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Development Fees in the San Francisco Bay Area: An Update

Association of Bay Area Governments

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DEVELOPMENT FEES IN THE SAN FRANCISCO BAY AREA

AN UPDATE

January 1982

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DEVELOPMENT FEES IN THE SAN FRANCISCO BAY AREA:

AN UPDATE

January 1982

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ASSOCIATION OF BAY AREA GOVERNMENTS



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DEVELOPMENT FEES IN THE SAN FRANCISCO BAY AREA: AN UPDATE

82-8-137

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INTRODUCTION

This report updates a 1979 survey assessing development fees for new residential, commercial and light industrial construction in the Bay Area (Development Fees in the San Francisco Bay Area: A Survey, Association of Bay Area Governments, February 1980). The purpose of this update is to provide the latest information for local decision-makers to use in evaluating their development fees in comparison to those of other cities and counties in the region.

As in 1979, this survey gathered information only on what local jurisdictions charge for development-related services. Again, no attempt was made to assess the actual cost to cities or counties performing these services, nor to assess how these costs are or are not passed on to the consumer. Although an attempt was made to determine the length of time it takes to put each building type through the development process, the data collected was not considered sufficiently reliable to include in the study (this is discussed in more detail below). How time affects the developer's or consumer's costs was not assessed. What this survey does provide is a sense of the pattern of development fees charged by local jurisdictions across the Bay Area and how these fees have or have not changed since 1979. Detailed information about the various fees charged by each locality is also presented.

In August of 1981, ABAG sent a development fee survey to every city and county in the region. Each locality was asked to fill in its 1981 fees, and either to correct any misinformation we had on the 1979 fees or to send 1979 fees if they had not earlier. This report includes both 1981 fees, and updated 1979 fees. Therefore, these 1979 fees supercede those published in the earlier report.

The survey uses four hypothetical, but typical structures to assess development fees. They are the identical structures that were used in 1979. The buildings and their characteristics were selected specifically to represent a broad spectrum of types, so as to encompass the widest possible range of development fees. The hypothetical buildings are:

- 1) a three-bedroom, single-family home within a new subdivision of 100 such homes;
- 2) a seven-unit multi-family dwelling;
- 3) a restaurant seating 48 people; and
- 4) a print shop.

Floor plans and basic statistics for each structure can be found at the beginning of each chapter.

The following 71 cities and counties responded to the survey and provided their 1981 fees. The county fees given apply to the unincorporated areas:

Alameda County

Alameda
Albany
Berkeley
Fremont
Hayward
Livermore
Oakland
Pleasanton
San Leandro
Union City

San Mateo County

Atherton
*Belmont
Burlingame
*Colma
Daly City
Foster City
Pacifica
Portola Valley
Redwood City
San Bruno
*San Mateo
South San Francisco

Contra Costa County

Antioch
Brentwood
Clayton
Concord
El Cerrito
Hercules
Martinez
Moraga
Pinole
Pittsburg
Richmond

Santa Clara County

Campbell
Cupertino
Gilroy
Los Altos
Los Gatos
Morgan Hill
Mountain View
Palo Alto
San Jose
Santa Clara
Saratoga
Sunnyvale

Marin County

Mill Valley
Novato
San Anselmo
San Rafael
Sausalito
Tiburon

Solano County

Dixon
Fairfield
Rio Vista
Suisun City
Vacaville
Vallejo

Napa County

City of Napa

San Francisco County
and City

Sonoma County

Petaluma
Rohnert Park
Santa Rosa
Sonoma

* Note: Except these cities, we have 1979 fees for all of the above jurisdictions. We have 1979, but not 1981 fees, for the following cities: Emeryville, Lafayette, Corte Madera, San Francisco (only partial 1981 fees), Menlo Park, Los Altos Hills, Cotati, Sebastopol.

The following development fees were studied:

- 1) planning fees, such as those assessed for rezoning, environmental studies, and map approval;
- 2) building department fees for building, plumbing, mechanical, and electrical permits;
- 3) "growth-impact" fees, such as those assessed for parks and schools; and
- 4) utility charges for storm drain, sewer, and water connections.

Cities and counties were also asked to estimate the average and the minimum amounts of time it would take to put each development through the planning process. This was included in the 1981 questionnaire because it was felt that its absence was a notable gap in the earlier report. However, this turned out to be an extremely difficult question to answer with any accuracy. First and most obviously, it is impossible to generalize about a process that contains so many contingencies. This is especially true of the subdivision. Second, there were misunderstandings about what was meant by the "planning process." Although the questions were meant to encompass the entire process, from the submittal of the tentative map to the issuance of a building permit, some localities estimated the length of only part of the process--for example, that connected with the planning department only.

An attempt was made to focus the two questions regarding length of time toward a specific set of circumstances connected with each development; however, this proved to be difficult because of the nature of the planning process, and the large number of variables involved. As a consequence, it is not certain that the answers received from all respondents are comparable, nor is it certain that the cities at the upper end of the time scale are necessarily the slowest. Because the reliability of the data is questionable, it was decided not to include them in the final report.

In attempting to establish comparability across the Bay Area, the survey assumed that the identical four structures would be built in the different cities and counties of the region. However, unlike the 1979 survey, building valuation was not held constant across the region. Based on responses to the earlier survey, it was felt that this procedure artificially inflated building valuations in some localities, and therefore inflated both building permit and plan check fees, which are based on building valuations. Although the valuations clustered quite strongly, there were differences. Because of these differences, building permit and plan check fees for 1979 and 1981 are not strictly comparable.

