

**Cost of Services (User Fee) Study**  
**Final Report**

**CITY OF CUPERTINO, CALIFORNIA**



201 San Antonio Circle, Suite 148  
Mountain View, CA 94040  
v.650.858.0507 f.650.917.2310

**March 2016**

## **TABLE OF CONTENTS**

<b>1. EXECUTIVE SUMMARY</b>	<b>3</b>
<b>2. LEGAL FRAMEWORK AND POLICY CONSIDERATIONS</b>	<b>10</b>
<b>3. USER FEE STUDY METHODOLOGY</b>	<b>14</b>
<b>4. RESULTS OVERVIEW</b>	<b>17</b>
<b>5. BUILDING</b>	<b>18</b>
<b>6. ENGINEERING (PUBLIC WORKS)</b>	<b>20</b>
<b>7. GENERAL FEES</b>	<b>25</b>
<b>8. PLANNING</b>	<b>32</b>
<b>9. RECREATION SERVICES</b>	<b>36</b>
<b>10. COMPARATIVE MARKET SURVEY</b>	<b>44</b>
<b>11. CONCLUSION</b>	<b>47</b>

### **ATTACHMENTS:**

- PLAN CHECK – NEW CONSTRUCTION FEE SCHEDULE**
- INSPECTION – NEW CONSTRUCTION FEE SCHEDULE**
- MECHANICAL, ELECTRICAL, PLUMBING FEE SCHEDULES**
- MISCELLANEOUS FEES (BUILDING)**
- COMPARATIVE SURVEY**

## **1. EXECUTIVE SUMMARY**

The report, which follows, presents the results of the Cost of Services (User Fee) Study conducted by the Matrix Consulting Group for the City of Cupertino.

### **1. PROJECT BACKGROUND AND SCOPE OF WORK**

The Matrix Consulting Group analyzed the cost of service relationships that exist between fees for service activities related to building permits, planning applications, public works, general services, and parks and recreation. The results of this Study provide a tool for understanding current service levels, the cost and demand for those services, and what fees for service can and should be charged.

### **2. GENERAL PROJECT APPROACH AND METHODOLOGY**

The methodology employed by the Matrix Consulting Group is a widely accepted “bottom up” approach to cost analysis, where time spent per unit of fee activity is determined for each position within a division. Once time spent for a fee activity is determined, all applicable City costs are then considered in the calculation of the “full” cost of providing each service. The table on the following page provides an overview of types of costs applied in establishing the “full” cost of services provided by each Department included in this Study:

<b>Cost Component</b>	<b>Description</b>
<b>Direct</b>	Fiscal Year 2015/16 Adopted Budgeted salaries, benefits and allowable expenditures.
<b>Overhead</b>	Division and departmental administration / management and clerical support, along with Citywide overhead as calculated through the Cost Allocation Plan.
<b>Supporting (Cross) Unit Review</b>	Where applicable, direct and indirect costs associated with external divisions' assistance.

Together, the cost components in the table above comprise the calculation of the total “full” cost of providing any particular service, whether a fee for that service is charged or not.

The work accomplished by the Matrix Consulting Group in the analysis of the proposed fees for service involved the following steps:

- **Divisional Staff Interviews:** The project team interviewed staff in each division regarding their needs for clarification to the structure of existing fee items, or for addition of new fee items.
- **Data Collection:** Data was collected for each item, including time estimates and volume of activity. In addition, all budgeted costs and staffing levels for Fiscal Year 15/16 were entered into the Matrix Consulting Group’s analytical software model.
- **Cost Analysis:** The full cost of providing each service included in the analysis was established. Cross-checks including allocation of not more than 100% of staff resources to both fee and non-fee related activities assured the validity of the data used in the Study.
- **Review and Approval of Results with City Staff:** Department and City management have reviewed and approved these documented results.

A more detailed description of user fee methodology, as well as legal and policy considerations are provided in subsequent chapters of this report.

### **3. CURRENT COST RECOVERY**

When comparing Fiscal Year 15/16 budgeted expenditures with revenue generated in Fiscal Year 14/15 the City is under-recovering its costs by approximately \$7,248,000 per year for Building, Planning, Engineering, and Recreation services. The table on the following page presents a summary of results by Department / Division for the City of Cupertino:

<b>Department / Division</b>	<b>FY15 Revenue<sup>1</sup></b>	<b>FY16 Budget</b>	<b>Surplus / (Deficit)</b>	<b>Current Cost Recovery Percentage</b>
Building	\$2,401,459	\$3,388,927	\$(987,468)	71%
Engineering	\$1,039,185	\$1,716,277	\$(677,092)	61%
Planning	\$651,759	\$1,510,364	\$(858,605)	43%
Recreation Services	\$5,719,171	\$10,443,575	\$(4,724,404)	55%
<b>TOTAL</b>	<b>\$9,811,574</b>	<b>\$17,059,143</b>	<b>\$(7,247,569)</b>	<b>58%</b>

The table above shows that Building has the highest cost recovery for its services at 71%, while Planning services has the lowest cost recovery percentage at 43%. The largest subsidy provided by the City is related to Recreation Services, however, this is a typical phenomenon seen for Recreation services as those services are heavily subsidized to provide benefit to the community.

While Recreation Services is part of this study, these programs and fees are routinely reviewed, and cost recovery is constantly being monitored, as market driven factors heavily influence fee-setting policies. As such, the \$4,724,000 subsidy associated with Recreation Services should not be a focal point in this study. Therefore, excluding Recreation Services from the above calculation, the City is actually under-recovering by approximately \$2,500,000 annually for its Building, Engineering, and Planning services.

#### **4. SUMMARY OF FEE-RELATED RESULTS**

To provide additional context to the \$2.5 million under-recovery shown in the previous section, the project team analyzed the City's cost recovery in the context of fee-related services and fee-related annual costs. Based upon this information, the study concluded that the City under-recovers its fee-related costs by approximately \$1,377,000 per year. While the detailed documentation of the Study will show an over-collection in some divisions and / or certain fees (on a per unit basis), and an

---

<sup>1</sup> This is based on FY 14-15 unaudited actuals.

undercharge for others, overall, the City is providing an annual subsidy to fee payers for all services included in the analysis. The following table presents a summary of results by Department / Division for the City of Cupertino:

Department / Division	Fee-Related Revenue <sup>2</sup>	Annual Cost <sup>3</sup>	Surplus / (Deficit)	Current Cost Recovery Percentage
Building <sup>4</sup>	\$2,224,555	\$2,983,276	\$(758,722)	75%
Engineering	\$527,765	\$634,520	\$(106,755)	83%
Planning	\$517,406	\$1,018,683	\$(501,277)	51%
<b>TOTAL</b>	<b>\$3,269,726</b>	<b>\$4,636,479</b>	<b>\$(1,366,754)</b>	<b>71%</b>

The table above shows that all of the divisions are under-recovering for their fee-related Services. The largest source of the under-recovery, 56%, is associated with the Building Division at \$759,000. While at a divisional level Engineering is under-recovering its costs by approximately \$680,000, on a fee-related basis its subsidy is only \$107,000 annually. Likewise, the Planning Division is under-recovering its costs by \$860,000 annually, whereas fee-related costs are only showing a subsidy of \$500,000.

The display of the cost recovery figures shown in this report are meant to provide a basis for policy development discussions among Council members and City staff, and do not represent a recommendation for where or how the Council should take action. The setting of the “rate” or “price” for services, whether at 100 percent full cost recovery or lower, is a policy decision to be made only by the Council, often with input from City staff and the community.

---

<sup>2</sup> This is the total revenue for fee-related services and has been calculated utilizing workload and volume statistics provided by the Department and current fee information.

<sup>3</sup> This represents fee-related annual costs for providing services.

<sup>4</sup> The revenue for building is annualized based upon about 70% of permit volume data that could be translated. 30% of permit volume data was classified as general residential and commercial permits and could not be broken out into the appropriate fee categories.

## **5. CONSIDERATIONS FOR COST RECOVERY POLICY AND UPDATES**

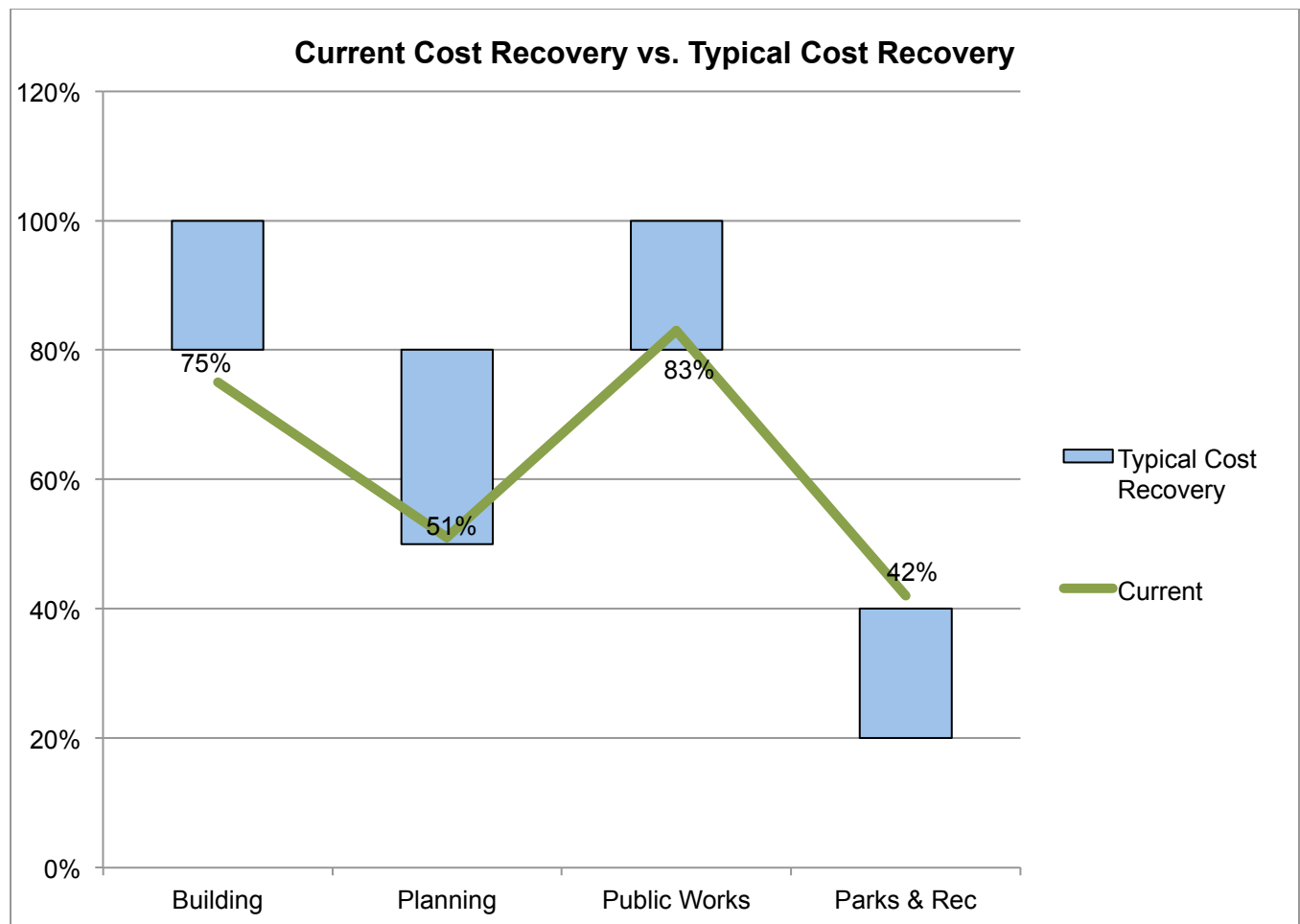
The Matrix Consulting Group recommends that the City use the information contained in this report to discuss, adopt, and implement a formal Cost Recovery Policy, and also to implement a mechanism for the annual update of fees for service.

### **(1) Adopt a Formal Cost Recovery Policy**

The Matrix Consulting Group strongly recommends that the Council adopt a formalized, individual cost recovery policy for each department included in this Study. Whenever a cost recovery policy is established at less than 100% of the full cost of providing services, a known gap in funding is recognized and may then potentially be recovered through other revenue sources. The following table presents typical cost recovery levels seen in other jurisdictions:

<b>Department</b>	<b>Typical Cost Recovery</b>
<b>Building</b>	80 – 100%
<b>Planning</b>	50 – 80%
<b>Public Works</b>	80 – 100%
<b>Parks &amp; Rec</b>	20 – 40%

Information presented in the table above is based on the Matrix Consulting Group's experience in analyzing local government's operations across the United States and in California, and reflects the *typical* cost recovery levels observed by local adopting authorities. The graph on the following page depicts how Cupertino compares to industry cost recovery standards.



As the graph above shows, Recreation Services has a cost recovery percentage higher than the typical cost recovery seen for those Departments. While Planning and Public Works (Engineering) have cost recovery percentages that while within the typical range are at the low end of cost recovery. The Building Division is the only division that has a cost recovery level lower than that is seen of other typical building departments or divisions.

In recent years, more local jurisdictions have adopted formal cost recovery policies at the department / division level. The Matrix Consulting Group considers a formalized cost recovery policy for various fees for service an industry Best Management Practice.



**(2) Adopt an Annual Fee Update / Increase Mechanism**

The purpose of a comprehensive update is to completely revisit the analytical structure, service level estimates and assumptions applied in the previous study, and to account for any major shifts in cost components or organizational structures. The Matrix Consulting Group believes it is a best management practice to perform a complete update of a Fee Assessment every 3 to 5 years.

In between comprehensive updates, the City could utilize published industry economic factors such as CPI or other regional factors to update the cost calculations established in the Study on an annual basis. The City could also consider the use of its own anticipated labor cost increases such as step increases, benefit enhancements, or cost of living raises. Alternatively, the project team will provide the City with user fee models, which can be utilized to update time estimates and costs on an annual basis. Utilizing an annual increase mechanism would ensure that the City receives appropriate fee and revenue increases that reflect growth in costs.

## 2. LEGAL FRAMEWORK AND POLICY CONSIDERATIONS

A “user fee” is a charge for service provided by a governmental agency to a public citizen or group. In California, several constitutional laws such as Propositions 13, 4, and 218, State Government Codes 66014 and 66016, and more recently Prop 26 and the Attorney General’s Opinion 92-506 set the parameters under which the user fees typically administered by local government are established and administered. Specifically, California State Law, Government Code 66014(a), stipulates that user fees charged by local agencies “...may not exceed the estimated reasonable cost of providing the service for which the fee is charged”.

### 1. GENERAL PRINCIPLES AND PHILOSOPHIES REGARDING USER FEES

Local governments are providers of many types of general services to their communities. While all services provided by local government are beneficial to constituents, some services can be classified as globally beneficial to all citizens, while others provide more of a direct benefit to a specific group or individual. The following table provides examples of services provided by local government within a continuum of the degree of community benefit received:

Services that Provide General “Global” Community Benefit	Services that Provide Both “Global” Benefit and also a Specific Group or Individual Benefit	Services that Provide a Primary Benefit to an Individual or Group, with less “Global” Community Benefit
<ul style="list-style-type: none"><li>• Police</li><li>• Park Maintenance</li></ul>	<ul style="list-style-type: none"><li>• Recreation / Community Services</li><li>• Fire Suppression / Prevention</li></ul>	<ul style="list-style-type: none"><li>• Building Permits</li><li>• Planning and Zoning Approval</li><li>• Site Plan Review</li><li>• Engineering Development Review</li><li>• Facility Rentals</li></ul>

Funding for local government is obtained from a myriad of revenue sources such as taxes, fines, grants, special charges, user fees, etc. In recent years, alternative tax revenues, which typically offset subsidies for services provided to the community, have become increasingly limited. These limitations have caused increased attention on user fee activities as a revenue source that can offset costs otherwise subsidized (usually) by the general fund. In table 4 on the previous page, services in the “global benefit” section tend to be funded primarily through voter approved tax revenues. In the middle of the table, one typically finds a mixture of taxes, user fee, and other funding sources. Finally, in the “individual / group benefit” section of the table, lie the services provided by local government that are typically funded almost entirely by user fee revenue.

The following are two central concepts regarding the establishment of user fees:

- **Fees should be assessed according to the degree of individual or private benefit gained from services.** For example, the processing and approval of a land use or building permit will generally result in monetary gain to the applicant, whereas Police services and Fire Suppression are examples of services that are essential to the safety of the community at large.
- **A profit making objective should not be included in the assessment of user fees.** In fact, California laws require that the charges for service be in direct proportion to the costs associated with providing those services. Once a charge for service is assessed at a level higher than the actual cost of providing a service, the term “user fee” no longer applies. The charge then becomes a tax subject to voter approval.

Therefore, it is commonly accepted that user fees are established at a level that will recover up to, and not more than, the cost of providing a particular service.

## **2. GENERAL POLICY CONSIDERATIONS REGARDING USER FEES**

Undoubtedly, there are programs, circumstances, and services that justify a subsidy from a tax based or alternative revenue source. However, it is essential that jurisdictions prioritize the use of revenue sources for the provision of services based on

the continuum of benefit received.

Within the services that are typically funded by user fees, the Matrix Consulting Group recognizes several reasons why City staff or the Council may not advocate the full cost recovery of services. The following factors are key policy considerations in setting fees at less than 100 percent of cost recovery:

- **Limitations posed by an external agency.** The State or an outside agency will occasionally set a maximum, minimum, or limit the jurisdiction's ability to charge a fee at all. An example includes time spent copying and retrieving public documents in the City Clerk's office.
- **Encouragement of desired behaviors.** Keeping fees for certain services below full cost recovery may provide better compliance from the community. For example, if the cost of a permit for changing a water heater in a residential home is higher than the cost of the water heater itself, many citizens will avoid pulling the permit.
- **Affect on demand for a particular service.** Sometimes raising the "price" charged for services might reduce the number of participants in a program. This is largely the case in Recreation programs such as camps or enrichment classes, where participants often compare the City's fees to surrounding jurisdictions or other options for leisure activities.
- **Benefit received by user of the service and the community at large is mutual.** Many services that directly benefit a group or individual equally benefit the community as a whole. Examples include Recreation programs, Planning Design Review, historical dedications and certain types of special events.

The Matrix Consulting Group recognizes the need for policies that intentionally subsidize certain activities. The primary goals of a User Fee Study are to provide a fair and equitable basis for determining the costs of providing services, and assure that the City is in compliance with State law.

Once the full cost of providing services is known, the next step is to determine the "rate" or "price" for services at a level which is up to, and not more than the full cost amount. The Council is responsible for this decision, which often becomes a question of

balancing service levels and funding sources. The placement of a service or activity within the continuum of benefit received may require extensive discussion and at times fall into a “grey area”. However, with the resulting cost of services information from a User Fee Study, the Council can be assured that the adopted fee for service is reasonable, fair, and legal.

### **3. USER FEE STUDY METHODOLOGY**

The Matrix Consulting Group utilizes a cost allocation methodology, commonly known and accepted as the “bottom-up” approach to establishing User Fees. The term means that several cost components are calculated for each fee or service. These components then build upon each other to comprise the total cost for providing the service. The components of a full cost calculation are typically as follows:

<b>Cost Component</b>	<b>Description</b>
<b>Direct</b>	Salaries, benefits and allowable departmental expenditures.
<b>Departmental Overhead</b>	Division or Departmental administration / management and clerical support.
<b>Citywide Overhead</b>	City costs associated with central service costs such as payroll, human resources, budgeting, City management, etc. Established for this Study through a separate Study performed by the Matrix Consulting Group.
<b>Cross-Departmental Support</b>	Costs associated with review or assistance in providing specific services. For example, costs established via study of the Building department for intake and routing of Planning applications and permits are included as an applicable cost toward Planning fees for service.

The general steps utilized by the project team to determine allocations of cost components to a particular fee or service are:

- Calculate the fully burdened hourly rate for each position, including direct and indirect costs;
- Develop time estimates for each service included in the study;
- Ensure that not more than 100% of a position’s time is allocated between fee and non-fee services.

The result of these allocations provides detailed documentation for the reasonable estimate of the actual cost of providing each service. The following are critical points about the use of time estimates and the validity of cost allocation models.

**1. TIME ESTIMATES ARE A MEASURE OF SERVICE LEVELS REQUIRED TO PERFORM A PARTICULAR SERVICE**

One of the key study assumptions utilized in the “bottom up” approach is the use of time estimates for the provision of each fee related service. Utilization of time estimates is a reasonable and defensible approach, especially since experienced staff members who understand service levels and processes unique to the City of Cupertino, developed these estimates.

The project team worked closely with each Department’s staff in developing time estimates with the following criteria:

- Estimates are representative of average times for providing services. Extremely difficult or abnormally simple projects are excluded from the analysis.
- Estimates reflect the time associated with the position or positions that typically perform a service.
- Estimates provided by staff are reviewed and approved by the department, and often involve multiple iterations before a Study is finalized.
- Estimates are reviewed by the project team for “reasonableness” against their experience with other agencies.
- Estimates were not based on time in motion studies, as they are not practical for the scope of services and time frame for this project.

The Matrix Consulting Group agrees that while the use of time estimates is not perfect, it is the best alternative available for setting a standard level of service for which to base a jurisdiction’s fees for service, and it meets the requirements of California law.

The alternative to time estimating is actual time tracking, often referred to billing on a “time and materials” basis. Except in the case of anomalous or sometimes very large and complex projects, the Matrix Consulting Group believes this approach to not be cost effective or reasonable for the following reasons:

- Accuracy in time tracking is compromised by the additional administrative burden required to track, bill, and collect for services in this manner.
- Additional costs are associated with administrative staff's billing, refunding, and monitoring deposit accounts.
- Customers often prefer to know the fees for services in advance of applying for permits or participating in programs.
- Applicants may request assignment of less expensive personnel to their project.
- Departments can better predict revenue streams and staff needs using standardized time estimates and anticipated permit volumes.

Situations arise where the size and complexity of a given project warrants time tracking and billing on a "time and materials" basis. The Matrix Consulting Group has recommended taking a deposit and charging Actual Costs for such fees as appropriate and itemized in each department.

## **2. CROSS CHECKS ENSURE THE VALIDITY OF OUR ANALYTICAL MODEL**

In addition to the collection of time estimate data for each fee or service included in the User Fee Study, annual volume of activity data assumptions are also a critical component. By collecting data on the estimated volume of activity for each fee or service, a number of analyses are performed which not only provide useful information to departments regarding allocation of staff resources, but also provide valuable cross checks that ensure the validity of each cost allocation model. This includes assurance that 100% of staff resources are accounted for and allocated to a fee for service, or "other non fee" related category. Since there are no objectives to make a profit in establishing user fees, it is very important to ensure that services are not estimated at a level that exceeds budgeted resource capacity. By accounting for not more than 100% of staff resources, no more than 100% of costs will be allocated through the Study.



## **4. RESULTS OVERVIEW**

The motivation behind a cost of services (User Fee) analysis is for the City Council and City staff to maintain services at a level that is both accepted and effective for the community, and also to maintain control over the policy and management of these services.

It should be noted that the results presented in this report are not a precise measurement. In general a cost of service analysis takes a “snapshot in time”, where a fiscal year of adopted budgeted cost information is compared to the same fiscal year of revenue, and workload data available. Changes to the structure of fee names, along with the use of time estimates allow only for a reasonable projection of subsidies and revenue. Consequently, the Council and City staff should rely conservatively upon these estimates to gauge the impact of implementation going forward.

Discussion of each department / division’s results in the following chapters is intended as a summary of extensive and voluminous cost allocation documentation produced during the Study. Each chapter will include detailed cost calculation results for each department / division including the following:

- **Modifications or Issues:** discussions regarding any revisions to the current fee schedule, including elimination or addition of fees.
- **“Per Unit” Results:** comparison of the full cost of providing each unit of service to the current fee for each unit of service (where applicable).
- **Annualized Results:** utilizing volume of activity estimates annual subsidies and revenue impacts were projected.

The full analytical results associated with each department / division were provided to City staff under separate cover from this summary report.

## **5. BUILDING**

The Building division of the Community Development Department is committed to safeguarding life, health, property and public welfare through the administration and enforcement of the uniform building codes and adopted City ordinances and policies.

Specifically, the Building division provides the following services:

- Plan review and permit issuance of all proposed construction to assure compliance with all state and local building codes.
- Explaining codes, ordinances, requirements and regulations that apply to individual building projects.
- Assisting the public with their concerns about public safety within their homes or places of business.
- Providing building inspection services for all privately funded development.

The fees included for examination in this study relate to plan review and inspection of buildings and structures within the City of Cupertino.

### **1. NEW CONSTRUCTION PLAN CHECK AND INSPECTION SERVICES**

Currently, the City of Cupertino assesses new construction plan check and inspection fees based upon square footage, occupancy, and construction type. The last fee study was done in 2007, which converted the City from a valuation based fee schedule to a square-footage based fee schedule. While the City has updated its building fees annually based upon a CPI and / or COLA they had not accounted for changes in processes and permitting systems. The project team worked with staff to alter time estimates for all building fees to better reflect current building division processes and requirements. The attachment to this report shows the new Plan Check and Inspection Fee Schedule for New Construction.

## **2. MECHANICAL, ELECTRICAL, AND PLUMBING PERMITS**

The City of Cupertino currently charges flat fees for all of its mechanical, electrical, and plumbing permits. Similar to new construction, the project team worked with staff to revise the time estimates associated with plan check, inspection, and issuance of these permits. Based upon a per unit analysis, the division is recovering on average approximately 89% of its costs related to these services. The complete Mechanical, Electrical, and Plumbing Fee analysis is attached to this report.

## **3. MISCELLANEOUS BUILDING SERVICES**

In addition to New Construction and Mechanical, Electrical, and Plumbing Permits, the City of Cupertino also processes additional building services by charging a flat fee. These miscellaneous services include remodels, additions, reroofing, swimming pools, etc. Similar to other building services, the project team to staff to revise time estimates where appropriate to account for changes in processes. For example, currently there was a huge difference in fees for remodels where if someone had a remodel at 999 square feet they were a charged significantly lower fee than if their remodel was 1,000 square feet. Due to changes in requirements and processes the plan check and inspection time estimates for this service was revised down. Overall, on a per unit basis miscellaneous fees on average are recovering approximately 136%. The complete miscellaneous fee analysis is provided in the appendix to this report.

## **6. ENGINEERING (PUBLIC WORKS)**

The Engineering division of the Public Works Department is responsible for reviewing plans and applications for private developments to ensure conformance with City standards, including work related to onsite grading and drainage operations. Additionally, the division issues encroachment permits and conducts inspections of any work within the Public Right of Way. The fees examined within this study relate to Parcel Maps, Development Inspections, Grading Permits, Street Cuts, Block Parties, and other fees associated with tasks performed by the Engineering Division.

### **1. FEE SCHEDULE MODIFICATIONS**

There were several modifications made to the Public Works Fee Schedule, which included eliminating fees and developing new ranges for current fee categories. The Division eliminated Pool Permit under Encroachment Permits, as this process has been incorporated into other permitting processes. Similarly, the Division also eliminated Comprehensive Neighborhood Traffic Requests from its Traffic Fees schedule, as this service is no longer provided.

The Division expanded certain fee categories to account for differences in service levels. Engineering staff expanded the Rural / Semi-Rural Application from one fee into two separate fees to account for two different processes – application and implementation. This same breakout was also applied to the Permit Parking Study. The thought process behind this was that the application portion would cover staff time related to reviewing the application without any implementation happening and as such if the applicant decided to withdraw their application without implementing a parking

permit zone then the department would at least to be able to recover for the application review process. Additionally, the Vacation Street of Right-of-Way fees were expanded to account for two different vacation processes – Summary & Full.

