

EXHIBIT "A" TO ORDINANCE NO. _____

**MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY PLANNING DIVISION
FEES FOR PLANNING-RELATED SERVICES**

PROPOSED FEES - EFFECTIVE AUGUST 28, 2005

Current	Fees Effective		August 28, 2005
ZONING AAPPLICATION FEES			
1.	Use Permits		
	a. Use Permit and Amendment	3,950	4,111
	b. Use Permit for Mobile Home	1,635	1,700
	c. Use Permit and Amendment – Large Family Day-Care	500	No Change
	d. Use Permit and Amendment – Child Day-Care Center	500	No Change
	e. Use Permit – Minor Amendment/Accessory Use – Accessory Structures	1,230	1,280
	f. Use Permit – Temporary	N/A	500
2.	Variances		
	a. Public Hearing Variance and Amendment.....	2,855	2,970
	b. Administrative Variance and Amendment	1,430	1,490
3.	Second Units		
	a. Second Unit Permit	1,135	No Change
	b. Certificate of Registration	N/A	400
4.	Design Review or Precise Development Plan		
	a. <u>Value of Project - Multi-family Residential, Commercial, and Other</u>		
	Under \$20,000.....	1,310	1,360
	\$20,000 - \$49,999	3,265	3,390
	\$50,000 - \$79,999	4,500	4,680
	\$80,000 - \$249,999	7,485	7,780
	\$250,000 - \$499,999	9,805	10,200
	\$500,000 - \$1,000,000	17,290	17,980
	Over \$1,000,000.....	29,265	30,430
		+ \$305/\$100,000 valuation over \$1,000,000	
	b. Design Review/Single Family	2,895	3,010
	c. Design Review/Single Family - Minor and Amendment.....	1,260	1,310
	d. Design Review – Clearance Determination	220	230
5.	Amendment to Design Review/Precise Development Plan		
	<u>Value of Project</u>		
	Under \$20,000	895	930
	\$20,000 - \$49,999.....	2,085	2,170
	\$50,000 - \$79,999.....	2,865	2,980
	\$80,000 - \$249,999.....	4,865	5,060
	\$250,000 - \$499,999.....	6,430	6,690
	\$500,000 - \$1,000,000	9,810	10,200
	Over \$1,000,000	14,635	15,220
		+ \$150/\$100,000 valuation over \$1,000,000	
6.	Coastal Permit and Amendment		
	a. Administrative.....	830	860

	b. Public Hearing.....	1,365	1,420
	c. Coastal Exclusion.....	225	230
7.	Tidelands Permit and Amendment	1,255	1,300
Current		Fees	August 28, 2019
		Fees Effective	
8.	Master Plan		
	a. Non-Residential +0.125% improvement value	18,590	19,330
	b. Residential 1-4 units..... +125/unit	12,870	13,380
	c. Residential 5 units or more +125/unit	23,960	24,920
	d. Minor amendment	4,165	4,330
	e. Major amendment	10,350	10,760
9.	Countywide or Community Plan or Local Coastal Program Amendment (Amendments to Special Area Plans and other plans required by State law are included in this category)	7,865	8,180
10.	Rezoning.....	9,470	9,850
11.	Signs		
	a. Sign Review	1,015	1,050
	b. Sign Permit.....	415	430
12.	Tree Removal Permit.....	130	130
13.	Street Name Change	415	430
14.	Change in address initiated by property owner	215	220
15.	Planning Review Fee of Building Permits		
	a. Building Permit (major plan checks)	510	530
	(\$75 for Building Inspection - CDA, \$455 for Planning plan check) plus \$100 for each additional detached unit when plan checks submitted to the Planning Division - Community Development Agency for more than one residential dwelling unit are proposed under one application.		
	b. Structural plan check under 300 square feet.	215	220
	c. Condition Compliance fee for multi-family and commercial projects.....	varies	No Change
	0.0725% of construction value over \$250,000 for multi-family projects of 3 or more units and for commercial projects.		
	d. Building Permit (minor plan checks) includes non-structural building improvements only.....	215	220
	(\$20 for Building Inspection; \$205 for Planning plan check) plus \$75 for each additional detached unit when plan checks are submitted to the Planning Division - CDA when more than one residential dwelling unit is proposed under one application.		
	e. Building Permit - (Solar Panels, Air Conditioners, Arbors, Trellises, Fences)	115	120
	f. Building Permit for Residential Accessory Structure in conjunction with		

	Building Permit for House	115	12
	(\$20 for Building Inspection, \$100 for Planning plan check)		
Fees,	g. Long Range Planning Surcharge Based on Building Permit and Planning Application		
	Marin County Code Title 19, collected by the Community Development Agency	12%	No Chang
16.	Appeals		
	a. Planning Commission	545	No Chang
	b. Board of Supervisors.....	700	No Chang

Current**Fees
Fees Effective****August 28,**

17. Extensions and Renewals

a. Extension of time to vest a Use Permit or Variance	525	54.
b. Use Permit Renewal.....	1,580	1,64.
c. Extension of time to vest a Design Review/Precise Development Plan	525	54.
d. Extension of time to vest a Master Plan.....	710	74.
e. Extension of time to vest a Coastal Permit	245	25.
f. Extension of time to vest a Tidelands Permit.....	245	25.
g. Extension of time to vest a Lot Line Adjustment.....	245	25.
h. Extension of time to vest a Floating Home Exception.....	245	25.
i. Extension of time to vest a Floating Home Architectural Deviation	245	25.

