

NOTES FOR COMMUNITY DEVELOPMENT FEES

* When simultaneously obtaining more than one planning approval, the full amount for the highest fee will apply and one half fee will be charged for any other planning approval(s) marked with an asterisk.

Note: Administrative permits may only be approved by staff when the use or action is consistent with state law, the Albany Municipal Code or City adopted policy

AC = Actual staff hours at standard rates + any consultant or contract city staff cost + outside legal services + direct and indirect expenses

COMMUNITY DEVELOPMENT FEES		
PLANNING & ZONING		
	Fee	Deposit
AMENDMENTS:		
General Plan, Specific Plan, Zoning Ordinance, Development Agreement (text or map)	AC	\$10,000.00
APPEALS:		
Administrative decision	\$577.00	
Planning & Zoning Commission decision	\$577.00	
USE PERMITS:		
Minor Use Permit *	\$1,556.00	
Major Use Permit *	\$2,625.00	
Temporary and Seasonal Use Permit	\$1,054.00	
DESIGN REVIEW		
Administrative Hearing *	\$1,556.00	
Planning & Zoning Commission *	\$2,625.00	
Signs (administrative) *	\$1,054.00	
Signs (requiring P&Z action) *	\$2,625.00	
Master Sign Program *	\$2,625.00	
SECONDARY RESIDENTIAL UNIT		
Secondary Residential Unit *	\$1,054.00	
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.		
VARIANCE OR PLANNED UNIT DEVLPMNT*	AC/Min. \$2,625.00	
PARKING EXCEPTIONS:		
Residential & Commercial *	AC/Min. \$2,625.00	
Parking Survey if required	AC/Min. \$592.00	
ANIMAL PERMITS: (Dog Licenses – See General License Fees) (All sections are from the Albany Municipal Code unless otherwise specified)		
10-1.1 Beekeeping Permit	\$178.00	
10-6.10 Chicken (Hens)/Rabbit Permit	\$178.00	
10-6.11 Goat Permit	\$178.00	
10-6.12 Animal Breeding	\$178.00	
EXTENSION OF APPROVALS:		
No Changes to Project within two years of original approval	No charge	
Minor Changes to Project within two years of original approval	\$1,054	
Significant changes to project or more than two years from original approval	New application	

COMMUNITY DEVELOPMENT FEES		
SUBDIVISIONS:	Fee	Deposit
Certificate of Compliance	AC/Min. \$ 387.00	\$632.00
Parcel Map Waiver	AC/Min. \$ 1,054.00	\$632.00
Lot Line Adjustment	AC/Min. \$ 1,556.00	\$632.00
Lot Merger	AC/Min. \$ 1,556.00	\$632.00
1-4 lots	AC/Min. \$ 3,966.00	\$1,832.00
5 or more lots	AC/Min. \$ 5,773.00	\$1,832.00
Final Map	AC/Min. \$ 3,966.00	\$1,832.00
Parcel Map	AC/Min. \$ 2,625.00	\$1,832.00
Extension of Tentative Map	AC/Min. \$ 1,054.00	\$1,832.00
Condominium Conversion	AC/Min. \$ 3,966.00	\$1,832.00
ENVIRONMENT DOCUMENTS:		
Initial Study/Negative Declaration	AC + 20%	\$5,000.00
Environmental Impact Report	AC +20%	\$50,000.00
Mitigation Monitoring Program	AC	
Filing documents w/County		
a. Negative Declaration	Fee per Alameda Co. Clerk + \$412.20 City processing fee.	
b. Environmental Impact Report	Fee per Alameda Co. Clerk + \$412.20 City processing fee.	