During discussions with Engineering Staff the decision was made to alter the current structure of Grading Permits as they are currently based on either a flat fee or percentage of improvement cost. Staff identified developing two new ranges: Less than 10,000 square feet, and greater than 10,000 square feet. The first range will be flat fee, while there will be a deposit or percentage applied for the second range. Lastly, the fee schedule was also modified to include an “Additional Plan Review” fee that will be applied to each subsequent plan review from three reviews and beyond, to be consistent with other development services fee schedules.

## **2. DETAILED RESULTS**

The following table details the current fee charged for each fee category, the total cost calculated through this study, and the resulting surplus or deficit.

<b>Fee Name</b>	<b>Current Fee</b>	<b>Total Cost Per Unit<sup>5</sup></b>	<b>Surplus / (Deficit) per Unit</b>
<b>ENGINEERING FEES</b>			
<b>Banners:</b>			
Large Across Stevens Creek Blvd	\$412	\$449	\$(37)
Small - on light poles (20 poles)	\$811	\$1,139	\$(328)
<b>Certificates of Compliance</b>	\$1,540	\$2,461	\$(921)
<b>Certificates of Correction</b>	\$169	\$703	\$(534)
<b>Encroachment Permits:</b>			
Minor Utility Permit	\$263	\$272	\$(9)
Minor	\$263	\$394	\$(131)
Major	\$525	\$678	\$(153)
Work Without Permit – 2x original permit cost (fine)			
<b>Grading Permit</b>			
<10,000 s.f. lot	\$2,618	\$838	\$1,780
10,000 s.f. - 1 Acre Lot or Hillside	\$2,618	\$2,825	\$(207)
1+ Acre Lot - based on scope	\$-	\$-	\$-
<b>Lot Line Adjustment</b>	\$3,012	\$2,477	\$535

<sup>5</sup> If there is no cost in this column it is because it is a deposit-based fee, a fine, or a pass-through cost and was not assessed as part of this study. All deposit-based fees are assessed on scope.

**CITY OF CUPERTINO, CALIFORNIA**  
**Cost of Services (User Fee) Study**

Fee Name	Current Fee	Total Cost Per Unit <sup>5</sup>	Surplus / (Deficit) per Unit
<b>Parcel Map / Tract Map (Map Checking Fees):</b>			
Parcel Map (1-4 lots)	\$4,254	\$4,973	\$(719)
Tract Map (>4 lots)	\$8,831	\$8,165	\$666
<b>Plan Check &amp; Inspection:</b>			
Review of building permit only	\$655	\$741	\$(86)
Review of Public / Private Improvement Plans:	\$-	\$-	\$-
Residential - greater of \$2,788 or 5%	\$2,788	\$3,349	\$(561)
Commercial - Greater of \$4,498 or 6%	\$4,498	\$6,266	\$(1,768)
Additional Plan Review - beyond 3 reviews - New	\$-	\$165	\$(165)
<b>Public Works Confirmation</b>	\$282	\$329	\$(47)
<b>Rural / Semi-Rural Application:</b>			
Application	\$771	\$1,533	\$(762)
Implementation - New	\$-	\$938	\$(938)
<b>Storm Management Plan Fee</b>	\$715	\$1,208	\$(493)
<b>Stormwater Inspections: (Commercial)</b>			
Initial Inspection – No charge	\$0	\$-	\$-
Re-inspection for Violations	\$103	\$240	\$(137)
<b>Streamside Modification Permit</b>	\$409	\$301	\$108
<b>Street Cuts:</b>			
Minor Street Cuts	\$655	\$1,086	\$(431)
Major Street Cuts	\$1,703	\$2,192	\$(489)
Special Major Street Cuts – based on scope	\$-	\$-	\$-
<b>Vacation of Street of Right-of-Way</b>			
Summary	\$603	\$1,882	\$(1,279)
Full - New	\$603	\$2,927	\$(2,324)
<b>TRAFFIC FEES</b>			
Block Party	\$-	\$533	\$(533)
<b>Permit Parking Study</b>			
Application	\$1,128	\$938	\$190
Implementation - New	\$-	\$767	\$(767)
Parking Permit Fee - New	\$-	\$4	\$(4)
Special Events & Parade	\$1,400	\$2,754	\$(1,354)
<b>Additional Engineering Investigation or Coordination</b>	\$60	\$165	\$(105)

The table above shows that Engineering is under-recovering for the majority of its fees, and this under-recovery ranges from a low of \$9 to a high of \$2,324. There are some fees for which the division is over-recovering; however, this over-recovery ranges from a low of \$108 to a high of \$1,780. The over-recovery shown for Grading Permits for projects less than 10,000 square feet is one of the reasons that the Division has requested additional ranges be added to the fee schedule to better capture the level of effort in performing plan review and inspection services for those types of grading permits.

### 3. REVENUE IMPACTS

The division's cost recovery level of 83% is fairly typical of other Engineering divisions / departments. The following table shows the volume associated with each fee category, the current revenue, projected annual cost, and associated annual deficit.

Fee Name	Annual Volume	Revenue at Current Fee	Total Annual Cost	Annual Surplus / (Deficit)
<b>ENGINEERING FEES</b>				
<b>Encroachment Permits:</b>				
Minor Utility Permit				
Minor	180	\$47,340	\$70,981	\$(23,641)
Major	38	\$19,950	\$25,757	\$(5,807)
Work Without Permit				
<b>Grading Permit</b>				
<10,000 s.f. lot	9	\$23,562	\$7,544	\$16,018
10,000 s.f. - 1 Acre Lot or Hillside				
1+ Acre Lot				
<b>Lot Line Adjustment</b>	4	\$12,048	\$9,908	\$2,140
<b>Parcel Map / Tract Map (Map Checking Fees):</b>				
Parcel Map (1-4 lots)	3	\$12,762	\$14,919	\$(2,157)
Tract Map (>4 lots)				
<b>Plan Check &amp; Inspection:</b>				
Review of building permit only	430	\$281,650	\$318,762	\$(37,112)
<b>Streamside Modification Permit</b>	10	\$4,090	\$3,012	\$1,078
<b>Street Cuts:</b>				
Minor Street Cuts	62	\$40,610	\$67,311	\$(26,701)
Major Street Cuts	50	\$85,150	\$109,621	\$(24,471)
Special Major Street Cuts				
<b>Vacation of Street of Right-of-Way</b>				
Summary	1	\$603	\$1,882	\$(1,279)
Full				
<b>TRAFFIC FEES</b>				
Parking Permit Fee	1,179		\$4,824	\$(4,824)
<b>TOTAL</b>		<b>\$527,765</b>	<b>\$634,520</b>	<b>\$(106,755)</b>

As shown in the table above, the City is currently subsidizing its engineering fees by approximately \$107,000. The largest subsidy is associated with review of building permits, followed by the minor street cuts, major street cuts, and minor encroachment permits. The current per unit subsidy for review of building permits is only \$86 per unit, but due to the high volume of building permits this translate to an annual subsidy of \$37,000. If the city were to raise the review of building permits fees to full cost, it could

cut its subsidy by \$37,000 and increase its cost recovery from 83% to 89%. Additionally, the table above also shows that currently the city is subsidizing the parking permit program annually by approximately \$4,800, which translates to about \$4 per parking permit. If the City chose to charge a parking permit fee, it could either charge \$4 per year or \$8 per two years (when it issues the permit) to recover the material and staff costs associated with managing and issuing parking permits.



## **7. GENERAL FEES**

Several of the fees that were included in the fee study did not belong to a specific department or division and were included as part of the General Fee Schedule. As the study evaluated all fees for service, business license applications, database requests, code enforcement permits, and other City Clerk services were included as part of the study.

### **1. MODIFICATIONS TO THE FEE SCHEDULE**

Similar to other Departments / Divisions, there were several modifications made to the General Services Fee Schedule. These modifications primarily consisted of eliminating fees that are either no longer relevant to the City or represent outdated processes. The following points list all of the fees that have been eliminated from the General Services fee schedule:

- Budget Documents – CD Only
- CAFR – CD Only
- Massage (all therapist related fees)
- VHS & Audio Cassette fees in Video & Audio Reproduction

For the first two fees listed above, both of those documents are available on the City's website, as such, staff decided that there was no need to charge citizens for reproducing the document as they would simply direct them to the website. In regards to the Massage Therapist fees, the State currently licenses all Massage Therapists and the city no longer provides that permitting service; neither does it have the staffing qualifications or capabilities to provide that service. Therefore all of those fees were

eliminated. Lastly, VHS & Audio Cassettes were eliminated from the fee schedule as this technology is outdated and even if requested by a citizen the City would not be able to reproduce video or audio documentation on those forms of media.

## **2. BUSINESS LICENSE FEES**

A cost of service study does not typically evaluate business licenses itself as that is a tax; however, certain processes associated with business licenses, such as printing databases, issuing duplicating business licenses, processing false alarm notifications, and issuing new business monthly reports. The following table shows the current fee category, the current fee charged, the total cost per unit, and the associated surplus / deficit.

<b>Fee Name</b>	<b>Current Fee</b>	<b>Total Cost Per Unit</b>	<b>Surplus / (Deficit) per Unit</b>
Business License Database	\$114	\$19	\$95
Duplicate Business Licenses	\$30	\$10	\$20
False Alarms	\$164	\$76	\$88
New Business Monthly Reports	\$24	\$342	\$(318)

As the table above shows that except for one fee category, this set of fees is over-recovering for all other fees. The difference in fees is due to changes in processes since the last time the fee was assessed, as now there is a system in place for issuing duplicate business licenses and developing the monthly reports and databases.

Currently, business license fees are annually recovering approximately 205% of its costs; however, this percentage only reflects an over-recovery of \$5,000. The table on the following page shows the fee category, the annual volume, the revenue at current fee, the total cost, and the associated annual surplus / deficit with each business license fee-for-service included in the study.

Fee Name	Annual Volume	Revenue at Current Fee	Total Annual Cost	Annual Surplus / (Deficit)
Business License Database	2	\$228	\$38	\$190
Duplicate Business Licenses	40	\$1,200	\$380	\$820
False Alarms	50	\$8,200	\$3,801	\$4,399
New Business Monthly Reports	20	\$483	\$703	\$(220)
<b>TOTAL</b>		<b>\$10,111</b>	<b>\$4,922</b>	<b>\$5,189</b>

As the table above shows the primary source of over-recovery for business licenses is associated with False Alarms. Typically in many jurisdictions a false alarm fine is imposed rather than a fee, as it is only applied after the first or second false alarm. As it is not a fee-for-service it is not held to the same limitations and requirements as printing a duplicate business license. The cost in this table just provides the City with the knowledge that their current fine accounts for beyond the cost associated with processing and generating false alarm notification letters.

### **3. CITY CLERK FEES**

There are two fee categories on the General Services Fee Schedules for which the City Clerk charges fees that are not either County or State set fees. These two fee categories relate to providing documents to citizens or for processing petitions for reconsideration.

The current fee schedule for providing video and / or documentation to citizens is through a VHS, DVD, CD, or Audio Cassette. As the technology associated with VHS and Audio Cassettes is outdated the city has decided to remove these two fees and replace it with a USB / Flashdrive category. Additionally, currently the City does not charge material costs associated with providing DVDs or CDs. Therefore, the project team suggested that the City consider either incorporating the material costs directly into the fee or adding a plus materials cost designation to the fee. The following table

presents the current / proposed fee categories, the current fee, the total cost per unit, and the associated surplus / deficit.

Fee Name	Current Fee	Total Cost Per Unit – Staff Time Only	Total Cost Per Unit (Including Materials)	Surplus / (Deficit) per Unit
Flash Drive	\$0	\$37	\$49	\$(49)
CD	\$13	\$37	\$37.50	\$(24.50)
DVD	\$22	\$37	\$38.50	\$(25.50)

As the table above shows the City Clerk is under-recovering for audio / video reproduction services, not only in terms of material costs but also in terms of staff time. Depending upon the volume of these audio / video reproduction requests the City should not only consider raising the base fee but also charging material costs, especially as it relates to flash drives.

In addition to audio / video reproduction services, the City Clerk's office is also the primary starting point for the petitions for reconsideration application. This application is / can be routed to multiple departments for an initial review and can then require additional meetings and reviews. During discussions with City staff it was decided that this fee was meant to not only account for the intake and routing of the application by the City Clerk's department but also review of the application and handling by other departments. Currently, the City charges approximately \$273 for each petition, whereas the total cost of providing that service is \$288. It is the project teams recommendation that the City increase the current fee by \$15 to its full cost to account for staff time in reviewing these petitions.

#### **4. CODE ENFORCEMENT FEES**

The last set of fees includes as part of the study on the General Services Fee Schedule related to Code Enforcement. Code Enforcement is involved with inspecting

and issuing permits related to handbills, massage establishments, sign removals, solicitor permits, use permits, trash fees, and bingo permits. The following table lists the current fee category, the current fee, the total cost per unit and the associated surplus / (deficit):

<b>Fee Name</b>	<b>Current Fee</b>	<b>Total Cost Per Unit</b>	<b>Surplus / (Deficit)</b>
<b>Handbill Permit - Initial</b>	\$67	\$124	\$(57)
Renewals	\$34	\$62	\$(28)
<b>Massage Establishment Fee (fingerprinting / background check / initial inspection)</b>	\$378	\$278	\$100
Renewal	\$97	\$93	\$4
<b>Massage Managing Employee (fingerprinting &amp; background check)</b>	\$313	\$247	\$66
Renewals	\$65	\$93	\$(28)
<b>Massage Permit Appeal</b>	\$168	\$618	\$(450)
<b>Sign Removal - Public Right of Way</b>	\$5	\$93	\$(88)
<b>Sign Recovery Fee - Political Signs</b>	\$3	\$124	\$(121)
<b>Solicitor Permit - Initial</b>	\$331	\$247	\$84
Renewal	\$199	\$62	\$137
<b>Taxi Driver Permit - Initial</b>	\$331	\$494	\$(163)
Renewal	\$199	\$62	\$137
<b>Use Permit - Initial</b>			
Application / Processing	\$-	\$1,004	\$(1,004)
Non-Conforming Use	\$-	\$268	\$(268)
<b>Trash Fees - Initial</b>			
Plan Review - Trash Enclosure	\$-	\$332	\$(332)
Plan Review - Trash Management Plan	\$-	\$483	\$(483)
<b>Bingo Permit</b>	\$-	\$131	\$(131)

As shown in the table above, Code Enforcement is under-recovering for the majority of its fees on a per unit basis. The under-recovery ranges from a low of \$28 to a high of \$1,004. However, there are several fees for which Code Enforcement is over-recovering its costs, but that over-recovery ranges from a low of \$4 to a high of \$137. Additionally, there are some fees shown in the table above that do not have a current fee as while these services are being provided by Code Enforcement staff there is no fee being charged for those services. These services are related to Use Permits, Trash Fees, and Bingo Permits. As significant staff time is being spent on these efforts the City should consider adding these fees to its fee schedule.

Based upon volume information provided by Code enforcement, the division is annually under-recovering its costs by \$9,000, or recovering 62% of its fee-related costs. The following table shows the current fee categories, the annual volume, the revenue at current fee, the total annual cost, and the associated annual surplus / deficit.

Fee Name	Annual Volume	Current Fee	Total Cost Per Unit	Surplus / (Deficit)
<b>Handbill Permit - Initial</b>	16	\$1,072	\$1,977	\$(905)
Renewals				
<b>Massage Establishment Fee (fingerprinting / background check / initial inspection)</b>	10	\$3,780	\$2,780	\$1,000
Renewal				
<b>Solicitor Permit - Initial</b>	18	\$5,958	\$4,449	\$1,509
Renewal	19	\$3,781	\$1,174	\$2,607
<b>Taxi Driver Permit - Initial</b>				
Renewal	-	\$-	\$-	\$-
<b>Use Permit - Initial</b>				
Application / Processing	4	\$-	\$4,016	\$(4,016)
Non-Conforming Use	3	\$-	\$803	\$(803)
<b>Trash Fees - Initial</b>				
Plan Review - Trash Enclosure	12	\$-	\$3,985	\$(3,985)
Plan Review - Trash Management Plan	8	\$-	\$3,862	\$(3,862)
<b>Bingo Permit</b>	4	\$-	\$525	\$(525)
<b>TOTAL</b>		<b>\$14,591</b>	<b>\$23,572</b>	<b>\$(8,981)</b>

As the table above shows, the largest source of annual under-recovery is related to renewal of Solicitor Permits and to other permitting services that are not currently being charged by the City. If the City decided to start charging for these services it could recover up to \$13,000 in revenue annually for these services.

## **5. COMMUNITY FESTIVAL PROGRAM**

As part of the General Services fee schedule, the project team also evaluated the cost associated with community festivals. Currently, the City puts on one major community festival – Earth Day festival. While this is a one-day festival there is significant amount of staff time that is devoted for prepping for the festival, for setting up the festival, managing the festival, and breaking the festival down on the day of the festival. The project team worked with City staff to identify staff and material costs

associated with the Earth Day festival to cost out this program and service to the Community. The following table shows the total cost of setting up and managing the Earth Day Festival:

Category	Amount
Staffing Costs	\$30,624
Material Costs	\$3,000
<b>TOTAL PROGRAM COST</b>	<b>\$33,624</b>

As shown in the table above the total program cost for the Earth Day Festival is approximately \$33,600. As this festival is primarily comprised of vendors, the project team worked with staff to identify the total number of vendors to come up with a per vendor cost for the program. Staff identified that over the past several years the event has grown to include approximately 100 vendors, therefore the cost per vendor is approximately \$336.

Due to the nature of the festival being about promoting environmental and sustainable practices, staff expressed the desire to not charge non-profit vendors or vendors complying with environmental standards and practices. Therefore, the project team recommends that should the City choose to charge other vendors, it should charge the full cost of \$336 per vendor.

## **8. PLANNING**

The Planning Division is responsible for administering all required review and evaluation processes for proposed land use projects. The Department also serves to maintain the goals and objectives of the City's General Plan and Zoning Ordinance. The fees examined within this study relate to Use Permits, Architectural and Site Approvals, Design Review, Variances, and other planning fees.

### **1. FEE SCHEDULE MODIFICATIONS**

Following discussion with division staff, some changes were made to the fee schedules. These changes included expanding fee categories and adding a new fee. Planning broke out the current Heart of the City / Hillside exception fee into two separate fees – Heart of the City Exception and Hillside Exception – in order to account for changes in the processing of those exceptions. Similarly, staff also expanded the current Appeals fee into two separate categories – Appeals to Planning Commission and Appeals to City Council. These new categories allow staff to capture the time and different processes associated with appealing to the two different decision-making bodies.

Lastly, Planning Division has also added a noticing fee. This noticing fee is meant to capture staff and material costs associated with the noticing process. Currently, this fee is charged as a deposit, but staff mentioned that for ease of applicants and staff it would be better to transition this to a flat fee.



## 2. DETAILED RESULTS

The following table details the total cost per unit for each fee category, the current fee charged, the total cost calculated through this study, and the resulting surplus or deficit.

Fee Name	Current Fee	Total Cost Per Unit	Surplus / (Deficit) per Unit
Tentative Parcel Map (Five or More)	\$15,974	\$21,179	\$(5,205)
Parcel Map (0-4)	\$7,461	\$12,732	\$(5,271)
Use Permit / Development - Major	\$15,974	\$21,343	\$(5,369)
Use Permit / Development - Minor	\$7,461	\$12,809	\$(5,348)
Amendment to Use Permit / Development Permit - Major	\$7,988	\$10,746	\$(2,758)
Amendment to Use Permit / Development Permit - Minor	\$3,730	\$5,884	\$(2,154)
Architectural & Site Approval - Major	\$7,461	\$13,189	\$(5,728)
Architectural & Site Approval - Minor	\$3,609	\$8,862	\$(5,253)
Architectural & Site Approval - Minor Duplex / Residential	\$3,609	\$5,768	\$(2,159)
Planning Commission Interpretation	\$3,649	\$4,762	\$(1,113)
Exception	\$2,813	\$4,509	\$(1,696)
Heart of the City Exception	\$7,077	\$13,063	\$(5,986)
Hillside Exception	\$7,077	\$13,539	\$(6,462)
R-1 Design Review	\$2,400	\$3,910	\$(1,510)
R-1 No Design Review	\$2,400	\$3,271	\$(871)
R-1 Exception	\$2,694	\$4,673	\$(1,979)
Minor Residential Permit	\$1,206	\$2,311	\$(1,105)
Env. Impact Report (Plus State & County Filing Fees)	\$27,948		\$27,948
Categorical Exemption (Plus County Filing Fee)	\$250	\$230	\$20
Sign Exception	\$2,108	\$3,290	\$(1,182)
Fence Exception	\$716	\$2,891	\$(2,175)
Variance	\$2,813	\$5,167	\$(2,354)
Director - Minor Modification	\$1,259	\$3,156	\$(1,897)
Conditional Use Permit - Administrative	\$3,730	\$4,676	\$(946)
Reasonable Accommodation			
First Tree	\$180	\$1,362	\$(1,182)
Each Additional Tree	\$92	\$160	\$(68)
Tree Management Plan	\$1,259	\$4,702	\$(3,443)
Heritage Tree Designation	\$107	\$2,630	\$(2,523)
Temporary Use Permit	\$1,439	\$2,824	\$(1,385)
Temporary Sign Permit	\$211	\$319	\$(108)
Sign Program	\$721	\$2,582	\$(1,861)
Appeals			
Planning Commission	\$182	\$7,834	\$(7,652)
City Council	\$182	\$8,239	\$(8,057)
Zoning Verification Letter	\$190	\$338	\$(148)
Public Convenience & Necessity Letter	\$190	\$169	\$21
Noticing Fee		\$368	\$(368)

The table above shows that Planning is under-recovering for the majority of its fees, and these under-recoveries ranges from a low of \$68 to a high of \$8,057. There

are only two fees for which the division is over-recovering its costs; however this over-recovery is only \$20 and \$21 respectively. While many of these fees show a large under-recovery on a per unit basis, in order of the division to make decisions about raising its fees it should look at the fees with the highest volume or workload.

### **3. REVENUE IMPACTS**

Overall, the Planning Division is currently maintaining a cost recovery level of 51% and is under-recovering its costs by \$501,000. The following table shows the volume associated with each fee category, the current revenue, projected annual cost, and associated annual deficit.

<b>Fee Name</b>	<b>Annual Volume</b>	<b>Revenue at Current Fee</b>	<b>Total Annual Cost</b>	<b>Annual Surplus / (Deficit)</b>
Use Permit / Development - Major	3	\$47,922	\$64,030	\$(16,108)
Use Permit / Development - Minor	4	\$29,844	\$51,235	\$(21,391)
Amendment to Use Permit / Development Permit - Major	1	\$7,988	\$10,746	\$(2,758)
Amendment to Use Permit / Development Permit - Minor	1	\$3,730	\$5,884	\$(2,154)
Architectural and Site Approval - Major	13	\$96,993	\$171,460	\$(74,467)
Architectural and Site Approval - Minor	13	\$46,917	\$115,200	\$(68,283)
Exception	7	\$19,691	\$31,561	\$(11,870)
R1 Design Review	56	\$134,400	\$218,962	\$(84,562)
Minor Residential Permit	46	\$55,476	\$106,321	\$(50,845)
Sign Exception	4	\$8,432	\$13,159	\$(4,727)
Fence Exception	3	\$2,148	\$8,673	\$(6,525)
Director - Minor Modification	36	\$45,324	\$113,602	\$(68,278)
Tree Removal Permit				
First Tree	64	\$11,520	\$87,171	\$(75,651)
Tree Management Plan	1	\$1,259	\$4,702	\$(3,443)
Temporary Use Permit	2	\$2,878	\$5,648	\$(2,770)
Sign Program	4	\$2,884	\$10,329	\$(7,445)
<b>TOTAL</b>		<b>\$517,406</b>	<b>\$1,018,683</b>	<b>\$(501,277)</b>

As the table above shows the majority of the division's under-recovery is associated with R1- Design Review, Removal of First Tree, and Architectural Major Site Approval. These three applications alone account for approximately 47% of the division's under-recovery. This is due to the large amount of volume in those

applications. However, it is important to note that the under-recovery associated with the tree removal permit might be slightly overstated as all of the volume was coded to the removal of the first tree, as there is currently no tracking mechanism that breaks out first tree vs. each additional tree. These high annual subsidies are associated with the large per unit subsidies. As previously discussed the division should focus on some of these high volume permits like R1 Design Review, Minor Residential and Director-Minor Modification permits when considering raising fees.

## **9. RECREATION SERVICES**

The Recreation Services Department strives to enhance the leisure lifestyle and quality of life of both residents of and visitors to the City by providing affordable, fun, integrated, and safe recreational activities for people of all ages and abilities. The Department organizes, markets, and oversees recreation and leisure services in a variety of programs, including a Sports Center, Senior Programs, Youth and Teen activities and classes, trips, facility rentals, and other recreation activities. The following subsections provide a brief introduction to Recreation Services fees and costs assessed in the study, the cost recovery on each division level, and a discussion of facility rentals.

### **1. BACKGROUND & INTRODUCTION**

Recreation fees are historically market driven, as residents have a choice between utilizing programs offered in their own city or those of a neighboring city. Grants, special funding, or general fund subsidies often offset programs and services provided by Recreation departments in order to ensure that all citizens have equal opportunity and choice of participation. Recreation fees were not assessed in this study, as they are not subject to the same regulations and guidelines as other user fees.

Currently, the Cupertino Recreation & Community Services Departments sets and updates its fees internally on a seasonal basis. The primary methodology used for fee-setting is to determine the demand of a program based upon participation, conducting market surveys, and determining the benefit of the program to the community. These are typically the most important components of determining parks and recreation fees. Additionally, each division and program supervisor sets fees for

each program prior to implementing the program; ensuring that all of these various factors are considered prior to launching any program.

While the project team did not assess individual program fees as part of this study, it did review the cost recovery associated with each Recreation Services Division, and the department as a whole. The Recreation Department is recovering approximately 55% of its direct costs, which is above the average, 20-40% seen in other jurisdictions. This cost recovery percentage equates to an annual subsidy of approximately \$4.7 million. In order to assess each program's recovery level, the project team compared fiscal year 15/16 budgeted expenditures with fiscal year 14/15 actual revenue to assess the direct cost recovery. The following table shows program expenditures, revenue and cost recovery for Recreation & Community Services division.

Division	Program	FY 15 Revenue	FY 16 Budget	Cost Recovery %
60	Parks & Recreation	\$44,295	\$500,595	9%
61	Facilities & Community Events	\$383,485	\$1,032,269	37%
62	Youth & Teen Programs	\$2,004,659	\$3,877,135	52%
63	Sports & Fitness	\$2,566,662	\$3,030,393	85%
64	Senior Programs	\$712,460	\$1,923,704	37%
65	Community Services	\$7,608	\$79,479	10%
<b>TOTAL</b>		<b>\$5,719,171</b>	<b>\$10,443,575</b>	<b>55%</b>

As the table shows above that Parks & Recreation, which primarily consists of Leadership, Administration, and parks planning has the lowest cost recovery. The revenue in this section is related to providing training opportunities for growing leaders within the Cupertino community. It is not a fee-based service that is being provided to citizens but rather a special program. Similarly, the Community Services program (Division 65) is also providing emergency preparedness training and information to the citizens of Cupertino.

