

San Juan Bautista Master Fee Schedule

Fee Name	Unit	Proposed Fee
Building*		
Trade Permits in Conjunction with Building Permit		
Electrical Sub-Permit	% of Bldg Permit Fee	15%
Plumbing Sub-Permit	% of Bldg Permit Fee	15%
Mechanical Sub-Permit	% of Bldg Permit Fee	15%
Plan Review Fees		
Structural and Architectural Plan Review	% of Bldg Permit Fee	65%
Plumbing/Electrical/Mechanical Plan Review	% of Plan Review	50%
Master Plan Verification Review (subdivisions)	% of Plan Review	25%
C&D Review		
C&D Review	Each	\$179
C&D Penalty	% of Project Valuation	3%
Investigations**		
Investigations	Each	\$1,020
Fees Assessed By Other Agencies		
Fees Assessed By Other Agencies	Each	Actual Cost
Building Permit Fee Table (Based on Total Valuation)		
\$1.00 to \$500	Each	\$147.79
\$501 to \$2,000		
For the first \$500	Base	\$147.79
For each additional \$100, or fraction thereof, to and including \$2,000	Each additional \$100, or fraction thereof	\$8.35
\$2,001 to \$25,000		
For the first \$2,000	Base	\$273.08
For each additional \$1,000, or fraction thereof, to and including \$25,000	Each additional \$1,000, or fraction thereof	\$21.83
\$25,001 to \$50,000		
For the first \$25,000	Base	\$775.27
For each additional \$1,000, or fraction thereof, to and including \$50,000	Each additional \$1,000, or fraction thereof	\$11.86
\$50,001 to \$100,000		
For the first \$50,000	Base	\$1,071.88
For each additional \$1,000, or fraction thereof, to and including \$100,000	Each additional \$1,000, or fraction thereof	\$8.00
\$100,001 to \$500,000		
For the first \$100,000	Base	\$1,505.55
For each additional \$1,000, or fraction thereof, to and including \$500,000	Each additional \$1,000, or fraction thereof	\$17.24
\$500,001 to \$1,000,000		
For the first \$500,000	Base	\$8,525.34
For each additional \$1,000, or fraction thereof, to and including \$1,000,000	Each additional \$1,000, or fraction thereof	\$5.84
\$1,000,001 to \$10,000,000		
For the first \$1,000,000	Base	\$11,690.38
For each additional \$1,000, or fraction thereof	Each additional \$1,000, or fraction thereof	\$1.47

Fee Name	Unit	Proposed Fee
\$10,000,001 to \$25,000,000		
For the first \$10,000,000	Base	\$25,256.00
For each additional \$1,000, or fraction thereof	Each additional \$1,000, or fraction thereof	\$0.47
\$25,000,001+		
For the first \$25,000,000	Base	\$32,777.29
For each additional \$1,000, or fraction thereof	Each additional \$1,000, or fraction thereof	\$0.23
Miscellaneous Standalone Fees		
Minimum Permit fee	Each	\$189
Kitchen Remodel/Alteration - Non Structural	Each	\$657
Bathroom Remodel/Alteration - Non Structural	Each	\$657
Living Space Remodel/Alteration - Non Structural	Each	\$657
Powder Room Remodel/Alteration - Non Structural	Each	\$452
Residential Window / Door Replacement Permit		
Up to 3	Each	\$188
4 to 10	Each	\$324
10+	Each	\$411
Residential Home Demolition Permit	Each	\$257
Pool and/or Spa Remodel	Each	\$726
Pool Demolition Permit	Each	\$295
Detached Storage Shed - with no trades (not to exceed 250 sq. ft.)	Each	\$686
Standard Residential Re-roof Permit	Each	\$408
Combo Permits (2 Trades)		
Heat Pump Water Heater	Each	\$452
Photovoltaic Roof Mounted		
Residential	Each	\$549
Non-Residential	Each	\$783
Administrative Fees that apply to all permits		
Strong Motion Instrumentation Program - Residential	% of Valuation	0.013%
Strong Motion Instrumentation Program - Commercial	% of Valuation	0.028%
California Building Standards Fee	Per \$25,000 of total valuation	\$1
Additional Fees that May Apply		
Inspections outside of normal business hours (Min. 4 hours)***	Per Hour	\$168
Reinspection Fees	Per re-inspection	\$182
Inspections for which no fee is specifically indicated	Each	\$182
Additional plan review required by changes, additions or revisions to plans or any plan chck reviews beyond the second review	Per Hour	\$194
Permit Reactivation	Each	\$120
Request for Duplicate Plans	Each	\$89
Temporary Certificate of Occupancy (commercial/industrial only) 90 day only	Each	\$295

