

Building Fees		
Item	Fee	Notes
<b>BUILDING PERMIT FEE</b>	Based on valuation per Building Code X 1.00 %	/a/
<b>PLAN CHECK</b>		
Building Permit	65% of Building Permit Fee	
Additional Plan Check	\$90.97	/b/
Fire Dpt. Plan Check Fee	\$113.70	/b/
Planning Department Plan Check Fee	\$113.70	/b/
Inspection	\$53.44	/b/
Re-inspection	\$50.02	/b/
<b>DEMOLITION MOVING</b>		
Demolition Permit	\$136.44	/b/, /e/
House Moving Permit	\$56.85	/b/
<b>ENERGY CAL-GREEN</b>		
Energy Plan Check - Residential	\$50.02	/b/
Energy Plan Check - Commercial	\$100.06	/b/
Cal Green Plan Check – Residential	\$50.02	/b/
Cal Green Plan Check - Commercial	\$100.06	/b/
<b>ELECTRICAL</b>		
Electrical (only) issuance fee (no building)	\$22.74	/b/
Electrical issuance fee with building	\$11.37	/b/
Service up to 200 AMP	\$34.11	/b/
Service over 200 AMP	\$53.44	/b/
Temporary power	\$53.44	/b/
Misc. Electrical Permit	\$22.74	/b/
Electric system (multi-family)	\$0.17	/b/
Electric system (1 & 2 family)	\$0.23	/b/
Subpanel	\$11.37	/b/
Grid Tie-in Solar Systems	\$132.73	/b/
Lighting fixtures	\$0.74	/b/
Switches/receptacles/outlets	\$0.74	/b/
<b>APPLIANCE VENTS HOODS</b>		
Residential appliance	\$4.83	/b/
Misc. appliance fee	\$11.37	/b/
Vent kitchen/bath	\$7.39	/b/
Appliance vent	\$7.39	/b/
Commercial hood	\$12.05	
Hood system inspections (per hour)	\$45.48	
Floor/wall furnace	\$15.92	/b/
HVAC alteration	\$15.36	/b/
Fireplace/wood stove	\$12.52	/b/
Air handling unit up to 10K CF	\$12.12	/b/
Air handling unit over 10,000 CU FT	\$20.59	/b/
Fau <=100K	\$15.92	/b/
Fau > 100K	\$19.33	/b/
<b>MECHANICAL</b>		
Mechanical (only) issuance fee	\$22.74	/b/

CITY OF ANGELS MASTER FEE SCHEDULE

Effective July 1, 2022

Building Fees		
Item	Fee	Notes
Mechanical issuance fee (with building)	\$11.37	/b/
<b>ROOFING</b>		
Roofing Permit	\$160.33	/b/, /e/
Re-roof	\$160.33	/b/, /e/
<b>SIGNS</b>		
Sign-additional circuits	\$4.83	/b/, /e/
Sign/marquees	\$23.43	/b/, /e/
<b>GRADING</b>		
Grading Permit Fee	\$56.85	/b/
Grading Plan Review	\$136.44	/b/
<b>PLUMBING</b>		
Utility application fee	\$28.42	/b/
Gas line	\$6.25	/b/
Gas line system	\$5.68	/b/
Gas meter reset	\$10.52	/b/
Plumbing (only) issuance fee	\$22.74	/b/
Plumbing issuance fee (with building)	\$11.37	/b/
Misc. Plumbing permit	\$10.52	/b/
Back Flow Device < 2 inches	\$11.37	/b/
Back Flow Device >2 inches	\$22.74	/b/
Water piping system	\$4.55	/b/
Water heater	\$11.37	/b/
House sewer	\$22.74	/b/
Floor drain/sink	\$10.52	/b/
Grease/oil/water separator	\$20.47	/b/
Lawn sprinkler system	\$15.64	/b/
Swimming pool plumbing	\$62.53	/b/
Swimming pool plumbing/public	\$102.34	/b/
Bar sink	\$8.52	/b/
Bathtub		/b/
Clothes washer		/b/
Dishwasher		/b/
Drinking fountain		/b/
Hose bib		/b/
Kitchen sink		/b/
Laundry sink		/b/
Mop sink		/b/
Shower		/b/
Bathroom sink		/b/
Water closet		/b/
Whirlpool bath		/b/
Misc. fixtures		/b/
Urinal		/b/
Shower		/b/
Bathroom sink		/b/
Water closet		/b/
Whirlpool bath		/b/
Misc. fixtures		/b/
Urinal		/b/

/a/ Building fees are set in accordance with standards established pursuant to the California building Code exception for some fees which include an inspection charge.