In terms of actual fee-for-service programs and facility rentals the Department is

recovering approximately 57% of its costs. The highest cost recovery is associated with sports and fitness and youth and teen programs; while the lowest cost recovery is related to senior programs and facilities and community events.

It is important to note that the cost recovery presented in the table on the previous page only incorporates direct budgeted expenditures for Recreation & Community Services. However, there are indirect costs associated with managing all of the different divisions and programs for Recreation & Community Services. The following table shows the cost recovery percentages on a division level based upon comparing FY 14/15 Actual Revenue to FY 15/16 Direct and Indirect Expenditures.

Division	Program	FY 15 Revenue	Direct + Indirect Costs	Cost Recovery %
60	Parks & Recreation	\$44,295	\$564,232	8%
61	Facilities & Community Events	\$383,485	\$1,910,295	20%
62	Youth & Teen Programs	\$2,004,659	\$4,736,604	42%
63	Sports & Fitness	\$2,566,662	\$3,810,764	67%
64	Senior Programs	\$712,460	\$2,573,453	28%
65	Community Services	\$7,608	\$153,106	5%
<b>TOTAL</b>		<b>\$5,719,171</b>	<b>\$13,748,454</b>	<b>42%</b>

As the table above shows that incorporating the indirect costs associated with Recreation & Community Services decreases the cost recovery percentage from 55% to 42%. The 42% cost recovery is still slightly higher than the 20-40% cost recovery that is seen for many other jurisdictions. The annual subsidy for Recreation & Community services is \$8 million. The most drastic impact on cost recovery is for Youth & Teen Programs and Fitness Programs, which declined from 52% to 42% and 85% to 67% respectively. The following subsections provide further information regarding each of the fee-related services and programs.

### **(1.1) Facilities & Community Events**

The Facilities & Community Events Division primarily oversees facility and park rentals for various Cupertino City Recreation Centers, Halls, and picnic facilities. This program also manages all special events for the city – Cupertino Day, Summer Concert Series, 4<sup>th</sup> of July, etc. Currently, the Facilities and Community Events division is recovering 37% of its costs, or providing an annual subsidy of \$649,000 in relation to its direct costs. However, once indirect costs are factored this division is only recovering 20% of its costs or providing an annual subsidy of \$1.5 million.

While the division charges rental fees to private citizens, a majority of its facilities are rented out and used by city Departments, the Library, or other non-profit entities. As such, the Division currently has a directive to not charge rental fees for those entities, and is unable to recover the costs associated with those rentals. This could help explain some of the subsidy.

### **(1.2) Youth & Teen Programs**

The Youth And Teen Programs divisions oversees all of the recreation activities in the community offered to youth and teens, including summer camps, tutoring services, etc. Currently this program is subsidizing its activities by \$1.9 million in relation to direct costs, but this deficit increases to \$2.7 million when indirect costs are factored into the calculation. This annual subsidy reflects a cost recovery percentage of 42%.

However, it is important to note that this subsidy is for the overall program and not for individual activities. Certain premium activities such as Math Olympiad or Science Summer Camps are full cost recovery while other activities are subsidized to either foster participation or due to community benefit such as afterschool programs.

### **(1.3) Sports & Fitness Programs**

Sports & Fitness Programs refers to not only all of the athletic programs offered by the community but also to the Sports Center membership offered by the City of Cupertino to its residents and non-residents.

Currently, this programming is recovering approximately 85% of its costs or subsidizing its costs annually by \$463,000 on a direct cost and revenue level. Incorporating indirect costs reduces its cost recovery to 67% and increases the annual subsidy to \$1.2 million. Similar to youth and teen programs certain programs such as the Sports Center is recovering all of its costs while other programs are being subsidized due to market demand and the burden that can be borne by the community for those services.

### **(1.4) Senior Programs**

Senior Programs comprises of a senior center that is rented for community purposes when it is not being used for senior classes and events. Additionally, it also includes classes and activities, recreation programs, travel, socials, and volunteer opportunities for senior citizens within the community. The Case Management Program is also offered through senior programs, which allows a case manager to service any and all seniors that are members of the Cupertino Senior Center directly in their home. A portion of this program is funded through an aging grant.

Currently senior programs is recovering about 37% of its costs or providing an annual subsidy of \$1.2 million in regards to direct costs and expenditures. Factoring in indirect costs and support reduces the cost recovery to 28% or an annual subsidy of \$1.9 million. This cost recovery is pretty typical for senior services, and while some of its



programs such as trips and classes might be full cost recovery based, other services such as the Case Management Program are deliberately subsidized to provide benefit to the community.

## **2. FACILITY RENTALS**

Currently, the City of Cupertino similar to other cities has a tiered system in relation to the use of its facilities; this means that depending on where an individual falls in the tier system their facility rental charge will vary. The following points highlight each of the six tiers currently in place:

- **Group I: City sponsored** activities and programs.
- **Group II: City co-sponsored clubs** or clubs with 51% resident memberships and recreation programs.
- **Group III: Cupertino Resident Non-Profit Organization**, or non-profit organizations with more than 51% of their membership comprising of Cupertino residents.
- **Group IV: Cupertino Residents / Cupertino Businesses** – private, special interest or business groups for functions that are not open to the public, but are hosted by either a Cupertino resident or a business that is located in Cupertino.
- **Group V: Non-Resident Non-Profit Organization** – or non-profit organization whose membership does not comprise of Cupertino Residents, but still meets the criteria of being a non-profit entity.
- **Group VI: Non-Residents / Non-Resident Business** – private, special interest, or business groups for functions that are not open to the public, but are hosted by either a non Cupertino Resident or a business not located in Cupertino.

As the points above indicate there are several different tiers in Cupertino, more tiers than are typically seen in other cities. Most other jurisdictions usually max out at five tiers, with the average being between three to four tiers. It is the project team's recommendation that the Department consider simplifying its tiered system, especially as it relates to Non-profit entities and organizations.

There are different mechanisms to simplify the tiered system as it relates to Non-profit entities. Other jurisdictions typically will only have one non-profit category and not specify whether the entity is a resident or non-resident. This type of tier, simplifies the process for staff as they no longer have to verify the level of membership of a non-profit entity as it relates to the number of Cupertino residents, but simply whether an organization qualifies as a non-profit or not.

Alternatively, the project team would recommend that if City staff would like to continue to keep the two separate non-profit tiers that these tiers and their criteria should be defined more clearly. Calculating 51% resident participation to determine residency status requires paperwork and documentation verification by Recreation staff. A different method or basis to qualify as a resident non-profit organization could be to utilize the physical address or location of the non-profit; i.e. if the non-profit is physically in Cupertino it qualifies as a Cupertino Non-Profit. Staff could ask for a utility bill or another form of documentation to verify residency as is done by staff for other categories already.

Both of these methods are valid and could result in either simplifying the tier system or more clearly defining certain groups and thereby the appropriate discounts those groups will receive. The project team recommends that Recreation & Community Services staff consider altering their current tiered system to be more transparent and clear; along with ensuring that the different tiers represent the different levels of benefit to the community.

### **3. SUMMARY**

Overall, the project team recommends that the Recreation & Services Department continue its current best management practice of setting fees on an activity-by-activity basis. However, the recreation coordinators should ensure that for all services, programs, and activities the cost per participant incorporates the citywide overhead rate for Recreation & Community Services. This overhead rate is 32% for recreation & community services.

The overhead rate can be applied to direct costs to determine the total indirect costs for implementing any recreation activity. Incorporating the overhead rate into the calculation will allow the recreation coordinator to determine the subsidy / premium level of any activity being offered by the Department. Setting fees based upon direct, indirect costs, and market rates, allows the department with the flexibility to assess different cost recovery levels for different activities. For e.g. premium services might be set at full cost recovery, while senior and youth programs might be subsidized and only be set to recover a portion of direct and indirect costs.

This type of methodology is fairly typical for Parks & Recreation services and allows the Department / Division with the greatest flexibility in setting fees to ensure that the needs of their community are being addressed in an affordable manner.

## **10. COMPARATIVE MARKET SURVEY**

As part of this Cost of Services (User Fee) Study for the City of Cupertino, the Matrix Consulting Group conducted a comparative survey of fees. The City identified six jurisdictions to be included in the comparative survey: Campbell, Milpitas, Mountain View, Palo Alto, Santa Clara, and Sunnyvale.

While this report will provide the City with a reasonable estimate and understanding of the true costs of providing services, many jurisdictions also wish to consider the local “market rates” for services as a means for assessing what types of changes in fee levels their community can bear. However, a comparative survey does not provide adequate or objective information regarding the relationship of a jurisdiction’s cost to its fees. Three important factors to consider when comparing fees across multiple jurisdictions are: population, operating budget, and size of workforce. The following tables provide statistical information regarding the jurisdictions included in the comparative survey.

<b>Jurisdiction</b>	<b>2013 Census</b>
Campbell	40,584
Cupertino	60,189
Palo Alto	66,642
Milpitas	69,783
Mountain View	77,846
Santa Clara	120,245
Sunnyvale	147,559

<b>Jurisdiction</b>	<b>FY 15/16 Budget</b>
Campbell	\$46,892,127
Cupertino	\$67,575,053
Milpitas	\$76,344,332
Mountain View	\$107,133,730
Sunnyvale	\$153,226,521
Santa Clara	\$182,488,000
Palo Alto	\$185,700,000

<b>Jurisdiction</b>	<b>FY 15/16 FTE</b>
Campbell	164.30
<b>Cupertino</b>	<b>180.75</b>
Milpitas	328.25
Mountain View	590.50
Sunnyvale	877.00
Palo Alto	1,040.10
Santa Clara	1,054.50
Campbell	164.30

Based on the data shown in the above tables, the City of Cupertino ranks below average in regards to population, budget, and total staffing levels. In order to provide additional context, the project team also obtained cost recovery information for the three major fee-related services: Community Development (Building & Planning), Engineering, and Recreation Services. The following tables show the cost recovery percentages for each of the jurisdictions surveyed and how Cupertino ranks in comparison those jurisdictions.

<b>Jurisdiction</b>	<b>Community Development Cost Recovery %</b>
<b>Cupertino</b>	<b>62%</b>
Milpitas	69%
Mountain View	73%
Santa Clara	114%
Sunnyvale	115%
Campbell	139%
Palo Alto	200%

<b>Jurisdiction</b>	<b>Engineering Cost Recovery %</b>
Santa Clara	17%
Milpitas	30%
Campbell	32%
<b>Cupertino</b>	<b>61%</b>
Sunnyvale	73%
Mountain View	86%

<b>Jurisdiction</b>	<b>Parks &amp; Recreation Cost Recovery %</b>
Santa Clara	9%
Palo Alto	17%
Mountain View	29%
Sunnyvale	38%
Campbell	50%
Milpitas	55%
<b>Cupertino</b>	<b>55%</b>

As the tables on the previous page show Cupertino has the lowest recovery percentage for Community Development Fees as compared to neighboring Cities, while its Engineering cost recovery is slightly above the average seen by other cities. However, Cupertino has the highest cost recovery percentage or the same level as Milpitas (55%) of all of the cities surveyed.

Along with keeping these statistics in mind, the following issues should also be noted regarding the use of market surveys in the setting of fees for service:

- Each jurisdiction and its fees are different, and many are not based on actual cost of providing services.
- The same “fee” with the same name may include more or less steps or sub-activities. In addition, jurisdictions provide varying levels of service and have varying levels of costs associated with providing services such as staffing levels, salary levels, indirect overhead costs, etc.

In addition to the issues noted above, market surveys can also run the risk of creating a confusing excess of data that will obscure rather than clarify policy issues. Because each jurisdiction is different, the Matrix Consulting Group recommends that the information contained in the market comparison of fees be used as a secondary decision-making tool, rather than a tool for establishing an acceptable price point for services.

The survey covered Building, Planning and Public Works fees. On average, the survey showed that the City’s fees are in line with the jurisdictions surveyed, with some fees higher than other cities and other fees significantly lower. The results of the survey are shown as an attachment to this report.

## **11. CONCLUSION**

The City of Cupertino engaged the Matrix Consulting Group to determine the total cost of services provided to its citizens and businesses for fee related services. To calculate the total cost of each Department / Division's services, the Matrix Consulting Group employed both a widely accepted and defensible methodology, as well as the experience and input of City staff to complete the necessary data collection and discussion to complete the analysis. City leaders can now use this information to make informed decisions and set its fees to meet the fiscal and policy goal objectives of the City.

Overall, this Cost of Services Study concluded that the City under-recovers its costs by approximately \$1,377,000 year for its *fee-related* services. While the detailed documentation of the Study will show an over-collection in some departments / divisions and / or certain fees (on a per unit basis), and an undercharge for others, overall, the City is providing an annual subsidy to fee payers for all services included in the analysis.

The project team recommends the City lower fees that show an over-recovery in order to comply with state laws. For fees that show an under-recovery, the City should review all circumstances and policy factors and raise fees where feasible. For fees that the City chooses to subsidize, policies should be established to outline target recovery percentages.

## **PLAN CHECK – NEW CONSTRUCTION FEE SCHEDULE**



**CITY OF CUPERTINO, CA**  
**Building Division**  
**Schedule of New Construction Fees**  
**PLAN CHECK FEES ONLY**

IBC Class	IBC Occupancy Type	Project Size Threshold	Construction Type IA, IB		Construction Type IIA, IIB, IIIA, IIIB, IV		Construction Type VA, VB	
			Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
A-1	Assembly—Fixed Seating	1,000	\$6,427	\$42.2750	\$5,355	\$35.2292	\$4,284	\$28.1833
-	Theater, Concert Hall	5,000	\$8,118	\$47.3500	\$6,765	\$39.4583	\$5,412	\$31.5667
-	-	10,000	\$10,485	\$37.2100	\$8,738	\$31.0083	\$6,990	\$24.8067
-	-	20,000	\$14,206	\$7.8967	\$11,838	\$6.5806	\$9,471	\$5.2644
-	-	50,000	\$16,575	\$8.1100	\$13,813	\$6.7583	\$11,050	\$5.4067
-	-	100,000	\$20,630	\$20.6300	\$17,192	\$17.1917	\$13,753	\$13.7533
A-2	Assembly—Food & Drink	250	\$4,344	\$114.3225	\$3,620	\$95.2688	\$2,896	\$76.2150
-	Restaurant, Night Club, Bar	1,250	\$5,487	\$128.0250	\$4,573	\$106.6875	\$3,658	\$85.3500
-	-	2,500	\$7,088	\$100.5900	\$5,906	\$83.8250	\$4,725	\$67.0600
-	-	5,000	\$9,602	\$21.3450	\$8,002	\$17.7875	\$6,402	\$14.2300
-	-	12,500	\$11,203	\$21.9450	\$9,336	\$18.2875	\$7,469	\$14.6300
-	-	25,000	\$13,946	\$55.7850	\$11,622	\$46.4875	\$9,298	\$37.1900
A-3	Assembly—Worship, Amusement	1,000	\$8,144	\$53.5763	\$6,787	\$44.6469	\$5,429	\$35.7175
-	Arcade, Church, Community Hall	5,000	\$10,287	\$60.0000	\$8,573	\$50.0000	\$6,858	\$40.0000
-	-	10,000	\$13,287	\$47.1600	\$11,073	\$39.3000	\$8,858	\$31.4400
-	-	20,000	\$18,003	\$9.9900	\$15,003	\$8.3250	\$12,002	\$6.6600
-	-	50,000	\$21,000	\$10.2900	\$17,500	\$8.5750	\$14,000	\$6.8600
-	-	100,000	\$26,145	\$26.1450	\$21,788	\$21.7875	\$17,430	\$17.4300
A-4	Assembly—Indoor Sport Viewing	500	\$4,960	\$65.2650	\$4,133	\$54.3875	\$3,307	\$43.5100
-	Arena, Skating Rink, Tennis Court	2,500	\$6,265	\$73.0800	\$5,221	\$60.9000	\$4,177	\$48.7200
-	-	5,000	\$8,092	\$57.4440	\$6,744	\$47.8700	\$5,395	\$38.2960
-	-	10,000	\$10,964	\$12.1840	\$9,137	\$10.1533	\$7,310	\$8.1227
-	-	25,000	\$12,792	\$12.5280	\$10,660	\$10.4400	\$8,528	\$8.3520
-	-	50,000	\$15,924	\$31.8480	\$13,270	\$26.5400	\$10,616	\$21.2320
A-5	Assembly—Outdoor Activities	500	\$5,248	\$69.0600	\$4,373	\$57.5500	\$3,499	\$46.0400
-	Amusement Park, Bleacher, Stadium	2,500	\$6,629	\$77.3400	\$5,524	\$64.4500	\$4,420	\$51.5600
-	-	5,000	\$8,563	\$60.7650	\$7,136	\$50.6375	\$5,709	\$40.5100
-	-	10,000	\$11,601	\$12.8850	\$9,668	\$10.7375	\$7,734	\$8.5900
-	-	25,000	\$13,534	\$13.2750	\$11,278	\$11.0625	\$9,023	\$8.8500
-	-	50,000	\$16,853	\$33.7050	\$14,044	\$28.0875	\$11,235	\$22.4700
A	A Occupancy Tenant Improvements	500	\$3,304	\$43.4738	\$2,753	\$36.2281	\$2,203	\$28.9825
-	-	2,500	\$4,173	\$48.6750	\$3,478	\$40.5625	\$2,782	\$32.4500
-	-	5,000	\$5,390	\$38.2650	\$4,492	\$31.8875	\$3,594	\$25.5100
-	-	10,000	\$7,304	\$8.1100	\$6,086	\$6.7583	\$4,869	\$5.4067
-	-	25,000	\$8,520	\$8.3400	\$7,100	\$6.9500	\$5,680	\$5.5600
-	-	50,000	\$10,605	\$21.2100	\$8,838	\$17.6750	\$7,070	\$14.1400
B	Business—Bank	500	\$4,480	\$58.9388	\$3,733	\$49.1156	\$2,987	\$39.2925
-	-	2,500	\$5,659	\$66.0300	\$4,716	\$55.0250	\$3,773	\$44.0200
-	-	5,000	\$7,310	\$51.8700	\$6,091	\$43.2250	\$4,873	\$34.5800
-	-	10,000	\$9,903	\$11.0050	\$8,253	\$9.1708	\$6,602	\$7.3367
-	-	25,000	\$11,554	\$11.3250	\$9,628	\$9.4375	\$7,703	\$7.5500
-	-	50,000	\$14,385	\$28.7700	\$11,988	\$23.9750	\$9,590	\$19.1800
B	Business—Laundromat	200	\$3,848	\$126.5738	\$3,207	\$105.4781	\$2,565	\$84.3825
-	-	1,000	\$4,860	\$141.7650	\$4,050	\$118.1375	\$3,240	\$94.5100
-	-	2,000	\$6,278	\$111.3750	\$5,232	\$92.8125	\$4,185	\$74.2500
-	-	4,000	\$8,506	\$23.6400	\$7,088	\$19.7000	\$5,670	\$15.7600
-	-	10,000	\$9,924	\$24.3000	\$8,270	\$20.2500	\$6,616	\$16.2000
-	-	20,000	\$12,354	\$61.7700	\$10,295	\$51.4750	\$8,236	\$41.1800
B	Business—Clinic, Outpatient	500	\$4,616	\$60.7275	\$3,847	\$50.6063	\$3,077	\$40.4850
-	-	2,500	\$5,831	\$68.0400	\$4,859	\$56.7000	\$3,887	\$45.3600
-	-	5,000	\$7,532	\$53.4300	\$6,276	\$44.5250	\$5,021	\$35.6200
-	-	10,000	\$10,203	\$11.3300	\$8,503	\$9.4417	\$6,802	\$7.5533
-	-	25,000	\$11,903	\$11.6700	\$9,919	\$9.7250	\$7,935	\$7.7800
-	-	50,000	\$14,820	\$29.6400	\$12,350	\$24.7000	\$9,880	\$19.7600
B	Business—Professional Office	1,000	\$5,097	\$49.7663	\$4,247	\$41.4719	\$3,398	\$33.1775
-	-	5,000	\$7,088	\$42.8100	\$5,906	\$35.6750	\$4,725	\$28.5400
-	-	10,000	\$9,228	\$30.2700	\$7,690	\$25.2250	\$6,152	\$20.1800
-	-	20,000	\$12,255	\$7.1500	\$10,213	\$5.9583	\$8,170	\$4.7667
-	-	50,000	\$14,400	\$7.6800	\$12,000	\$6.4000	\$9,600	\$5.1200
-	-	100,000	\$18,240	\$18.2400	\$15,200	\$15.2000	\$12,160	\$12.1600

New Construction - Plan Check Fees

IBC Class	IBC Occupancy Type	Project Size Threshold	Construction Type IA, IB		Construction Type IIA, IIB, IIIA, IIIB, IV		Construction Type VA, VB	
			Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
B	B Occupancy Tenant Improvements	300	\$3,534	\$77.4900	\$2,945	\$64.5750	\$2,356	\$51.6600
-	-	1,500	\$4,464	\$86.7900	\$3,720	\$72.3250	\$2,976	\$57.8600
-	-	3,000	\$5,765	\$68.1900	\$4,805	\$56.8250	\$3,844	\$45.4600
-	-	6,000	\$7,811	\$14.4600	\$6,509	\$12.0500	\$5,207	\$9.6400
-	-	15,000	\$9,113	\$14.8800	\$7,594	\$12.4000	\$6,075	\$9.9200
-	-	30,000	\$11,345	\$37.8150	\$9,454	\$31.5125	\$7,563	\$25.2100
E	Educational— Preschool / School	100	\$3,804	\$250.2563	\$3,170	\$208.5469	\$2,536	\$166.8375
-	-	500	\$4,805	\$280.2600	\$4,004	\$233.5500	\$3,203	\$186.8400
-	-	1,000	\$6,206	\$220.2300	\$5,172	\$183.5250	\$4,137	\$146.8200
-	-	2,000	\$8,408	\$46.7200	\$7,007	\$38.9333	\$5,606	\$31.1467
-	-	5,000	\$9,810	\$48.0300	\$8,175	\$40.0250	\$6,540	\$32.0200
-	-	10,000	\$12,212	\$122.1150	\$10,176	\$101.7625	\$8,141	\$81.4100
E	E Occupancy Tenant Improvements	100	\$2,988	\$196.5675	\$2,490	\$163.8063	\$1,992	\$131.0450
-	-	500	\$3,774	\$220.1700	\$3,145	\$183.4750	\$2,516	\$146.7800
-	-	1,000	\$4,875	\$172.9800	\$4,063	\$144.1500	\$3,250	\$115.3200
-	-	2,000	\$6,605	\$36.6900	\$5,504	\$30.5750	\$4,403	\$24.4600
-	-	5,000	\$7,706	\$37.7400	\$6,421	\$31.4500	\$5,137	\$25.1600
-	-	10,000	\$9,593	\$95.9250	\$7,994	\$79.9375	\$6,395	\$63.9500
F-1	Factory Industrial—Moderate Hazard	1,000	\$4,668	\$13.3170	\$3,890	\$11.0975	\$3,112	\$8.8780
-	-	5,000	\$5,200	\$21.3000	\$4,334	\$17.7500	\$3,467	\$14.2000
-	-	10,000	\$6,265	\$23.0760	\$5,221	\$19.2300	\$4,177	\$15.3840
-	-	20,000	\$8,573	\$3.5440	\$7,144	\$2.9533	\$5,715	\$2.3627
-	-	50,000	\$9,636	\$2.1360	\$8,030	\$1.7800	\$6,424	\$1.4240
-	-	100,000	\$10,704	\$10.7040	\$8,920	\$8.9200	\$7,136	\$7.1360
F-2	Factory Industrial—Low Hazard	1,000	\$4,800	\$31.5825	\$4,000	\$26.3188	\$3,200	\$21.0550
-	-	5,000	\$6,063	\$35.3700	\$5,053	\$29.4750	\$4,042	\$23.5800
-	-	10,000	\$7,832	\$27.7950	\$6,526	\$23.1625	\$5,221	\$18.5300
-	-	20,000	\$10,611	\$5.8800	\$8,843	\$4.9000	\$7,074	\$3.9200
-	-	50,000	\$12,375	\$6.0600	\$10,313	\$5.0500	\$8,250	\$4.0400
-	-	100,000	\$15,405	\$15.4050	\$12,838	\$12.8375	\$10,270	\$10.2700
F	F Occupancy Tenant Improvements	1,000	\$3,513	\$23.1180	\$2,928	\$19.2650	\$2,342	\$15.4120
-	-	5,000	\$4,438	\$25.8840	\$3,699	\$21.5700	\$2,959	\$17.2560
-	-	10,000	\$5,732	\$20.3400	\$4,777	\$16.9500	\$3,822	\$13.5600
-	-	20,000	\$7,766	\$4.3120	\$6,472	\$3.5933	\$5,178	\$2.8747
-	-	50,000	\$9,060	\$4.4400	\$7,550	\$3.7000	\$6,040	\$2.9600
-	-	100,000	\$11,280	\$11.2800	\$9,400	\$9.4000	\$7,520	\$7.5200
H-1	High Hazard Group H-1	100	\$3,562	\$234.3650	\$2,969	\$195.3042	\$2,375	\$156.2433
-	-	500	\$4,500	\$262.5000	\$3,750	\$218.7500	\$3,000	\$175.0000
-	-	1,000	\$5,812	\$206.2400	\$4,844	\$171.8667	\$3,875	\$137.4933
-	-	2,000	\$7,875	\$43.7567	\$6,562	\$36.4639	\$5,250	\$29.1711
-	-	5,000	\$9,188	\$44.9900	\$7,656	\$37.4917	\$6,125	\$29.9933
-	-	10,000	\$11,437	\$114.3700	\$9,531	\$95.3083	\$7,625	\$76.2467
H-2	High Hazard Group H-2	100	\$4,275	\$281.2380	\$3,562	\$234.3650	\$2,850	\$187.4920
-	-	500	\$5,400	\$315.0000	\$4,500	\$262.5000	\$3,600	\$210.0000
-	-	1,000	\$6,975	\$247.4880	\$5,812	\$206.2400	\$4,650	\$164.9920
-	-	2,000	\$9,450	\$52.5080	\$7,875	\$43.7567	\$6,300	\$35.0053
-	-	5,000	\$11,025	\$53.9880	\$9,188	\$44.9900	\$7,350	\$35.9920
-	-	10,000	\$13,724	\$137.2440	\$11,437	\$114.3700	\$9,150	\$91.4960
H-3	High Hazard Group H-3	100	\$4,664	\$306.8175	\$3,886	\$255.6813	\$3,109	\$204.5450
-	-	500	\$5,891	\$343.6350	\$4,909	\$286.3625	\$3,927	\$229.0900
-	-	1,000	\$7,609	\$270.0000	\$6,341	\$225.0000	\$5,073	\$180.0000
-	-	2,000	\$10,309	\$57.2850	\$8,591	\$47.7375	\$6,873	\$38.1900
-	-	5,000	\$12,028	\$58.9050	\$10,023	\$49.0875	\$8,019	\$39.2700
-	-	10,000	\$14,973	\$149.7300	\$12,478	\$124.7750	\$9,982	\$99.8200
H-4	High Hazard Group H-4	100	\$3,731	\$245.4540	\$3,109	\$204.5450	\$2,487	\$163.6360
-	-	500	\$4,713	\$274.9080	\$3,927	\$229.0900	\$3,142	\$183.2720
-	-	1,000	\$6,087	\$216.0000	\$5,073	\$180.0000	\$4,058	\$144.0000
-	-	2,000	\$8,247	\$45.8280	\$6,873	\$38.1900	\$5,498	\$30.5520
-	-	5,000	\$9,622	\$47.1240	\$8,019	\$39.2700	\$6,415	\$31.4160
-	-	10,000	\$11,978	\$119.7840	\$9,982	\$99.8200	\$7,986	\$79.8560
H-5	High Hazard Group H-5	100	\$3,731	\$245.4540	\$3,109	\$204.5450	\$2,487	\$163.6360
-	-	500	\$4,713	\$274.9080	\$3,927	\$229.0900	\$3,142	\$183.2720
-	-	1,000	\$6,087	\$216.0000	\$5,073	\$180.0000	\$4,058	\$144.0000
-	-	2,000	\$8,247	\$45.8280	\$6,873	\$38.1900	\$5,498	\$30.5520
-	-	5,000	\$9,622	\$47.1240	\$8,019	\$39.2700	\$6,415	\$31.4160
-	-	10,000	\$11,978	\$119.7840	\$9,982	\$99.8200	\$7,986	\$79.8560