The 1981 Pattern

Not surprisingly, the fee structure uncovered in this survey is very similar to that found in the 1979 survey. There is still an extremely wide variation in local government fees. Total development fees for the single-family home range from a low of \$420 to a high of \$8,568. Multi-family totals range even more widely, from \$1,610 to \$36,578.

A second general observation that holds true from 1979 is that cities that are growing slowly, or not at all, tend to have lower development fees, while some of the highest development fees are found among those cities developing most rapidly. The high development fees in the rapidly growing areas are solely due to increases in growth-impact and utility costs, while planning and building fees remain the same. Thus, high fees are used to help finance the facilities necessary for development, such as schools, roadways, parks, and sewer and water systems.

Environmentally mandated costs comprise only a small proportion of development fees. For the single-family home, these costs include an initial environmental study, and an Environmental Impact Report (EIR) processing fee. For the other three building types, environmentally mandated fees are for an initial environmental study resulting in a negative declaration (i.e. the determination that an EIR is not necessary). For all four building types, environmental costs range from 10 to 21 percent of total planning fees, and from about 0.1 to 2 percent of total development fees. However, the cost of producing an EIR for the single-family development is not included in these charges; its inclusion would no doubt increase the proportion of development fees going towards this category.

Finally, on a per-unit basis, the growth-impact and utility fees for the multi-family dwelling are lower than those for the single-family home. In short, it costs the developer less, on a per-unit basis, to pay local government fees for higher density development.

1979 Fees vs. 1981 Fees

Many cities have continued to increase their fees in an attempt to compensate for the loss of property tax and general fund revenues that has occurred since the passage of Proposition 13. If anything, this issue has become more pressing since 1979. Prior to the reduction of property taxes, fees for planning, utilities, and other services did not cover the cost of these services to local governments. Governments and existing residents, in effect, subsidized new developments via the property tax. With this source of income drastically curtailed, and with State funds also being reduced, it has become prohibitively expensive for localities to support large-scale development unless these developments go further towards paying for themselves--thus, the increase in fees.

From 1979 to 1981, median total development fees rose 32 percent for the single-family home, 28 percent for the multi-family dwelling, 46 percent for the restaurant, and 24 percent for the print shop. Although planning fees rose the least (20 percent on average), it is interesting to note that this category shows the most increase since 1979 in those fees which are determined by "staff time." Staff time is a tool several jurisdictions use to more closely tie fees to the actual cost of performing the service. What this means for this survey is that the totals given for many planning fees are in fact incomplete. If "staff time" could be estimated accurately, planning fees (and therefore total development fees) would no doubt show a greater percentage increase over these past two years.

The median total for building fees rose an average of 37 percent from 1979 to 1981, with the single-family home and the restaurant showing the greatest increases.

The median total for growth-impact fees rose an average of 26 percent across the region. However, for the single- and multi-family dwellings and the print shop, the average total rose much more rapidly than the median total. In addition, roughly the same percentage of jurisdictions charge growth-impact fees to each of the four buildings in 1981 as in 1979. In other words, few of the responding jurisdictions which did not assess growth-impact fees in 1979 have added them, but those that assessed them in the first place have increased the amounts charged significantly.

Finally, the median total for utility connections has increased an average of approximately 29 percent since 1979. This increase ranges widely, however, from a low increase of 12 percent for the single-family home, to a high of 40 percent for the multi-family dwelling.

The fees tended to increase by the highest percentages in the faster-growing areas of the region, although this was not always the case. Jurisdictions in which total development fees increased by at least 50 percent for at least three of the four buildings (not always the same three buildings) include: Antioch, Brentwood, Campbell, Fairfield, San Rafael, Santa Clara, Sonoma County, Suisun City, and Vacaville. In contrast, fees tended to increase the least in the older, more slowly-growing areas of the region, although again, there were exceptions. Jurisdictions in which total development fees increased by 12 percent or less for at least three of the four buildings include: Alameda County, City of Alameda, Berkeley, Contra Costa County, Daly City, Fremont, Los Gatos, Oakland, Petaluma, Pittsburg, Richmond, San Bruno, San Leandro, and the City of Sonoma.

Based on the patterns of the 1981 fees and the changes since 1979, it is clear that, as in 1979, the relationship between development fees, building prices and rate of development is a complex one. As was stated in 1979, we do not know what impact development fees have on the decision to construct housing. What we do know is that development fees are highest in communities undergoing the most rapid growth, and it is in these areas that fees have tended to rise the most rapidly since 1979. As in 1979, units sold in such areas tend to be priced lower than units sold in areas of lower fees. Furthermore, in all areas, development fees are only a small percentage of total building costs. To repeat what was stated in 1979, there are many reasons why more housing is being built in outlying areas, land availability and land cost being two important ones. We can only speculate that in these areas, high fees alone do not seem to act as a strong constraint on housing construction, and low fees alone do not seem to be producing housing in the inner areas.

This report is divided into four chapters based on the four structures used. Histograms for most of the fees are shown so as to clearly present the fee distribution for the 71 responding jurisdictions. The cost in dollars is plotted against the number of cities charging this amount. Each asterisk stands for one city or county. An answer of "not available" indicates that the fee could not be accurately determined in this particular case. This was usually because the fee was based either on the staff time necessary for the service or on a certain percentage of the cost of improvements. If the fee was included in another charge and could not be separated out, or if an answer was missing, this is so indicated. The phrase, "0 means no charge or no cost in this case," indicates that the respondent either answered "no cost" or left blank the space provided for that particular fee. The median (midpoint) was considered the most useful statistic because it is not weighted by a small number of very high values, something which occurred frequently in the responses.