/b/ Annual Fee/Deposit Adjustment

All fees shall be adjusted annually on July 1st of each year commencing in accordance with the federally designated Cost of Living Adjustment (COLA).

/c/ Legal Fees - All costs exclude legal fees which may be charged at cost by the City when necessary

/d/ Refunds/Deposits – Building Permits

Refunds may be authorized by the City Building Official, or designee, upon written request filed by the applicant designated on the original permit within 180 days of application submittal. Fee refunds will be as follows:

Up to 80% of permit fees may be refunded when no work has been performed on the permit except as follows:

- a. No plan check fee refunds will occur once plan checking has been initiated.
- b. No California state fees shall be refunded.

/e/ Includes building code charge plus cost of one inspection

<b>Planning Fees (Resolution 2019-16)</b>		
For multiple entitlements requested under the same application, deposits shall be 100% of the largest fee plus 50% of each of the other fees except for costs of preparing environmental documentation.		
<b>Entitlement</b>	<b>Non-refundable Initial Deposit /e/, /f/</b>	<b>Notes</b>
<b>Appeal to City Council</b>	\$663.64	/b/, /c/, /i/
<b>Appeal to Planning Commission of Staff decision</b>	\$248.87	
<b>Conditional Use Permit</b>		
Existing building, CEQA Exempt	\$2,156.84	/h/
New building, CEQA Exempt	\$9,180.38	/h/
New Building, Subject to CEQA/a/	\$14,710.74	/b/, /c/
<b>Development Agreement</b>		
CEQA Exempt	\$4,866.71	/h/
Subject to CEQA/a/	\$10,397.06	/b/, /c/
Affordable Housing Covenants	\$3,318.21	
<b>Environmental Impact Report</b>	Actual Cost + 10% of Consultant Contract admin.	Cost is not subject to 50% discount
<b>Sales Stand Permit – Initial Review (Fireworks, Agricultural goods)</b>	\$110.61	Fire and community development department administration
<b>Sales Stand Renewal Permit</b>	\$55.30	
<b>General Plan Amendment</b>		
CEQA Exempt	2036.67	/h/
Subject to CEQA/a/	\$7,687.19	/b/, /c/
<b>Historical Commercial Architectural Consistency Evaluation</b>	\$442.43	Exterior changes subject to Planning Commission Review
<b>Home Occupation Permit</b>	\$165.91	Per Angels Municipal Code Sections 17.06.060 and 17.09.1200
<b>Project Implementation (Planning)</b>		
Construction Monitoring Mitigation Monitoring Fee re-evaluation/review Reimbursement agreements	\$1,880.32	
<b>Initial Study/Negative Declaration Mitigated Negative Declaration</b>	\$5,530.35	Cost already included in project costs "Subject to CEQA"; Cost is not subject to 50% discount
<b>Maps</b>		
Boundary line/lot line adjustment	\$851.67	/h/
Tentative parcel map CEQA Exempt	\$2,765.18	4 or fewer parcels
Tentative parcel map Subject to CEQA	\$8,295.53	4 or fewer parcels, /b/, /c/
Tentative subdivision map CEQA Exempt	\$4,424.28	5 or more parcels
Tentative subdivision map Subject to CEQA	7833.36	5 or more parcels, /b/, /c/
Tentative parcel/subdivision map extension	\$884.86	/h/
Parcel map revision CEQA Exempt	\$1,382.59	/h/

