

COMMUNITY DEVELOPMENT FEES		
PLANNING & ZONING		
	Fee	Deposit
AMENDMENTS:		
General Plan, Specific Plan, Zoning Ordinance, Development Agreement (text or map)	AC	\$10,000.00
Amendment to Conditions of Approval	AC/Min. \$1,409.00	
APPEALS:		
Administrative decision	\$550.00	
Planning & Zoning Commission decision	\$550.00	
USE PERMITS:		
Minor Use Permit *	\$1,049.00	
Major Use Permit *	AC/Min. \$1,974.00	
Temporary and Seasonal Use Permit ²	\$439.00	
DESIGN REVIEW *		
Administrative Hearing	\$1,049.00	
Planning & Zoning Commission:	\$1,974.00	
Signs (administrative) *	\$439.00	
Signs (requiring P&Z action) *	\$1,409.00	
Master Sign Program *	\$1,974.00	
VARIANCE OR PLANNED UNIT DEVLPMNT*		
	\$3,199.00	
PARKING EXCEPTIONS: *		
Residential & Commercial	AC/Min. \$1,944.00	
Parking Survey if required	AC/Min. \$564.00	

COMMUNITY DEVELOPMENT FEES		
SUBDIVISIONS:	Fee	Deposit
Certificate of Compliance	AC/Min. \$ 369.00	\$ 615.00
Parcel Map Waiver	AC/Min. \$ 3,199.00	\$ 615.00
Lot Line Adjustment	AC/Min. \$ 1,049.00	\$ 615.00
Lot Merger	AC/Min. \$ 1,049.00	\$ 615.00
1-4 lots	AC/Min. \$ 3,199.00	\$ 1,784.00
5 or more lots	AC/Min. \$ 3,199.00	\$ 1,784.00
Final Map	AC/Min. \$ 3,199.00	\$ 1,784.00
Parcel Map	AC/Min. \$ 3,199.00	\$ 1,784.00
Extension of Tentative Map	AC/Min. \$ 1,049.00	\$ 1,784.00
Condominium Conversion	AC Min. \$ 3,199.00	\$ 1,784.00
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 + \$392.70 City processing fee.	
b. Environmental Impact Report	Fee per Alameda Co. Clerk + \$392.70 City processing fee.	

COMMUNITY DEVELOPMENT FEES	
DEVELOPMENT IMPACT FEES:	
School Impact (applicable to all new square footage over 500 SF) a. Residential b. Commercial	\$2.97/SF (or as adopted by AUSD) \$0.47/SF (or as adopted by AUSD)
Capital Facilities Impact a. Second story and other residential additions b. Industrial or other non-residential development c. New Residential unit: 600 SF or less 601 SF to 1,000 SF 1,001 SF or over	\$0.65/SF \$0.65/SF \$375.00 \$840.00 \$1,365.00
Parkland Dedication (Park-in-lieu fee) Land dedication and/or payment of a fee required with land divisions per Section 22-8 of AMC	Land dedication: Single Family: Acres of Parkland = (.015 ac/du)(no. of units) Duplex or MF: Acres of Parkland = (.0105 ac/du)(no. of units) In-lieu fee: Single Family: (.015 ac/du)(no. of units)(estimated fair market value according to AMC 22-8.4) Duplex or MF: (.0105 ac/du)(no. of units)(estimated fair market value according to AMC 22-8.4)
TREES:	
Tree Removal on unimproved private property (HD and H: zones only)	\$185.00
MISCELLANEOUS:	
Public Art	1.75% of project valuation on qualifying projects
Home Occupations	\$68.00
Large Family Day Care Home	\$492 .00
Restaurant sidewalk seating (where use permitted)	see Encroachment Permit
Fast food or take-out debris fee	\$473.00 + annual maintenance fee
Secondary Residential Unit	\$1,049.00
Zoning Clearance/Zoning Permit Letter	AC/Min. \$94.00
Inspection upon sale or transfer of property in R-1 and R-1:H zones	\$246.00
Notary Services (for City documents only)	\$10.00 per signature (or maximum per State law)

City of Albany Master Fee Schedule

** When 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 permits marked with an asterisk.*

Note: All fees noted will be doubled, if the Project for which you are seeking a permit has already been built or is already in use.