Figures from 1979, including medians and means, are often quoted as a comparison with the latest figures. These figures will not necessarily be identical to those published in the 1979 report because of: 1) corrections to the 1979 data collected two years ago; 2) the addition of 1979 data for new cities; and 3) the use of zeros in the computations of both the median and the mean. The original 1979 computations of the median and the mean did not include zeros, and it was felt that their inclusion for the new 1979 and 1981 data would increase the accuracy of the report. The one exception to this is in the growth-impact fees, where answers formerly coded as "0" are now coded as "not applicable." For example, if a locality charges nothing for a park fee, it is more accurate to say the locality doesn't have a park fee and the question is not applicable, than it is to say that the locality has a park fee but doesn't charge for it (the real meaning of the answer "0"). Thus, for growth-impact fees, zeros are coded as "not available" and therefore are not included in the means or medians.

Fees are given in current dollars for both 1979 and 1981. When noting increases over these two years, the reader should be aware that inflation is not taken into account. In the Bay Area, the increase in the Consumer Price Index from 1979 to 1980 was approximately 15 percent; the increase from 1980 to 1981 was approximately 11 percent. Thus, an increase in any given fee between these two years would have to be above 27 percent to represent an increase in real dollar amount. Conversely, any increase much below that figure represents a decrease in real dollar amount.

The Appendix contains a display of all the fees gathered for 1981 (Tables 1 through 4). The column numbers in these tables correspond with the histogram numbers. The columns for "other planning fees" and "other growth-impact fees" do not have corresponding histograms because such histograms would not have made sense. Therefore, the histogram numbers are not always consecutive; a skipped histogram number indicates an "other" column in the final table.

The Appendix also includes a discussion of engineering fees for 1981 (Table 5). Finally, it contains a discussion of the percentile ranking of total development fees of each of the four structures for all of the responding jurisdictions in 1979 (Table 6) and for 1981 (Table 7).

I. SINGLE-FAMILY HOME

Figure 1 shows the floor plan of the home chosen as the prototypical single-family unit. Figure 2 displays the statistics necessary to put this home through the development process. For the subdivision, we have assumed that where the locality provides an option, the following planning services are required: general plan amendment, rezoning, planned unit development (PUD), initial environmental study, Environmental Impact Report (EIR), and a grading permit for 100 cubic yards (this last is discussed in the Engineering section of the Appendix). We have also assumed that water and sewage facilities are in place, and that individual homes merely have to be connected with existing mains.

