



## Community & Economic Development - Planning Division

Fee No.	Fee Name	Fee Type	Notes	FY24/25 Approved Fee
<b>I</b>	<b>PLANNING Application Review AND APPROVALS</b>			
1	Adult Business Use Permit	Per Application		\$ 3,874
2	Annexation	Per Application	[7]	\$ 43,022
3	<b>Appeals</b>			
	Appeal to City Council	Per Appeal		\$ 5,507
	Appeal to Planning Commission	Per Appeal		\$ 4,862
4	<b>Cannabis (Fees effective 7/20/20 per Reso # 20-124)</b>			
	Business Permit Application Fee	Per Application		\$ 11,081
	Background Investigation Fee	Per Owner		\$ 308
	Business Permit Fee	Per Year		\$ 4,001
	Business Permit Renewal Application Fee	Per Application		\$ 13,441
	Renewal Background Investigation Fee	Per Owner		\$ 103
	Employee Permit Fee (Initial)	Per Employee		\$ 308
	Employee Permit Renewal Fee	Per Employee		\$ 103
5	Conditional Use Permit	Per Application		\$ 5,969
6	Conditional Use Permit (Non-Profit Organizations)	Per Application		\$ 5,969
7	<b>Development Review</b>			
	Class A	Per Application	[1]	\$ 10,680
	Class B	Per Application	[2]	\$ 8,854
8	Ellis Specific Plan Pattern Book Certification	Per Application	[5]	\$ 4,791
9	<b>ENVIRONMENTAL</b>			
	Environmental Assessment	Per Project	[3]	\$ 636
	Environmental Initial Study	Per Project		Per Cost Recovery agrmt.
	Negative Declaration	Per Project		Per Cost Recovery agrmt.
	Environment Impact Report	Per Project	[7]	\$ 32,772
	Environmental Consistency Analysis	Per Project	[7]	\$ 4,156
10	General Plan Amendment	Per Application	[7]	\$ 5,592
11	Lot Line Adjustment	Per Application		\$ 4,120
12	<b>MICRO-IMAGING FEES</b>		[4]	
	11" X 17" and Smaller (B&W or Grayscale with 2" Field Index)	Each		\$ 0.08
	Larger than 11" X 17" (B&W or Grayscale with a Two-Field Index)	Each		\$ 0.88
	11" X 17" and Smaller (Color with Two-Field Index)	Each		\$ 0.15
	18" X 24" Color Document with a Two-Field Index	Each		\$ 0.53
	24" X 36" Color Document with a Two-Field Index	Each		\$ 2.00
13	Noise Ordinance Variation	Per Application		\$ 7,875
14	Planned Unit Development	Per Application		\$ 8,945



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15	Planned Unit Development Amendment	Per Application		\$ 6,399
16	Planning Commission Determination	Per Determination		\$ 5,417
<b>PLANNING DIVISION Application FEES</b>				
17	Residential Growth Allotment	Per Application	[3]	\$ 4,021
18	<b>Sign Permit</b>		[3]	
	Master Sign Program	Per Program		\$ 1,533
	Sign Permit			
	Single Sign	Per Permit		\$ 484
	Multiple Signs	Per Permit		\$ 646
19	<b>Specific Plan</b>			
	Specific Plan Amendment-Text only	Per Project		\$ 4,904
	New Specific Plan or Major Amendment-(Zoning and/or map amendment)	Per Cost Recovery Agreement		\$ 19,632
20	Temporary Use Permit	Per Application	[3]	\$ 1,288
	Temporary Use Permit (Non-Profit)	Per Application	[3]	\$ 644
21	<b>TENTATIVE Map / TENTATIVE Map Amendment</b>			
	Parcel Map	Per Application		\$ 8,865
	5 - 100 Lots	Per Application		\$ 16,011
	Over 100 Lots	Per Application		\$ 29,412
22	Time Extension	Per Application	[3]	\$ 3,047
23	Variance	Per Application		\$ 2,663
24	Reasonable Accommodation (Accessibility)	Per Application		\$ 2,145
25	<b>ZONING</b>			
	Zone Change	Per Application		\$ 3,712
	Zone Text Amendment	Per Application		\$ 4,197
	Zoning Research Letter	Per Letter	[3]	\$ 404
26	Copies - City Documents and Maps			See City Clerk
27	4th and Subsequent Review	Per Submittal	[6]	Set by City Policy
28	General Plan Maintenance and Update			.05% of Building Valuation
<b>II</b>	<b>BUILDING PLAN CHECK BY PLANNING</b>			
29	<b>Single Family</b>			
	Miscellaneous Minor Improvements	Per Permit		\$ 81
	Plot Plan / Production Plan Review	Per Plot Plan		\$ 81
	New Model Home	Per New Model Home		\$ 323



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Fee No.	Fee Name	Fee Type	Notes	FY24/25 Approved Fee
30	<b>Multi-family/ Commercial/ Industrial</b>			
	New Building / Shell Project	Per Application		\$ 646
	Tenant Improvement	Per Application		\$ 323
31	For Services Requested of City staff which have no Fee Listed in this Fee Schedule. Additionally, the City will Pass-through to the Applicant any Discrete Costs Incurred from the Use of External Service Providers if Required to Process the Specific Application.	Per Hour		\$ 161

**Notes**

- [1] Class A: New Single Family Residential 4 + Units, New Multifamily Residential/ Office/ Commercial/Industrial
- [2] Class B: Single Family Residential 1-3 Units (Unless Exempt Pursuant to TMC Section 10.08.3930), Changes to Existing Multifamily/ Office/ Commercial/ Industrial
- [3] Environmental Assessment Fee not Applicable
- [4] Plus 2% of Invoice Total for Pick-up and Delivery
- [5] Ellis Specific Plan, Section 6.3
- [6] Set by City Policy. Fee for Each Additional Review 15% of original Project Budget or 2 Hour Minimum, whichever is Greater.
- [7] Fee amount plus CRA for consultant cost

Note: The City may require the applicant to sign a Cost Recovery Agreement to pay actual Costs instead of the fixed processing fee when (1) the anticipated Costs of the Project's environmental Review or CEQA Documentation is likely to exceed the Project's fixed fee or (2) the Director of Community and Economic Development and the applicant mutually agree that a Cost Recovery Agreement will be appropriate for the Project in order to hire City consultants to work on the Project.