<b>Planning Fees (Resolution 2019-16)</b>		
For multiple entitlements requested under the same application, deposits shall be 100% of the largest fee plus 50% of each of the other fees except for costs of preparing environmental documentation.		
<b>Entitlement</b>	<b>Non-refundable Initial Deposit /e/, /f/</b>	<b>Notes</b>
Parcel map revision Subject to CEQA	TBD	Cost to be determined based on nature and scope of revision; initial deposit not to exceed \$7,710.00
Subdivision map revision CEQA Exempt	\$3,871.25	/h/
Subdivision map revision Subject to CEQA	TBD	Cost to be determined based on nature and scope of revision;
Parcel Map for Boundary Line Adjustment or Merger	\$851.67	
Final Parcel Map	\$3,871.25	
Final Subdivision Map	\$5,530.35	
Certificate of Compliance (map)	\$553.04	
<b>Pre-Application Review</b>		
Without advisory opinion from Planning Commission	\$1,659.11	
With advisory opinion from Planning Commission	\$2,212.14	
<b>Rezone</b>		
CEQA Exempt	\$3,788.29	/h/
Subject to CEQA/a/	\$9,318.64	/b/, /c/
<b>Sign Permit</b>		
Outside Historical District	\$165.91	
Inside Historical District	\$276.52	
<b>Site Plan Review</b>		
Administrative Review outside Historical District	\$1,106.07	
Administrative Review in Historical District	\$331.82	
Existing Building, Exempt from CEQA	\$1,990.93	Non-administrative
New building, Exempt from CEQA	\$9,788.72	Non-administrative
Subject to CEQA/a/	\$15,319.08	Non-administrative, /b/, /c/
<b>Specific Plan</b>		
CEQA Exempt	\$4,783.75	/h/
Subject to CEQA/a/	\$10,314.11	/b/, /c/
<b>Variance</b>		
CEQA Exempt	\$2,820.48	/h/
Subject to CEQA/a/	\$8,350.83	/b/, /c/
<b>Zoning Compliance Review Building Permit</b>	\$188.03	

/a/ Initial Study/Mitigated Negative Declaration (Excludes Environmental Impact Report cost)

All items that are not CEQA exempt (i.e., subject to CEQA) include the addition of a \$5443.26 deposit for preparing an initial study/mitigated negative declaration. The deposit excludes costs of preparing technical studies which will be at actual cost (e.g., traffic study, cultural resources survey, air quality study)

/b/ Entitlements subject to CEQA require a recording fee for the Notice of Determination including County Admin Fee + Current

Type of Environmental Document <sup>2</sup>	Fee 2022
Negative Declaration (ND)	\$2,548.00
Mitigated Negative Declaration (MND)	
<sup>2</sup>	
Environmental Impact Report (EIR)	\$3,539.25
County Clerk Processing Fee \$50.00	\$50.00

/c/ Costs exclude costs of technical studies that may be required for CEQA review. Such costs are the responsibility of the developer.

/d/ Excludes staffing costs from individual agencies for the event itself. Those costs to be determined during review process or invoiced based on actual costs incurred, including over-time charges.

/e/ Deposits and Refunds – Non-Building Permits

Initial deposits are non-refundable except as otherwise provided herein.

Invoices for charges for work performed in excess of the initial deposit will be sent to the applicant once deposited funds reach 20% of the initial deposit. Invoices will be based on the attached Rate Sheet which is subject to change.

Refunds on deposits for work performed in excess of the initial deposit will be made to the applicant upon project completion for remaining deposits totaling more than \$200. Deposits of \$200 or less will be retained to cover the costs of project accounting and closing the project file.

Initial deposits are refundable only if authorized by the Department Head, or designee, upon written request filed by the applicant to withdraw the permit application. Deposits will be refunded minus all costs expended as of the date of permit application withdrawal and minus a \$200 processing fee.

/f/ Legal Fees - All costs exclude legal fees which may be charged at cost by the City when necessary

/g/ See also Public Works Parade and Event Fees

/h/ Includes \$50 cost for filing a Notice of Exemption

/i/ Excludes environmental review costs

CITY OF ANGELS MASTER FEE SCHEDULE

Effective July 1, 2022

Roads and Engineering Fees Item	Deposit or Fee	Notes
Encroachment Permit		
Residential	\$304.17	
Commercial, Industrial, Subdivisions	\$304.17+ Engineering Plan Check/inspection Fee	See below for Plan Check/Inspection Fee
Annual	\$553.04	Agency Annual Encroachment Permit (e.g., AT&T, PG&E)
Abandonment - Acceptance of Easement	\$1,106.07	
Abandonment - Acceptance of Street ROW	\$1,659.11	Deposit
Street improvement waiver	\$2,212.14	Deposit
Engineering. All engineering fees will be paid on a time/materials basis	Actual cost + 5% admin Deposit: 50% of estimated cost	Deposit