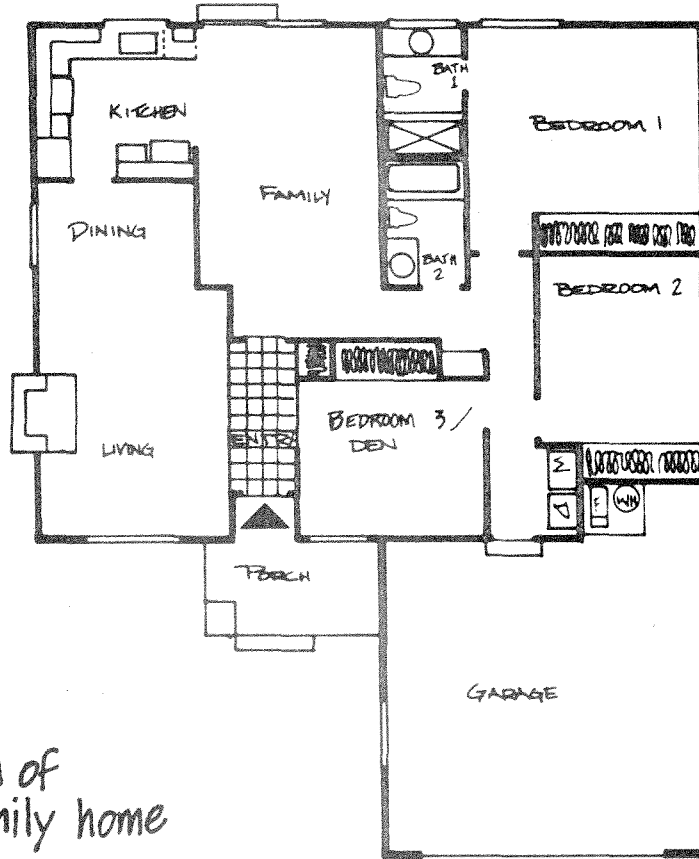


Figure 1.
Floor plan of
single-family home

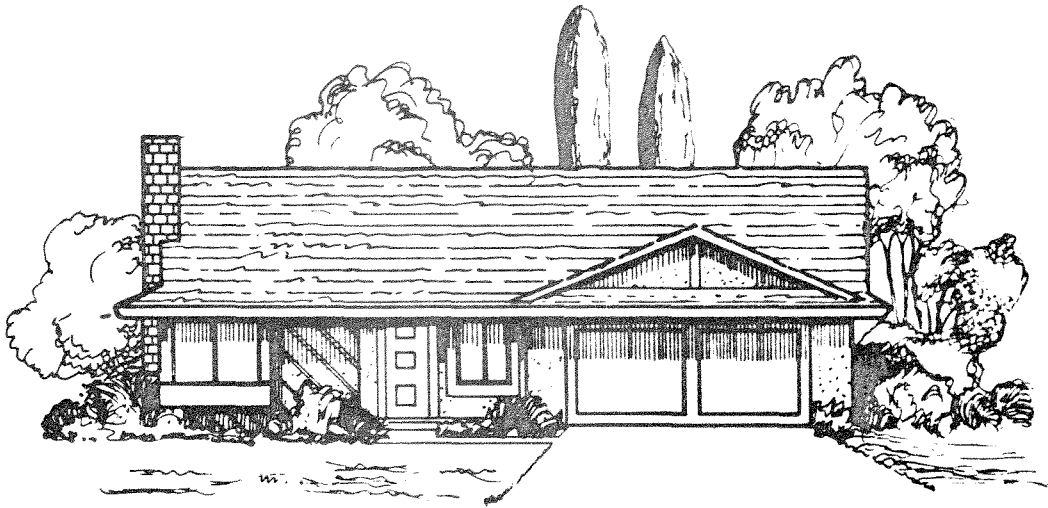


Figure 2.

SINGLE-FAMILY HOME IN SUBDIVISION: BASIC INFORMATION

I. BASIC STATISTICS

total area of site: 25 acres
 # individual units: 100
 individual lot size: 5500 sq. ft.
 # bedrooms per unit: 3
 sq. footage per units: 1434
 building classification: V (wood
 frame; good)
 garage footage: 441 sq. ft.
 frontage feet: 50
 impervious sq. footage per unit: 2121
 grading: 100,000 cu. yds.
 new streets, no encroachment

II. PLANNING INFORMATION

general plan amendment: yes
 rezoning: yes
 planned unit development: yes
 prelim. development plan: yes
 prelim. map: yes
 tentative map: yes
 variance: no
 initial environmental study: yes
 EIR: yes

III. PLUMBING INFORMATION PER UNIT

toilets, flush tank:	2
bathtubs:	1
showers:	1
bathroom sinks:	2
kitchen sinks:	2
floor drains:	1
dishwashers:	1
washing machines:	1
TOTAL PLUMBING	
FIXTURES	11

disposals:	1
storm drain:	1(a)
lawn sprinkler system:	no
water meter size:	3/4"
# gas appliances:	5(b)

(a) 1 per subdivision @ \$100,000

(b) dryer, water heater, stove and oven, central furnace, gas flue in fireplace

IV. ELECTRICAL INFORMATION PER UNIT

circuits:	10
switch outlets:	10
lighting and receptacle outlets:	32
incandescent lighting fixtures:	12
220 volt outlets:	0
service (amps):	200
dishwasher:	1
disposal:	1
fans:	1

V. MECHANICAL INFORMATION PER STRUCTURE

heating/cooling system:	central furnace under 100,000 BTU
extra ventilation fans:	1
hood with mechanical exhaust:	1

A. PLANNING FEES

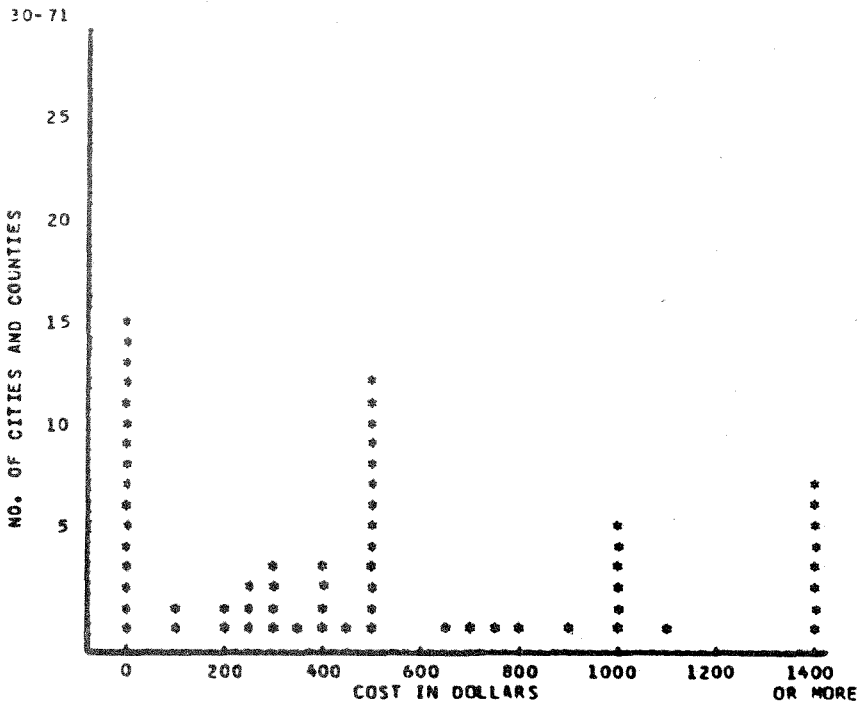
Histograms 1 to 4 present the distribution of fees for a general plan amendment, a rezoning, a PUD (Planned Unit Development), and a conditional use permit for a subdivision of 100 single-family homes. (Note: for planning fees only, totals are presented for the subdivision as a whole.) A general plan amendment and a rezoning are often necessary when putting in a subdivision. A PUD is a particular kind of rezoning which provides for greater zoning flexibility. For example, a PUD might provide for cluster housing and higher densities than those allowed by the zoning ordinance. A conditional use permit must be obtained for certain enumerated uses not automatically allowed by the zoning ordinance.

