

3. COMMUNITY DEVELOPMENT	Fiscal Year 24-25
PLANNING & ZONING	
DOCUMENTS (See Administrative Fees)	
Special printing & scanning	Sent to vendor of choice at no cost
Informational Handouts and forms	No Cost
Planning applications under active consideration (printed copies)	see Administrative Fees
Property History (printed copies)	\$0.25 per page
GENERAL PLAN AMENDMENT, ZONING ORDINANCE OR MAP AMENDMENT, DEVELOPMENT AGREEMENT, OR SPECIFIC PLAN	Actual Cost (consultant plus staff time) per written agreement with initial deposit of \$10,000
PRE-APPLICATION & PRELIMINARY PROJECT REVIEW;	
SB 330 Pre-Application	\$330.00
Pre-Application Project Review (staff level)	\$330.00 base fee plus hourly staff time in excess
Pre-Application Project Review with Referral to Planning & Zoning Commission	\$3,509.00
USE PERMITS:	
Minor Use Permit *	\$1,364.17
Major Use Permit *	\$2,955.35
Seasonal Use Permit - Staff Approval	\$455.07
Temporary Use Permit - Staff Approval	\$1,364.17
Temporary Use Permit with Referral to Planning & Zoning Commission	\$2,955.35
DESIGN REVIEW	
Administrative Hearing *	\$1,592.22
Planning & Zoning Commission Design Review	
Residential*	\$3,637.43
Residential (Complex) - new construction of 3 or more units*	\$9,320.07
Commercial/Mixed Use - alternations, accessory structures, additions up to 2K sqft*	\$3,637.43
Commercial/Mixed Use (Complex) - addition >2K sqft; new construction*	\$9,320.07
Signs (Planning Review)	
Signs (administrative) *	\$228.05
Signs (requiring P&Z action) *	\$909.10
Master Sign Program *	\$2,727.29
MINISTERIAL PROJECT REVIEW	
SB 35/ SB 6 or other Multi-Unit Development Review	\$9320.07 plus Parcel Map fee below as applicable
SB 9 Lot Split and/or Development	\$4017.86 plus Parcel Map fee below as applicable
AFFORDABLE HOUSING	
Planning and zoning fees are to be reduced by an amount equal to the proportion of the building area allocated to affordable housing units (beyond affordable units required by City's inclusionary housing requirement and/or qualifying Density Bonus units).	
VARIANCE*	
	\$5,455.63
PLANNED UNIT DEVELOPMENT*	\$5,455.63 base fee + hourly staff time in excess
PARKING EXCEPTIONS:	
Residential & Commercial *	\$1,592.22
Parking Survey if required	\$2,501.32
* For Projects that contain multiple entitlements/applications simultaneously, the applicant shall be charged full prices for the most expensive entitlement or application type and half for any additional entitlement or application type(s)	
MISCELLANEOUS PERMITS	
Beekeeping Permit	\$455.07
Chicken (Hens)/Rabbit Permit	\$455.07
Goat Permit	\$455.07

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Animal Breeding	\$455.07
Permit for Tree Removal on unimproved private property (HD and H: zones only)	\$681.05
Large Family Home Day Care	N/A per CA State Law
Zoning Clearance/Zoning Permit Letter (staff approval)	\$220.00 base fee + hourly staff time in excess
Zoning Clearance/Planning and Zoning Commission	\$1,364.17
EXTENSION OF APPROVALS:	
No Changes to Project within two years of original approval	no fee
Minor Changes to Project within two years of original approval	\$1,364.17
Significant changes to project or more than two years from original approval	New Application
APPEALS:	
Appeal of Staff Decision to Planning and Zoning Commission	\$1,364.17
Appeal of Planning & Zoning Commission Decision to City Council	\$3,182.36
CALIFORNIA ENVIRONMENTAL QUALITY ACT	
Categorical Exemption (written Notice of Exemption filed with the County Clerk)	\$1025.20 or actual cost at City's discretion: Consultant fee plus hourly staff time for contract management
Initial Study, Negative Declaration or Environmental Impact Report	Actual Cost: Consultant Fee plus hourly staff time for contract management
Mitigation Monitoring	\$2,400 base fee (15 hours) plus hourly staff time in excess or, at the City's discretion, cost of consultant contract plus hourly staff time for contract management
SUBDIVISION MAP ACT (Note: Fees below are base fees. Applicant responsible for actual cost for consultant compliance review with an initial \$2,500 deposit required on intake.)	
Certificate of Compliance	\$1,137.15
Parcel Map Waiver	\$1,137.15
Lot Line Adjustment or Lot merger	\$2,727.29
Parcel Map	\$2,727.29
Tentative Subdivision Map	\$2,727.29
Final Subdivision Map	\$3,410.41
Extension of Tentative Map	\$1,137.15
Condominium Conversion	\$4,546.53