**Engineering Plan Check and Inspection Fees/a/**

2010 City of Angels Improvement Standards (Revised 11/20/12) Resolution 10-42 Sections 6.04 and 6.05

Total Estimated Cost of Improvements	Existing Fee	Plan Check Deposit	Inspection Deposit	Total
Less than \$10,000	No change	\$400.00	\$800.00	\$1,200.00
\$10,000-\$49,999	No change	\$1,400.00	\$3,000.00	\$4,400.00
\$50,000 to \$99,999	No change	\$2,800.00	\$5,600.00	\$8,400.00
\$100,000 to \$399,999	No change	2%*	4%*	6%*
\$400,000 and over	No change	1.75%*	3.75%*	5.5%*

\*Percentage of approved engineer's estimate of improvement costs

/a/ All fees based on approved engineer's estimate

Impact Mitigation, In-Lieu and Connection Fees		
<b>Parking In-lieu Fee</b>	\$3,823.36	per space
<b>Fire Impact Mitigation Fee (Resolutions 16-22, 16-23 and 16-24)</b>		
Single-family	\$564.84	
Multi-family	\$225.94	
Mobilehome	\$225.94	
Habitat 4 Humanity SFR-Detached/Attached/MFR	\$225.94	
Commercial (per acre)	\$2,097.51	
Industrial (per acre)	\$2,097.51	
<b>Park Impact Mitigation Fee (Resolutions 16-22, 16-23 and 16-24)</b>		
<b>Park Land In-Lieu Fee Subdivision</b>		
Single-Family	\$1,025.72	
Multi-family	\$816.39	
Mobilehome	\$753.59	
Habitat 4 Humanity SFR-Detached/Attached/MFR	\$0.00	
<b>Park Land Impact Fee No Subdivision</b>		
Single-Family	\$668.22	
Multi-Family	\$531.85	
Mobilehome	\$490.94	
Work Force Housing /f/	\$0.00	
<b>Park Improvement Impact Fee</b>		
Single-Family	\$600.98	
Multi-Family	\$478.32	
Mobilehome	\$441.53	
Habitat 4 Humanity SFR-Detached/Attached/MFR	\$0.00	
<b>Police Impact Mitigation Fee (Resolutions 16-22, 16-23 and 16-24)</b>		
Single-Family	\$389.11	
Multi-Family	\$465.06	
Mobilehome	\$409.03	
Habitat 4 Humanity SFR-Detached/Attached/MFR	\$389.11	
Commercial (per acre)	\$3,745.00	
Industrial (per acre)	\$753.34	
<b>Park Rental Fees</b>	See Administration Fees	
<b>Traffic Impact Mitigation Fee (Resolution 16-25, 2019-17)</b>		
Single-family	\$10,484.76	
Multi-family	\$6,747.62	
Mobile-home	\$6,124.76	
Habitat 4 Humanity SFR-Detached/Attached/MFR	\$0.00	
Extremely low single-family/mobilehome	\$4,185.54	
Very low single-family/mobilehome	\$5,231.92	
Low single-family/mobilehome	\$6,284.20	
Extremely low multi-family	\$2,683.83	
Very low multi-family	\$3,367.08	
Low multi-family	\$4,040.49	
Commercial/industrial	Varies - See Resolution 16-25 Impact Fee Study	Cost per Pk Hr VMT = \$1979.98
Angel Oaks	\$0.00	Per Stipulated Judgement 21804: 10/30/1996
<b>Sewer (Resolution 6-22, 2019-16)</b>		