Some localities require all of the above processes for the subdivision, while others require particular combinations. For example, Albany includes the cost of a use permit in its fee for a PUD, while Daly City and Foster City both include the cost of a rezoning in their PUD fee. For this reason, Histogram 5 presents the totals of these four fees, and represents a more accurate picture than that of any one of the individual fees.

The median charge for a general plan amendment is \$460, although fifteen jurisdictions (21 percent of these responding to the survey) charge \$1,000 or more. The fees range widely, from a low of \$100 to a high of \$15,500. Three jurisdictions base their fees on the staff time expended to process the application (the three listed as "not available"), while an additional three jurisdictions charge staff time in addition to the flat fee displayed on the histogram.

A rezoning fee ranges from \$100 to \$4,250, with a general clustering the \$300 to \$600 range. In comparison, the 1979 range was from \$50 to \$2,250, with a general clustering in the \$100 to \$500 range.

The charge for a PUD ranges from \$60 to \$5,600, with most localities charging under \$600. A use permit varies in cost from \$25 to \$2,100, with most fees \$300 or less.

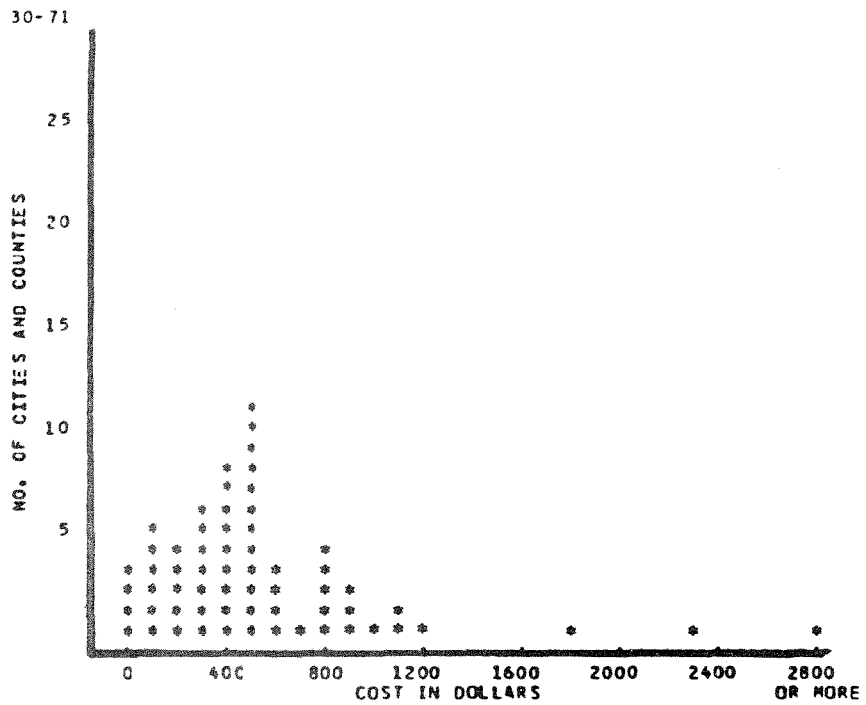


0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 1 ANSWERED NOT APPLICABLE
- 3 ANSWERED NOT AVAILABLE
- 0 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 810
 MEDIAN = \$ 460

2. REZONING FEES, 100 SINGLE-FAMILY HOMES
 TOTAL NO. OF CITIES AND COUNTIES = 71

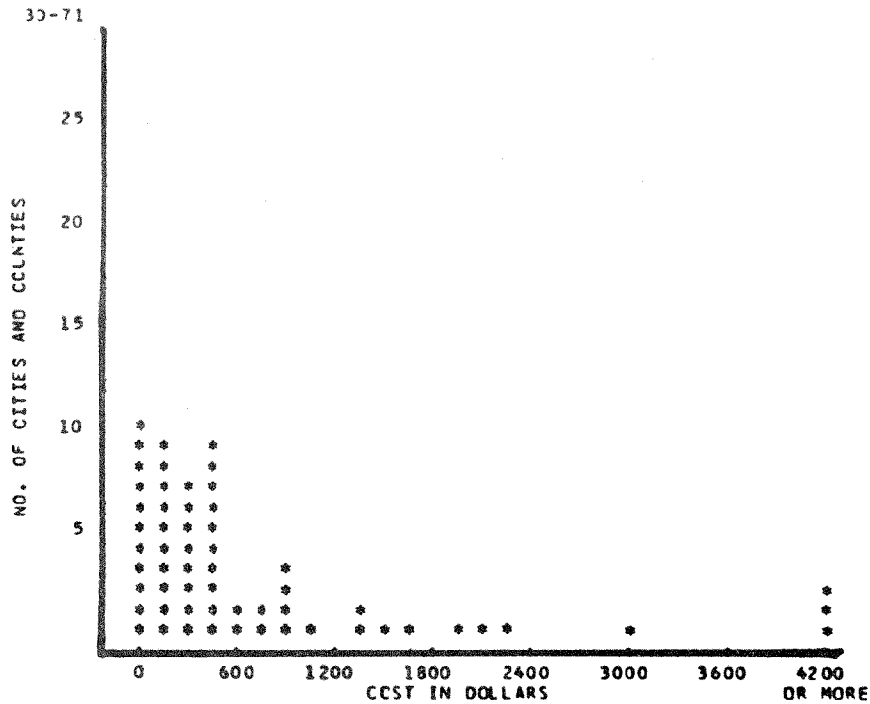


0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 1 ANSWERED NOT APPLICABLE
- 3 ANSWERED NOT AVAILABLE
- 3 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 564
 MEDIAN = \$ 450