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CONNECTION FEES, IMPACT FEES, AND EXACTIONS		
SCHOOL IMPACT FEE		
a. Residential (applicable to all new square footage over 500 SF)		As adopted by AUSD
b. Commercial (applicable to all new square footage over 500 SF)		As adopted by AUSD
CAPITAL FACILITIES IMPACT FEE		
Residential additions and conversions per square foot	\$	0.65
Industrial or other non-residential development per square foot	\$	0.65
New Residential unit:		
New ADU less than 750 sq ft in size		Exempt by State Law
600 square feet or less	\$	375.00
601 square feet to 1,000 square feet	\$	840.00
1,001 square feet or over	\$	1,365.00
SEWER CONNECTION FEE		
New Construction/New Service		\$1,340.32
Per New Plumbing Fixture (existing service)		\$215.61
Commercial & Industrial Grease Trap per gallon per minute		\$8.29
STORM DRAIN IMPACT FEE		
		\$0.10 per square foot
ART IN PUBLIC PLACES		
		1.75% of project valuation on qualifying projects
PARKLAND DEDICATION		
		\$21.71 per required square foot dedication
BUILDING PERMITS & PLAN CHECK FEES:		
APPLICATION FEE		\$85.00
BUILDING PERMIT FEE		
Single Family Residential		
Permit Valuation of up to \$2000		\$127.57
Per each additional \$1000 or fraction thereof up to \$25,000		\$11.09
Permit Valuation at \$25,000		\$382.73
Per each additional \$1000 or fraction thereof up to \$50,000		\$5.10
Permit Valuation at \$50,000		\$510.31
Per each additional \$1000 or fraction thereof up to \$100,000		\$20.41
Permit Valuation at \$100,000		\$1,530.92
Per each additional \$1000 or fraction thereof up to \$500,000		\$1.28
Permit Valuation at \$500,000		\$2,041.22
Per each additional \$1000 or fraction thereof up to \$1,000,000		\$1.03
Permit Valuation at \$1,000,000		\$2,552.68
Per each additional \$1000 or fraction thereof		\$2.55
Commercial/Multi-Family/Industrial		
Permit Valuation of up to \$2000		\$255.15
Per each additional \$1000 or fraction thereof up to \$25,000		\$5.56
Permit Valuation at \$25,000		\$382.73
Per each additional \$1000 or fraction thereof up to \$50,000		\$15.31
Permit Valuation at \$50,000		\$765.46
Per each additional \$1000 or fraction thereof up to \$100,000		\$15.31
Permit Valuation at \$100,000		\$1,530.92
Per each additional \$1000 or fraction thereof up to \$500,000		\$1.28
Permit Valuation at \$500,000		\$2,041.22
Per each additional \$1000 or fraction thereof up to \$1,000,000		\$1.03
Permit Valuation at \$1,000,000		\$2,552.68
Per each additional \$1000 or fraction thereof		\$2.55
Building Plan Check		
City Processing Fee		
Up to \$100,000		\$255.00
\$100,001-\$500,000		\$510.01
\$501,000-\$1,000,000		\$765.01
Over \$1,000,000		\$1,021.05
Consultant Fee		Actual Cost
Additional Plan Review Required by Changes, Additions, or Revisions to plans.		\$510.01
Miscellaneous Fees- Flat Rate Permits		

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Photovoltaic Systems (Solar Systems)	
Solar-Residential (Up to 15 kW) - or as limited by State Law	\$510.01
Solar-Commercial (Up to 50 kW)	\$765.01
Solar- Commercial- Ground Mount (Up to 30 kW)	\$1,021.05
Remodel/Repair/Windows & Doors	
Residential	
Up to \$10,000	\$255.00
\$11,000-\$25,000	\$382.51
\$26,000-\$50,000	\$510.01
\$51,000-\$100,000	\$637.51
Over \$100,000	\$765.01
Commercial/Multi-Family/Industrial	
Up to \$10,000	\$255.00
\$11,000-\$25,000	\$382.51
\$26,000-\$50,000	\$510.01
\$51,000-\$100,000	\$637.51
Over \$100,000	\$765.01
Re-Roof	
Residential	
Commercial	\$255.00