New Construction - Plan Check Fees

IBC Class	IBC Occupancy Type	Project Size Threshold	Construction Type IA, IB		Construction Type IIA, IIB, IIIA, IIIB, IV		Construction Type VA, VB	
			Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
H	H Occupancy Tenant Improvements	100	\$2,752	\$181.0440	\$2,293	\$150.8700	\$1,835	\$120.6960
-	-	500	\$3,476	\$202.7880	\$2,897	\$168.9900	\$2,317	\$135.1920
-	-	1,000	\$4,490	\$159.3240	\$3,742	\$132.7700	\$2,993	\$106.2160
-	-	2,000	\$6,083	\$33.7840	\$5,069	\$28.1533	\$4,056	\$22.5227
-	-	5,000	\$7,097	\$34.7760	\$5,914	\$28.9800	\$4,731	\$23.1840
-	-	10,000	\$8,836	\$88.3560	\$7,363	\$73.6300	\$5,890	\$58.9040
I-1	Institutional—7+ persons, ambulatory	500	\$4,676	\$61.5270	\$3,896	\$51.2725	\$3,117	\$41.0180
-	-	2,500	\$5,906	\$68.8920	\$4,922	\$57.4100	\$3,937	\$45.9280
-	-	5,000	\$7,628	\$54.1440	\$6,357	\$45.1200	\$5,086	\$36.0960
-	-	10,000	\$10,336	\$11.4760	\$8,613	\$9.5633	\$6,890	\$7.6507
-	-	25,000	\$12,057	\$11.8200	\$10,048	\$9.8500	\$8,038	\$7.8800
-	-	50,000	\$15,012	\$30.0240	\$12,510	\$25.0200	\$10,008	\$20.0160
I-2	Institutional—6+ persons, non-ambulatory	500	\$5,663	\$74.5200	\$4,720	\$62.1000	\$3,776	\$49.6800
-	-	2,500	\$7,154	\$83.4450	\$5,962	\$69.5375	\$4,769	\$55.6300
-	-	5,000	\$9,240	\$65.5800	\$7,700	\$54.6500	\$6,160	\$43.7200
-	-	10,000	\$12,519	\$13.9150	\$10,433	\$11.5958	\$8,346	\$9.2767
-	-	25,000	\$14,606	\$14.2950	\$12,172	\$11.9125	\$9,738	\$9.5300
-	-	50,000	\$18,180	\$36.3600	\$15,150	\$30.3000	\$12,120	\$24.2400
I-3	Institutional—6+ persons, restrained	500	\$5,210	\$68.5575	\$4,342	\$57.1313	\$3,474	\$45.7050
-	-	2,500	\$6,582	\$76.7850	\$5,485	\$63.9875	\$4,388	\$51.1900
-	-	5,000	\$8,501	\$60.3450	\$7,084	\$50.2875	\$5,668	\$40.2300
-	-	10,000	\$11,519	\$12.7850	\$9,599	\$10.6542	\$7,679	\$8.5233
-	-	25,000	\$13,436	\$13.1550	\$11,197	\$10.9625	\$8,958	\$8.7700
-	-	50,000	\$16,725	\$33.4500	\$13,938	\$27.8750	\$11,150	\$22.3000
I-4	Institutional—6+ persons, day care	500	\$5,210	\$68.5575	\$4,342	\$57.1313	\$3,474	\$45.7050
-	-	2,500	\$6,582	\$76.7850	\$5,485	\$63.9875	\$4,388	\$51.1900
-	-	5,000	\$8,501	\$60.3450	\$7,084	\$50.2875	\$5,668	\$40.2300
-	-	10,000	\$11,519	\$12.7850	\$9,599	\$10.6542	\$7,679	\$8.5233
-	-	25,000	\$13,436	\$13.1550	\$11,197	\$10.9625	\$8,958	\$8.7700
-	-	50,000	\$16,725	\$33.4500	\$13,938	\$27.8750	\$11,150	\$22.3000
I	I Occupancy Tenant Improvements	100	\$2,755	\$181.2420	\$2,296	\$151.0350	\$1,837	\$120.8280
-	-	500	\$3,480	\$202.9920	\$2,900	\$169.1600	\$2,320	\$135.3280
-	-	1,000	\$4,495	\$159.4920	\$3,746	\$132.9100	\$2,997	\$106.3280
-	-	2,000	\$6,090	\$33.8280	\$5,075	\$28.1900	\$4,060	\$22.5520
-	-	5,000	\$7,105	\$34.8120	\$5,921	\$29.0100	\$4,736	\$23.0800
-	-	10,000	\$8,845	\$88.4520	\$7,371	\$73.7100	\$5,897	\$58.9680
M	Mercantile	2,000	\$7,336	\$24.1238	\$6,113	\$20.1031	\$4,890	\$16.0825
-	-	10,000	\$9,266	\$27.0450	\$7,721	\$22.5375	\$6,177	\$18.0300
-	-	20,000	\$11,970	\$21.2400	\$9,975	\$17.7000	\$7,980	\$14.1600
-	-	40,000	\$16,218	\$4.4950	\$13,515	\$3.7458	\$10,812	\$2.9967
-	-	100,000	\$18,915	\$4.6350	\$15,763	\$3.8625	\$12,610	\$3.0900
-	-	200,000	\$23,550	\$11.7750	\$19,625	\$9.8125	\$15,700	\$7.8500
M	M Occupancy Tenant Improvements	300	\$3,260	\$71.4900	\$2,717	\$59.5750	\$2,173	\$47.6600
-	-	1,500	\$4,118	\$80.0550	\$3,431	\$66.7125	\$2,745	\$53.3700
-	-	3,000	\$5,319	\$62.9250	\$4,432	\$52.4375	\$3,546	\$41.9500
-	-	6,000	\$7,206	\$13.3300	\$6,005	\$11.1083	\$4,804	\$8.8867
-	-	15,000	\$8,406	\$13.7400	\$7,005	\$11.4500	\$5,604	\$9.1600
-	-	30,000	\$10,467	\$34.8900	\$8,723	\$29.0750	\$6,978	\$23.2600
R-1	Residential—Hotels & Motels	3,000	\$10,880	\$4.7700	\$9,067	\$3.9750	\$7,253	\$3.1800
-	-	15,000	\$11,453	\$15.2700	\$9,544	\$12.7250	\$7,635	\$10.1800
-	-	30,000	\$13,743	\$1.9200	\$11,453	\$1.6000	\$9,162	\$1.2800
-	-	60,000	\$14,319	\$2.5400	\$11,933	\$2.1167	\$9,546	\$1.6933
-	-	150,000	\$16,605	\$0.3900	\$13,838	\$0.3250	\$11,070	\$0.2600
-	-	300,000	\$17,190	\$5.7300	\$14,325	\$4.7750	\$11,460	\$3.8200
R-2	Residential—Apartment Building	800	\$9,879	\$16.2525	\$8,232	\$13.5438	\$6,586	\$10.8350
-	-	4,000	\$10,399	\$51.9750	\$8,666	\$43.3125	\$6,932	\$34.6500
-	-	8,000	\$12,478	\$6.5100	\$10,398	\$5.4250	\$8,318	\$4.3400
-	-	16,000	\$12,998	\$8.6650	\$10,832	\$7.2208	\$8,666	\$5.7767
-	-	40,000	\$15,078	\$1.3050	\$12,565	\$1.0875	\$10,052	\$0.8700
-	-	80,000	\$15,600	\$19.5000	\$13,000	\$16.2500	\$10,400	\$13.0000
R-3	Dwellings—Custom Homes, Models, First M	1,000	\$4,950	\$14.7750	\$4,125	\$12.3125	\$3,300	\$9.8500
-	-	2,500	\$5,172	\$59.1850	\$4,310	\$49.3208	\$3,448	\$39.4567
-	-	4,000	\$6,059	\$11.0850	\$5,050	\$9.2375	\$4,040	\$7.3900
-	-	6,000	\$6,281	\$44.3850	\$5,234	\$36.9875	\$4,187	\$29.5900
-	-	8,000	\$7,169	\$11.0850	\$5,974	\$9.2375	\$4,779	\$7.3900
-	-	10,000	\$7,391	\$73.9050	\$6,159	\$61.5875	\$4,927	\$49.2700

New Construction - Plan Check Fees

IBC Class	IBC Occupancy Type	Project Size Threshold	Construction Type IA, IB		Construction Type IIA, IIB, IIIA, IIIB, IV		Construction Type VA, VB	
			Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
R-3	Dwellings—Production Phase of Master Plan (repeats)	1,000	\$1,922	\$6.7400	\$1,602	\$5.6167	\$1,282	\$4.4933
-	-	2,500	\$2,024	\$26.9800	\$1,686	\$22.4833	\$1,349	\$17.9867
-	-	4,000	\$2,428	\$5.0850	\$2,024	\$4.2375	\$1,619	\$3.3900
-	-	6,000	\$2,530	\$20.2050	\$2,108	\$16.8375	\$1,687	\$13.4700
-	-	8,000	\$2,934	\$5.1000	\$2,445	\$4.2500	\$1,956	\$3.4000
-	-	10,000	\$3,036	\$30.3600	\$2,530	\$25.3000	\$2,024	\$20.2400
R-3	Dwellings—Alternate Materials	1,000	\$4,382	\$15.3750	\$3,651	\$12.8125	\$2,921	\$10.2500
-	-	2,500	\$4,612	\$61.4850	\$3,843	\$51.2375	\$3,075	\$40.9900
-	-	4,000	\$5,534	\$11.5500	\$4,612	\$9.6250	\$3,690	\$7.7000
-	-	6,000	\$5,765	\$46.1100	\$4,805	\$38.4250	\$3,844	\$30.7400
-	-	8,000	\$6,688	\$11.5200	\$5,573	\$9.6000	\$4,458	\$7.6800
-	-	10,000	\$6,918	\$69.1800	\$5,765	\$57.6500	\$4,612	\$46.1200
R-3	Dwellings—Hillside - Custom Homes, Model First Master Plan	1,000	\$5,787	\$20.3050	\$4,822	\$16.9208	\$3,858	\$13.5367
-	-	2,500	\$6,091	\$81.2050	\$5,076	\$67.6708	\$4,061	\$54.1367
-	-	4,000	\$7,309	\$15.2400	\$6,091	\$12.7000	\$4,873	\$10.1600
-	-	6,000	\$7,614	\$60.9000	\$6,345	\$50.7500	\$5,076	\$40.6000
-	-	8,000	\$8,832	\$15.2250	\$7,360	\$12.6875	\$5,888	\$10.1500
-	-	10,000	\$9,137	\$91.3650	\$7,614	\$76.1375	\$6,091	\$60.9100
R-3	Dwellings—Hillside - Production Phase of Master Plan (repeats)	1,000	\$1,922	\$6.7400	\$1,602	\$5.6167	\$1,282	\$4.4933
-	-	2,500	\$2,024	\$26.9800	\$1,686	\$22.4833	\$1,349	\$17.9867
-	-	4,000	\$2,428	\$5.0850	\$2,024	\$4.2375	\$1,619	\$3.3900
-	-	6,000	\$2,530	\$20.2050	\$2,108	\$16.8375	\$1,687	\$13.4700
-	-	8,000	\$2,934	\$5.1000	\$2,445	\$4.2500	\$1,956	\$3.4000
-	-	10,000	\$3,036	\$30.3600	\$2,530	\$25.3000	\$2,024	\$20.2400
R-3	Dwellings—Hillside - Alternate Materials	1,000	\$4,382	\$15.3750	\$3,651	\$12.8125	\$2,921	\$10.2500
-	-	2,500	\$4,612	\$61.4850	\$3,843	\$51.2375	\$3,075	\$40.9900
-	-	4,000	\$5,534	\$11.5500	\$4,612	\$9.6250	\$3,690	\$7.7000
-	-	6,000	\$5,765	\$46.1100	\$4,805	\$38.4250	\$3,844	\$30.7400
-	-	8,000	\$6,688	\$11.5200	\$5,573	\$9.6000	\$4,458	\$7.6800
-	-	10,000	\$6,918	\$69.1800	\$5,765	\$57.6500	\$4,612	\$46.1200
R-3	Group Care	1,000	\$8,184	\$10.7663	\$6,820	\$8.9719	\$5,456	\$7.1775
-	-	5,000	\$8,615	\$34.4700	\$7,179	\$28.7250	\$5,743	\$22.9800
-	-	10,000	\$10,338	\$4.2900	\$8,615	\$3.5750	\$6,892	\$2.8600
-	-	20,000	\$10,767	\$5.7350	\$8,973	\$4.7792	\$7,178	\$3.8233
-	-	50,000	\$12,488	\$0.8550	\$10,406	\$0.7125	\$8,325	\$0.5700
-	-	100,000	\$12,915	\$12.9150	\$10,763	\$10.7625	\$8,610	\$8.6100
R-4	Group Care	100	\$4,619	\$60.7725	\$3,849	\$50.6438	\$3,079	\$40.5150
-	-	500	\$4,862	\$194.4900	\$4,052	\$162.0750	\$3,241	\$129.6600
-	-	1,000	\$5,834	\$24.3000	\$4,862	\$20.2500	\$3,890	\$16.2000
-	-	2,000	\$6,077	\$32.4200	\$5,065	\$27.0167	\$4,052	\$21.6133
-	-	5,000	\$7,050	\$4.8600	\$5,875	\$4.0500	\$4,700	\$3.2400
-	-	10,000	\$7,293	\$72.9300	\$6,078	\$60.7750	\$4,862	\$48.6200
R	R Occupancy Tenant Improvements	80	\$2,692	\$44.2688	\$2,243	\$36.8906	\$1,794	\$29.5125
-	-	400	\$2,833	\$141.6750	\$2,361	\$118.0625	\$1,889	\$94.4500
-	-	800	\$3,400	\$17.7150	\$2,833	\$14.7625	\$2,267	\$11.8100
-	-	1,600	\$3,542	\$23.6050	\$2,951	\$19.6708	\$2,361	\$15.7367
-	-	4,000	\$4,108	\$3.5550	\$3,424	\$2.9625	\$2,739	\$2.3700
-	-	8,000	\$4,250	\$53.1300	\$3,542	\$44.2750	\$2,834	\$35.4200
S-1	Storage—Moderate Hazard	600	\$3,766	\$41.2980	\$3,139	\$34.4150	\$2,511	\$27.5320
-	-	3,000	\$4,757	\$46.2600	\$3,965	\$38.5500	\$3,172	\$30.8400
-	-	6,000	\$6,145	\$36.3480	\$5,121	\$30.2900	\$4,097	\$24.2320
-	-	12,000	\$8,326	\$7.7040	\$6,938	\$6.4200	\$5,551	\$5.1360
-	-	30,000	\$9,713	\$7.9200	\$8,094	\$6.6000	\$6,475	\$5.2800
-	-	60,000	\$12,089	\$20.1480	\$10,074	\$16.7900	\$8,059	\$13.4320
S-2	Storage—Low Hazard	10,000	\$8,696	\$5.7113	\$7,246	\$4.7594	\$5,797	\$3.8075
-	-	50,000	\$10,980	\$6.4200	\$9,150	\$5.3500	\$7,320	\$4.2800
-	-	100,000	\$14,190	\$5.0400	\$11,825	\$4.2000	\$9,460	\$3.3600
-	-	200,000	\$19,230	\$1.0650	\$16,025	\$0.8875	\$12,820	\$0.7100
-	-	500,000	\$22,425	\$1.0950	\$18,688	\$0.9125	\$14,950	\$0.7300
-	-	1,000,000	\$27,900	\$2.7900	\$23,250	\$2.3250	\$18,600	\$1.8600
S	S Occupancy Tenant Improvements	600	\$3,398	\$37.2488	\$2,831	\$31.0406	\$2,265	\$24.8325
-	-	3,000	\$4,292	\$41.7450	\$3,576	\$34.7875	\$2,861	\$27.8300
-	-	6,000	\$5,544	\$32.7900	\$4,620	\$27.3250	\$3,696	\$21.8600
-	-	12,000	\$7,511	\$6.9450	\$6,260	\$5.7875	\$5,008	\$4.6300
-	-	30,000	\$8,762	\$7.1550	\$7,301	\$5.9625	\$5,841	\$4.7700
-	-	60,000	\$10,908	\$18.1800	\$9,090	\$15.1500	\$7,272	\$12.1200

New Construction - Plan Check Fees

IBC Class	IBC Occupancy Type	Project Size Threshold	Construction Type IA, IB		Construction Type IIA, IIB, IIIA, IIIB, IV		Construction Type VA, VB	
			Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
U	Accessory—Private Garage /	40	\$928	\$152.6213	\$773	\$127.1844	\$619	\$101.7475
-	Agricultural Building	200	\$1,172	\$170.9400	\$977	\$142.4500	\$781	\$113.9600
-	-	400	\$1,514	\$134.3100	\$1,262	\$111.9250	\$1,009	\$89.5400
-	-	800	\$2,051	\$28.4850	\$1,709	\$23.7375	\$1,368	\$18.9900
-	-	2,000	\$2,393	\$29.2950	\$1,994	\$24.4125	\$1,595	\$19.5300
-	-	4,000	\$2,979	\$74.4750	\$2,483	\$62.0625	\$1,986	\$49.6500
-	Deferred Submittal - All Except R-3	1,000	\$725	\$4.7700	\$604	\$3.9750	\$483	\$3.1800
-	-	5,000	\$916	\$5.3550	\$763	\$4.4625	\$611	\$3.5700
-	-	10,000	\$1,184	\$4.1850	\$986	\$3.4875	\$789	\$2.7900
-	-	20,000	\$1,602	\$0.8850	\$1,335	\$0.7375	\$1,068	\$0.5900
-	-	50,000	\$1,868	\$0.9150	\$1,556	\$0.7625	\$1,245	\$0.6100
-	-	100,000	\$2,325	\$2.3250	\$1,938	\$1.9375	\$1,550	\$1.5500
-	Deferred Submittal - R-3	1,000	\$725	\$12.7200	\$604	\$10.6000	\$483	\$8.4800
-	-	2,500	\$916	\$17.7900	\$763	\$14.8250	\$611	\$11.8600
-	-	4,000	\$1,183	\$21.0150	\$986	\$17.5125	\$788	\$14.0100
-	-	6,000	\$1,603	\$13.3350	\$1,336	\$11.1125	\$1,069	\$8.8900
-	-	8,000	\$1,870	\$22.9200	\$1,558	\$19.1000	\$1,246	\$15.2800
-	-	10,000	\$2,328	\$23.2800	\$1,940	\$19.4000	\$1,552	\$15.5200
-	Standard Comm. Foundation	500	\$2,985	\$7.8488	\$2,487	\$6.5406	\$1,990	\$5.2325
-	w/o Podium	2,500	\$3,142	\$25.1400	\$2,618	\$20.9500	\$2,095	\$16.7600
-	-	5,000	\$3,770	\$3.1350	\$3,142	\$2.6125	\$2,514	\$2.0900
-	-	10,000	\$3,927	\$4.1950	\$3,273	\$3.4958	\$2,618	\$2.7967
-	-	25,000	\$4,556	\$0.6150	\$3,797	\$0.5125	\$3,038	\$0.4100
-	-	50,000	\$4,710	\$9.4200	\$3,925	\$7.8500	\$3,140	\$6.2800
<b>SHELL BUILDINGS</b>								
-	All Shell Buildings	500	\$2,896	\$38.1120	\$2,413	\$31.7600	\$1,931	\$25.4080
-	-	2,500	\$3,658	\$42.6720	\$3,049	\$35.5600	\$2,439	\$28.4480
-	-	5,000	\$4,725	\$33.5400	\$3,938	\$27.9500	\$3,150	\$22.3600
-	-	10,000	\$6,402	\$7.1200	\$5,335	\$5.9333	\$4,268	\$4.7467
-	-	25,000	\$7,470	\$7.3200	\$6,225	\$6.1000	\$4,980	\$4.8800
-	-	50,000	\$9,300	\$18.6000	\$7,750	\$15.5000	\$6,200	\$12.4000

\* Each additional 100 square feet, or portion thereof, up to the next highest project size threshold.

## **INSPECTION – NEW CONSTRUCTION FEE SCHEDULE**



**CITY OF CUPERTINO, CA**  
**Building Division**  
**Schedule of New Construction Fees**  
**INSPECTION FEES ONLY**

IBC Class	IBC Occupancy Type	Project Size Threshold	Construction Type IA, IB		Construction Type IIA, IIB, IIIA, IIIB, IV		Construction Type VA, VB	
			Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
A-1	Assembly—Fixed Seating	1,000	\$3,557	\$28.9450	\$2,964	\$24.1208	\$2,371	\$19.2967
-	Theater, Concert Hall	5,000	\$4,715	\$31.4300	\$3,929	\$26.1917	\$3,143	\$20.9533
-	-	10,000	\$6,286	\$14.0600	\$5,238	\$11.7167	\$4,191	\$9.3733
-	-	20,000	\$7,692	\$4.1433	\$6,410	\$3.4528	\$5,128	\$2.7622
-	-	50,000	\$8,935	\$6.9500	\$7,446	\$5.7917	\$5,957	\$4.6333
-	-	100,000	\$12,410	\$12.4100	\$10,342	\$10.3417	\$8,273	\$8.2733
A-2	Assembly—Food & Drink	250	\$3,138	\$102.1838	\$2,615	\$85.1531	\$2,092	\$68.1225
-	Restaurant, Night Club, Bar	1,250	\$4,160	\$110.9250	\$3,467	\$92.4375	\$2,773	\$73.9500
-	-	2,500	\$5,547	\$49.6350	\$4,622	\$41.3625	\$3,698	\$33.0900
-	-	5,000	\$6,788	\$14.6000	\$5,656	\$12.1667	\$4,525	\$9.7333
-	-	12,500	\$7,883	\$24.5100	\$6,569	\$20.4250	\$5,255	\$16.3400
-	-	25,000	\$10,946	\$43.7850	\$9,122	\$36.4875	\$7,298	\$29.1900
A-3	Assembly—Worship, Amusement	1,000	\$5,335	\$43.4175	\$4,446	\$36.1813	\$3,557	\$28.9450
-	Arcade, Church, Community Hall	5,000	\$7,072	\$47.1450	\$5,893	\$39.2875	\$4,715	\$31.4300
-	-	10,000	\$9,429	\$21.0900	\$7,858	\$17.5750	\$6,286	\$14.0600
-	-	20,000	\$11,538	\$6.2150	\$9,615	\$5.1792	\$7,692	\$4.1433
-	-	50,000	\$13,403	\$10.4250	\$11,169	\$8.6875	\$8,935	\$6.9500
-	-	100,000	\$18,615	\$18.6150	\$15,513	\$15.5125	\$12,410	\$12.4100
A-4	Assembly—Indoor Sport Viewing	500	\$3,088	\$50.2740	\$2,573	\$41.8950	\$2,059	\$33.5160
-	Arena, Skating Rink, Tennis Court	2,500	\$4,094	\$54.5880	\$3,411	\$45.4900	\$2,729	\$36.3920
-	-	5,000	\$5,458	\$24.4200	\$4,549	\$20.3500	\$3,639	\$16.2800
-	-	10,000	\$6,679	\$7.1720	\$5,566	\$5.9767	\$4,453	\$4.7813
-	-	25,000	\$7,755	\$12.0600	\$6,463	\$10.0500	\$5,170	\$8.0400
-	-	50,000	\$10,770	\$21.5400	\$8,975	\$17.9500	\$7,180	\$14.3600
A-5	Assembly—Outdoor Activities	500	\$3,389	\$55.1775	\$2,824	\$45.9813	\$2,260	\$36.7850
-	Amusement Park, Bleacher, Stadium	2,500	\$4,493	\$59.8950	\$3,744	\$49.9125	\$2,995	\$39.9300
-	-	5,000	\$5,990	\$26.8050	\$4,992	\$22.3375	\$3,994	\$17.8700
-	-	10,000	\$7,331	\$7.8800	\$6,109	\$6.5667	\$4,887	\$5.2533
-	-	25,000	\$8,513	\$13.2300	\$7,094	\$11.0250	\$5,675	\$8.8200
-	-	50,000	\$11,820	\$23.6400	\$9,850	\$19.7000	\$7,880	\$15.7600
A	A Occupancy Tenant Improvements	500	\$3,389	\$55.1775	\$2,824	\$45.9813	\$2,260	\$36.7850
-	-	2,500	\$4,493	\$59.8950	\$3,744	\$49.9125	\$2,995	\$39.9300
-	-	5,000	\$5,990	\$26.8050	\$4,992	\$22.3375	\$3,994	\$17.8700
-	-	10,000	\$7,331	\$7.8800	\$6,109	\$6.5667	\$4,887	\$5.2533
-	-	25,000	\$8,513	\$13.2300	\$7,094	\$11.0250	\$5,675	\$8.8200
-	-	50,000	\$11,820	\$23.6400	\$9,850	\$19.7000	\$7,880	\$15.7600
B	Business—Bank	500	\$3,515	\$57.2288	\$2,929	\$47.6906	\$2,343	\$38.1525
-	-	2,500	\$4,659	\$62.1150	\$3,883	\$51.7625	\$3,106	\$41.4100
-	-	5,000	\$6,212	\$27.7950	\$5,177	\$23.1625	\$4,142	\$18.5300
-	-	10,000	\$7,602	\$8.1700	\$6,335	\$6.8083	\$5,068	\$5.4467
-	-	25,000	\$8,828	\$13.7400	\$7,356	\$11.4500	\$5,885	\$9.1600
-	-	50,000	\$12,263	\$24.5250	\$10,219	\$20.4375	\$8,175	\$16.3500
B	Business—Laundromat	200	\$3,138	\$127.7138	\$2,615	\$106.4281	\$2,092	\$85.1425
-	-	1,000	\$4,160	\$138.6750	\$3,467	\$115.5625	\$2,773	\$92.4500
-	-	2,000	\$5,547	\$62.0250	\$4,622	\$51.6875	\$3,698	\$41.3500
-	-	4,000	\$6,787	\$18.2550	\$5,656	\$15.2125	\$4,525	\$12.1700
-	-	10,000	\$7,883	\$30.6450	\$6,569	\$25.5375	\$5,255	\$20.4300
-	-	20,000	\$10,947	\$54.7350	\$9,123	\$45.6125	\$7,298	\$36.4900
B	Business—Clinic, Outpatient	500	\$3,578	\$58.2338	\$2,981	\$48.5281	\$2,385	\$38.8225
-	-	2,500	\$4,742	\$63.2400	\$3,952	\$52.7000	\$3,162	\$42.1600
-	-	5,000	\$6,323	\$28.2750	\$5,269	\$23.5625	\$4,216	\$18.8500
-	-	10,000	\$7,737	\$8.3200	\$6,448	\$6.9333	\$5,158	\$5.5467
-	-	25,000	\$8,985	\$13.9800	\$7,488	\$11.6500	\$5,990	\$9.3200
-	-	50,000	\$12,480	\$24.9600	\$10,400	\$20.8000	\$8,320	\$16.6400
B	Business—Professional Office	1,000	\$4,770	\$38.8275	\$3,975	\$32.3563	\$3,180	\$25.8850
-	-	5,000	\$6,323	\$42.1650	\$5,269	\$35.1375	\$4,216	\$28.1100
-	-	10,000	\$8,432	\$18.8550	\$7,026	\$15.7125	\$5,621	\$12.5700
-	-	20,000	\$10,317	\$5.5350	\$8,598	\$4.6125	\$6,878	\$3.6900
-	-	50,000	\$11,978	\$9.3150	\$9,981	\$7.7625	\$7,985	\$6.2100
-	-	100,000	\$16,635	\$16.6350	\$13,863	\$13.8625	\$11,090	\$11.0900
B	B Occupancy Tenant Improvements	300	\$2,762	\$74.9250	\$2,301	\$62.4375	\$1,841	\$49.9500
-	-	1,500	\$3,661	\$81.3600	\$3,051	\$67.8000	\$2,441	\$54.2400
-	-	3,000	\$4,881	\$36.4050	\$4,068	\$30.3375	\$3,254	\$24.2700
-	-	6,000	\$5,973	\$10.7050	\$4,978	\$8.9208	\$3,982	\$7.1367
-	-	15,000	\$6,937	\$17.9850	\$5,781	\$14.9875	\$4,625	\$11.9900
-	-	30,000	\$9,635	\$32.1150	\$8,029	\$26.7625	\$6,423	\$21.4100