3. PLANNED UNIT DEVELOPMENT FEES, 100 SINGLE-FAMILY HOMES
 TOTAL NO. OF CITIES AND COUNTIES = 71

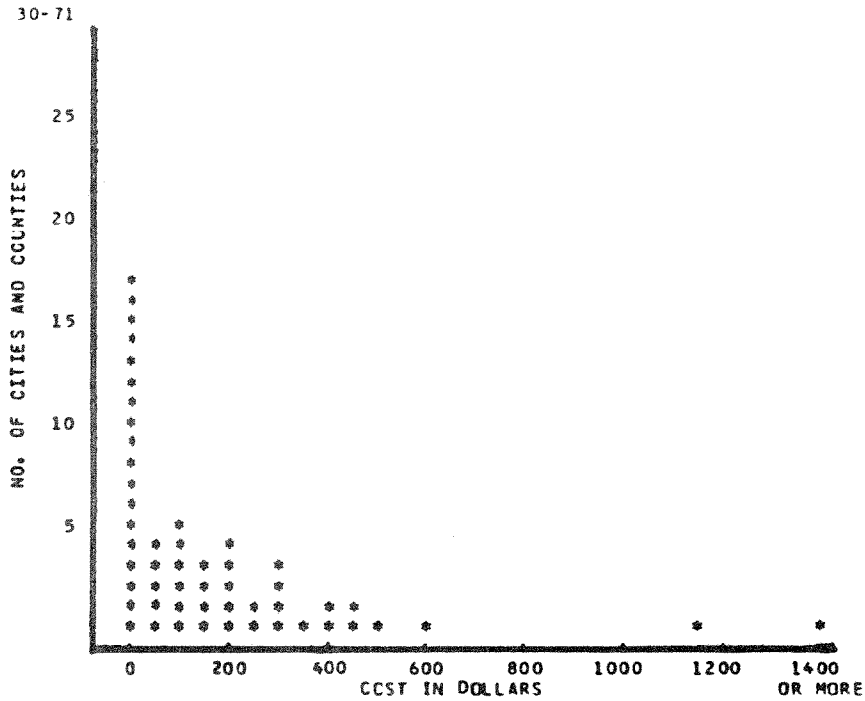


0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 8 ANSWERED NOT APPLICABLE
- 2 ANSWERED NOT AVAILABLE
- 4 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 775
 MEDIAN = \$ 395

4. USE PERMIT FEES, 100 SINGLE-FAMILY HOMES
 TOTAL NO. OF CITIES AND COUNTIES = 71



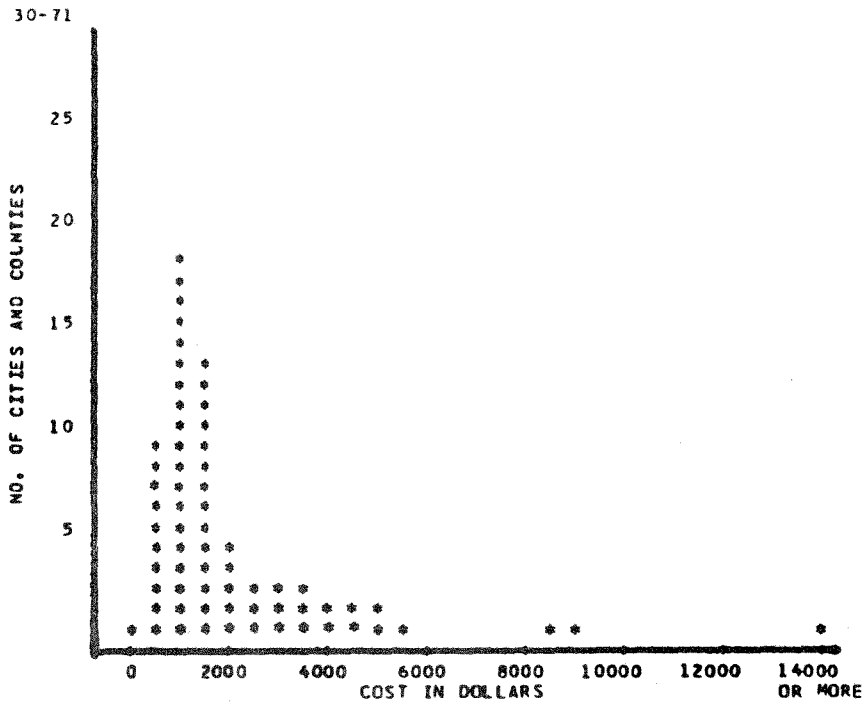
0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 12 ANSWERED NOT APPLICABLE
- 3 ANSWERED NOT AVAILABLE
- 2 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 195
 MEDIAN = \$ 100

The median charge to the 100-unit subdivision for these four services is \$1,400. This compares with a median charge of \$1,050 in 1979. The average charge for these four services has increased by one third, from \$1,580 to \$2,131. Seven jurisdictions base at least one of these fees on staff time, or a flat fee plus staff time, compared with four in 1979.