Fee Name	Unit	Proposed Fee
Surcharges		
Technology Surcharge	% of Permit Fee	10%
Advanced Planning (General Plan & Long Range Planning) Maintenance Fee	% of Building Permit Fee	12%
Electrical Permit - Standalone Fees		
Permit Issuance	Each	\$120
Temporary Power Service		
For a temporary service power pole or pedestal including all pole or pedestal-mounted receptacle outlets and appurtenances	Each	\$171
Lighting Fixtures		
Up to 20	Each	\$68
Additional fixtures, each additional 20	Each Add'l 20	\$102
Electrical Services		
For main services of 400 amps or less	Each	\$137
For Sub-Panels of 200 amps or less	Each	\$137
Meter Pedestal	Each	\$137
Cell Tower:		
Cell Tower Permit fee - includes plan check for 1st and 2nd review	Each	\$526
Electrical Vehicle Charging		
EVC - Residential	Each	\$214
EVC - Commercial	Each	\$566
Mechanical Permits		
Permit Issuance	Each	\$120
Heating, Ventilation, and Air Conditioning (HVAC)		
Residential - New Furnace and / or AC/Condenser	Each	\$429
Residential - Replace / Relocate Furnace and / or AC/Condenser	Each	\$68
Commercial - New Furnace and/or HVAC/Condenser	Each	Valuation-Based
Commercial - Replace / Relocate - Furnace and/or HVAC/Condenser	Each	\$167
Additional Fee Categories		
Floor Furnace	Each	\$102
Wall Heater	Each	\$102
Boiler / Compressor	Each	\$68
Evaporative Cooler	Each	\$68
Ventilating Fan	Each	\$68
Hood	Each	\$137
Plumbing Permit		
Permit Issuance	Each	\$120
Water Heater & Water Softener permitting fees		
Tankless Water-heater	Each	\$68
Water heater replacement	Each	\$68
Electric water heater	Each	\$68

Fee Name	Unit	Proposed Fee
Water Softener	Each	\$68
Gas Line		
Gas Line Replacement	Each	\$102
New Gas Line	Each	\$137
Waterline & Sewer Repipe		
Repipe waterline	Each	\$102
Repipe from house to main waterline	Each	\$102
Repipe sewer	Each	\$102
Repipe from house to main sewer	Each	\$102
Unit Fee Schedule		
For each plumbing fixture or trap or set of fixtures on one trap	Each	\$20
For each industrial waste pretreatment interceptor including its trap and vent excepting kitchen-type grease interceptors functioning as fixture traps	Each	\$20
For installation, alteration, or repair of water piping and/or water treating equipment, each	Each	\$20
For repair or alteration of drainage or vent piping, each fixture	Each	\$20
*No building permit shall be issued until a solid waste diversion plan has been submitted to and approved by the Community Development Department. Failure to submit a plan shall prevent the issuance of a building permit. Permittees are required to divert a minimum of 65% of their waste. A permit holder who has not diverted 65% of the of the construction or demolition waste from disposal shall be required to pay the City of San Juan Bautista an amount equal to the rate per ton for disposal of mixed waste at the John Smith Road Landfill or alternative landfill existing at the time the penalty is calculated times the number of tons of waste that were not properly diverted as required by this section. Funds generated from any penalties collected will be collected by the City under the Community Development Department, and reserved for use of discretion of the Department.		
**Refer to Article 6. Fees 10-1-600 Building code fees		
***Please note that normal business hours are based on the City's posted inspection schedule and may not coincide with City Hall's regular business hours.		
Disclaimer: If an outside consultant is used, then full consultant fees will be applied to permit for reimbursement.		
Note: All projects are subject to City Manager review and based on their discretion may be charged at a T&M rate.		
Code Enforcement*		
Administrative Penalties**		
Nuisance Violation		
First Violation	Per Day Max	\$100
Second Violation	Per Day Max	\$200
Each Additional Violation	Per Day Max	\$500
Local Building and Safety Codes Violation		
First Violation	Per Day Max	\$130
Second Violation	Per Day Max	\$700
Each Additional Violation	Per Day Max	\$1,300
Cannabis Related Violation		
Violation	Per Day Max	\$1,000
Notices		
Notice of Violation	Each	\$987
Notice to Abate a Public Nuisance	Each	\$987
Post-Deprivation Notice	Each	\$1,036
Stop Work Notice	Each	\$641

