

3. COMMUNITY DEVELOPMENT	Fiscal Year 22-23	
PLANNING & ZONING		
DOCUMENTS (See Administration Fees on Page 1)		
Special printing & scanning	Sent to vendor of choice at no cost	
Informational Handouts and forms	No Cost	
Planning applications under active consideration	No Cost	
Property History	\$	0.10
GENERAL PLAN AMENDMENT, ZONING ORDINANCE OR MAP AMENDMENT, DEVELOPMENT AGREEMENT, OR SPECIFIC PLAN		
Actual Cost per written agreement		
USE PERMITS:		
Minor Use Permit *	\$	1,246.30
Major Use Permit *	\$	2,699.45
Seasonal Use Permit	\$	415.78
Temporary Use Permit	\$	1,246.30
Temporary Use Permit with Referral to Planning & Zoning Commission	\$	2,699.45
DESIGN REVIEW		
Administrative Hearing *	\$	1,454.19
Planning & Zoning Commission		
Residential	\$	3,323.12
Residential (Complicated)	\$	8,514.13
Commercial/Mixed Use	\$	3,323.12
Commercial/Mixed Use (Complicated)	\$	8,514.13
Signs		
Signs (administrative) *	\$	207.89
Signs (requiring P&Z action) *	\$	830.52
Master Sign Program *	\$	2,491.56
ACCESSORY RESIDENTIAL UNIT		
Secondary Residential Unit *	\$	1,179.11
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 inclusionary housing requirement).		
VARIANCE OR PLANNED UNIT DEVELOPMENT*	\$	4,984.16
PARKING EXCEPTIONS:		
Residential & Commercial *	\$	1,454.19
Parking Survey if required	\$	2,284.71
* MULTIPLE APPLICATIONS		
MISCELLANEOUS PERMITS		
Beekeeping Permit	\$	415.78
Chicken (Hens)/Rabbit Permit	\$	415.78
Goat Permit	\$	415.78
Animal Breeding	\$	415.78
Permit for Tree Removal on unimproved private property (HD and H: zones only)	\$	622.63
Large Family Home Day Care	\$	1,246.30
Zoning Clearance/Zoning Permit Letter (staff approval)	\$	622.63
Zoning Clearance/Planning and Zoning Commission	\$	1,246.30

3. COMMUNITY DEVELOPMENT	Fiscal Year 22-23
EXTENSION OF APPROVALS:	
No Changes to Project within two years of original approval	\$ 207.89
Minor Changes to Project within two years of original approval	\$ 1,246.30
Significant changes to project or more than two years from original approval	\$ 1,246.30
APPEALS:	
Appeal of Staff Decision to Planning and Zoning Commission	\$ 1,246.30
Appeal of Planning & Zoning Commission Decision to City Council	\$ 2,907.34
CALIFORNIA ENVIRONMENTAL QUALITY ACT	
Categorical Exemption (written Notice of Exemption)	\$ 989.00
Negative Declaration or Environmental Impact Report	Actual Cost + Consultant Fee
SUBDIVISION MAP ACT (Note: Civil engineering plans also subject to plan check review fees)	
Certificate of Compliance	\$ 1,038.41
Parcel Map Waiver	\$ 1,038.41
Lot Line Adjustment or Lot merger	\$ 2,491.56
Parcel Map	\$ 2,491.56
Tentative Subdivision map	\$ 2,491.56
Final Subdivision Map	\$ 3,115.23
Extension of Tentative Map	\$ 1,038.41
Condominium Conversion	\$ 4,153.64
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	\$ 1,224.25
Per New Plumbing Fixture (existing service)	\$ 196.87
Commercial & Industrial Grease Trap per gallon per minute	\$ 7.56
STORM DRAIN IMPACT FEE	
	\$0.10 per square foot
ART IN PUBLIC PLACES	
	1.75% of project valuation on qualifying projects
PARKLAND DEDICATION	
	\$20.06 per required square foot dedication
I BUILDING PERMITS & PLAN CHECK FEES:	
APPLICATION FEE	\$ 77.70
BUILDING PERMIT FEE	
Single Family Residential	
Permit Valuation of up to \$2000	\$ 116.55
Per each additional \$1000 or fraction thereof up to \$25,000	\$ 10.13
Permit Valuation at \$25,000	\$ 349.64
Per each additional \$1000 or fraction thereof up to \$50,000	\$ 4.66
Permit Valuation at \$50,000	\$ 466.18
Per each additional \$1000 or fraction thereof up to \$100,000	\$ 18.65
Permit Valuation at \$100,000	\$ 1,398.55
Per each additional \$1000 or fraction thereof up to \$500,000	\$ 1.17
Permit Valuation at \$500,000	\$ 1,864.73
Per each additional \$1000 or fraction thereof up to \$1,000,000	\$ 0.93
Permit Valuation at \$1,000,000	\$ 2,331.96
Per each additional \$1000 or fraction thereof	\$ 2.33