CITY OF ANGELS MASTER FEE SCHEDULE

Effective July 1, 2022

Impact Mitigation, In-Lieu and Connection Fees		
Deposit – Sewer Service	\$0.00	/a/
Sewer buy-in Angel Oaks	\$0.00	/b/
Sewer Capital Angel Oaks	\$150.00	
Sewer Impact Fee-Residential	\$460.00	
Sewer Impact Fee Multi-Family Residential work-force housing: extremely low, low, very low, moderate	\$6958/unit	/c/, /d/ Up to 99 units through 2027 unless extended by City Council
<b>Habitat MFR</b>	\$6958/unit	/c/
Sewer Impact Fee Single Family Residential (detached) work-force housing: extremely low, low, very low, moderate	\$6,958.00	/c/, /d/ Up to 99 units through 2027 unless extended by City Council
<b>Habitat SFR Detached and Attached per unit</b>	\$8697/unit	/c/
Sewer Impact Fee – Commercial	Varies – See Resolution 6-22	Minimum is \$6,958
<b>Water</b>		
Deposit – Water Service	\$100.00	/a/
Water Capital Angels Oaks Impact Fee	\$2,000.00	/b/
<b>Water Meter Impact Fee</b>		
5/8" meter	\$8,782.00	
3/4" meter	\$9,880.00	
1" meter	\$10,977.00	
1.5" meter	\$13,172.00	
2" meter	\$15,369.00	
3" meter	\$17,564.00	
4" meter	\$21,956.00	
5" meter	\$32,933.00	
Work-force Housing: Extremely Low, Very low, low income housing	\$0.00	/c/, /d/ Up to 99 units through 2027 unless extended by City Council
Work-Force Housing: Moderate income housing	\$4,391	/c/, /d/ Up to 38 units through 2027 unless extended by City Council
Habitat SFR Detached, SFR Attached, MFR	\$0.00	/c/
<b>Long-Range Planning Fee (Resolution 2006-35)</b>		
Single-family	\$597.27	Per dwelling unit
Two-family	\$597.27	Per dwelling unit
Multi-family	\$502.69	Per dwelling unit
Accessory dwelling	\$250.83	Per dwelling unit
Mobilehome	\$250.83	Per dwelling unit
Commercial Uses	\$0.26	Per square foot
<b>School Impact Mitigation Fees/e/</b>		
Residential	\$3.48	Per square foot
Commercial	\$0.56	Per square foot

/a/ Owner deposits shall be returned upon establishing good credit within 13 months. For renters – a \$250 combined deposit, non-refundable until exiting residence or taking ownership of residence. Current renters will not be charged the additional amount, but no refund will be made to them at 13 months regardless of credit established.

/b/ Legal Settlement

/c/ Affordable Housing fee reductions for water or sewer are subject to receipt of local, state or federal funding through grants or related outside funding sources

/d/ Fee reductions for affordable housing are subject to recording covenants restricting sale/rentals to affordable housing rates

/e/ Fees are collected by the City on behalf of individual school districts. Fees are established and may be changed by local school districts at any time without amendment to the City's Master Fee Schedule. Fees are included here for information only. Mark Twain Union Elementary School District (District) and Bret Harte Union High School District share developer fees. Residential fees are based on \$3.48 per square foot. The District retains 60% of Level 1 fees collected (\$2.09) and the remainder (\$1.39) is retained by Bret Harte Union High School District. Commercial fees are based on \$0.56 per square foot. The District retains 60% of commercial fees collected (\$0.34) and the remainder (\$0.22) is retained by Bret Harte Union High School District.

/f/ AMC 17.100.040 Residential housing, either for sale or rental, which, by recordable means, is permanently obligated to be one hundred percent affordable;

**The following fees are subject to annual adjustments and do not require a  
Resolution Amending the Master Fee Schedule**

Copies – All Departments		
Black & White	11 X 17	\$1.00 Per page
Black & White	8.5 X 11	\$0.50 Per Page
Color	Up to 11 X 17	\$1.00 Per page
Ordinances		\$1.00 Per page up to 5 pages double-sided
Copies printed from internet (building)	--	\$0.50 Per Page
Documents on CD	--	\$5.00
General Plan (Current)	--	\$30.00
General Plan EIR (Current)	--	\$30.00
General Plan Map	24 X 36	Actual cost + 5% admin
Zoning Map	11 X 17	\$10.00

Rate Sheet (Averages only)	
Subject to annual cost of living adjustment and/or contract amendments approved by the City	
Position	Hourly Rate
Building Inspector	\$90.00
Building Official	\$160.00
Building/Planning Technician	\$70.00
City Attorney (average rate)	\$170.00
Planner	\$85.00
Public Works	\$64.00
Fire Marshall/Assistant Fire Chief	\$80.50
City Engineer – Private Projects	\$200.52
City Surveyor	\$100.00
Police Chief	\$95.00