SUBDIVISION APPLICATION FEES**18. Tentative Map, where Final Map required:**

a. For the first 5 lots	10,425	10,84.
b. For each additional lot.....	+135	+14.
c. For each lot proposed to be served by a septic tank.....	+135	+14.
d. Minor Amendment	1,635	1,72.
e. Major Amendment	6,270	6,52.
f. Extension.....	525	54.

19. Tentative Map, where Parcel Map required:

a. For 4 or less lots	9,300	9,67.
b. For each lot proposed to be served by a septic tank.....	+135	+14.
c. Minor Amendment	1,635	1,70.
d. Major Amendment	6,270	6,52.
e. Extension.....	525	54.

20. Planning Check Fee for Parcel/Final Maps and Improvement Plansvaries..... No Change
billed at \$115.00 per hour, \$3,000 retainer for Parcel
Maps and \$6,000 retainer for Final Maps due upon
submission of Improvement Plans.

21. Lot Line Adjustment and Amendment - no additional lot is to be created.....	720	75.
22. Reversion to Acreage.....	385	40.
23. Certificate of Compliance.....	1,095	1,54.
24. Merger Request.....	200	21.

FLOATING HOME APPLICATION FEES

25. a. Floating Home Adjustment	3,070	3,19.
b. Floating Home Architectural Deviation.....	415	43.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

26. Environmental Review

- | | | |
|---|-------------|----------|
| a. Initial Study Deposit | 2,730 | 2,84 |
| b. Categorical Exemption (Includes \$30 County Clerk Filing Fee)..... | 280 | 29 |
| c. Environmental Impact Review Administration Overhead | 30% | No Chang |

Current**Fees
Fees Effective****August 28**

27. FOR INFORMATION ONLY: Fish and Game Fee pursuant to Assembly Bill 3158:
- | | | |
|--|-------|------------|
| Fish and Game Fee - Negative Declaration (Includes \$30 County Clerk Filing Fee) | 1,320 | 1,37 |
| Fish and Game Fee - EIR (Includes \$30 County Clerk Filing Fee)..... | 910 | 95 |

GENERAL PLANNING SERVICES

28. a. Property Status Determination and Research.....varies..... No Chang
\$100/hour, \$500 retainer upon submission of request.
- b. Pre-application Reviewvaries..... No Chang
\$100/hour, \$750 retainer upon initiation of request.
For Projects involving a master plan, sub-division, plan amendment or rezoning.
Fee collected applied to subsequent application if submitted within one (1) year.
- c. Fee & Lien Release - Notice of Violation (Enforcement)varies..... No Chang
Based on the actual costs associated with recordation of the lien release
- d. Zoning Enforcement.....varies..... No Chang
..... Zoning enforcement expenses will be billed on a time and materials basis at a rate of.....95/hr 100/hou
- e. Public Convenience and Necessity Determination (ABC License)630 65
- f. Mitigation Monitoring and Condition Compliance Review.....95/hr 100/h
- g. Performance/Professional Services Agreement Administration95/hr 100/h
- h. General Staff Consultation.....180 20
- i. General Contract/Performance Agreement Administration95/hr 100/h
- j. Affordable Housing Monitoring Fee.....95/hr 100/h

APPLICATION OF FEES

- A. Fees shall be submitted in full at the time of application submittal to the County.
- B. Pursuant to a written request, the Board of Supervisors may waive or reduce fees upon a finding that such waiver or reduction is in the public interest and that the applicant or appellant is unable to afford such fees.
- C. Portions of fees may be refunded upon withdrawal of the application; the amount of refund shall be determined by the Agency Director, based upon the amount of work done by the County prior to withdrawal.
- D. Full fee credits may be granted toward resubmittal of applications if applications are withdrawn and resubmitted within 60 days from the date of withdrawal with the prior written authorization of the Agency Director.
- E. In the event that any work has been undertaken or use made of the property without legal authority prior to completing the requisite procedures necessary to authorize such work or use, the applicant shall pay two to four times the specified amount, based on the criteria set forth in Marin County Code, section 1.05.050 D, that is hereby incorporated by reference as is fully set forth herein, unless waived by the Agency Director based on a finding that such a waiver is in the public interest and that the applicant is expeditiously correcting the violation.
- F. Where a project requires more than one permit, the full fee shall be collected for each and every permit required.
- G. The Agency Director shall have the ability to waive or transfer from the In-Lieu Housing Trust Fund up to 100% of the planning fees for projects which include below market rate housing units subject to the requirement that the project meet the eligibility standards for

state or federal housing funding. The amount of fees waived or transferred to be determined based on the proportion of the project which is below market rate housing and the permanency of the housing subsidy. The Agency Director is also authorized to waive up to 35% of the planning fees for projects undertaken by community-based non-profit agencies or organizations which provide services resulting in public benefits.

- H. The Agency reserves the right to charge actual cost (at a rate of \$100/hour) on large, complex, unusual and/or time consuming projects in order to ensure that the fee will cover the actual cost of service.
- I. The charge for returned checks is \$35 (Includes \$10 Central Collections fee).