5. SUM OF AMENDMENT, REZONING, PUD AND USE FEES, 100 SINGLE-FAMILY HOMES
TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

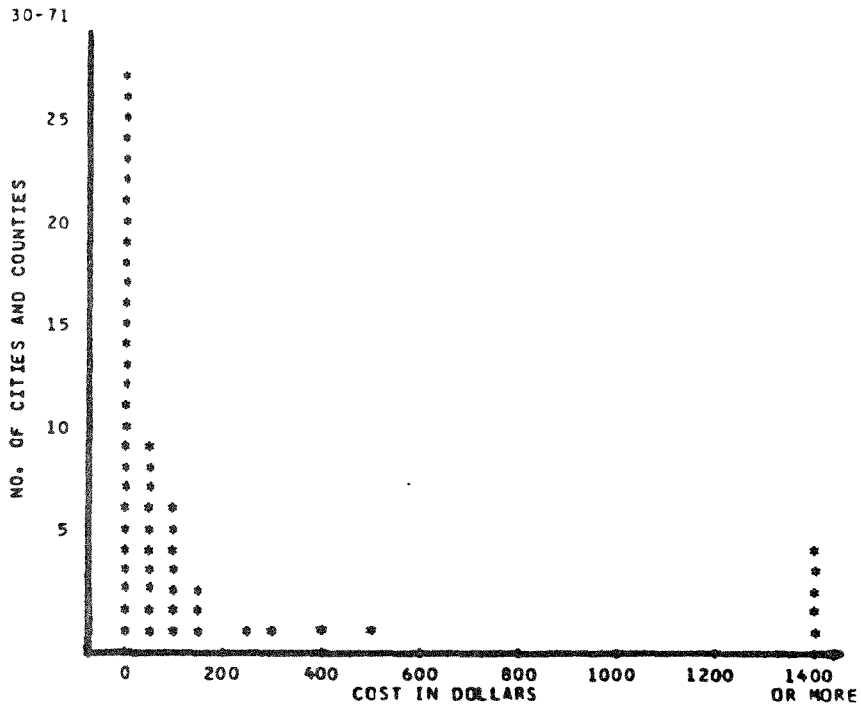
- 0 ANSWERED NOT APPLICABLE
- 2 ANSWERED NOT AVAILABLE
- 0 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 2131
MEDIAN = \$ 1400

Review

Histogram 6 displays the fee distribution for design review. A design review is not required by all of the jurisdictions responding, and where it is there is often no charge for it. There is a wide range of fees for the 40 percent of respondents who do charge, from \$20 to \$20,000 for the subdivision. Because of the large number of jurisdictions which don't charge for a design review, the median fee is only \$20. The average fee is \$1,058, compared with an average of \$591 for 1979. (Note: As mentioned in the Introduction, zeros were included in the 1981 and recalculated 1979 medians and means, while they were not included in the original 1979 figures. The difference becomes most obvious when a large number of localities does not charge for a particular fee, as in the design review fee. By comparison, the mean reported in the 1979 report for this fee, omitting the zeros, was \$1,742.) Although most jurisdictions charge a flat fee, three charge staff time, three charge a flat rate plus staff time, and two base their charges on the number of units in the subdivision.

6. DESIGN REVIEW FEES. 100 SINGLE-FAMILY HOMES
TOTAL NO. OF CITIES AND COUNTIES = 71

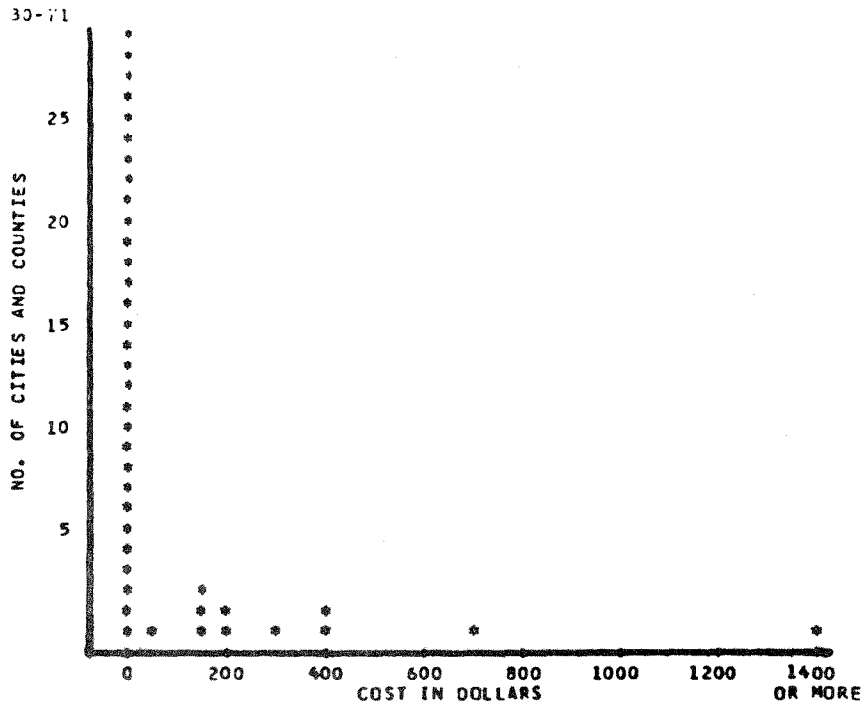


0 MEANS NO CHARGE OR NO COST IN THIS CASE
 6 ANSWERED NOT APPLICABLE
 3 ANSWERED NOT AVAILABLE
 4 ANSWERS WERE INCLUDED IN ANOTHER FEE
 1 ANSWERS WERE MISSING

MEAN = \$ 1058
 MEDIAN = \$ 20

Only eleven of the respondents have a separate charge for a site plan review. The fees range from \$50 to \$2,900. Most jurisdictions charge \$400 or less for this service.