Inspection - New Construction Fee Schedule

IBC Class	IBC Occupancy Type	Project Size Threshold	Construction Type IA, IB		Construction Type IIA, IIB, IIIA, IIIB, IV		Construction Type VA, VB	
			Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
E	Educational—Preschool / School	100	\$2,699	\$219.6713	\$2,249	\$183.0594	\$1,799	\$146.4475
-	-	500	\$3,578	\$238.5150	\$2,981	\$198.7625	\$2,385	\$159.0100
-	-	1,000	\$4,770	\$106.6950	\$3,975	\$88.9125	\$3,180	\$71.1300
-	-	2,000	\$5,837	\$31.3800	\$4,864	\$26.1500	\$3,891	\$20.9200
-	-	5,000	\$6,779	\$52.7100	\$5,649	\$43.9250	\$4,519	\$35.1400
-	-	10,000	\$9,414	\$94.1400	\$7,845	\$78.4500	\$6,276	\$62.7600
E	E Occupancy Tenant Improvements	100	\$2,511	\$204.3450	\$2,092	\$170.2875	\$1,674	\$136.2300
-	-	500	\$3,328	\$221.8650	\$2,773	\$184.8875	\$2,219	\$147.9100
-	-	1,000	\$4,437	\$99.2700	\$3,698	\$82.7250	\$2,958	\$66.1800
-	-	2,000	\$5,430	\$29.2000	\$4,525	\$24.3333	\$3,620	\$19.4667
-	-	5,000	\$6,306	\$49.0500	\$5,255	\$40.8750	\$4,204	\$32.7000
-	-	10,000	\$8,759	\$87.5850	\$7,299	\$72.9875	\$5,839	\$58.3900
F-1	Factory Industrial—Moderate Hazard	1,000	\$3,994	\$28.8450	\$3,328	\$24.0375	\$2,662	\$19.2300
-	-	5,000	\$5,147	\$30.1800	\$4,290	\$25.1500	\$3,432	\$20.1200
-	-	10,000	\$6,656	\$15.9720	\$5,547	\$13.3100	\$4,438	\$10.6480
-	-	20,000	\$8,254	\$4.4280	\$6,878	\$3.6900	\$5,502	\$2.9520
-	-	50,000	\$9,582	\$7.4520	\$7,985	\$6.2100	\$6,388	\$4.9680
-	-	100,000	\$13,308	\$13.3080	\$11,090	\$11.0900	\$8,872	\$8.8720
F-2	Factory Industrial—Low Hazard	1,000	\$4,707	\$38.3175	\$3,923	\$31.9313	\$3,138	\$25.5450
-	-	5,000	\$6,240	\$41.6100	\$5,200	\$34.6750	\$4,160	\$27.7400
-	-	10,000	\$8,321	\$18.6150	\$6,934	\$15.5125	\$5,547	\$12.4100
-	-	20,000	\$10,182	\$5.4600	\$8,485	\$4.5500	\$6,788	\$3.6400
-	-	50,000	\$11,820	\$9.2100	\$9,850	\$7.6750	\$7,880	\$6.1400
-	-	100,000	\$16,425	\$16.4250	\$13,688	\$13.6875	\$10,950	\$10.9500
F	F Occupancy Tenant Improvements	1,000	\$3,163	\$25.7520	\$2,636	\$21.4600	\$2,109	\$17.1680
-	-	5,000	\$4,193	\$27.9480	\$3,495	\$23.2900	\$2,796	\$18.6320
-	-	10,000	\$5,591	\$12.5160	\$4,659	\$10.4300	\$3,727	\$8.3440
-	-	20,000	\$6,842	\$3.6720	\$5,702	\$3.0600	\$4,562	\$2.4480
-	-	50,000	\$7,944	\$6.1920	\$6,620	\$5.1600	\$5,296	\$4.1280
-	-	100,000	\$11,040	\$11.0400	\$9,200	\$9.2000	\$7,360	\$7.3600
H-1	High Hazard Group H-1	100	\$2,260	\$183.9175	\$1,883	\$153.2646	\$1,506	\$122.6117
-	-	500	\$2,995	\$199.6800	\$2,496	\$166.4000	\$1,997	\$133.1200
-	-	1,000	\$3,994	\$89.3200	\$3,328	\$74.4333	\$2,662	\$59.5467
-	-	2,000	\$4,887	\$26.2733	\$4,072	\$21.8944	\$3,258	\$17.5156
-	-	5,000	\$5,675	\$44.1400	\$4,729	\$36.7833	\$3,783	\$29.4267
-	-	10,000	\$7,882	\$78.8200	\$6,568	\$65.6833	\$5,255	\$52.5467
H-2	High Hazard Group H-2	100	\$2,711	\$220.7010	\$2,260	\$183.9175	\$1,808	\$147.1340
-	-	500	\$3,594	\$239.6160	\$2,995	\$199.6800	\$2,396	\$159.7440
-	-	1,000	\$4,792	\$107.1840	\$3,994	\$89.3200	\$3,195	\$71.4560
-	-	2,000	\$5,864	\$31.5280	\$4,887	\$26.2733	\$3,909	\$21.0187
-	-	5,000	\$6,810	\$52.9680	\$5,675	\$44.1400	\$4,540	\$35.3120
-	-	10,000	\$9,458	\$94.5840	\$7,882	\$78.8200	\$6,306	\$63.0560
H-3	High Hazard Group H-3	100	\$3,389	\$275.8763	\$2,824	\$229.8969	\$2,260	\$183.9175
-	-	500	\$4,493	\$299.5200	\$3,744	\$249.6000	\$2,995	\$199.6800
-	-	1,000	\$5,990	\$133.9800	\$4,992	\$111.6500	\$3,994	\$89.3200
-	-	2,000	\$7,330	\$39.4100	\$6,109	\$32.8417	\$4,887	\$26.2733
-	-	5,000	\$8,513	\$66.2100	\$7,094	\$55.1750	\$5,675	\$44.1400
-	-	10,000	\$11,823	\$118.2300	\$9,853	\$98.5250	\$7,882	\$78.8200
H-4	High Hazard Group H-4	100	\$2,711	\$220.7010	\$2,260	\$183.9175	\$1,808	\$147.1340
-	-	500	\$3,594	\$239.6160	\$2,995	\$199.6800	\$2,396	\$159.7440
-	-	1,000	\$4,792	\$107.1840	\$3,994	\$89.3200	\$3,195	\$71.4560
-	-	2,000	\$5,864	\$31.5280	\$4,887	\$26.2733	\$3,909	\$21.0187
-	-	5,000	\$6,810	\$52.9680	\$5,675	\$44.1400	\$4,540	\$35.3120
-	-	10,000	\$9,458	\$94.5840	\$7,882	\$78.8200	\$6,306	\$63.0560
H-5	High Hazard Group H-5	100	\$2,711	\$220.7010	\$2,260	\$183.9175	\$1,808	\$147.1340
-	-	500	\$3,594	\$239.6160	\$2,995	\$199.6800	\$2,396	\$159.7440
-	-	1,000	\$4,792	\$107.1840	\$3,994	\$89.3200	\$3,195	\$71.4560
-	-	2,000	\$5,864	\$31.5280	\$4,887	\$26.2733	\$3,909	\$21.0187
-	-	5,000	\$6,810	\$52.9680	\$5,675	\$44.1400	\$4,540	\$35.3120
-	-	10,000	\$9,458	\$94.5840	\$7,882	\$78.8200	\$6,306	\$63.0560
H	H Occupancy Tenant Improvements	100	\$2,159	\$175.7370	\$1,799	\$146.4475	\$1,439	\$117.1580
-	-	500	\$2,862	\$190.8120	\$2,385	\$159.0100	\$1,908	\$127.2080
-	-	1,000	\$3,816	\$85.3560	\$3,180	\$71.1300	\$2,544	\$56.9040
-	-	2,000	\$4,670	\$25.1040	\$3,891	\$20.9200	\$3,113	\$16.7360
-	-	5,000	\$5,423	\$42.1680	\$4,519	\$35.1400	\$3,615	\$28.1120
-	-	10,000	\$7,531	\$75.3120	\$6,276	\$62.7600	\$5,021	\$50.2080
I-1	Institutional—7+ persons, ambulatory	500	\$3,013	\$49.0440	\$2,511	\$40.8700	\$2,008	\$32.6960
-	-	2,500	\$3,994	\$53.2560	\$3,328	\$44.3800	\$2,662	\$35.5040
-	-	5,000	\$5,325	\$23.8200	\$4,438	\$19.8500	\$3,550	\$15.8800
-	-	10,000	\$6,516	\$7.0000	\$5,430	\$5.8333	\$4,344	\$4.6667
-	-	25,000	\$7,566	\$11.7840	\$6,305	\$9.8200	\$5,044	\$7.8560
-	-	50,000	\$10,512	\$21.0240	\$8,760	\$17.5200	\$7,008	\$14.0160
I-2	Institutional—6+ persons, non-ambulatory	500	\$3,766	\$61.3050	\$3,138	\$51.0875	\$2,511	\$40.8700
-	-	2,500	\$4,992	\$66.5700	\$4,160	\$55.4750	\$3,328	\$44.3800
-	-	5,000	\$6,656	\$29.7750	\$5,547	\$24.8125	\$4,438	\$19.5500
-	-	10,000	\$8,145	\$8.7500	\$6,788	\$7.2917	\$5,430	\$5.8333
-	-	25,000	\$9,458	\$14.7300	\$7,881	\$12.2750	\$6,305	\$9.8200
-	-	50,000	\$13,140	\$26.2800	\$10,950	\$21.9000	\$8,760	\$17.5200



Inspection - New Construction Fee Schedule

IBC Class	IBC Occupancy Type	Project Size Threshold	Construction Type IA, IB		Construction Type IIA, IIB, IIIA, IIIB, IV		Construction Type VA, VB	
			Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
I-3	Institutional—6+ persons, restrained	500	\$3,766	\$61.3050	\$3,138	\$51.0875	\$2,511	\$40.8700
-	-	2,500	\$4,992	\$66.5700	\$4,160	\$55.4750	\$3,328	\$44.3800
-	-	5,000	\$6,656	\$29.7750	\$5,547	\$24.8125	\$4,438	\$19.8500
-	-	10,000	\$8,145	\$8.7500	\$6,788	\$7.2917	\$5,430	\$5.8333
-	-	25,000	\$9,458	\$14.7300	\$7,881	\$12.2750	\$6,305	\$9.8200
-	-	50,000	\$13,140	\$26.2800	\$10,950	\$21.9000	\$8,760	\$17.5200
I-4	Institutional—6+ persons, day care	500	\$3,766	\$61.3050	\$3,138	\$51.0875	\$2,511	\$40.8700
-	-	2,500	\$4,992	\$66.5700	\$4,160	\$55.4750	\$3,328	\$44.3800
-	-	5,000	\$6,656	\$29.7750	\$5,547	\$24.8125	\$4,438	\$19.8500
-	-	10,000	\$8,145	\$8.7500	\$6,788	\$7.2917	\$5,430	\$5.8333
-	-	25,000	\$9,458	\$14.7300	\$7,881	\$12.2750	\$6,305	\$9.8200
-	-	50,000	\$13,140	\$26.2800	\$10,950	\$21.9000	\$8,760	\$17.5200
I	I Occupancy Tenant Improvements	100	\$2,109	\$171.6570	\$1,757	\$143.0475	\$1,406	\$114.4380
-	-	500	\$2,796	\$186.3600	\$2,330	\$155.3000	\$1,864	\$124.2400
-	-	1,000	\$3,727	\$83.3880	\$3,106	\$69.4900	\$2,485	\$55.5920
-	-	2,000	\$4,561	\$24.5200	\$3,801	\$20.4333	\$3,041	\$16.3467
-	-	5,000	\$5,297	\$41.2080	\$4,414	\$34.3400	\$3,531	\$27.4720
-	-	10,000	\$7,357	\$73.5720	\$6,131	\$61.3100	\$4,905	\$49.0480
M	Mercantile	2,000	\$5,335	\$21.7200	\$4,446	\$18.1000	\$3,557	\$14.4800
-	-	10,000	\$7,073	\$23.5650	\$5,894	\$19.6375	\$4,715	\$15.7100
-	-	20,000	\$9,429	\$10.5450	\$7,858	\$8.7875	\$6,286	\$7.0300
-	-	40,000	\$11,538	\$3.0950	\$9,615	\$2.5792	\$7,692	\$2.0633
-	-	100,000	\$13,395	\$5.2050	\$11,163	\$4.3375	\$8,930	\$3.4700
-	-	200,000	\$18,600	\$9.3000	\$15,500	\$7.7500	\$12,400	\$6.2000
M	M Occupancy Tenant Improvements	300	\$3,138	\$85.1475	\$2,615	\$70.9563	\$2,092	\$56.7650
-	-	1,500	\$4,160	\$92.4450	\$3,467	\$77.0375	\$2,773	\$61.6300
-	-	3,000	\$5,547	\$41.3700	\$4,622	\$34.4750	\$3,698	\$27.5800
-	-	6,000	\$6,788	\$12.1550	\$5,657	\$10.1292	\$4,525	\$8.1033
-	-	15,000	\$7,882	\$20.4450	\$6,568	\$17.0375	\$5,255	\$13.6300
-	-	30,000	\$10,949	\$36.4950	\$9,124	\$30.4125	\$7,299	\$24.3300
R-1	Residential—Hotels & Motels	3,000	\$8,786	\$9.1538	\$7,322	\$7.6281	\$5,857	\$6.1025
-	-	15,000	\$9,884	\$7.3350	\$8,237	\$6.1125	\$6,590	\$4.8900
-	-	30,000	\$10,985	\$5.4750	\$9,154	\$4.6625	\$7,323	\$3.6500
-	-	60,000	\$12,627	\$0.8200	\$10,523	\$0.6833	\$8,418	\$0.5467
-	-	150,000	\$13,365	\$1.3500	\$11,138	\$1.1250	\$8,910	\$0.9000
-	-	300,000	\$15,390	\$5.1300	\$12,825	\$4.2750	\$10,260	\$3.4200
R-2	Residential—Apartment Building	800	\$6,922	\$27.0375	\$5,769	\$22.5313	\$4,615	\$18.0250
-	-	4,000	\$7,787	\$21.6450	\$6,490	\$18.0375	\$5,192	\$14.4300
-	-	8,000	\$8,653	\$16.2150	\$7,211	\$13.5125	\$5,769	\$10.8100
-	-	16,000	\$9,950	\$2.4150	\$8,292	\$2.0125	\$6,634	\$1.6100
-	-	40,000	\$10,530	\$3.9450	\$8,775	\$3.2875	\$7,020	\$2.6300
-	-	80,000	\$12,108	\$15.1350	\$10,090	\$12.6125	\$8,072	\$10.0900
R-3	Dwellings—Custom Homes, Models, First Master Plan	1,000	\$5,325	\$44.3600	\$4,437	\$36.9667	\$3,550	\$29.5733
-	-	2,500	\$5,990	\$44.3700	\$4,992	\$36.9750	\$3,994	\$29.5800
-	-	4,000	\$6,656	\$49.9350	\$5,547	\$41.6125	\$4,437	\$33.2900
-	-	6,000	\$7,655	\$22.1550	\$6,379	\$18.4625	\$5,103	\$14.7700
-	-	8,000	\$8,098	\$61.0200	\$6,748	\$50.8500	\$5,398	\$40.6800
-	-	10,000	\$9,318	\$93.1800	\$7,765	\$77.6500	\$6,212	\$62.1200
R-3	Dwellings—Production Phase of Master Plan (repeats)	1,000	\$5,325	\$44.3600	\$4,437	\$36.9667	\$3,550	\$29.5733
-	-	2,500	\$5,990	\$44.3700	\$4,992	\$36.9750	\$3,994	\$29.5800
-	-	4,000	\$6,656	\$49.9350	\$5,547	\$41.6125	\$4,437	\$33.2900
-	-	6,000	\$7,655	\$22.1550	\$6,379	\$18.4625	\$5,103	\$14.7700
-	-	8,000	\$8,098	\$61.0200	\$6,748	\$50.8500	\$5,398	\$40.6800
-	-	10,000	\$9,318	\$93.1800	\$7,765	\$77.6500	\$6,212	\$62.1200
R-3	Dwellings—Alternate Materials	1,000	\$5,325	\$44.3600	\$4,437	\$36.9667	\$3,550	\$29.5733
-	-	2,500	\$5,990	\$44.3700	\$4,992	\$36.9750	\$3,994	\$29.5800
-	-	4,000	\$6,656	\$49.9350	\$5,547	\$41.6125	\$4,437	\$33.2900
-	-	6,000	\$7,655	\$22.1550	\$6,379	\$18.4625	\$5,103	\$14.7700
-	-	8,000	\$8,098	\$61.0200	\$6,748	\$50.8500	\$5,398	\$40.6800
-	-	10,000	\$9,318	\$93.1800	\$7,765	\$77.6500	\$6,212	\$62.1200
R-3	Dwellings—Hillside - Custom Homes, Models First Master Plan	1,000	\$5,502	\$45.8550	\$4,585	\$38.2125	\$3,668	\$30.5700
-	-	2,500	\$6,190	\$45.8450	\$5,158	\$38.2042	\$4,127	\$30.5633
-	-	4,000	\$6,878	\$51.5700	\$5,732	\$42.9750	\$4,585	\$34.3800
-	-	6,000	\$7,909	\$22.9200	\$6,591	\$19.1000	\$5,273	\$15.2800
-	-	8,000	\$8,368	\$63.0450	\$6,973	\$52.5375	\$5,578	\$42.0300
-	-	10,000	\$9,629	\$96.2850	\$8,024	\$80.2375	\$6,419	\$64.1900
R-3	Dwellings—Hillside - Production Phase of Master Plan (repeats)	1,000	\$5,502	\$45.8550	\$4,585	\$38.2125	\$3,668	\$30.5700
-	-	2,500	\$6,190	\$45.8450	\$5,158	\$38.2042	\$4,127	\$30.5633
-	-	4,000	\$6,878	\$51.5700	\$5,732	\$42.9750	\$4,585	\$34.3800
-	-	6,000	\$7,909	\$22.9200	\$6,591	\$19.1000	\$5,273	\$15.2800
-	-	8,000	\$8,368	\$63.0450	\$6,973	\$52.5375	\$5,578	\$42.0300
-	-	10,000	\$9,629	\$96.2850	\$8,024	\$80.2375	\$6,419	\$64.1900
R-3	Dwellings—Hillside - Alternate Materials	1,000	\$5,502	\$45.8550	\$4,585	\$38.2125	\$3,668	\$30.5700
-	-	2,500	\$6,190	\$45.8450	\$5,158	\$38.2042	\$4,127	\$30.5633
-	-	4,000	\$6,878	\$51.5700	\$5,732	\$42.9750	\$4,585	\$34.3800
-	-	6,000	\$7,909	\$22.9200	\$6,591	\$19.1000	\$5,273	\$15.2800
-	-	8,000	\$8,368	\$63.0450	\$6,973	\$52.5375	\$5,578	\$42.0300
-	-	10,000	\$9,629	\$96.2850	\$8,024	\$80.2375	\$6,419	\$64.1900

Inspection - New Construction Fee Schedule

IBC Class	IBC Occupancy Type	Project Size Threshold	Construction Type IA, IB		Construction Type IIA, IIB, IIIA, IIIB, IV		Construction Type VA, VB	
			Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
R-3	Group Care	1,000	\$7,100	\$22,1963	\$5,916	\$18,4969	\$4,733	\$14,7975
-	-	5,000	\$7,988	\$17,7300	\$6,656	\$14,7750	\$5,325	\$11,8200
-	-	10,000	\$8,874	\$13,3200	\$7,395	\$11,1000	\$5,916	\$8,8800
-	-	20,000	\$10,206	\$1,9800	\$8,505	\$1,6500	\$6,804	\$1,3200
-	-	50,000	\$10,800	\$3,2400	\$9,000	\$2,7000	\$7,200	\$2,1600
-	-	100,000	\$12,420	\$12,4200	\$10,350	\$10,3500	\$8,280	\$8,2800
R-4	Group Care	100	\$4,437	\$138,6675	\$3,698	\$115,5563	\$2,958	\$92,4450
-	-	500	\$4,992	\$110,9400	\$4,160	\$92,4500	\$3,328	\$73,9600
-	-	1,000	\$5,547	\$83,1900	\$4,622	\$69,3250	\$3,698	\$55,4600
-	-	2,000	\$6,379	\$12,3300	\$5,316	\$10,2750	\$4,252	\$8,2200
-	-	5,000	\$6,749	\$20,3400	\$5,624	\$16,9500	\$4,499	\$13,5600
-	-	10,000	\$7,766	\$77,6550	\$6,471	\$64,7125	\$5,177	\$51,7700
R	R Occupancy Tenant Improvements	80	\$3,905	\$152,5350	\$3,254	\$127,1125	\$2,603	\$101,6900
-	-	400	\$4,393	\$122,0100	\$3,661	\$101,6750	\$2,929	\$81,3400
-	-	800	\$4,881	\$91,5150	\$4,068	\$76,2625	\$3,254	\$61,0100
-	-	1,600	\$5,613	\$13,5700	\$4,678	\$11,3083	\$3,742	\$9,0467
-	-	4,000	\$5,939	\$22,3800	\$4,949	\$18,6500	\$3,959	\$14,9200
-	-	8,000	\$6,834	\$85,4250	\$5,695	\$71,1875	\$4,556	\$56,9500
S-1	Storage—Moderate Hazard	600	\$2,812	\$38,1480	\$2,343	\$31,7900	\$1,875	\$25,4320
-	-	3,000	\$3,727	\$41,4240	\$3,106	\$34,5200	\$2,485	\$27,6160
-	-	6,000	\$4,970	\$18,5160	\$4,142	\$15,4300	\$3,313	\$12,3440
-	-	12,000	\$6,081	\$5,4560	\$5,068	\$4,5467	\$4,054	\$3,6373
-	-	30,000	\$7,063	\$9,1440	\$5,886	\$7,6200	\$4,709	\$6,0960
-	-	60,000	\$9,806	\$16,3440	\$8,172	\$13,6200	\$6,538	\$10,8960
S-2	Storage—Low Hazard	10,000	\$8,097	\$6,5888	\$6,748	\$5,4906	\$5,398	\$4,3925
-	-	50,000	\$10,733	\$7,1550	\$8,944	\$5,9625	\$7,155	\$4,7700
-	-	100,000	\$14,310	\$3,2100	\$11,925	\$2,6750	\$9,540	\$2,1400
-	-	200,000	\$17,520	\$0,9350	\$14,600	\$0,7792	\$11,680	\$0,6233
-	-	500,000	\$20,325	\$1,5750	\$16,938	\$1,3125	\$13,550	\$1,0500
-	-	1,000,000	\$28,200	\$2,8200	\$23,500	\$2,3500	\$18,800	\$1,8800
S	S Occupancy Tenant Improvements	600	\$3,326	\$45,1275	\$2,772	\$37,6063	\$2,218	\$30,0850
-	-	3,000	\$4,410	\$49,0050	\$3,675	\$40,8375	\$2,940	\$32,6700
-	-	6,000	\$5,880	\$21,9150	\$4,900	\$18,2625	\$3,920	\$14,6100
-	-	12,000	\$7,195	\$6,4550	\$5,996	\$5,3792	\$4,796	\$4,3033
-	-	30,000	\$8,357	\$10,8150	\$6,964	\$9,0125	\$5,571	\$7,2100
-	-	60,000	\$11,601	\$19,3350	\$9,668	\$16,1125	\$7,734	\$12,8900
U	Accessory—Private Garage / Agricultural Building	40	\$1,695	\$344,8425	\$1,412	\$287,3688	\$1,130	\$229,8950
-	-	200	\$2,246	\$374,4000	\$1,872	\$312,0000	\$1,498	\$249,6000
-	-	400	\$2,995	\$167,4900	\$2,496	\$139,5750	\$1,997	\$111,6600
-	-	800	\$3,665	\$49,2700	\$3,054	\$41,0583	\$2,443	\$32,8467
-	-	2,000	\$4,256	\$82,7700	\$3,547	\$68,9750	\$2,838	\$55,1800
-	-	4,000	\$5,912	\$147,7950	\$4,927	\$123,1625	\$3,941	\$98,5300
-	Deferred Submittal - All Except R-3	1,000	\$3,578	\$29,1150	\$2,981	\$24,2625	\$2,385	\$19,4100
-	-	5,000	\$4,742	\$31,6050	\$3,952	\$26,3375	\$3,162	\$21,0700
-	-	10,000	\$6,323	\$14,1450	\$5,269	\$11,7875	\$4,215	\$9,4300
-	-	20,000	\$7,737	\$4,1600	\$6,448	\$3,4667	\$5,158	\$2,7733
-	-	50,000	\$8,985	\$6,9900	\$7,488	\$5,8250	\$5,990	\$4,6600
-	-	100,000	\$12,480	\$12,4800	\$10,400	\$10,4000	\$8,320	\$8,3200
-	Deferred Submittal - R-3	1,000	\$3,766	\$81,7400	\$3,138	\$68,1167	\$2,511	\$54,4933
-	-	2,500	\$4,992	\$110,9200	\$4,160	\$92,4333	\$3,328	\$73,9467
-	-	4,000	\$6,656	\$74,4600	\$5,547	\$62,0500	\$4,437	\$49,6400
-	-	6,000	\$8,145	\$65,6700	\$6,788	\$54,7250	\$5,430	\$43,7800
-	-	8,000	\$9,458	\$183,9300	\$7,882	\$153,2750	\$6,306	\$122,6200
-	-	10,000	\$13,137	\$131,3700	\$10,948	\$109,4750	\$8,758	\$87,5800
-	Standard Comm. Foundation w/o Podium	500	\$4,615	\$28,8338	\$3,846	\$24,0281	\$3,077	\$19,2225
-	-	2,500	\$5,192	\$23,0700	\$4,326	\$19,2250	\$3,461	\$15,3800
-	-	5,000	\$5,768	\$17,3250	\$4,807	\$14,4375	\$3,846	\$11,5500
-	-	10,000	\$6,635	\$2,5700	\$5,529	\$2,1417	\$4,423	\$1,7133
-	-	25,000	\$7,020	\$4,2300	\$5,850	\$3,5250	\$4,680	\$2,8200
-	-	50,000	\$8,078	\$16,1550	\$6,731	\$13,4625	\$5,385	\$10,7700
<b>SHELL BUILDINGS</b>								
-	All Shell Buildings	500	\$2,511	\$40,8660	\$2,092	\$34,0550	\$1,674	\$27,2440
-	-	2,500	\$3,328	\$44,3880	\$2,773	\$36,9900	\$2,219	\$29,5920
-	-	5,000	\$4,438	\$19,8480	\$3,698	\$16,5400	\$2,958	\$13,2320
-	-	10,000	\$5,430	\$5,8400	\$4,525	\$4,8667	\$3,620	\$3,8933
-	-	25,000	\$6,306	\$9,8160	\$5,255	\$8,1800	\$4,204	\$6,5440
-	-	50,000	\$8,760	\$17,5200	\$7,300	\$14,6000	\$5,840	\$11,6800

\* Each additional 100 square feet, or portion thereof, up to the next highest project size threshold.