3. COMMUNITY DEVELOPMENT	Fiscal Year 22-23
Commercial/Multi-Family/Industrial	
Permit Valuation of up to \$2000	\$ 233.09
Per each additional \$1000 or fraction thereof up to \$25,000	\$ 5.07
Permit Valuation at \$25,000	\$ 349.64
Per each additional \$1000 or fraction thereof up to \$50,000	\$ 13.99
Permit Valuation at \$50,000	\$ 699.27
Per each additional \$1000 or fraction thereof up to \$100,000	\$ 13.99
Permit Valuation at \$100,000	\$ 1,398.55
Per each additional \$1000 or fraction thereof up to \$500,000	\$ 1.17
Permit Valuation at \$500,000	\$ 1,864.73
Per each additional \$1000 or fraction thereof up to \$1,000,000	\$ 0.93
Permit Valuation at \$1,000,000	\$ 2,331.96
Per each additional \$1000 or fraction thereof	\$ 2.33
Building Plan Check	
City Processing Fee	
Up to \$100,000	\$ 233.09
\$100,001-\$500,000	\$ 466.18
\$501,000-\$1,000,000	\$ 699.27
Over \$1,000,000	\$ 932.36
Consultant Fee	Actual Cost
Additional Plan Review Required by Changes, Additions, or Revisions to plans.	\$ 466.18
Photovoltaic Systems (Solar Systems)	
Solar-Residential (Up to 15 kW)	\$ 466.18
Solar-Commercial (Up to 50 kW)	\$ 699.27
Solar- Commercial- Ground Mount (Up to 30 kW)	\$ 932.36
Remodel/Repair/Windows & Doors	
Residential	
Up to \$10,000	\$ 233.09
\$11,000-\$25,000	\$ 349.64
\$26,000-\$50,000	\$ 466.18
\$51,000-\$100,000	\$ 582.73
Over \$100,000	\$ 699.27
Commercial/Multi-Family/Industrial	
Up to \$10,000	\$ 233.09
\$11,000-\$25,000	\$ 349.64
\$26,000-\$50,000	\$ 466.18
\$51,000-\$100,000	\$ 582.73
Over \$100,000	\$ 699.27
Re-Roof	
Residential	\$ 233.09
Commercial	\$ 233.09
Signage	
Illuminated	\$ 466.18
Non-Illuminated	\$ 233.09
Monument	\$ 699.27
III Mechanical, Electrical, Plumbing Permit and Plan Check Fees	
For the Issuance of each permit	\$ 77.70
Water Heater	\$ 116.55
	Fees waived by Council if replacing a gas-fired appliance with an electric appliance