COMMUNITY DEVELOPMENT FEES	
CONSTRUCTION PERMITS & INSPECTIONS	
BUILDING PERMITS:	
Construction:	
<ul style="list-style-type: none"> a. General <ul style="list-style-type: none"> 1. Voluntary seismic upgrade of residential structures (not applicable to remodeling and conversion applications) 2. Building permit extension 3. Building permit transfer 4. Partial Permit Processing Fee 	<p>No fee</p> <p>No fee</p> <p>No fee</p> <p>\$334.00</p>
<ul style="list-style-type: none"> b. Construction Permit <ul style="list-style-type: none"> 1. Application fee; plus 2. Construction permit fees (based on valuation below); plus 3. Microfilm and code compliance <p>Use following to calculate construction valuation:</p> <ul style="list-style-type: none"> ▪ Value of work to \$25,000 ▪ Value of work between \$25,000 and \$50,000 ▪ Value of work between \$50,001 and \$250,000 ▪ Value of work over \$250,000 <p>Construction permit fees are to be reduced by an amount equal to the proportion of the building area allocated to affordable housing units.</p>	<p>\$43.00</p> <p>Min \$ 43.00</p> <p>7% surcharge on permit fee only and not on application fee</p> <p>1.25%</p> <p>1.00%</p> <p>0.75%</p> <p>0.50%</p>
<ul style="list-style-type: none"> c. Building Permit Plan Review: <ul style="list-style-type: none"> ▪ Performed by City staff (same as Supervisory/Professional/Technical staff) ▪ Performed by consultant (initial submittal fee to be calculated by City staff) 	<p>\$124.00 per hour</p> <p>Cost + 25%</p>
<ul style="list-style-type: none"> d. Building Standards Administration Fee <p>(Subject to change per state regulations)</p>	<p>\$1.00 per \$25,000.00 (or fraction thereof) of permit valuation</p>
<ul style="list-style-type: none"> e. General Plan Update Fee 	<p>\$8.00 per permit</p>
<ul style="list-style-type: none"> f. Strong Motion Instrumentation Program <p>(Subject to change per state regulations)</p>	<p>Residential permit: 0.01% of project valuation</p> <p>Commercial permit: 0.021% of project valuation</p>
On-line Permit Technology	\$18 per permit
Temporary Certificate of Occupancy	\$275.00 per certificate

VIOLATIONS / CODE ENFORCEMENT	
Start Work 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.
Violations cited pursuant to Chapter 1-11, et seq.	<p>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:</p> <p>A. First Citation--\$250.00 for the first violation;</p> <p>B. Second Citation--\$500.00 for the second violation of the same provision of this Code within any 24 consecutive month period;</p> <p>C. Third and Additional Citations--\$1,000.00 for the third and any additional violations of the same provision of this Code within any 24 consecutive month period.</p> <p>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:</p> <p>A. First Citation--\$1,000.00 for the first violation;</p> <p>B. Second Citation--\$2,500.00 for the second violation of the same provision of this Code within any 24 consecutive month period;</p> <p>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.</p>
APPEALS	
Appeal of Building Official decision to Board of Appeals	\$562.00
Appeal of Notice & Order	\$562.00
Appeal of Administrative Citation	\$562.00
ADDENDUMS / EXCEPTIONS	
Request for approval of alternative materials, designs, tests or methods of construction	AC + 25% required if consultant services required. \$94.50 min. if reviewed by staff.

COMMUNITY DEVELOPMENT FEES
CONSTRUCTION PERMITS & INSPECTIONS

The following Building Valuation Data are based on information provided by the International Code Council (ICC), adjusted for local construction cost indexes.

Valuation Per Square Foot

A-1 Assembly, theaters, with stage	\$267.00
A-1 Assembly, theaters, without stage	\$242.00
A-2 Assembly, nightclubs	\$210.00
A-2 Assembly, restaurants, bars, banquet halls	\$208.00
A-3 Assembly, churches	\$245.00
A-3 Assembly, general, community halls, libraries, museums	\$195.00
A-4 Assembly, arenas	\$240.00
B Business (e.g., banks, offices, professional offices)	\$206.00
E Educational	\$222.00
F-1 Factory and industrial, moderate hazard	\$119.00
F-2 Factory and industrial, low hazard	\$118.00
H-1 High Hazard, explosives	\$114.00
H-2,3,4 High Hazard	\$110.00
H-5 HPM	\$206.00
I-1 Institutional, supervised environment	\$210.00
I-2 Institutional, hospitals	\$380.00
I-2 Institutional, nursing homes (16+ residents)	\$255.00
I-3 Institutional, restrained	\$240.00
I-4 Institutional, day care facilities	\$210.00
M Mercantile (e.g., retail)	\$149.00
R-1 Residential, hotels	\$212.00
R-2 Residential, multiple family	\$173.00
R-3 Residential, one- and two-family	\$175.00
R-4 Residential, care/assisted living facilities (5 - 15 residents)	\$210.00
S-1 Storage, moderate hazard	\$108.00
S-2 Storage, low hazard	\$107.00
U Utility, miscellaneous	\$83.00

1. Remodel cost estimate estimated at 75% of new construction.
2. Porches and decks estimated at 35% of new construction.
3. Conversion of non-occupiable space to occupiable space (e.g., habitable space plus bathrooms, hallways, closets, utility areas, etc.) estimated at 85% of new construction.
4. Demolition cost estimated at 10% of new construction (applicable to stand-alone demolition permits only).