## **MECHANICAL, ELECTRICAL, & PLUMBING FEES**

**MECHANICAL, ELECTRICAL & PLUMBING PERMIT FEES**

FEE TYPES	UNIT COSTS			Cost Recovery %
	Actual Unit Cost \$ 2.47	FY 14-15 Average Current Fee	Subsidy to Public per Unit	
ADMINISTRATIVE AND MISC. FEES				
Travel and Documentation Fees:	\$ 50.29	\$ 48.00	\$ (2.29)	95%
MECHANICAL PERMIT FEES	\$ 49.30	\$ 48.00	\$ (1.30)	97%
Stand Alone Mechanical Plan Check (hourly rate)	\$ 147.91	\$ 143.00	\$ (4.91)	97%
UNIT FEES:				0%
Install/Relocate forced air or gravity-type furnace or burner (including attached ducts and vents) up to and including 100,000 Btu/h (each)	\$ 147.91	\$ 143.00	\$ (4.91)	97%
Install/Relocate forced air or gravity-type furnace or burner (including attached ducts and vents) over 100,000 Btu/h (each)	\$ 147.91	\$ 143.00	\$ (4.91)	97%
Install/Relocate floor furnace, including vent (each)	\$ 73.96	\$ 72.00	\$ (1.96)	97%
Install/Relocate suspended heater, recessed wall heater, or floor-mounted unit heater (each)	\$ 73.96	\$ 72.00	\$ (1.96)	97%
Install/Relocate suspended heater, recessed wall heater, or floor-mounted unit heater (each)	\$ 73.96	\$ 72.00	\$ (1.96)	97%
Install/Relocate/Replace appliance vent installed and not included in an appliance permit (each)	\$ 73.96	\$ 72.00	\$ (1.96)	97%
Install/Relocate/Replace appliance vent installed and not included in an appliance permit (each)	\$ 73.96	\$ 72.00	\$ (1.96)	97%
Repair/Alter/Add heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system, including installation of controls (each) - Residential	\$ 73.96	\$ 72.00	\$ (1.96)	97%
Repair/Alter/Add heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system, including installation of controls (each) - Commercial	\$ 147.91	\$ 143.00	\$ (4.91)	97%
Install/Relocate boiler or compressor, up to and including 3HP, or absorption system up to and including 100,000 Btu/h (each)	\$ 147.91	\$ 107.00	\$ (40.91)	72%
Install/Relocate boiler or compressor, over 3HP and up to and including 15 HP, or absorption system over 100,000 Btu/h and up to and including 500,000 Btu/h (each)	\$ 147.91	\$ 132.00	\$ (15.91)	89%
Install/Relocate boiler or compressor, over 15 HP and up to and including 30 HP, or absorption system over 500,000 Btu/h and up to and including 1,000,000 Btu/h (each)	\$ 184.89	\$ 156.00	\$ (28.89)	84%
Install/Relocate boiler or compressor, over 30 HP and up to and including 50 HP, or absorption system over 1,000,000 Btu/h and up to and including 1,750,000 Btu/h (each)	\$ 184.89	\$ 179.00	\$ (5.89)	97%
Install/Relocate boiler or compressor, over 50 HP, or absorption system over 1,750,000 Btu/h (each)	\$ 221.87	\$ 203.00	\$ (18.87)	91%
Air-handling unit, including attached ducts. (Note: this fee shall not apply to an air-handling unit that is a portion of a factory-assembled appliance, cooling unit, evaporative cooler, or absorption unit for which a permit is required elsewhere) (each) - Residential	\$ 73.96	\$ 72.00	\$ (1.96)	97%
Air-handling unit, including attached ducts. (Note: this fee shall not apply to an air-handling unit that is a portion of a factory-assembled appliance, cooling unit, evaporative cooler, or absorption unit for which a permit is required elsewhere) (each) - Commercial	\$ 221.87	\$ 143.00	\$ (78.87)	64%
Air-handling unit over 10,000 CFM (each)	\$ 147.91	\$ 143.00	\$ (4.91)	97%
Ventilation fan connected to a single duct (each)	\$ 73.96	\$ 25.00	\$ (48.96)	34%
Ventilation system that is not a portion of any heating or air-conditioning system authorized by a permit (each)	\$ 110.93		\$ (110.93)	0%
Hood installation that is served by mechanical exhaust, including the ducts for such hood (each) - Residential	\$ 73.96	\$ 36.00	\$ (37.96)	49%
Hood installation that is served by mechanical exhaust, including the ducts for such hood (each) - Commercial	\$ 221.87	\$ 143.00	\$ (78.87)	64%
Appliance or piece of equipment not classed in other appliance categories, or for which no other fee is listed (each)	\$ 110.93	\$ 107.00	\$ (3.93)	96%
OTHER FEES:	\$ -		\$ -	0%
Other Mechanical Inspections (per hour)	\$ 147.91	\$ 143.00	\$ (4.91)	97%

FEE TYPES	UNIT COSTS			Cost Recovery %
	Actual Unit Cost \$ 2.47	FY 14-15 Average Current Fee	Subsidy to Public per Unit	
<b>PLUMBING/GAS PERMIT FEES</b>	\$ 50.29	\$ 48.00	\$ (2.29)	95%
Stand Alone Plumbing Plan Check (hourly rate)	\$ 147.91	\$ 143.00	\$ (4.91)	97%
<b>UNIT FEES:</b>				
Plumbing fixture or trap or set of fixtures on one trap, including water, drainage piping, and backflow protection (each)	\$ 10.35	\$ 10.00	\$ (0.35)	97%
Building or trailer park sewer (each - Residential)	\$ 36.98	\$ 25.00	\$ (11.98)	68%
Building or trailer park sewer (each - Commercial)	\$ 73.96	\$ 25.00	\$ (48.96)	34%
Rainwater system inside building (per drain)	\$ 10.35		\$ (10.35)	0%
Cesspool (each)	\$ 147.91	\$ 143.00	\$ (4.91)	97%
Private sewage disposal system (each)	\$ 147.91	\$ 143.00	\$ (4.91)	97%
Water Heater and/or vent (each) - Residential	\$ 36.98	\$ 29.00	\$ (7.98)	78%
Water Heater and/or vent (each) - Commercial	\$ 110.93	\$ 29.00	\$ (81.93)	26%
Industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps (each)	\$ 110.93	\$ 36.00	\$ (74.93)	32%
Install/Alter/Repair water piping and/or water treating equipment (each)	\$ 50.29	\$ 48.00	\$ (2.29)	95%
Repair/Alter drainage or vent piping (each fixture)	\$ 50.29	\$ 48.00	\$ (2.29)	95%
Lawn sprinkler system on any one meter, including backflow protection devices therefore (each)	\$ 73.96	\$ 72.00	\$ (1.96)	97%
Backflow devices not included in other fee services, e.g., building/trailer park sewer (each)	\$ 73.96	\$ 72.00	\$ (1.96)	97%
Atmospheric-type vacuum breakers not included in other fee services, e.g., building/trailer park sewer (1-5 units)	\$ 73.96	\$ 72.00	\$ (1.96)	97%
Atmospheric-type vacuum breakers not included in other fee services, e.g., building/trailer park sewer (each unit over 5 units)	\$ 73.96	\$ 72.00	\$ (1.96)	97%
For each gas piping system of 1-4 outlets	\$ 73.96	\$ 72.00	\$ (1.96)	97%
For each gas piping system of 1-4 outlets	\$ 73.96	\$ 72.00	\$ (1.96)	97%
For each gas piping system of 5 or more outlets (each)	\$ 73.96	\$ 72.00	\$ (1.96)	97%
Water Service (Residential)	\$ 36.98	\$ 25.00	\$ (11.98)	68%
Re-pipe per fixture - Residential	\$ 14.79	\$ 14.00	\$ (0.79)	95%
Re-pipe per fixture - Commercial	\$ 9.86	\$ 9.00	\$ (0.86)	91%
<b>OTHER FEES:</b>	\$ -		\$ -	0%
Other Plumbing and Gas Inspections (per hour)	\$ 147.91	\$ 143.00	\$ (4.91)	97%

FEE TYPES	UNIT COSTS			Cost Recovery %
	Actual Unit Cost	FY 14-15 Average Current Fee	Subsidy to Public per Unit	
	\$ 2.47			
<b>ELECTRICAL PERMIT FEES</b>	\$ 50.29	\$ 48.00	\$ (2.29)	95%
Stand Alone Electrical Plan Check (hourly rate)	\$ 147.91	\$ 143.00	\$ (4.91)	97%
<b>UNIT FEES:</b>				
Receptacle, Switch, and Lighting Outlets				
Receptacle, switch, lighting, or other outlets at which current is used or controlled, except services, feeders, and meters				
First 20	\$ 50.29	\$ 48.00	\$ (2.29)	95%
Each Additional	\$ 4.44	\$ 5.00	\$ 0.56	113%
Lighting Fixtures	\$ -		\$ -	0%
Lighting Fixtures, sockets, or other lamp-holding devices	\$ -		\$ -	0%
First 20	\$ 73.96	\$ 72.00	\$ (1.96)	97%
Additional Fixtures, each	\$ 5.92	\$ 6.00	\$ 0.08	101%
Pole or platform-mounted lighting fixtures (each)	\$ 16.27	\$ 16.00	\$ (0.27)	98%
Theatrical-type lighting fixtures or assemblies (each)	\$ 14.79	\$ 14.00	\$ (0.79)	95%
Residential Appliances			\$ -	0%
Fixed residential appliances or receptacle outlets for same, including wall-mounted electric ovens; counter mounted cooking tops; electric ranges; self-contained room console or through-wall air conditioners; space heaters; food waste grinders; dishwashers; washing machines; water heaters; clothes dryers; or other motor-operated appliances (each) not exceeding one horsepower (HP) in rating (each)	\$ 25.14	\$ 25.00	\$ (0.14)	99%
Nonresidential Appliances	\$ -		\$ -	0%
Residential appliances and self-contained factory-wired, nonresidential appliances not exceeding one horsepower (HP), kilowatt (kW), or kilovolt-ampere (kVA) in rating, including medical and dental devices; food, beverage, and ice cream cabinets; illuminated show cases; drinking fountains; vending machines; laundry machines; or other similar types of equipment (each)	\$ 50.29	\$ 48.00	\$ (2.29)	95%
Power Apparatus				
Motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other apparatus. Rating in horsepower (HP), kilowatts (kW), or kilovolt-amperes (kVA), or kilovolt-amperes-reactive (kVAR)	\$ 147.91	\$ 143.00	\$ (4.91)	97%
1 Unit	\$ 36.98	\$ 36.00	\$ (0.98)	97%
2 through 5 units, each additional	\$ 36.98	\$ 36.00	\$ (0.98)	97%
6 and over, each additional	\$ 36.98	\$ 36.00	\$ (0.98)	97%
Busways	\$ -		\$ -	0%
Trolley and plug-in-type busways - each 100 feet or fraction thereof	\$ 73.96	\$ 25.00	\$ (48.96)	34%
Signs, Outline Lighting, and Marquees	\$ -		\$ -	0%
Signs, Outline Lighting, or Marquees supplied from one branch circuit (each)	\$ 50.29	\$ 48.00	\$ (2.29)	95%
Additional branch circuits within the same sign, outline lighting system, or marquee (each)	\$ 25.14	\$ 25.00	\$ (0.14)	99%
Services (Temporary Power)	\$ -		\$ -	0%
Services of 600 volts or less, up to 200 amperes in rating (each)	\$ 50.29	\$ 48.00	\$ (2.29)	95%
Services of 600 volts or less, 201 to 1000 amperes in rating (each)	\$ 73.96	\$ 72.00	\$ (1.96)	97%
Services over 600 volts or over 1000 amperes in rating (each)	\$ 87.27	\$ 84.00	\$ (3.27)	96%
For services of 600 volts or less and not over 200 amperes in rating, each (Residential)	\$ 50.29	\$ 48.00	\$ (2.29)	95%
For services of 600 volts or less and over 200 amperes to 1,000 amperes in rating, each (Residential)	\$ 73.96	\$ 72.00	\$ (1.96)	97%
For services over 600 volts over 1,000 amperes in rating, each (Residential)	\$ 147.91	\$ 84.00	\$ (63.91)	57%
Miscellaneous Apparatus, Conduits, and Conductors	\$ -		\$ -	0%
Electrical apparatus, conduits, and conductors for which a permit is required, but for which no fee is herein set forth	\$ 147.91	\$ 143.00	\$ (4.91)	97%
<b>OTHER FEES:</b>				
Other Electrical Inspections (per hour)	\$ 147.91	\$ 143.00	\$ (4.91)	97%

## **MISCELLANEOUS BUILDING FEES**



## MISCELLANEOUS ITEMS PERMIT FEES

Work Item	Unit	UNIT COSTS			Cost Recovery %
		Total Actual Cost	Average Current Fee	Subsidy to Public per Unit	
Standard Hourly Rate		\$ 147.91	\$ 143.00	\$ (4.91)	97%
Accessibility Hardship Exemption	1 hour	\$ 147.91	\$ 187.00	\$ 39.09	126%
<b>Acoustical Review</b>				\$ -	
Single Family Home/Duplex—New	each	\$ 369.78	\$ 645.00	\$ 275.22	174%
Single Family Home/Duplex—Addition/Alteration	each	\$ 221.87	\$ 716.00	\$ 494.13	323%
Multi-Family/Commercial	each	\$ 369.78	\$ 286.00	\$ (83.78)	77%
<b>Additions (R3 Occ) - Plan Check Fees</b>				\$ -	
Over the counter-(not hillside-has conventional framing-Minimum 2 hours	up to 250 sf	\$ 295.82	\$ 286.00	\$ (9.82)	97%
Plan Check Fees (not hillside).	up to 250 sf	\$ 295.82	\$ 1,091.00	\$ 795.18	369%
Plan Check Fees (not hillside).	251-499 sf	\$ 591.64	\$ 1,626.00	\$ 1,034.36	275%
each additional hour	1 hour	\$ 147.91	\$ 143.00	\$ (4.91)	97%
<b>Additions (R3 Occ) - Inspection Fees</b>				\$ -	
Inspection Fees (Not Hillside)	up to 250 sf	\$ 739.55	\$ 1,057.00	\$ 317.45	143%
Inspection Fees (Not Hillside)	251-499 sf	\$ 887.46	\$ 1,323.00	\$ 435.54	149%
Address Assignment	per hour	\$ 147.91	\$ 359.00	\$ 211.09	243%
Administrative/Clerical Fee - 1/2 hour flat rate	1/2 hour	\$ 73.96	\$ 45.00	\$ (28.96)	61%
Alternate Materials and Methods of Construction	1 hour	\$ 147.91	\$ 187.00	\$ 39.09	126%
<b>Antenna—Telecom Facility</b>				\$ -	
Radio	each	\$ 369.78	\$ 431.00	\$ 61.22	117%
Cellular/Mobile Phone, free-standing	each	\$ 813.51	\$ 1,145.00	\$ 331.49	141%
Cellular/Mobile Phone, attached to building	each	\$ 665.60	\$ 1,145.00	\$ 479.40	172%
Arbor/Trellis	each	\$ 295.82	\$ -	\$ (295.82)	0%
Awning/Canopy (supported by building)	each	\$ 295.82	\$ 359.00	\$ 63.18	121%
Balcony Addition	each	\$ 665.60	\$ 788.00	\$ 122.40	118%
Carport	each	\$ 517.69	\$ 645.00	\$ 127.31	125%
<b>Certifications</b>					
Special Inspector Qualifications (initial review)	each	\$ 295.82	\$ 286.00	\$ (9.82)	97%
Special Inspector Qualifications (renewal / update)	each	\$ 147.91	\$ 143.00	\$ (4.91)	97%
Special Inspector Certification Application	each	\$ 5,028.97	\$ 4,867.00	\$ (161.97)	97%
Materials Testing Lab Certification	each	\$ 3,106.13	\$ 3,006.00	\$ (100.13)	97%
Chimney	each	\$ 443.73	\$ 574.00	\$ 130.27	129%
Chimney Repair	each	\$ 295.82	\$ 574.00	\$ 278.18	194%
<b>Close Existing Openings</b>					
Interior wall	each	\$ 295.82	\$ 503.00	\$ 207.18	170%
Exterior wall	each	\$ 443.73	\$ 503.00	\$ 59.27	113%
Commercial Coach (per unit)	each unit	\$ 665.60	\$ 859.00	\$ 193.40	129%
Covered Porch	each	\$ 517.69	\$ 1,003.00	\$ 485.31	194%
Deck (wood)	each	\$ 517.69	\$ 503.00	\$ (14.69)	97%
Deck Railing	each	\$ 295.82	\$ 503.00	\$ 207.18	170%
Deferred Submittal (2 hour minimum)	per hour	\$ 295.82	\$ 143.00	\$ (152.82)	48%



Work Item	Unit	UNIT COSTS			Cost Recovery %
		Total Actual Cost	Average Current Fee	Subsidy to Public per Unit	
<b>Demolition</b>					
Commercial (up to 3,000 sf)	each	\$ 369.78	\$ 574.00	\$ 204.22	155%
Commercial (each add'l 3,000 sf)	each 3,000 sf	\$ 147.91	\$ 286.00	\$ 138.09	193%
Residential (up to 3,000 sf)	each	\$ 295.82	\$ 574.00	\$ 278.18	194%
Residential (each add'l 3,000 sf)	each 3,000 sf	\$ 147.91	\$ 143.00	\$ (4.91)	97%
<b>Demolition</b>					
Swimming Pool Residential	each	\$ 295.82	\$ 329.00	\$ 33.18	111%
Swimming Pool Commercial (up to 3,000 sf)	each	\$ 443.73	\$ 574.00	\$ 130.27	129%
Swimming Pool Commercial (each add'l 3,000 sf)	each 3,000 sf	\$ 147.91	\$ 286.00	\$ 138.09	193%
Disabled Access Compliance Inspection	per hour	\$ 147.91	\$ 143.00	\$ (4.91)	97%
<b>Door</b>					
New door (non structural)	each	\$ 221.87	\$ 286.00	\$ 64.13	129%
New door (structural shear wall/masonry)	each	\$ 295.82	\$ 431.00	\$ 135.18	146%
Duplicate/Replacement Job Card	each	\$ 73.96	\$ 72.00	\$ (1.96)	97%
Electric Vehicle Charging Station	each	\$ -	\$ 109.00	\$ 109.00	0%
<b>Extensions</b>					
Plan Check Applications (within 180 days of Submittal)	1 hour	\$ 147.91	\$ 187.00	\$ 39.09	126%
Permits (within 180 days of Issuance)		\$ -		\$ -	0%
Start construction, w/o plans	30 min	\$ 73.96	\$ 72.00	\$ (1.96)	97%
Resume or complete construction, w/o plans	30 min	\$ 73.96	\$ 72.00	\$ (1.96)	97%
Start construction, w/ plans	1 hour	\$ 147.91	\$ 187.00	\$ 39.09	126%
Resume or complete construction, w/ plans	2 hours	\$ 295.82	\$ 231.00	\$ (64.82)	78%
<b>Fence</b>					
Non-masonry, over 6 feet in height	up to 100 l.f.	\$ 295.82	\$ 431.00	\$ 135.18	146%
Non-masonry, each additional 100 lf	each 100 l.f.	\$ 73.96	\$ 72.00	\$ (1.96)	97%
Masonry, over 6 feet in height	up to 100 l.f.	\$ 517.69	\$ 716.00	\$ 198.31	138%
Masonry, each additional 100 lf	each 100 l.f.	\$ 295.82	\$ 286.00	\$ (9.82)	97%
<b>Fireplace</b>					
Masonry	each	\$ 517.69	\$ 716.00	\$ 198.31	138%
Pre-Fabricated/Metal	each	\$ 295.82	\$ 503.00	\$ 207.18	170%
Flag pole (over 20 feet in height)	each	\$ 295.82	\$ 394.00	\$ 98.18	133%
Foundation Repair	each	\$ 665.60	\$859.00	\$ 193.40	129%
<b>Garage / Agricultural Buildings</b>					
Wood frame up to 1,000 sf	each	\$ 961.42	\$129.00	\$ (832.42)	13%
Masonry up to 1,000 sf	each	\$ 1,257.24	\$1,290.00	\$ 32.76	103%
<b>Inspections</b>					
Standard Inspection Hourly Rate	per hour	\$ 147.91	\$143.00	\$ (4.91)	97%
Outside of normal business hours, 0-2 hours (minimum charge)	up to 2 hrs	\$ 295.82	\$430.00	\$ 134.18	145%
Each additional hour or portion thereof	1 hour	\$ 147.91	\$ 214.00	\$ 66.09	145%
Reinspection fee—per hour	1 hour	\$ 147.91	\$ 143.00	\$ (4.91)	97%
Progress Inspection	per hour	\$ 147.91	\$ 143.00	\$ (4.91)	97%
Partial Inspection	per hour	\$ 147.91	\$ 143.00	\$ (4.91)	97%
Courtesy Inspection - 2 hour minimum	2 hours	\$ 295.82	\$ 286.00	\$ (9.82)	97%

Work Item	Unit	UNIT COSTS			Cost Recovery %
		Total Actual Cost	Average Current Fee	Subsidy to Public per Unit	
Inspections for which no fee is specifically indicated—per hour (minimum charge = 1/2 hour)	1 hour	\$ 147.91	\$ 143.00	\$ (4.91)	97%
Cancelled inspection w/out advance notice	1 hour	\$ 147.91	\$ 143.00	\$ (4.91)	97%
Life Safety Report	each	\$ 887.46	\$ 859.00	\$ (28.46)	97%
Lighting pole	each	\$ 369.78	\$ 431.00	\$ 61.22	117%
each add'l pole	each	\$ 147.91	\$ 431.00	\$ 283.09	291%
Modular Structures	each	\$ 665.60	\$ 859.00	\$ 193.40	129%
Modification of Technical Code	1 hour	\$ 147.91	\$ 187.00	\$ 39.09	126%
Partition—Commercial, Interior (up to 30 l.f.)	up to 30 l.f.	\$ 443.73	\$ 503.00	\$ 59.27	113%
Additional partition	each 30 l.f.	\$ 147.91	\$ 107.00	\$ (40.91)	72%
Partition—Residential, Interior (up to 30 l.f.)	up to 30 l.f.	\$ 295.82	\$ 503.00	\$ 207.18	170%
Additional partition	each 30 l.f.	\$ 73.96	\$ 107.00	\$ 33.04	145%
<b>Patio Cover/ Sun Room</b>					
Wood frame	up to 300 sf	\$ 369.78	\$ 716.00	\$ 346.22	194%
Metal frame	up to 300 sf	\$ 369.78	\$ 716.00	\$ 346.22	194%
Other frame	up to 300 sf	\$ 517.69	\$ 716.00	\$ 198.31	138%
Additional patio	each 300 sf	\$ 221.87	\$ 574.00	\$ 352.13	259%
Enclosed, wood frame	up to 300 sf	\$ 517.69	\$ 859.00	\$ 341.31	166%
Enclosed, metal frame	up to 300 sf	\$ 517.69	\$ 859.00	\$ 341.31	166%
Enclosed, other frame	up to 300 sf	\$ 517.69	\$ 859.00	\$ 341.31	166%
Additional enclosed patio	each 300 sf	\$ 295.82	\$ 716.00	\$ 420.18	242%
<b>Photovoltaic System</b>					
Residential	each	\$ 258.84	\$ 236.00	\$ (22.84)	91%
Multi-Family Res/Commercial, up to 8 kilowatts	up to 8 kW	\$ 369.78	\$ 572.00	\$ 202.22	155%
Multi-Family Res/Commercial, each additional 1 kilowatt	each 1 kW	\$ 36.98	\$ 11.00	\$ (25.98)	30%
<b>Pile Foundation</b>					
Cast in Place Concrete (first 10 piles)	up to 10	\$ 665.60	\$ 1,003.00	\$ 337.40	151%
Additional Piles (increments of 10)	each 10	\$ 443.73	\$ 859.00	\$ 415.27	194%
Driven (steel, pre-stressed concrete)	up to 10	\$ 665.60	\$ 1,003.00	\$ 337.40	151%
Additional Piles (increments of 10)	each 10	\$ 443.73	\$ 859.00	\$ 415.27	194%
Product Review	per hour	\$ 147.91	\$ 143.00	\$ (4.91)	97%
<b>Plan Review</b>					
Standard Plan Review Hourly Rate	per hour	\$ 147.91	\$ 143.00	\$ (4.91)	97%
CALGreen Plan Review (minimum 2 hr charge in addition to Plan Check Fees)	per hour	\$ 295.82	\$ 143.00	\$ (152.82)	48%
Expedite Plan Review (1.5 times plan review)		\$ -		\$ -	0%
Outside of normal business hours, (minimum 2 hr charge in addition to Plan Check Fees)	per hour	\$ 295.82	\$ 214.00	\$ (81.82)	72%
<b>Remodel—Residential</b>					
Kitchen	up to 300 sf	\$ 591.64	\$ 645.00	\$ 53.36	109%
Bath	up to 300 sf	\$ 591.64	\$ 645.00	\$ 53.36	109%
Other Remodel	up to 300 sf	\$ 443.73	\$ 431.00	\$ (12.73)	97%
Additional remodel	each 300 sf	\$ 221.87	\$ 72.00	\$ (149.87)	32%
Other Remodel	1000 sf	\$ 1,405.15	\$ 4,320.00	\$ 2,914.85	307%
Additional remodel	each 300 sf	\$ 221.87	\$ 284.00	\$ 62.13	128%