3. COMMUNITY DEVELOPMENT	Fiscal Year 22-23	
Residential/Simple Standalone MEP Permit (Fee includes up to 3 from the lists below.)	\$	233.09
Simple Mechanical Items		
Addition to each heating appliance, refrigeration 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
Building Sewer		1 of 3 included in MEP fee
Rainwater systems		1 of 3 included in MEP fee
Water piping and/or 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
CONSTRUCTION TRADES FEES		
Mechanical Minimum Flat Fee	\$	77.70
Alternative Fee per Sq. Foot if Total Improvement Area Greater than 750 Sq. Feet	\$	0.06
Electrical		See Above MEP Fees
Plumbing		See Above MEP Fees
Minimum Fee	\$	171.14
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

3. COMMUNITY DEVELOPMENT	Fiscal Year 22-23	
IV 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	\$	373.79
Re-Inspection Fee	\$	233.09
Temporary Certificate of Occupancy	\$	349.64
Appeal of Building Official decision to Board of Appeals	\$	2,331.96
Inspections outside of normal business hours	\$	258.29
Sewer video inspections		Not applicable - EBMUD responsibility
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).		
CONSTRUCTION VALUATION PER SQUARE FOOT		
A-1 Assembly, theaters, with stage	\$	371.00
A-1 Assembly, theaters, without stage	\$	339.00
A-2 Assembly, nightclubs	\$	285.00
A-2 Assembly, restaurants, bars, banquet halls	\$	284.00
A-3 Assembly, churches	\$	344.00
A-3 Assembly, general, community halls, libraries, museums	\$	294.00
A-4 Assembly, arenas	\$	338.00
B Business (e.g., banks, offices, professional offices)	\$	289.00
E Educational	\$	309.00
F-1 Factory and industrial, moderate hazard	\$	174.00
F-2 Factory and industrial, low hazard	\$	173.00
H-1 High Hazard, explosives	\$	162.00
H-2,3,4 High Hazard	\$	162.00
H-5 HPM	\$	289.00
I-1 Institutional, supervised environment	\$	293.00
I-2 Institutional, hospitals	\$	481.00
I-2 Institutional, nursing homes (16+ residents)	\$	335.00
I-3 Institutional, restrained	\$	328.00
I-4 Institutional, day care facilities	\$	293.00
M Mercantile (e.g., retail)	\$	212.00
R-1 Residential, hotels	\$	296.00
R-2 Residential, multiple family	\$	248.00
R-3 Residential, one- and two-family	\$	231.00
R-4 Residential, care/assisted living facilities (5 - 15 residents)	\$	293.00
S-1 Storage, moderate hazard	\$	161.00
S-2 Storage, low hazard	\$	160.00
U Utility, miscellaneous	\$	126.00
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.
4. Demolition cost estimated (applicable to stand-alone demolition permits only).		10% of new construction
PERMITS FOR ENCROACHMENTS INTO PUBLIC RIGHT-OF-WAY		
Reconstruction of curb, gutter, sidewalk, driveway, landscaping, storm drain, lower sewer lateral in street r-o-w or easement	\$	233.02
Minor utility encroachment (up to 2 hours of Staff time)	\$	233.02
Major utility encroachment (fee estimate to be provided at acceptance of application)		\$233.02 plus Staff time billed at applicable rate
Special activities in City right-of-way. Note: Permit and/or waiver of fee requires Council approval	\$	233.02
Temporary storage or placement of materials in r-o-w, including construction parking permit (up to seven days)	\$	233.02

3. COMMUNITY DEVELOPMENT	Fiscal Year 22-23	
OTHER FEES AND CHARGES		
Notary Services (for City documents only)	\$15.00 per signature (or maximum per State law)	
Address Change	\$	335.99
Special assessment fee on delinquent Waste Management accounts	\$	52.50
CITY-OWNED ELECTRIC VEHICLE CHARGING STATION		
Per hour for the first 3 hours while vehicle is charging	\$	1.57
Per hour after first 3 hours or 30 minutes after the vehicle is fully charged	\$	5.25
Overnight period of 9:00 PM to 7:00 AM whether vehicle charging or not	\$	10.50
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	\$	645.00
Appeal of Notice & Order	\$	645.00
Appeal of Administrative Citation	\$	645.00