Fee Name	Unit	Proposed Fee
Unsafe to Occupy	Each	\$641
Vacancy	Each	\$493
Notice of Refusal to Issue Permits	Each	\$497
Release of Notice of Violation	Each	\$690
Recorded with the San Benito County Recorder		
Notice of Noncompliance	Each	\$518
Notice of Pendency	Each	\$518
Abatement		
Abatement at City Expense	Each	Actual Cost
Notice of Final Disposition	Each	Actual Cost
Hearing		
Lien Hearing	Each	Actual Cost
Administrative Hearing	Each	Actual Cost
Vacancy Registration Fee		
Vacancy Registration Fee***	Per Property Per Month	\$316
Code Enforcement		
Hourly Rate	Per Hour	\$172
Re-Inspection Fees	Per Inspection	\$225
*This fee schedule will supersede all previous fees and we may need to amend sections of the ordinances to then be updated to our new fee schedule.		
**Refer to Chapter 2-7-150 Administrative Citation Collection and 3-1-460 Administrative Civil Remedies		
***Any additional inspections or City Attorney fees will be bill separately. If goes to collection would be subject to code enforcement fees and fines		
Disclaimer: If an outside consultant is used, then full consultant fees will be applied to permit for reimbursement.		
Parking Citations		
Stopping in Specified Places	Each	\$70
Unauthorized Standing or Loading	Each	\$70
Exceeding Loading Time	Each	\$70
Wheels further than 18" of Curb	Each	\$70
Parking on Streets for Purpose of Sale	Each	\$70
Parking & Storage of Boats	Each	\$70
Parking on Private Property w/o Consent	Each	\$70
Parking/Standing – Vendors (permit req.)	Each	\$70
Selling from a Parked Vehicle	Each	\$70
No Parking – Yellow Zone (30 min)	Each	\$70
Exceeding Loading Time (10 min)	Each	\$70
Exceeding Parking Time (Green/20 min)	Each	\$70
Restricted Parking – Handicapped Zone	Each	\$300
Parking on City Streets for Repairs	Each	\$70
No Parking in Excess of 72 hours	Each	\$70
Parking of Oversized Vehicles	Each	\$175
Trailer Parked on Street	Each	\$70

Fee Name	Unit	Proposed Fee
Engineering		
Permit Issuance	Each	\$89
Subdivision Map Check		
Final Map	Deposit	\$5,000
Parcel Map	Deposit	\$4,000
Certificate of Compliance (Lot Line Adjustment, Lot Merger)	Deposit	\$1,000
Encroachment Permit and Improvement Plan Check/Inspection/Grading	Deposit (% of Construction Cost)	3%
Annual Utility Encroachment Permit	Each	\$1,236
Minor Encroachment Permits (Residential Driveway, Pods, etc.)	Each	\$494
Oversize Transportation Permits		
Single Trip	Each	\$16
Annual Permit	Each	\$90
Engineering Division Plan Check		
Includes Storm Water Review, Up to \$300,000 valuation	Each	\$247
Over \$300,000 valuation	Each	\$741
Planning		
Administrative Time Extension	Each	\$885
Annexation	Deposit	\$16,000
Appeals		
Appeal, Planning Commission	Deposit	\$1,000
Appeal, All others	Deposit	\$1,000
Amendment / Modification	% of Initial Application	50%
Architectural and Site Review:		
Commercial / Industrial / Wireless or Miscellaneous	Each	\$7,250
Residential	Each	\$6,454
Business License Fee*	Each	\$204
Conditional Use Permit	Deposit	\$7,000
Conditions of Approval - Mitigation Monitoring	Deposit	\$1,000
Hearing Continuation Request by Applicant	Each	\$1,362
Development Agreement	Deposit	\$5,000
Environmental		
Categorical Exemption	Each	\$845.00
Initial Study/ND/MND, non-complex project (Staff Review)**	Deposit	\$2,000
EIR/MND/Initial Study (Consultant Contract)**	Deposit	Staff + consultant cost
EIR/MND/Initial Study (Peer Review of Applicant Prepared EIR/MND/ND/Initial Study)**	Deposit	Staff + consultant cost
Planning Commission Extension	Each	\$2,476
Film Permit	Per Permit	\$379
General Plan Amendment	Deposit	\$16,000
General Plan Text Amendment	Deposit	\$13,000
Historic Resources Review (including demolition / significant alteration / registration of property)		

