

## Example Fee Estimate: New 200-Unit Apartment Development

Fees	Current	Proposed FY 25-26
Planning Entitlement Review		
Planning Cost-Recovery <sup>1(a)</sup>	\$116,000	\$71,500
Public Works Cost-Recovery <sup>1(b)</sup>	\$19,000	\$25,500
Other City Departments/ Divisions Cost-Recovery <sup>1(c)</sup>	\$0	\$16,050
Admin. Overhead for Cost-Recovery	\$24,000	\$16,950
Public Works Technical Studies <sup>2</sup>	None	\$30,000
Technology Fee <sup>3</sup>	\$0	\$5,650
Subtotal	\$159,000	\$165,650
Construction Permit Review		
Building Plan Check	\$290,300	\$592,000
Building/Fire Permit & Inspection Fee	\$156,300	\$318,500
Public Works Permit & Inspection Fee	\$85,000	\$85,000
Building Permit – Planning Review <sup>1(d)</sup>	Incl. in Cost-Recovery Fee	\$19,500
Planning Land Use Document Fee	\$154,000	\$175,200
Technology Fee <sup>3</sup>	\$1,850	\$49,500
Green Building Fee <sup>4</sup>	\$17.50	\$17.50
Strong Motion Instrumentation and Seismic Hazard/Mapping Program (SMIP) Fee <sup>5</sup>	\$9,500	\$9,500
Construction Tax <sup>6</sup>	\$11,250	\$11,250
Subtotal	\$708,217.50	\$1,260,467.50
Impact Fees <sup>7</sup>	Not in Study	

The total project construction valuation is assumed to be \$73 million.

Notes:

- The cost-recovery fee structure is proposed to be modified with the Citywide Master Fee Study to:
  - reduce the duration of the fee account from planning entitlement through construction completion to only planning entitlement review (Note: the proposed planning fee appears lower since it captures only review time during entitlement review);
  - public works staff are proposed to charge their full hourly rate, previously it was calculated as a portion of planning’s hourly rate;
  - expand to include cost of other City Departments/Divisions involved in planning entitlement review (e.g. Building, Environmental Safety, Urban Forestry, City Attorney’s Office, Utilities, Transportation, Solid Waste, Traffic, and Housing); and
  - include new flat fee for Planning staff’s time on building permit review and inspection, based on project size (e.g. unit count, square footage).
- This includes proposed new fees: Multimodal Transportation Analysis and Utility Impact Study.
- This is a revised fee to support all technologies associated with development permit review and inspections for Planning, Building, and Public Works permits in the Development Services Fund; current fee applies exclusively to building permits for digitizing paper plans.
- This is collected per [Senate Bill 1473](#) (2008), whereby 90% of the fee is sent to the State and 10% is retained by the City for building inspector-related education/training.
- This is a pass-through fee for a [State Program](#) per Senate Bill 861 (2014).
- This is a City tax applied to new construction used for capital improvements per [City Code Ch. 29, Article IV \(Construction Tax\)](#).
- Example impact fees include nonresidential housing impact fee, parkland dedication in-lieu fee, citywide transportation impact fee, etc.