percent of building permit fees and development entitlement fees. Such reductions of fees will apply to items contained in Planning & Development Sections, " Minor Additions and Alterations, Land Use and Zoning, and New Construction" of the Master Fee Schedule. Such reduction shall not apply to impact fees. Where such fee reductions are available under a different program or policy, such as the Enterprise Zone, or under the City's "inner city fee reduction policy", an Eligible Business in the MRZ may choose the fee reduction that provides the greater benefit. Where such fee reductions are available under a different program or policy, such as the Enterprise Zone, or under the City's "inner city fee reduction policy," an Eligible Business in the MRZ may choose the fee reduction under the program that provides the greater benefit but may not receive multiple overlapping fee reductions.

Documentation or other certification process will include a provision notifying the business that such fee waiver or reduction may result in the work being conducted under the permit or other entitlement for which fees are reduced or waived being determined to be a public work for prevailing wage purposes, thereby requiring the business or other party contracting for the work to pay prevailing wages (see California Labor Code sections 1720, 1726, 1771 and 1781). The business receiving the incentive shall be solely responsible for determining the application of and paying prevailing wages and complying with any other duties arising from such determination.

**Application for Reduction** - Qualified businesses may receive a reduction, by submitting the application to the City of Fresno Development and Resource Management Department, Attention: Director; 2600 Fresno Street, Room 2156 Fresno, California 93721-3608.

**III. Sales and Use/Real Property (Ad valorem) Taxes**

Maximum \$10,000 cumulative and aggregated sales and use tax, and real property tax incentives, per Incentive Period for up to five (5) consecutive Incentive Periods.

*Sales or Use Taxes*

A certified Eligible New or Expanding business, between October 1 and June 1 following the June 30 end of each Incentive Period, may apply to receive an amount which is equal to up to 50 percent of the increase in the City Sales Taxes actually allocated to and received by the City in each Incentive Period that the business is certified, for up to five consecutive Incentive Periods after establishing or expanding its business within the MRZ. The payment amount, when aggregated with any amount to be paid based on ad valorem taxes, shall not exceed \$10,000 for any Incentive Period, and shall be conditioned on the certified Eligible Business completing a Sales Tax/Property Tax Payment Form and providing documentation, satisfactory to the Director of the Development and Resource Management Department to substantiate the following:

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**MUNICIPAL RESTORATION ZONE - SPECIAL RATES - Continued**

- (a) The Eligible Business establishes the amount of increased sales or use taxes it paid to the State during the Incentive Period, the increased sales and use taxes are directly attributable to sales from its new business on and from the Eligible Business Property, and the State shall have allocated and the City shall have received the City Sales Tax during the Incentive Period, and
- (b) The business paid the sales or use to the State Board of Equalization, properly reporting Fresno, and the Eligible Business Property as the site of the sale or use, and
- (c) The State pays and the City receives the sales or use taxes attributable to the Eligible Business for the Incentive Period, and
- (d) The Eligible Business timely applies for the incentive and provides a sales tax certificate setting forth its collection of sales and use taxes attributable to its business on Eligible Business Property, and provides a copy of the canceled check showing payment, and provides such other supporting documentation as the Director of the Development and Resource Management Department may require.

*Real Property Tax/Ad Valorem Taxes*

A certified Eligible New or Expanding business, which owns its Eligible Business Property, between October 1 and June 1 following the June 30 end of each Incentive Period, may apply to receive an amount which is equal to up to 50 percent of any increase in ad valorem taxes resulting from establishing or expanding its business on Eligible Business Property that is actually passed through to the City and City receives. The Eligible Business must first pay the taxes. The 50 percent applies only to that part of the increase which the County allocates and pays to the City in any Incentive Period for which the business is certified. The Eligible Business may request certification and apply to receive payment for up to five consecutive Incentive Periods after establishing or expanding its business within the MRZ, provided the amount when aggregated with any amounts payable to or paid to the Eligible Business based on sales or use taxes, does not exceed \$10,000 in any single year, and provided the certified Eligible Business documents the following and the following conditions to payment are met:

- (a) The ad valorem taxes exceed the Eligible Business' ad valorem taxes assessed on the Eligible Business Property in the prior tax year, and
- (b) That the increase is attributable to improvements which the Eligible Business made to the Eligible Business Property, and

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**MUNICIPAL RESTORATION ZONE - SPECIAL RATES**

**III. Sales and Use/Real Property (Ad valorem) Taxes - continued**

- (c) The Eligible Business paid the ad valorem taxes to the County Tax Assessor (front and back of canceled check) , and
- (d) The County has allocated to and the City has received a portion of the increased ad valorem taxes from the assessment attributable to the Eligible Business Property and any improvements thereon, and
- (e) The Eligible Business timely applies for the incentive and provides such supporting documentation as the Director of the Downtown & Community Revitalization Department may require.

**Application for Incentive** - Qualified businesses may receive an incentive, by submitting the application to the City of Fresno Development and Resource Management Department, Attention: Director; 2600 Fresno Street, Room 2156 Fresno, California 93721-3608.

**IV. Credits for Hiring Qualified Employees**

Maximum \$3,000 credit per Incentive Period for each qualified full-time employee (based on 20 percent of wages paid in a single Incentive Period); maximum \$15,000 credits per Eligible Business in a single Incentive Period; for up to five (5) consecutive Incentive Periods.

Any Eligible New or Expanding business, between October 1 and June 1 following the June 30 end of each Incentive Period, may apply to receive in the Incentive Period then ending, up to \$3,000 credit per qualified employee, and up to a maximum of \$15,000 credit in such Incentive Period. The Eligible Business may either (1) in any of its first five consecutive years use the credits to increase the payment under this policy that is equivalent to a percentage of the sales taxes that the Eligible Business paid during the Incentive Period, or (2) in its fourth and fifth year may use the credits to receive a payment that is the lesser of the amount of business license fees paid in the relevant Incentive Periods, or the credits. The credit will be calculated as 20 percent of the wages paid to the qualified employee up to a maximum of \$15,000 wages in any single Incentive Period, for up to a maximum of \$15,000 in credits during a single Incentive Period, and for a maximum of up to five consecutive Incentive Periods, subject to annual certification.

The Eligible Business will complete a hiring voucher, as the form may be revised from time to time, and provide proof, satisfactory to the Director, of employees's residence within the MRZ at time of hire by submitting a voucher application, along with proper current documentation (I-9, W-4, current driver's license, or utility bill), and proof of wages paid through payroll or other records satisfactory to the Director of the Development and Resource Management Department. To receive hiring credits in each of the two subsequent consecutive Incentive Periods, the Eligible Business will provide evidence satisfactory to the Director of each Qualified Employee's continued employment, and the wages paid.

**Application for Credit** - Given as a retroactive credit by the City of Fresno Development and Resource Management Department, Attention: Director; 2600 Fresno Street, Room 2156 Fresno, California 93721-3608.

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Property tax increment allocated to and paid to the Redevelopment Agency are not real property taxes paid to the City, and are not subject to the MRZ policy.

"Incentive Period," means the fiscal year (July 1 through June 30)