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	
CONSTRUCTION PERMITS & INSPECTIONS	
	Fee
ENCROACHMENT PERMITS:	
Reconstruction of curb, gutter, sidewalk, driveway, landscaping, storm drain, lower sewer lateral in street r-o-w or easement (Bond not applicable to companies operating in the City under a franchise agreement)	No fee
New construction of curb, gutter, sidewalk, driveway, landscaping, storm drain, and sewer lateral in street r-o-w or easement and utility excavations	8% of improvement cost/Min \$412.00 10% Bond may be required.
Utility company street excavation or cut	As determined by City Engineer (min. \$131.09)
Construction of permanent private facilities in City r-o-w or easement:	
a. When City Council approval is not required	5% of improvement cost/Min \$131.09
b. When City Council approval is required	5% of improvement cost/Min \$393.27
Group permits for special activities in City r-o-w (Solano Stroll, etc.) <i>note: Permit requires Council approval</i>	\$131.09
Temporary storage or placement of materials in r-o-w, including construction parking permit (up to seven days)	\$131.09
Work in r-o-w started prior to obtaining permit	Double fee
Re-inspection of work in public right-of-way (for reasons such as work not ready for a requested inspection or improper work done without an inspection which must be redone)	AC
Public Pay Telephones	\$150.00
Restaurant Sidewalk Seating	\$113.00/year
Street barrier rental fee	\$32.25/week
BUILDING PERMITS:	
Construction:	
a. General	
1. The portion of a project constructed to seismically upgrade residential dwellings (as determined by staff)	No fee
2. Building permit extension	No fee
3. Building permit transfer	No fee
4. Work started prior to obtaining permits	Double fee
5. Partial Permit Processing Fee	\$318.00

COMMUNITY DEVELOPMENT FEES	
CONSTRUCTION PERMITS & INSPECTIONS	
<p>b. Construction Permit</p> <ol 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>\$ 41.00 Min \$ 41.00 7% surcharge on permit fee only and not on application fee</p> <p>1.25% 1.00% 0.75% 0.50%</p>
<p>c. Plan Review:</p> <ul style="list-style-type: none"> ▪ Checked in-house ▪ Checked by consultant (initial submittal fee to be calculated by City staff) 	<p>\$92.50 per hour Cost + 25%</p>
<p>d. Plan Review Revisions</p> <ul style="list-style-type: none"> ▪ Review of Revised plans previously approved (in-house) ▪ Review of Revised plans previously approved (consultant) 	<p>\$92.50 per hour Cost + 25%</p>
<p>e. Building Standards Administration Fee (Subject to change per state regulations)</p>	<p>\$1.00 per \$25,000.00 (or fraction thereof) of permit valuation</p>
<p>f. General Plan Update Fee</p>	<p>\$8.00 per permit</p>
<p>g. Strong Motion Instrumentation Program (Subject to change per state regulations)</p>	<p>Residential permit: 0.01% of project valuation Commercial permit: 0.021% of project valuation</p>
<p>On-line Permit Technology</p>	<p>\$18 per permit</p>
<p>Temporary Certificate of Occupancy</p>	<p>\$262.00 per residential/commercial</p>
VIOLATIONS / CODE ENFORCEMENT	
<p>Start Work without Required Permits</p>	<p>Double regular building permit fees</p>
<p>Violation of Planning & Zoning Code requirements, nuisance abatement, or Building & Housing Code violations, not otherwise specified by ordinance or set forth herein.</p>	<p>\$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.</p>

COMMUNITY DEVELOPMENT FEES

CONSTRUCTION PERMITS & INSPECTIONS

Violations cited pursuant to Chapter 1-11, et seq.

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;

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.