Work Item	Unit	UNIT COSTS			Cost Recovery %
		Total Actual Cost	Average Current Fee	Subsidy to Public per Unit	
Other Remodel	2500 sf +	\$ 1,848.89	\$ 5,739.00	\$ 3,890.11	310%
Additional remodel	each 300 sf	\$ 221.87	\$ 205.00	\$ (16.87)	92%
<b>Re-roof</b>					
Residential (max \$400 per building)	each 100 sf	\$ 15.68	\$ 17.00	\$ 1.32	108%
Multi-Family Dwelling (max \$400 per building)	each 100 sf	\$ 15.68	\$ 17.00	\$ 1.32	108%
Commercial (first 5,000 sf)	each	\$ 369.78	\$ 394.00	\$ 24.22	107%
Commercial (each add'l 2,500 sf)	each 2,500 sf	\$ 147.91	\$ 179.00	\$ 31.09	121%
<b>Retaining Wall (concrete or masonry)</b>					
Standard (up to 50 lf)	up to 50 l.f.	\$ 665.60	\$ 859.00	\$ 193.40	129%
Additional retaining wall	each 50 l.f.	\$ 443.73	\$ 716.00	\$ 272.27	161%
Special Design, 3-10' high (up to 50 lf)	up to 50 l.f.	\$ 961.42	\$ 1,003.00	\$ 41.58	104%
Additional retaining wall	each 50 l.f.	\$ 591.64	\$ 859.00	\$ 267.36	145%
Special Design, over 10' high (up to 50 lf)	up to 50 l.f.	\$ 1,109.33	\$ 1,074.00	\$ (35.33)	97%
Additional retaining wall	each 50 l.f.	\$ 739.55	\$ 930.00	\$ 190.45	126%
Gravity/Crib Wall, 0-10' high (up to 50 lf)	up to 50 l.f.	\$ 961.42	\$ 1,074.00	\$ 112.58	112%
Additional Gravity/Crib Wall	each 50 l.f.	\$ 591.64	\$ 930.00	\$ 338.36	157%
Gravity/Crib Wall, over 10' high (up to 50 lf)	up to 50 l.f.	\$ 1,109.33	\$ 1,074.00	\$ (35.33)	97%
Additional Gravity/Crib Wall	each 50 l.f.	\$ 739.55	\$ 930.00	\$ 190.45	126%
<b>Revisions</b>					
Commercial New	each	\$ 665.60	\$ 859.00	\$ 193.40	129%
Tenant Improvement	each	\$ 665.60	\$ 859.00	\$ 193.40	129%
SFDWL	each	\$ 369.78	\$ 859.00	\$ 489.22	232%
Addition	each	\$ 369.78	\$ 716.00	\$ 346.22	194%
Remodel	each	\$ 295.82	\$ 716.00	\$ 420.18	242%
Sauna—steam	each	\$ 517.69	\$ 788.00	\$ 270.31	152%
<b>Siding</b>					
Stone and Brick Veneer (interior or exterior)	up to 400 sf	\$ 369.78	\$ 645.00	\$ 275.22	174%
All Other	up to 400 sf	\$ 295.82	\$ 431.00	\$ 135.18	146%
Additional siding	each 400 sf	\$ 73.96	\$ 215.00	\$ 141.04	291%
<b>Signs</b>					
Directional	each	\$ 295.82	\$ 286.00	\$ (9.82)	97%
Each additional Directional Sign	each	\$ 147.91	\$ 143.00	\$ (4.91)	97%
Ground/Roof/Projecting Signs	each	\$ 295.82	\$ 359.00	\$ 63.18	121%
Master Plan Sign Check	each	\$ 295.82	\$ 359.00	\$ 63.18	121%
Rework of any existing Ground Sign	each	\$ 295.82	\$ 359.00	\$ 63.18	121%
Other Sign	each	\$ 295.82	\$ 359.00	\$ 63.18	121%
Reinspection Fee	each	\$ 73.96	\$ 72.00	\$ (1.96)	97%
Wall/Awning Sign, Non-Electric	each	\$ 221.87	\$ 286.00	\$ 64.13	129%
Wall, Electric	each	\$ 295.82	\$ 286.00	\$ (9.82)	97%
Shed over 120 square feet	each	\$ 665.60	\$ 430.00	\$ (235.60)	65%
<b>Skylight</b>					
50 sf or less (cumulative area)	each	\$ 369.78	\$ 431.00	\$ 61.22	117%
Greater than 50 sf or structural	each	\$ 517.69	\$ 788.00	\$ 270.31	152%

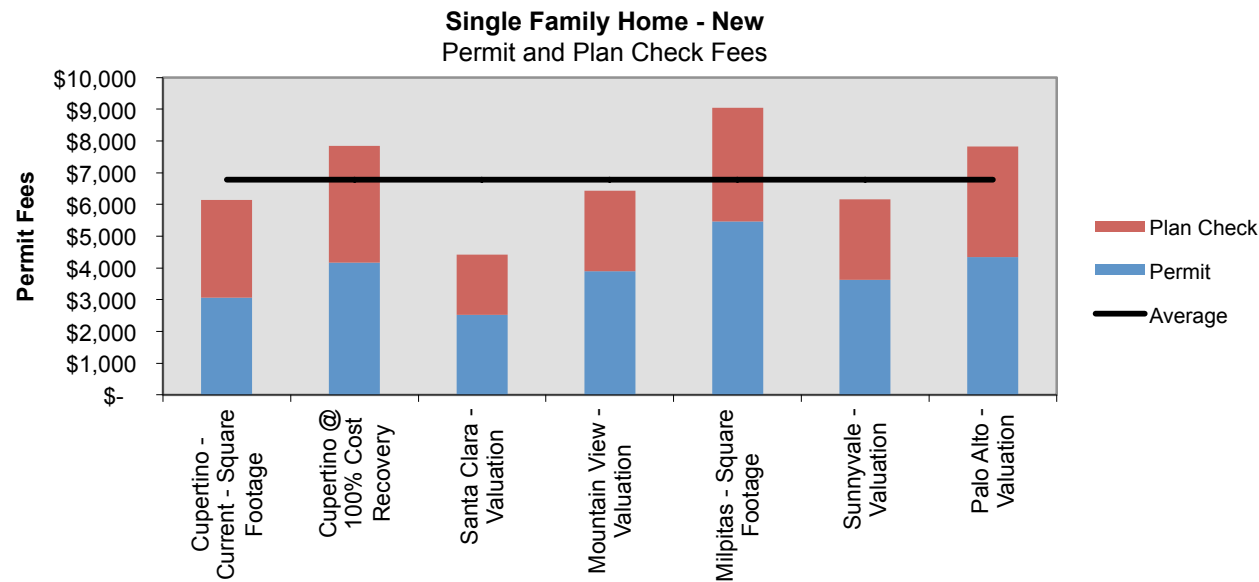
Work Item	Unit	UNIT COSTS			Cost Recovery %
		Total Actual Cost	Average Current Fee	Subsidy to Public per Unit	
Solar Water Heating	each	\$ 147.91	\$ 109.00	\$ (38.91)	74%
Stairs—First Flight	first flight	\$ 295.82	\$ 359.00	\$ 63.18	121%
Each additional flight	per flight	\$ 147.91	\$ 215.00	\$ 67.09	145%
<b>Storage Racks</b>					
0-8' high (up to 100 lf)	first 100 lf	\$ 369.78	\$ 359.00	\$ (10.78)	97%
each additional 100 lf	each 100 lf	\$ 73.96	\$ 72.00	\$ (1.96)	97%
over 8' high (up to 100 lf)	first 100 lf	\$ 369.78	\$ 394.00	\$ 24.22	107%
each additional 100 lf	each 100 lf	\$ 73.96	\$ 107.00	\$ 33.04	145%
Stucco Applications	up to 400 sf	\$ 295.82	\$ 503.00	\$ 207.18	170%
Additional Stucco Application	each 400 sf	\$ 73.96	\$ 36.00	\$ (37.96)	49%
Supplemental Inspection Fee—If a project requires significantly more inspections than average, the Building Official may charge additional inspection fees		\$ -		\$ -	0%
First 1/2 hour minimum	first 30 min	\$ 73.96	\$ 72.00	\$ (1.96)	97%
Each Additional hour	per hour	\$ 147.91	\$ 143.00	\$ (4.91)	97%
Overtime Plan Check Fee	per hour	\$ 221.87	\$ 214.00	\$ (7.87)	96%
<b>Supplemental Plan Check Fee (after 2nd review)</b>					
First 1/2 hour minimum	first 30 min	\$ 73.96	\$ 72.00	\$ (1.96)	97%
Each Additional hour	per hour	\$ 147.91	\$ 143.00	\$ (4.91)	97%
<b>Swimming Pool/Spa</b>					
Vinyl-lined (up to 800 sf)	each	\$ 665.60	\$ 1,003.00	\$ 337.40	151%
Fiberglass	each	\$ 665.60	\$ 716.00	\$ 50.40	108%
Gunitite (up to 800 sf)	each	\$ 961.42	\$ 1,574.00	\$ 612.58	164%
Additional pool (over 800 sf)	each 100 sf	\$ 221.87	\$ 215.00	\$ (6.87)	97%
Commercial pool (up to 800 sf)	each	\$ 1,627.02	\$ 2,004.00	\$ 376.98	123%
Commercial pool (over 800 sf)	each	\$ 443.73	\$ 251.00	\$ (192.73)	57%
Spa or Hot Tub (Pre-fabricated)	each	\$ 295.82	\$ 359.00	\$ 63.18	121%
Temporary Occupancy Permit - flat rate	2 hours	\$ 295.82	\$ 286.00	\$ (9.82)	97%
Temporary Structures	each	\$ 443.73	\$ 430.00	\$ (13.73)	97%
Tenant Improvement Preparation	each	\$ 295.82	\$ 417.00	\$ 121.18	141%
<b>Window or Sliding Glass Door</b>					
Replacement (first 8 windows)	first 8	\$ 221.87	\$ 431.00	\$ 209.13	194%
Replacement (each add'l 8 windows)	each 8	\$ 73.96	\$ 143.00	\$ 69.04	193%
New Window (non structural)	each	\$ 184.89	\$ 503.00	\$ 318.11	272%
New window (structural shear wall/masonry)	each	\$ 258.84	\$ 859.00	\$ 600.16	332%
Bay Window (structural)	each	\$ 258.84	\$ 859.00	\$ 600.16	332%

## **COMPARATIVE SURVEY**

**CITY OF CUPERTINO, CALIFORNIA  
BUILDING COMPARATIVE FEE SURVEY**

**Single Family Home - New**  
**Occupancy Type:** R3  
**Square Footage:** 3,100 sqft.  
**Valuation:** \$371,165

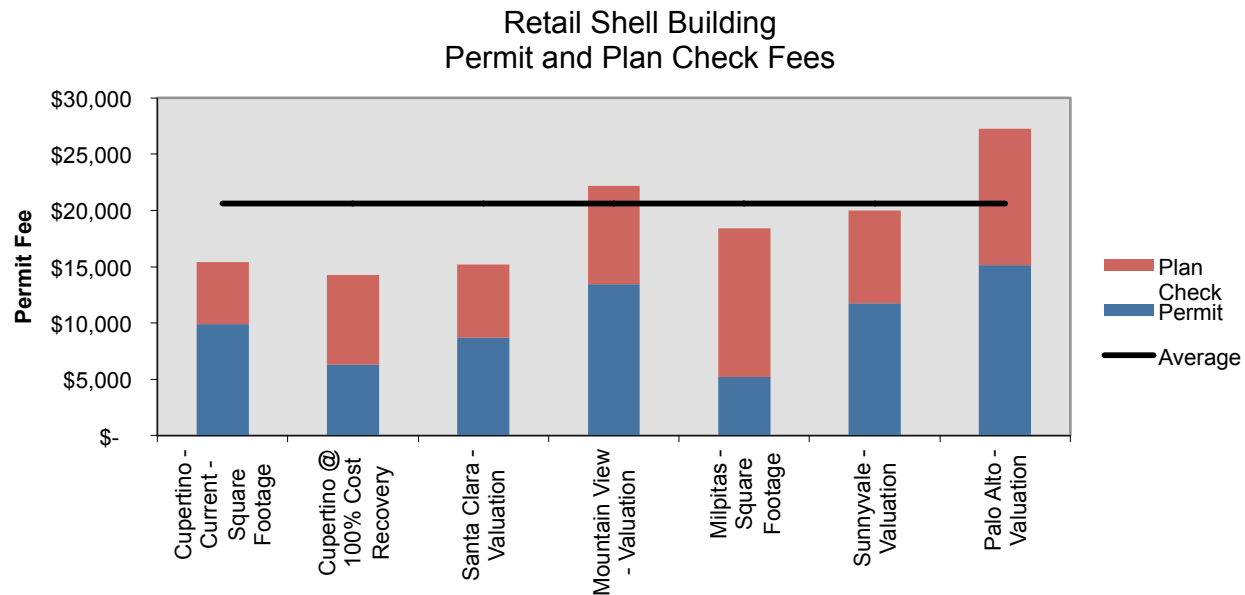
	BP Fee	PC Fee	Total
Cupertino - Current - Square Footage	\$ 3,060	\$ 3,088	\$ 6,147
Cupertino @ 100% Cost Recovery	\$ 4,171	\$ 3,685	\$ 7,856
Santa Clara - Valuation	\$ 2,530	\$ 1,897	\$ 4,427
Mountain View - Valuation	\$ 3,899	\$ 2,535	\$ 6,434
Milpitas - Square Footage	\$ 5,461	\$ 3,580	\$ 9,041
Sunnyvale - Valuation	\$ 3,622	\$ 2,536	\$ 6,158
Palo Alto - Valuation	\$ 4,348	\$ 3,478	\$ 7,826
<b>Average</b>	<b>\$ 3,972</b>	<b>\$ 2,805</b>	<b>\$ 6,777</b>



**CITY OF CUPERTINO, CALIFORNIA  
BUILDING COMPARATIVE FEE SURVEY**

**Retail Shell Building**  
**Occupancy Type: M**  
**Square Footage: 20,000 sqft.**  
**Valuation: \$1,841,000**

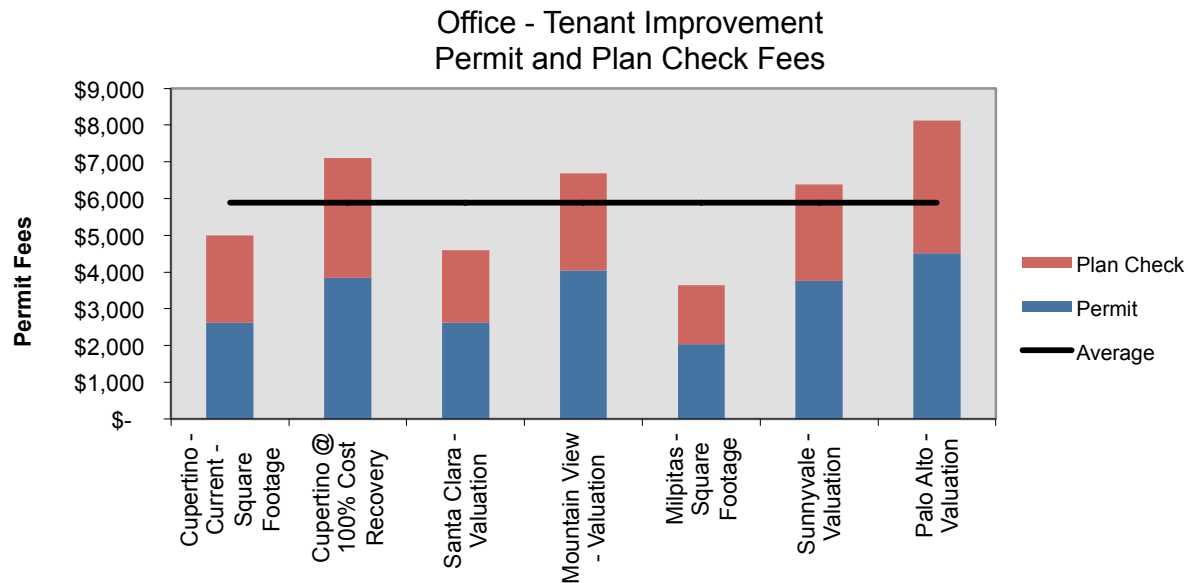
	BP Fee	PC Fee	Total
Cupertino - Current - Square Footage	\$ 9,908	\$ 5,484	\$ 15,392
Cupertino @ 100% Cost Recovery	\$ 6,286	\$ 7,980	\$ 14,266
Santa Clara - Valuation	\$ 8,691	\$ 6,518	\$ 15,209
Mountain View - Valuation	\$ 13,445	\$ 8,739	\$ 22,185
Milpitas - Square Footage	\$ 5,195	\$ 13,199	\$ 18,394
Sunnyvale - Valuation	\$ 11,770	\$ 8,239	\$ 20,009
Palo Alto - Valuation	\$ 15,154	\$ 12,123	\$ 27,277
<b>Average</b>	<b>\$ 10,851</b>	<b>\$ 9,764</b>	<b>\$ 20,615</b>



**CITY OF CUPERTINO, CALIFORNIA  
BUILDING COMPARATIVE FEE SURVEY**

**Office - Tenant Improvement**  
**Occupancy Type: B**  
**Square Footage: 3,000 sqft.**  
**Valuation: \$388,476**

	BP Fee	PC Fee	Total
Cupertino - Current - Square Footage	\$ 2,613	\$ 2,377	\$ 4,990
Cupertino @ 100% Cost Recovery	\$ 3,844	\$ 3,254	\$ 7,098
Santa Clara - Valuation	\$ 2,627	\$ 1,970	\$ 4,596
Mountain View - Valuation	\$ 4,050	\$ 2,633	\$ 6,683
Milpitas - Square Footage	\$ 2,037	\$ 1,611	\$ 3,648
Sunnyvale - Valuation	\$ 3,759	\$ 2,632	\$ 6,391
Palo Alto - Valuation	\$ 4,515	\$ 3,612	\$ 8,128
<b>Average</b>	<b>\$ 3,398</b>	<b>\$ 2,491</b>	<b>\$ 5,889</b>





**CITY OF CUPERTINO, CALIFORNIA  
BUILDING COMPARATIVE FEE SURVEY**

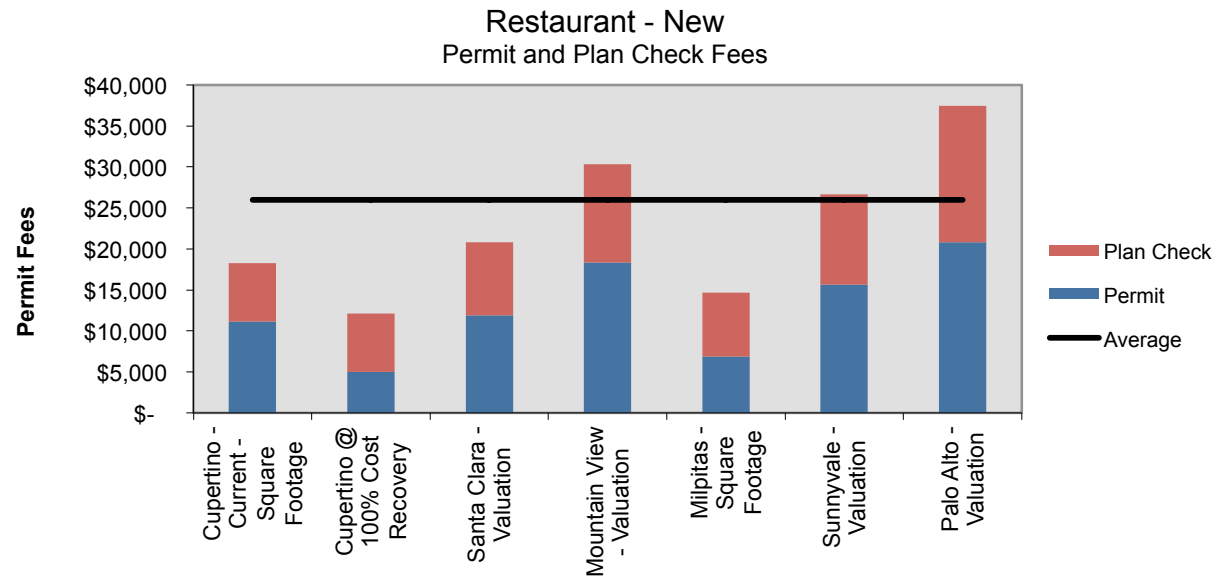
**Restaurant - New**

**Occupancy Type:** A-2

**Square Footage:** 10,000 sqft.

**Valuation:** \$2,713,600

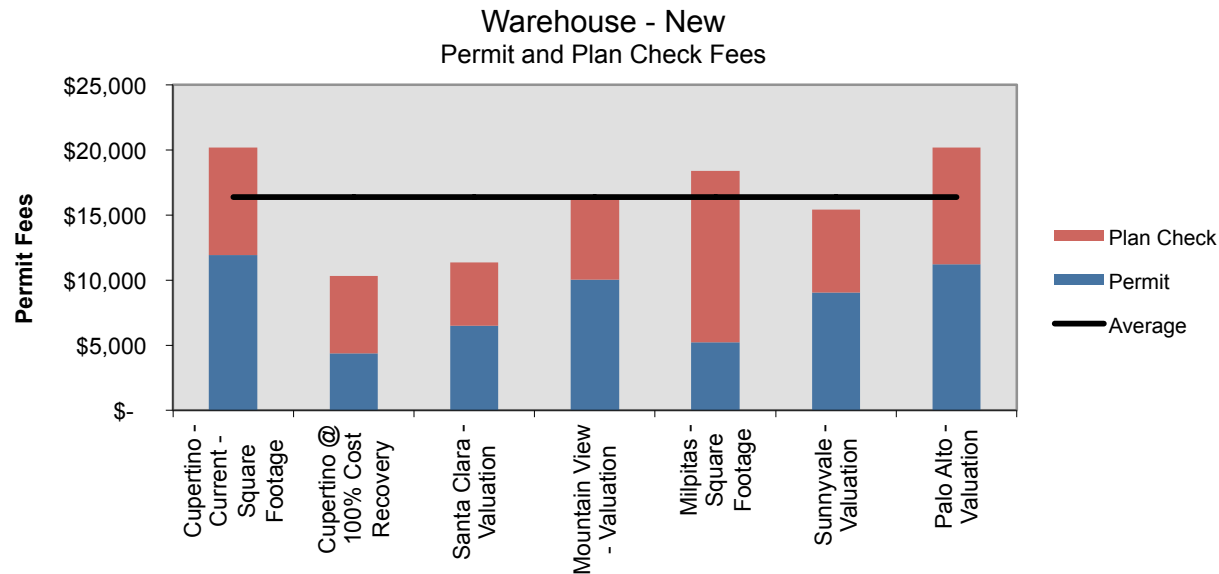
	BP Fee	PC Fee	Total
Cupertino - Current - Square Footage	\$ 11,109	\$ 7,192	\$ 18,301
Cupertino @ 100% Cost Recovery	\$ 5,012	\$ 7,114	\$ 12,125
Santa Clara - Valuation	\$ 11,876	\$ 8,907	\$ 20,783
Mountain View - Valuation	\$ 18,375	\$ 11,944	\$ 30,319
Milpitas - Square Footage	\$ 6,878	\$ 7,779	\$ 14,657
Sunnyvale - Valuation	\$ 15,670	\$ 10,969	\$ 26,640
Palo Alto - Valuation	\$ 20,817	\$ 16,653	\$ 37,470
<b>Average</b>	<b>\$ 14,723</b>	<b>\$ 11,251</b>	<b>\$ 25,974</b>



**CITY OF CUPERTINO, CALIFORNIA  
BUILDING COMPARATIVE FEE SURVEY**

**Warehouse - New**  
**Occupancy Type:** S-1  
**Square Footage:** 20,000 sqft.  
**Valuation:** \$1,234,600

	BP Fee	PC Fee	Total
Cupertino - Current - Square Footage	\$ 11,898	\$ 8,262	\$ 20,160
Cupertino @ 100% Cost Recovery	\$ 4,345	\$ 5,962	\$ 10,307
Santa Clara - Valuation	\$ 6,477	\$ 4,858	\$ 11,335
Mountain View - Valuation	\$ 10,019	\$ 6,512	\$ 16,531
Milpitas - Square Footage	\$ 5,195	\$ 13,199	\$ 18,394
Sunnyvale - Valuation	\$ 9,059	\$ 6,341	\$ 15,401
Palo Alto - Valuation	\$ 11,218	\$ 8,974	\$ 20,193
<b>Average</b>	<b>\$ 8,394</b>	<b>\$ 7,977</b>	<b>\$ 16,371</b>

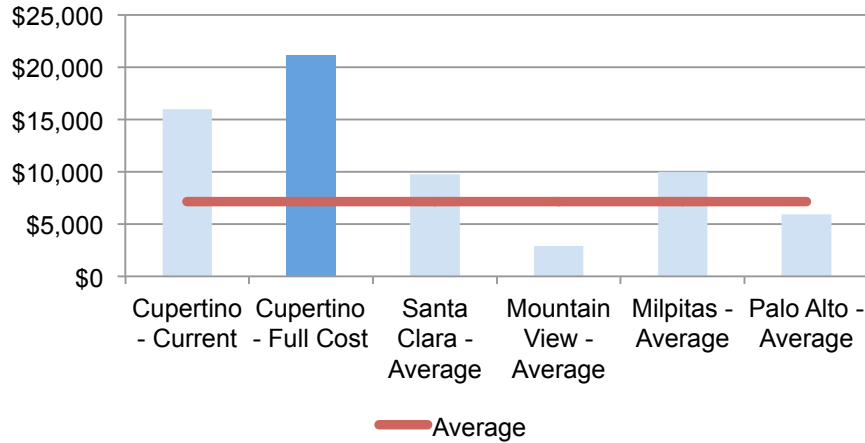


**Planning Comparative Survey**

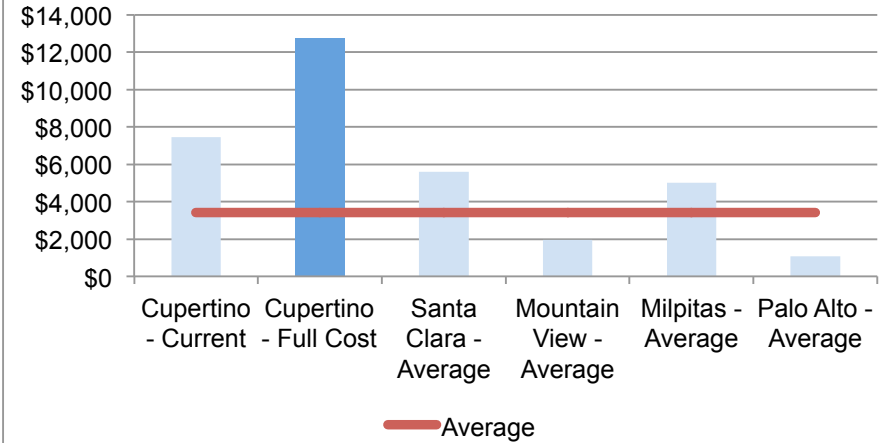
Category	Cupertino		Santa Clara	Mountain View	Milpitas	Sunnyvale	Palo Alto
	Current	Full Cost					
Tentative Map (Five or More Parcels)	\$15,974	\$21,179	Up to one Acre \$7,300 One Acre+ \$12,200	\$2,889	\$10,000 deposit	N / A	\$5,905 Deposit
Parcel Map (0-4 Parcels)	\$7,461	\$12,732	Tentative: Up to one Acre \$4,300 One Acre+ \$5,200 Vesting: Up to one Acre \$6,000 One Acre+ \$6,900	\$1,947	Tentative: \$5,000 deposit	N / A	\$1,077
Use Permit / Development Permit - Major	\$15,974	\$21,343	\$7,800	N / A	N / A	N / A	\$3,799
Use Permit / Development Permit - Minor	\$7,461	\$12,809	\$2,500				
Amendment to Use Permit / Development Permit - Major	\$7,988	\$10,746	N / A				N / A
Amendment to Use Permit / Development Permit - Minor	\$3,730	\$5,884					\$961
Architectural and Site Approval - Major	\$7,461	\$13,189	\$5,800	N / A	N / A	N / A	\$3,712 deposit
Architectural and Site Approval - Minor	\$3,609	\$8,862	\$5,800				\$2,896
Architectural and Site Approval - Minor Duplex / Residential	\$3,609	\$5,768	\$610				\$1,448
Environmental Impact Report (Plus State & County Filing Fees)	\$27,948	\$27,948	\$16,000	Cost + 15%	\$20,000 deposit	N / A	N / A
Negative Declaration - Major (Plus State & County Filing Fees)	\$4,299	\$4,299	\$12,500	\$2,973		\$770	\$3,309
Negative Declaration - Minor (Plus State & County Filing Fees)	\$2,149	\$2,149	\$9,000				
Categorical Exemption (Plus County Filing Fee)	\$250	\$230	N / A	N / A		N / A	\$324
Fence Exception	\$716	\$2,891	N / A	\$526	N / A	N / A	\$1,193
Variance	\$2,813	\$5,167	Single Family Detached \$1,300 All Others \$4,300	\$2,457	Single Family: \$375 Non Residential: \$3,000 deposit	\$440	Residential \$2,436 Commercial \$5,138
Conditional Use Permit - Administrative	\$3,730	\$4,676	N / A	\$3,858	\$3,000 deposit	N / A	N / A
Tree Removal Permit	\$0	\$0	N / A		N / A	\$279	N / A
First Tree	\$180	\$1,362					
Each Additional Tree	\$92	\$160					
Heritage Tree Designation	\$107	\$2,630					
Temporary Use Permit	\$1,439	\$2,824	N / A	\$368	N / A	\$161	\$190
Temporary Sign Permit	\$211	\$319	\$50	N / A	N / A	\$0	\$61
Sign Program	\$721	\$2,582	Individual: \$300 Master: \$453	\$579	N / A	\$788	N / A
Appeals	\$182	Planning Commission \$7,834 City Council \$8,239	\$360	50% of original fee	\$100	\$161	N / A
Zoning Verification Letter	\$190	\$338	\$300	N / A	\$40	N / A	N / A
Public Convenience & Necessity Letter (Alcohol Beverage License)	\$190	\$169	N / A	\$1,333	N / A	N / A	N / A
Noticing	\$0	\$368	Single Family: \$330 All Other: \$5,600	N / A	N / A	500 Ft: \$309 1,000 Ft: \$972 2,000 Ft: \$1,989 Renoticing: \$143	N / A