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Signage	
Illuminated	\$510.01
Non-Illuminated	\$255.00
Monument	\$765.01
Mechanical, Electrical, Plumbing Permit and Plan Check Fees	(Fees waived by Council if replacing a gas-fired appliance with an electric appliance, and electric vehicle charger, and any associated panel upgrades)
For the Issuance of each permit	\$85.00
Residential/Simple Standalone MEP Permit (Fee includes up to 3 from the lists below.) (Fees waived by Council if replacing a gas-fired appliance with an electric appliance, and electric vehicle charger, and any associated panel upgrades)	\$255.00
Simple Mechanical Items	
Addition to each heating appliance, reffridgeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system.	1 of 3 included in MEP fee
HVAC Change out- Existing Dwelling	1 of 3 included in MEP fee
Evaporative Cooler	1 of 3 included in MEP fee
Ventilation fan connected to a single duct	1 of 3 included in MEP fee
Hood and Duct system	1 of 3 included in MEP fee
Duct systems	1 of 3 included in MEP fee
Miscellaneous mechanical (Wall furnace, condensing units, gas outlet/gas test,etc.	1 of 3 included in MEP fee
Simple Electrical Items	
Receptacle, switch, and lighting outlets	1 of 3 included in MEP fee
Lighting fixtures	1 of 3 included in MEP fee
Pole or platform-mounted lighting fixtures	1 of 3 included in MEP fee
Residential appliances	1 of 3 included in MEP fee
Appliances not exceeding one horsepower, kilowatt, or kilovolt-ampere, in rating	1 of 3 included in MEP fee
Busways	1 of 3 included in MEP fee
Trolley and plug-in-type busways - each 100 feet or fraction thereof	1 of 3 included in MEP fee
Signs, outline lighting, and Marquees	1 of 3 included in MEP fee
Services of 600 volts or less and not over 400 amperes in rating	1 of 3 included in MEP fee
Miscellaneous apparatus, conduits, and conductors	1 of 3 included in MEP fee
Residential swimming pools	1 of 3 included in MEP fee
Portable generators less than 10,000 W	1 of 3 included in MEP fee
Temporary power panel/service	1 of 3 included in MEP fee
Temporary power pole	1 of 3 included in MEP fee
other simple electrical	1 of 3 included in MEP fee
Simple Plumbing Items	
Plumbing Fixtures	1 of 3 included in MEP fee
Water Heater	1 of 3 included in MEP fee
Building Sewer	1 of 3 included in MEP fee
Rainwater systems	1 of 3 included in MEP fee
Water treating equipment	1 of 3 included in MEP fee
Repair or alteration of drainage or vent piping	1 of 3 included in MEP fee
Backflow devices	1 of 3 included in MEP fee
Gas test	1 of 3 included in MEP fee
Gas outlets	1 of 3 included in MEP fee
Residential remodel/repairs - bathrooms	1 of 3 included in MEP fee
Solar water systems	1 of 3 included in MEP fee
Other simple plumbing	1 of 3 included in MEP fee
COMPLEX MEP (e.g. whole house rewiring/repipe, etc.)	\$510.00
CONSTRUCTION TRADES FEES	
Mechanical Minimum Flat Fee	\$85.00
Alternative Fee per Sq. Foot if Total Improvement Area Greater than 750 Sq. Feet	\$0.07
Electrical	See Above MEP Fees
Plumbing	See Above MEP Fees