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

COMMUNITY DEVELOPMENT FEES	
CONSTRUCTION PERMITS & INSPECTIONS	
	same provision of this Code within any 24 consecutive month period.
APPEALS	
Appeal of Building Official decision to Board of Appeals	\$550.00
Appeal of Notice & Order	\$550.00
Appeal of Administrative Citation	\$550.00
ADDENDUMS / EXCEPTIONS	
Request for approval of alternative materials, designs, tests or methods of construction	AC + 25% required if consultant services required. \$92.50 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	\$ 249.00
A-1 Assembly, theaters, without stage	\$ 225.00
A-2 Assembly, nightclubs	\$ 196.00
A-2 Assembly, restaurants, bars, banquet halls	\$ 194.00
A-3 Assembly, churches	\$ 228.00
A-3 Assembly, general, community halls, libraries, museums	\$ 184.00
A-4 Assembly, arenas	\$ 223.00
B Business (e.g., banks, offices, professional offices)	\$ 191.00
E Educational	\$ 205.00
F-1 Factory and industrial, moderate hazard	\$ 110.00
F-2 Factory and industrial, low hazard	\$ 109.00
H-1 High Hazard, explosives	\$ 93.00
H-2,3,4 High Hazard	\$ 102.00
H-5 HPM	\$ 191.00
I-1 Institutional, supervised environment	\$ 195.00
I-2 Institutional, hospitals	\$ 278.00
I-2 Institutional, nursing homes (16+ residents)	\$ 186.00
I-3 Institutional, restrained	\$ 224.00
I-4 Institutional, day care facilities	\$ 195.00
M Mercantile (e.g., retail)	\$ 139.00
R-1 Residential, hotels	\$ 197.00
R-2 Residential, multiple family	\$ 160.00
R-3 Residential, one- and two-family	\$ 162.00
R-4 Residential, care/assisted living facilities (5 - 15 residents)	\$ 195.00
S-1 Storage, moderate hazard	\$ 100.00
S-2 Storage, low hazard	\$ 99.00
U Utility, miscellaneous	\$ 75.00

Remodel cost estimate estimated at 75% of new construction.

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		\$37.50 1st 100amp \$16.10 each add. 100amp	
CIRCUITS		\$3.20	
FIXTURES		\$1.07	
SWITCHES		\$1.07	
RECEPTACLES		\$1.07	
DISPOSAL		\$4.30	
DISHWASHER		\$4.30	
RANGE/RANGE TOP OVEN		\$7. 55	
FURNACE		\$7.55	
AIR CONDITIONER		\$21.50	
SWIMMING POOL/OUTDOOR SPA		\$37.50	
SIGN		\$26. 85	
SERVICE (TEMPORARY)		\$37.50	
MISC. APPARATUS		\$2.15 PER KW/KVA \$158.00 Max	
MOTORS		\$2.15 PER HP \$155.00 Max	
SUB PANEL		\$16.10	

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		\$21.50	
WALL FURNACE		\$21.50	
FLOOR FURNACE		\$21.50	
UNIT HEATER		\$21.50	
DUCT HEATER		\$21.50	
AIR CONDITIONER		\$21.50	
EVAPORATIVE COOLER		\$21.50	
COILS AND RADIATORS		\$10.75	
COMPRESSORS		\$10.75	
LOW PRESSURE DUCT		\$21.50	
BOILERS		\$26.85	
RANGE/OVEN TOP		\$ 7.55	
LOG LIGHTERS		\$ 7.55	
FIREPLACE		\$21.50	
FLUE		\$ 7.55	
FANS (KITCHEN/BATH)		\$ 7.55	

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		\$ 7.55	
BATH/SHOWER		\$ 7.55	
BASINS		\$ 7.55	
SINKS		\$ 7.55	
SHOWERS		\$ 7.55	
LAUNDRY TRAYS		\$ 7.55	
CLOTHES WASHER		\$ 7.55	
FLOOR SINKS/DRAINS		\$ 7.55	
URINALS		\$ 7.55	
DRINKING FOUNTAINS		\$ 7.55	
DISHWASHER		\$ 7.55	
DISPOSAL		\$ 7.55	
WATER ALTERATION		\$21.50	
WASTE ALTERATION		\$21.50	
WATER SERVICE		\$21.50	
GAS TEST		\$32.15	
WATER HEATER		\$21.50	
RANGE/OVEN TOP		\$ 7.55	
DRYER		\$ 7.55	
SWIMMING POOL/SPA		\$37.50	
SEWER LATERAL		\$80.50	