## Planning Comparative Survey - Charts

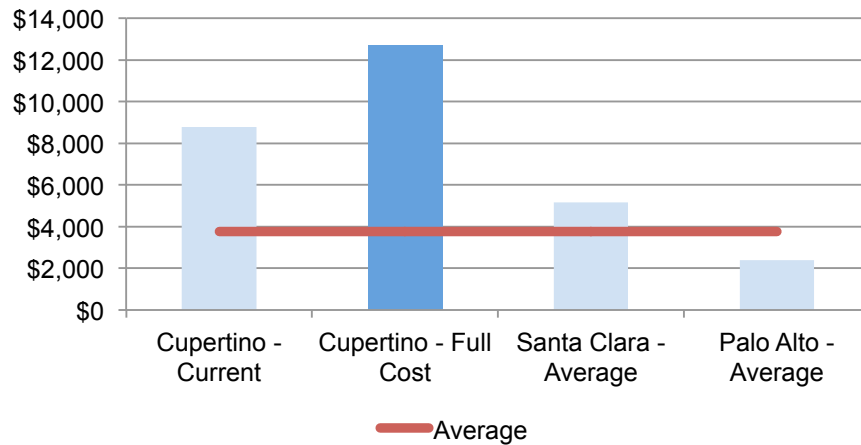
### Tentative Map (Five or More Parcels)



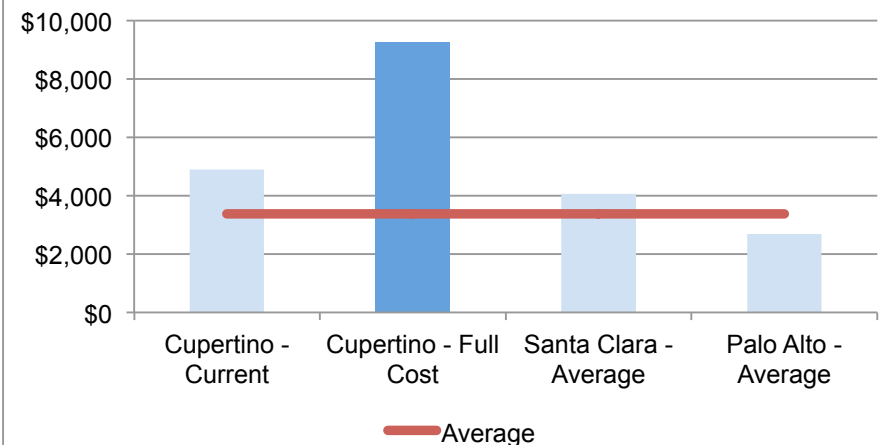
### Parcel Map (0-4 Parcels)



### Use Permit

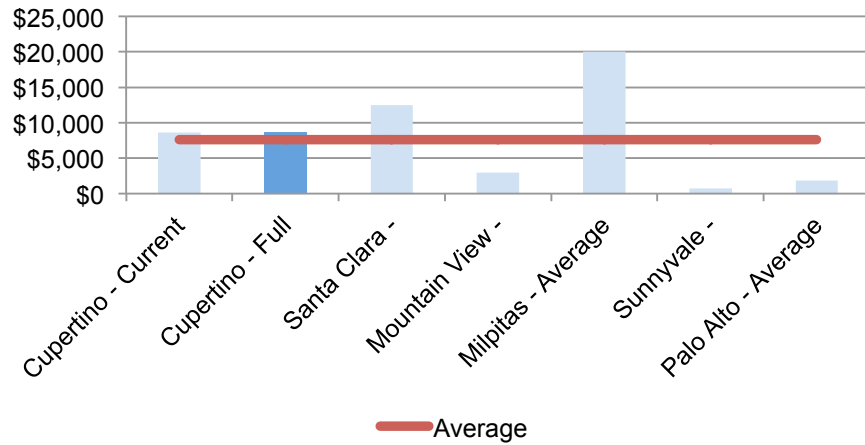


### Architectural and Site Approval

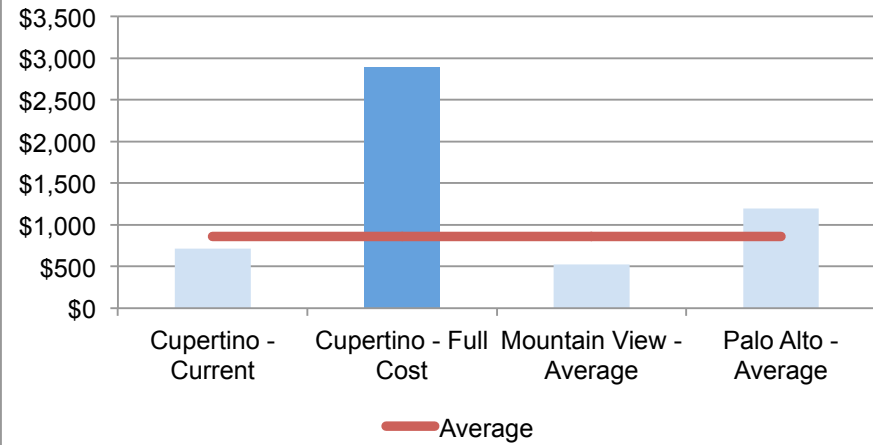


## Planning Comparative Survey - Charts

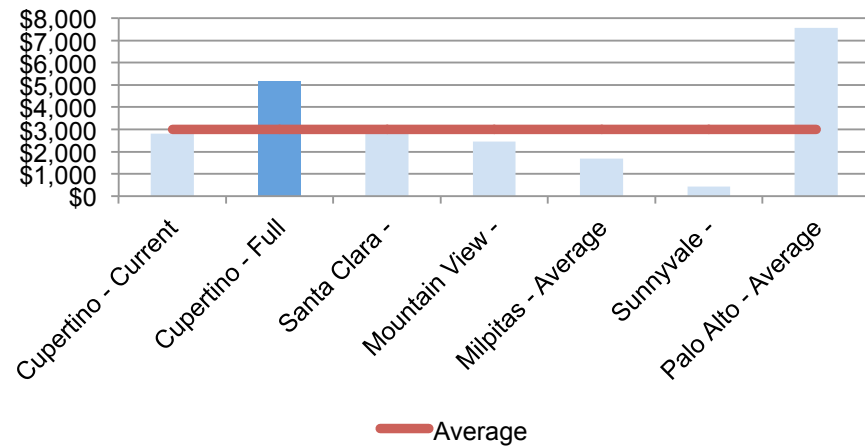
### Environmental Review



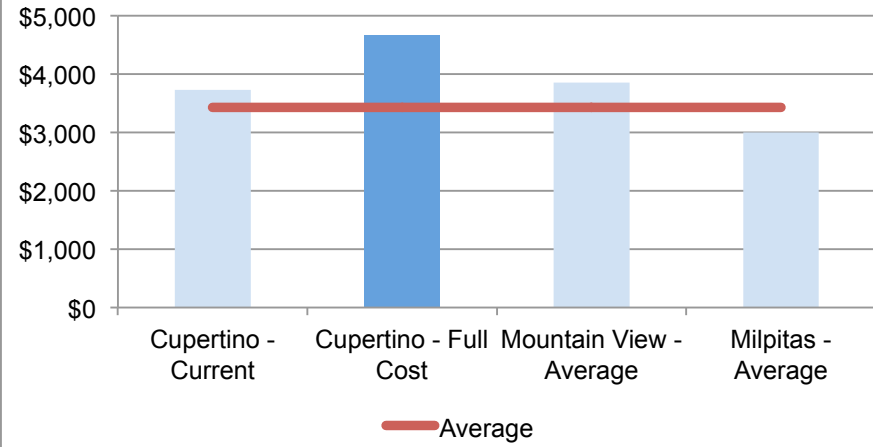
### Fence Exception



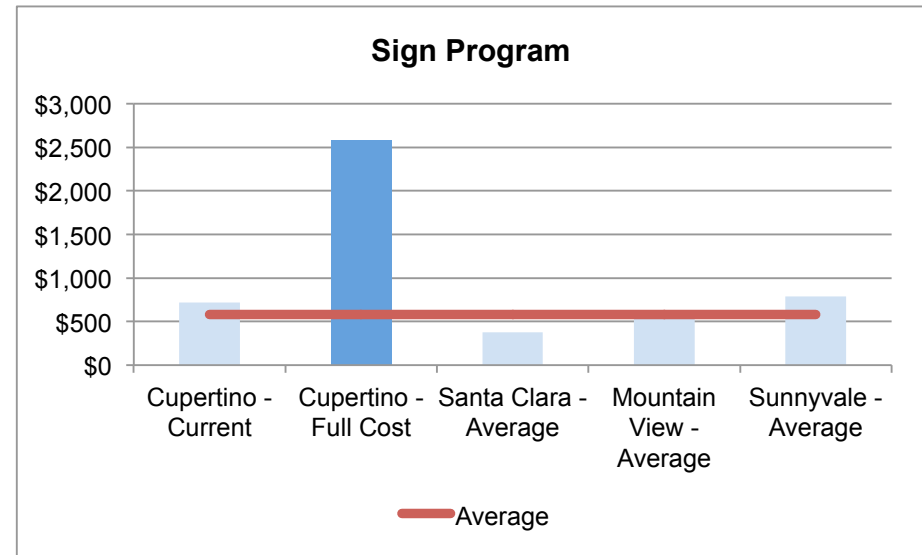
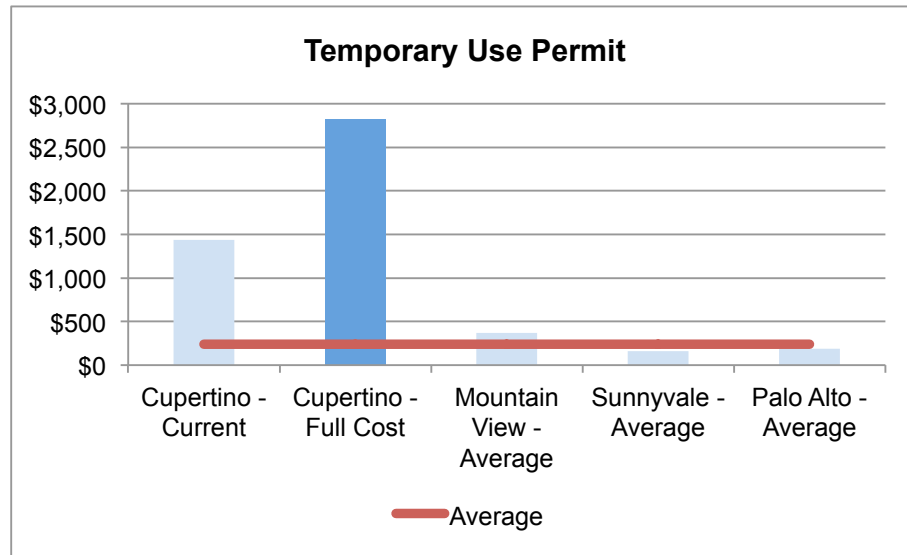
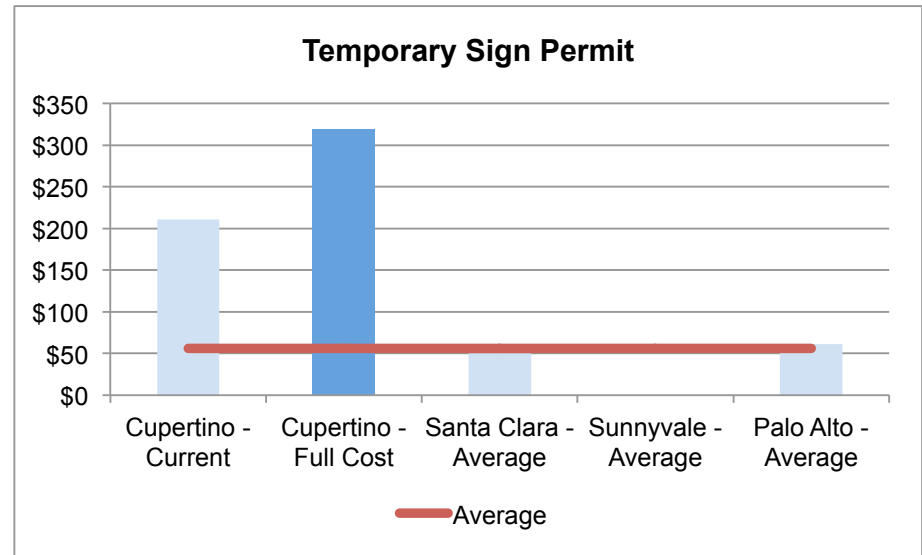
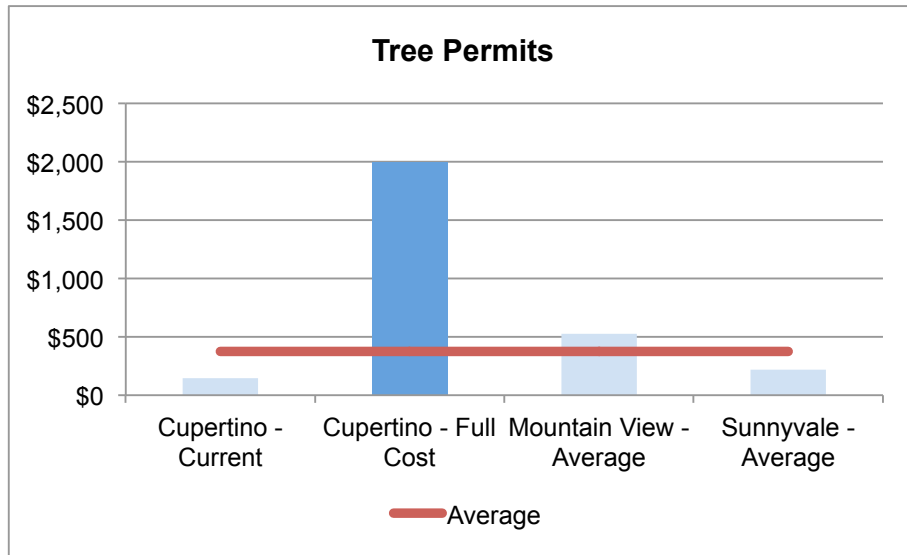
### Variance



### Conditional Use Permit - Administrative

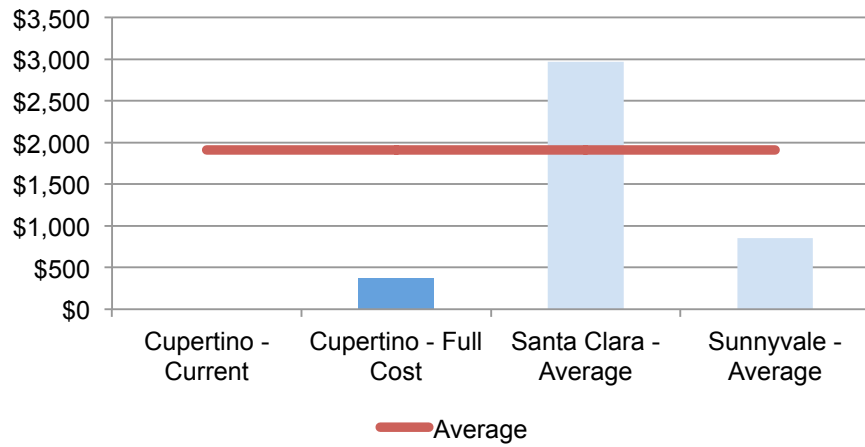


## Planning Comparative Survey - Charts

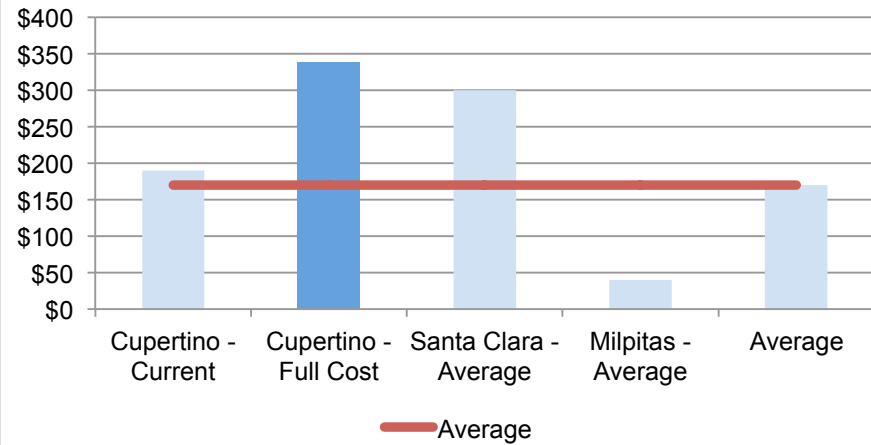


## Planning Comparative Survey - Charts

### Noticing



### Zoning Verification Letter



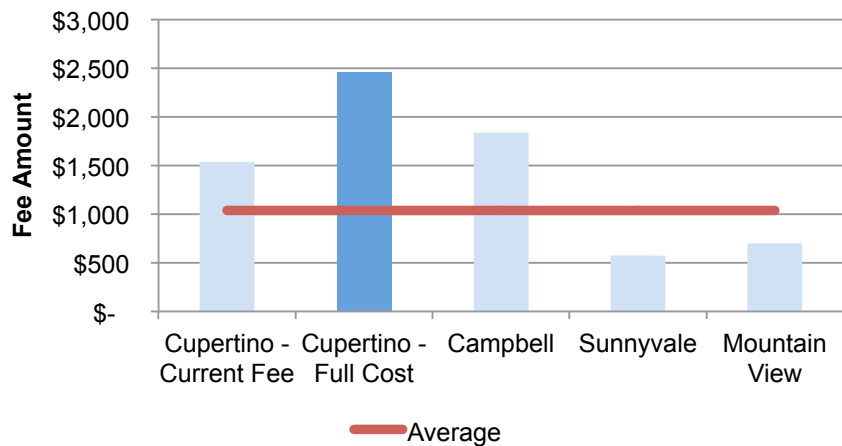
**Public Works Comparative Survey**

FEE CATEGORY	Cupertino		Campbell	Sunnyvale	Santa Clara	Mountain View
	Current Fee	Full Cost				
Block Party	\$ -	\$ 533		\$ 25	\$ -	
Certificates of Compliance	\$ 1,540	\$ 2,461	\$ 1,840	\$ 575	Actual Cost	\$ 700
Certificates of Correction	\$ 169	\$ 703	\$ 550	N / A	\$ 3,122	N / A
Lot Line Adjustment	\$ 3,012	\$ 2,477	\$ 1,856	\$ 1,157	\$ 6,948	\$ 2,350
				per lot		
				\$ 49		
Parcel Map / Tract Map (Map Checking Fees):						
Parcel Map (1-4 lots)	\$ 4,254	\$ 4,973	\$ 3,850	\$ 3,093	\$ 17,855	\$ 2,908
			per lot			
Tract Map (>4 lots)	\$ 8,831	\$ 8,165	\$ 4,681	5-10 lots	\$ 19,972	\$ 4,907
				\$ 4,949		
				11-50 lots		
				\$ 5,774		
				50+ lots		
Plus Each lot (Tract Map Only)	\$ -	\$ -	\$ 114	N / A	\$ 289	\$ 60
Vacation of Street of Right-of-Way						
Summary	\$ 603	\$ 1,882	N / A	\$ 1,930	N / A	\$ 1,596
Full	\$ 603	\$ 2,997		\$ 3,012		
Encroachment Permits						
Minor Utility Permit	\$ 263	\$ 272	\$ 385	Construction less than 50 feet	Processing Fee	Debris Box / Temporary Storage Container
				\$301	\$ 242	\$ 118
				50+ ft in length	All Others	Non-Residential
Minor Major	\$ 263	\$ 394	\$ 220	\$301 + \$181 / 100 ft	\$320 min or 8% of cost	\$ 2,034
Other Categories	N / A	N / A	N / A	N / A	Field Marking - Sanitary Sewer or Storm Drain Encroachment 0-50 ft	Residential
					\$ 161	\$ 1,112
					50+ ft	Temporary
Review of building permit only	\$ 655	\$ 741		\$ 455		
Plan Check & Inspection - Review of Public / Private Improvement Plans:						
Residential	\$2,788 or 5% of cost	\$ 3,349	\$0-\$250,000	\$0 to \$10,000	N / A	\$0-\$50,000
			14% of Cost	\$4,030		7.5% of Construction Cost
			\$250,000-\$550,000	\$10,001-\$50,000		\$50,001-\$500,000
Commercial	\$4,498 or 6% of cost	\$ 6,266	\$35,000 + 8% of Cost	\$4,030 + 35% of cost		\$3,750 + 4.5% of Construction Cost
			\$550,001+	\$50,001-\$1,000,000		\$500,001+
			\$55,000 + 7% of Cost	\$18,030 + 4% of cost		\$24,000 + 3.5% of Construction Cost
				\$1,000,001+		
				\$56.030 + 1% of cost		

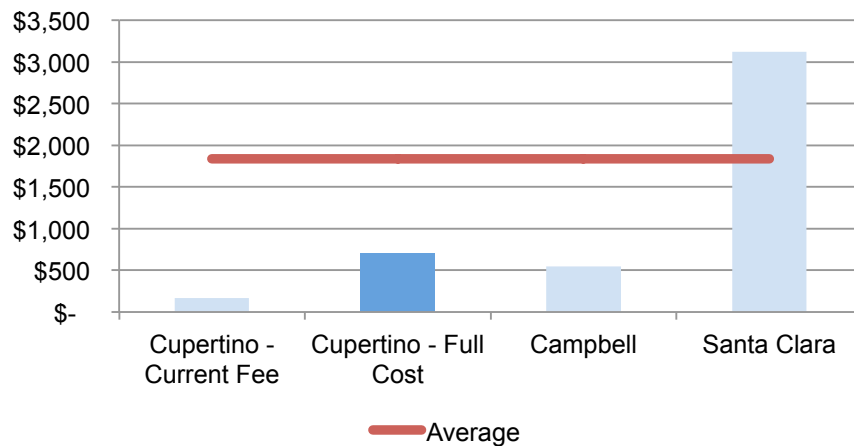


## Public Works Comparative Survey - Charts

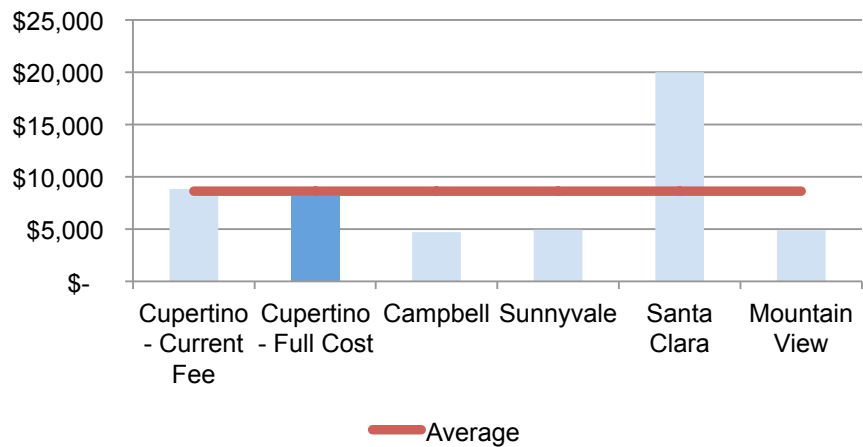
### Certificates of Compliance



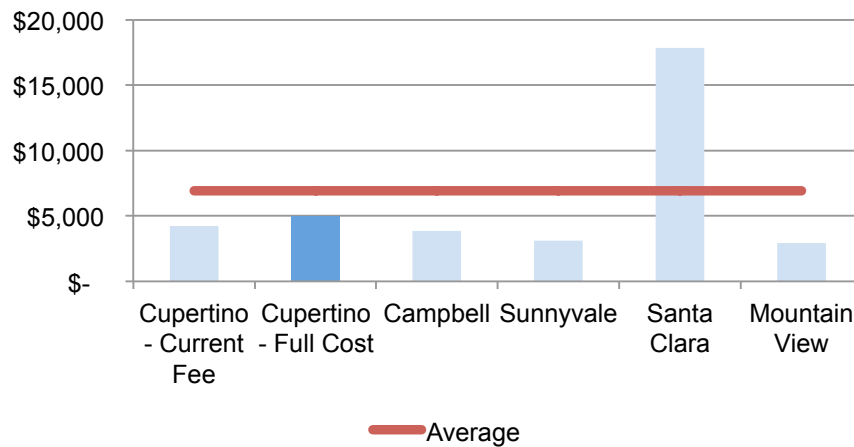
### Certificate of Correction



### Tract Map (4+ lots)



### Parcel Map (0-4 lots)



Public Works Comparative Survey - Charts