Fee Name	Unit	Proposed Fee
Administrative	Deposit	\$1,500
Commission	Deposit	\$5,000
Evaluation	Deposit	Actual Cost
Home Occupation Permit	Each	\$499
Lot Line Adjustment / Merger	Each	\$5,340
Miscellaneous Planning Review or Research	Per Hour	\$159
Mobile Food Facilities Registration Fee (Non-Events)***:		
Initial Permit	Each	\$103
Renewal / Annual Permit	Each	\$103
Mobile Home Rent Review	Each	\$5,340
Planning Inspection / Review	Per Hour	\$159
Planned Unit Development	Deposit	\$7,000
Pre-Application Review	Each	\$3,590
Public Noticing Fee	Actual Cost	Actual Cost
SB9 Urban Lot Split	Deposit	\$2,000
SB330 Application	Each	\$7,091
Short Term Rental Program		
<u>Initial Application</u>		
Fire Safety Inspection	Per Hour	\$131
Building Code inspections	Per Hour	\$131
Application Fee	Each	\$1,383
Hourly Inspection	Deposit	\$1,000
Sidewalk Vending Registration Fee:		
Initial Permit	Each	\$103
Renewal / Annual Permit	Each	\$103
Sign Permit	Per Sign	\$726
Sign Program (2 or more signs)	Deposit	\$1,000
Temporary Use Permit (standard)	Each	\$2,635
Tentative Parcel Map (up to 4 lots)	Deposit	\$5,000
Tentative Tract Map (5 or more lots)	Deposit	\$7,000
Tree Removal Permit	Each	\$487
Variance Request	Deposit	\$2,000
Zoning Text / Map / Ordinance Amendment	Deposit	\$16,000
Zoning Clearance Letter	Per Hour, minimum 3-Hour	\$159
Zoning Verification Letter	Each	\$238
Any Other Application / Entitlement Not Listed	Deposit	\$1,000
Planning Division Plan Check		
Up to \$100,000 valuation	Each	\$487
Over \$100,000 valuation	Each	\$965
Affordable Housing Project / Agreement	Deposit	\$2,000

Fee Name	Unit	Proposed Fee
Complex Project****	Deposit	\$8,000
Technology Surcharge	% of Fee	10%

Note: Additional publishing fees / noticing costs + Attorney costs + Outside Consultant Costs may apply. All projects are subject to City Manager review and based on their discretion may be charged at a T&M rate.
 Disclaimer: If an outside consultant is used, then full consultant fees will be applied to permit for reimbursement.

*Additional fees associated with inspections and taxes will apply.

**Any EIR/MD/ND/Initial Study will include request for proposal, staff review, deposit of actual costs, consultant actual cost, all publication fees, and any legal fees.

***Any mobile food facilities / food trucks that are vending at events would be required to pay the food truck / mobile food facility event vendor fees in the special events section. This only represents the annual registration fees.

****Complex project can refer to projects that require multiple entitlements or are so large in nature and don't really fit any of the other categories.

Recreation

Parks and Recreation Fees

City Park Permit		
Resident	Each	\$234
Other	Each	\$234
BBQ Pit / Bench Area	Each	\$27
Baseball Field Rental	Per Field Per Hour	\$25
Parking Lot Rental		
Per Lot Per Day	Per Day	\$1,125
Per Lot Per Hour	Per Hour	\$112
Yard Sale Permit	Each	\$20
Refund or Cancellation Processing Fees	Each	\$51
Background Check Fees	Each	Actual Cost
Dog License Fees:		
Unspayed / Non-Neutered	Each	\$30
Spayed / Neutered	Each	\$20
"Seeing Eye" Guide Dog	Each	\$0

Special Event/Activities – Permit Application

Non Profits / Government Agency:		
No street blockage,	Each	\$1,691
Organizations: No street blockage or blockage of side streets, up to one block.	Each	\$2,032
Street blockage of Second, Third or Fourth Streets and side streets between Franklin & Muckelemi, and more than 1,000 people	Each	\$2,372
Private Promoter Organizations:		
No street blockage,	Each	\$1,691
Organizations: No street blockage or blockage of side streets, up to one block.	Each	\$2,032
Street blockage of Second, Third or Fourth Streets and side streets between Franklin & Muckelemi, and more than 1,000 people	Each	\$2,372
Additional Inspection	Each	\$95
Encroachment Permit	Each	See PW Fee Schedule
PW Blockade Materials	Per Item	Actual Cost
PW Staff Time	Per Hour	\$95

Fee Name	Unit	Proposed Fee
Vendor Fee		
Single Event	Per Vendor Per Event	\$126
Multiple Events / Annual	Per Vendor Per Event	\$294
Mobile Food Facility / Food Truck Vendor Fee (Events):		
Single Event	Per Vendor Per Event	\$168
Multiple Events / Annual	Per Vendor Per Event	\$336
Events that Include Alcohol	% of Permit Fee	15%
Alcohol License Processing Fee	Each	\$168
Community Hall Rental		
City Resident	Each	\$700
Non-Resident	Each	\$843
Local City & County Non-Profits	Each	\$0
Damage Deposit	Each	\$500
Cleaning Deposit	Each	\$250
Events that Include Alcohol	% of Permit Fee	15%
Alcohol License Processing Fee	Each	\$168
Library Rental		
Meeting Room Rental	Each	\$59
Full Library Rental (Closed Hours Only)	Each	\$176
Damage Deposit	Each	\$500
Cleaning Deposit	Each	\$250