COMMUNITY DEVELOPMENT FEES	
CONSTRUCTION PERMITS & INSPECTIONS	
	Fee
OTHER PERMITS & INSPECTIONS:	
Grading Permit	AC/Min \$150.00. If greater than 50 CY, \$112.00+5% of estimated cost of retaining walls
Transportation Permit: a. Oversized and overweight vehicles b. House Moving permit	Administrative cost recovery, not to exceed Caltrans permit rate – currently \$16.00 per single trip. \$295.00
CONSTRUCTION FEES (assessed during project review):	
Energy Conservation (when required)	12% of building permit
Storm Drain Impact	\$0.10/sq. ft.
Construction Deposit	1% of project value/min \$1,000.00
INSPECTION FEES	
Re-inspection or other misc. or special inspections (e.g., work not ready for a requested inspection, and improper work done w/o an inspection which must be redone)	\$ 92.50 per inspection
Sewer video inspections	\$ 45.00 per inspection
TREES:	
Tree removal on unimproved private property (HD and H: zones only)	\$ 190.00
Concrete removal (\$10.50/SF, Min. 12 SF)	\$126.00/site or \$8.25/sq. ft. for partial removal
Cost to plant tree in City R-O-W (Adopt-a-Tree fee)	\$ 200.00/tree
Tree replacement in City Right of Way	\$ 100.00/tree
Tree Removal Application fee in City Right of Way	\$ 200.00/tree
Replant City maintained street tree when removed by City initiated action	No fee
Tree Maintenance fee	\$41.80
PARKING:	
Disabled Parking (residential zones only; requires prior City approval)	
a. Initial application	\$ 41.75
b. Disabled parking installation	
1. Blue curb and T-bars	\$120.70
2. Disabled parking sign	\$362.95
3. Disabled parking logo (if needed)	\$ 60.35

COMMUNITY DEVELOPMENT FEES	
CONSTRUCTION PERMITS & INSPECTIONS	
No Parking (red), 2-minute parking (green), Passenger loading (white), Loading and Unloading of passengers or materials (yellow)	\$2.95/linear ft + \$23.75
FLOOD HAZARD LETTER: (determination from Flood Insurance Rate Maps only)	AC Min/\$52.65
USE OF PUBLIC WORKS VEHICLE AND EQUIPMENT: (for other than official City purpose)	
Car, pickup truck, SUV	\$16.20/hr
Light utility vehicle (electric)	\$16.20/hr
Dump truck, 2 axle	\$32.40/hr
Flat bed truck	\$27.00/hr
Loader/backhoe	\$43.20/hr
Street sweeper	\$70.20/hr
High pressure flushing/vacuum truck (Vactor)	\$81.00/hr
Sewer rodding truck	\$48.65/hr

AC = Actual staff hours at standard rates + any consultant or contract city staff cost + direct expenses.

COMMUNITY DEVELOPMENT FEES	
CONSTRUCTION PERMITS & INSPECTIONS	
SEWER & STORM DRAIN (CLEAN WATER) FEES	
SEWER CONNECTION FEE:	Fee
New Construction/New Service <ul style="list-style-type: none"> • Residential • Commercial • Industrial 4" Lateral 6" Lateral 8" Lateral 	\$1,166.00 \$182.22/plumbing fixture + Grease Traps \$7.00/gal...Min. \$1,208.00 \$182.22/plumbing fixture...Min. \$1,208.00 \$182.22/plumbing fixture...Min. \$1,208.00 \$182.22/plumbing fixture...Min. \$1,208.00
Remodels Including additions/expansion of service, no new lateral Example: Water closet equals one plumbing fixture	\$182.22/additional plumbing fixture
STORM DRAIN: Equivalent Runoff Single-Family Residential Unit	\$ 41.62 - charged on property tax bill
SEWER SERVICE RATES*:	
See Exhibit C – City of Albany Sewer Service Rate Schedule.	
Sewer service rates will be adjusted annually based on the Consumer Price Index.	

***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.**