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Minimum Fee	\$187.62
If greater than 50 cubic yards	Minimum fee plus 5% of estimated cost
CONSTRUCTION DEPOSIT	1% of project value if project valuation > \$1,000,000.
STATE OF CALIFORNIA REQUIREMENTS	
Building Standards Administration Fee	.01% of Valuation
Strong Motion Instrumentation Program	
a. Three stories or less	.013% of valuation
b. More than three stories	.028% of valuation
Additional Plan Review/Inspection Services	
Voluntary seismic upgrade of residential structures (not applicable to remodeling and conversion applications)	No fee
Building permit extension	No fee
Building permit transfer	No fee
Partial Permit Processing Fee	\$409.46
Re-Inspection Fee	\$255.00
Temporary Certificate of Occupancy	\$382.51
Appeal of Building Official decision to Board of Appeals (bldg. permit)	\$2,553.15
Inspections outside of normal business hours	\$282.99
AFFORDABLE HOUSING PROJECT ADJUSTMENT	Construction permit fees are to be reduced by an amount equal to the proportion of the building area allocated to affordable housing units (beyond units required by City inclusionary housing requirements and State Density Bonus requirements).
CONSTRUCTION VALUATION PER SQUARE FOOT	
A-1 Assembly, theaters, with stage	\$471.65
A-1 Assembly, theaters, without stage	\$432.26
A-2 Assembly, nightclubs	\$383.54
A-2 Assembly, restaurants, bars, banquet halls	\$381.47
A-3 Assembly, churches	\$438.48
A-3 Assembly, general, community halls, libraries, museums	\$374.21
A-4 Assembly, arenas	\$430.19
B Business (e.g., banks, offices, professional offices)	\$366.96
E Educational	\$390.80
F-1 Factory and industrial, moderate hazard	\$224.94
F-2 Factory and industrial, low hazard	\$223.91
H-1 High Hazard, explosives	\$210.43
H-2,3,4 High Hazard	\$210.43
H-5 HPM	\$366.96
I-1 Institutional, supervised environment	\$369.03
I-2 Institutional, hospitals	\$610.56
I-2 Institutional, nursing homes (16+ residents)	\$425.01
I-3 Institutional, restrained	\$415.68
I-4 Institutional, day care facilities	\$369.03
M Mercantile (e.g., retail)	\$286.10
R-1 Residential, hotels	\$372.14
R-2 Residential, multiple family	\$312.02
R-3 Residential, one- and two-family	\$295.43
R-4 Residential, care/assisted living facilities (5 - 15 residents)	\$369.03
S-1 Storage, moderate hazard	\$208.36
S-2 Storage, low hazard	\$207.32
U Utility, miscellaneous	\$160.67
1. Remodel valuation	75% of new construction.
2. Porches and decks valuation	35% of new construction.
3. Conversion of non-occupiable space to occupiable space (e.g., habitable space plus bathrooms, hallways, closets, utility areas, etc.)	85% of new construction.

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4. Demolition cost estimated (applicable to stand-alone demolition permits only).	10% of new construction
PERMITS FOR ENCROACHMENTS INTO PUBLIC RIGHT-OF-WAY	
Minor encroachment for reconstruction of curb, gutter, sidewalk, driveway, landscaping, storm drain, lower sewer lateral in street r-o-w or easement	\$255.00
Major project encroachment per 20 linear feet of street frontage of work	\$255.00 per 20 ft of linear frontage
Utility provider or other public works project encroachment (fee estimate to be provided at acceptance of application)	\$269.28 plus staff time billed at applicable rate
Special activities in City right-of-way. Note: Permit and/or waiver of fee requires Council approval	\$255.00
Sidewalk vending and sidewalk installation permit	\$510.00
Temporary storage or placement of materials in r-o-w, including construction parking permit (up to seven days)	\$255.00
Temporary "No Parking" signs for Encroachment Permit	\$1.00 per sign
OTHER FEES AND CHARGES	
Address Change	\$367.99
Special assessment fee on delinquent Waste Management accounts	\$57.01
CODE ENFORCEMENT	
Construction without Required Permits	Double building and/or encroachment fee portion of total permit cost
Violation of Planning & Zoning Code requirements, nuisance abatement, or Building & Housing Code violations, not otherwise specified by ordinance or set forth herein.	\$100.00 per violation, per day for first violation; \$250.00 per violation, per day for second citation of same provision within a 24 consecutive month period; \$500.00 per violation, per day for third citation of same provision within a 24 consecutive month period.
1. Tier One fines shall be imposed for Code violations other than those specifically listed below under Tier Two fines and shall be as follows:	A. First Citation--\$250.00 for the first violation; B. Second Citation--\$500.00 for the second violation of the same provision of this Code within any 24 consecutive month period;
2. Tier Two fines shall be imposed for the following Code violations only: Albany Municipal Code §12-6.1; the State Housing Code codified in the Health and Safety Code including §17920.3 et al (substandard dwelling structures); and, the Uniform code of Abatement of Dangerous Buildings, which are adopted by reference in Section 12-6.1 of the Albany Municipal Code. Tier Two fines shall be set as follows:	A. First Citation--\$1,000.00 for the first violation; B. Second Citation--\$2,500.00 for the second violation of the same provision of this Code within any 24 consecutive month period; C. Third and Additional Citations--\$5,000.00 for the third and any additional violations of the same provision of this Code within any 24 consecutive month period.
Appeal of Building Official decision to Board of Appeals (Code Enforcement)	\$705.92
Appeal of Notice & Order	\$705.92
Appeal of Administrative Citation	\$705.92