COMMUNITY DEVELOPMENT FEES
CONSTRUCTION PERMITS & INSPECTIONS

ELECTRICAL

Application fee \$41.00 + \$41.00 min. permit fee + 7% microfilm and code compliance surcharge (surcharge on permit fee only and not on application fee), plus:

- a. For new construction and remodeled area, electrical permits may be computed based on \$5.90 per 100 sq. ft. for each type of permit, but not less than the minimum fee; or
- b. For small projects (as determined by City staff), Electrical permits may be computed based on the following:

DESCRIPTION	NO.	EACH	FEES
SERVICE		\$39.35 1st 100amp \$16.85 each add. 100amp	
CIRCUITS		\$3.35	
FIXTURES		\$1.10	
SWITCHES		\$1.10	
RECEPTACLES		\$1.10	
DISPOSAL		\$4.50	
DISHWASHER		\$4.50	
RANGE/RANGE TOP OVEN		\$7.90	
FURNACE		\$7.90	
AIR CONDITIONER		\$22.60	
SWIMMING POOL/OUTDOOR SPA		\$39.35	
SIGN		\$28.15	
SERVICE (TEMPORARY)		\$39.35	
MISC. APPARATUS		\$2.25 PER KW/KVA \$166.00 Max	
MOTORS		\$2.25 PER HP \$159.00 Max	
SUB PANEL		\$16.90	

COMMUNITY DEVELOPMENT FEES
CONSTRUCTION PERMITS & INSPECTIONS

MECHANICAL

Application fee \$41.00 + \$41.00 min. permit fee + 7% microfilm and code compliance surcharge (surcharge on permit fee only and not on application fee), plus:

- a. For new construction and remodeled areas, Mechanical permits may be computed based on \$5.90 per 100 sq. ft. for each type of permit, but not less than the minimum fee; or
- b. For small projects (as determined by City Staff), Mechanical permits may be computed based on the following:

DESCRIPTION	NO.	EACH	FEES
FORCED AIR FURNACE		\$22.60	
WALL FURNACE		\$22.60	
FLOOR FURNACE		\$22.60	
UNIT HEATER		\$22.60	
DUCT HEATER		\$22.60	
AIR CONDITIONER		\$22.60	
EVAPORATIVE COOLER		\$22.60	
COILS AND RADIATORS		\$11.30	
COMPRESSORS		\$11.30	
LOW PRESSURE DUCT		\$22.60	
BOILERS		\$28.15	
RANGE/OVEN TOP		\$ 7.90	
LOG LIGHTERS		\$ 7.90	
FIREPLACE		\$22.60	
FLUE		\$ 7.90	
FANS (KITCHEN/BATH)		\$ 7.90	

COMMUNITY DEVELOPMENT FEES
CONSTRUCTION PERMITS & INSPECTIONS

PLUMBING

Application fee \$41.00 + \$41.00 min. permit fee + 7% microfilm and code compliance surcharge (surcharge on permit fee only and not on application fee), plus:

- a. For new construction, major additions, Electrical, Plumbing and Mechanical permits may be computed based on \$5.90 per 100 sq. ft. for each type of permit but not less than the minimum fee; or
- b. For small projects (as determined by City staff), Plumbing permits may be computed based on the following:

DESCRIPTION	NO.	EACH	FEES
TOILETS		\$ 7.90	
BATH/SHOWER		\$ 7.90	
BASINS		\$ 7.90	
SINKS		\$ 7.90	
SHOWERS		\$ 7.90	
LAUNDRY TRAYS		\$ 7.90	
CLOTHES WASHER		\$ 7.90	
FLOOR SINKS/DRAINS		\$ 7.90	
URINALS		\$ 7.90	
DRINKING FOUNTAINS		\$ 7.90	
DISHWASHER		\$ 7.90	
DISPOSAL		\$ 7.90	
WATER ALTERATION		\$22.60	
WASTE ALTERATION		\$22.60	
WATER SERVICE		\$22.60	
GAS TEST		\$33.70	
WATER HEATER		\$22.60	
RANGE/OVEN TOP		\$ 7.90	
DRYER		\$ 7.90	
SWIMMING POOL/SPA		\$39.35	
SEWER LATERAL		\$84.45	

***At the City's option, the connection charge may be computed based on estimated minimum sewage flow rate (gpa) using residential gpd rate as basis.**