7. SITE PLAN REVIEW FEES, 100 SINGLE-FAMILY HOMES
 TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

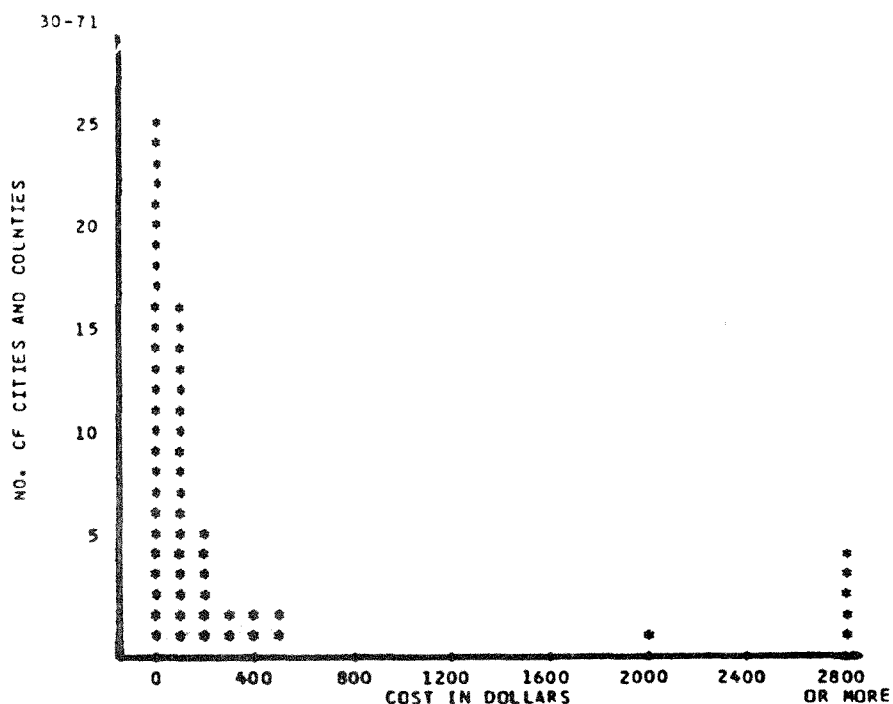
- 9 ANSWERED NOT APPLICABLE
- 2 ANSWERED NOT AVAILABLE
- 10 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 113
 MEDIAN = \$ 0

THE BAR THAT EXCEEDS 30 ENTRIES HAS 38 ENTRIES

As with the first four fees discussed, several localities include the cost of one of these fees in the cost of the other. Thus, Histogram 8 combines these two fees for a more accurate picture of their cost. Both jurisdictions which included these two charges in another fee included them in their PUD fee.

8. SUM OF DESIGN AND SITE PLAN REVIEW FEES, 100 SINGLE-FAMILY HOMES
TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

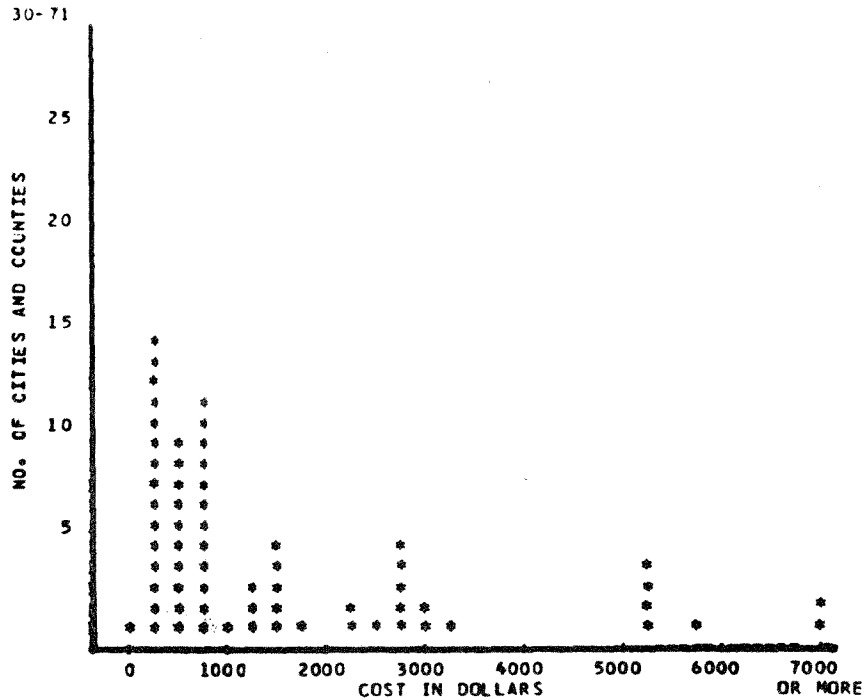
- 4 ANSWERED NOT APPLICABLE
- 3 ANSWERED NOT AVAILABLE
- 2 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 1068
MEDIAN = \$ 35

Maps

Histograms 9 and 10 display the fee distribution for a tentative subdivision map and a final map, respectively. The median fee for a tentative map for the subdivision is \$750 (approximately the same as in 1979). The range is wide--\$25 to \$12,300--however, more than half the jurisdictions in the survey charge less than \$1,000. While most jurisdictions base the fee on the number of lots, three jurisdictions charge staff time, and two charge a flat rate plus staff time.

9. TENTATIVE MAP FEES, 100 SINGLE-FAMILY HOMES
TOTAL NO. OF CITIES AND COUNTIES = 71



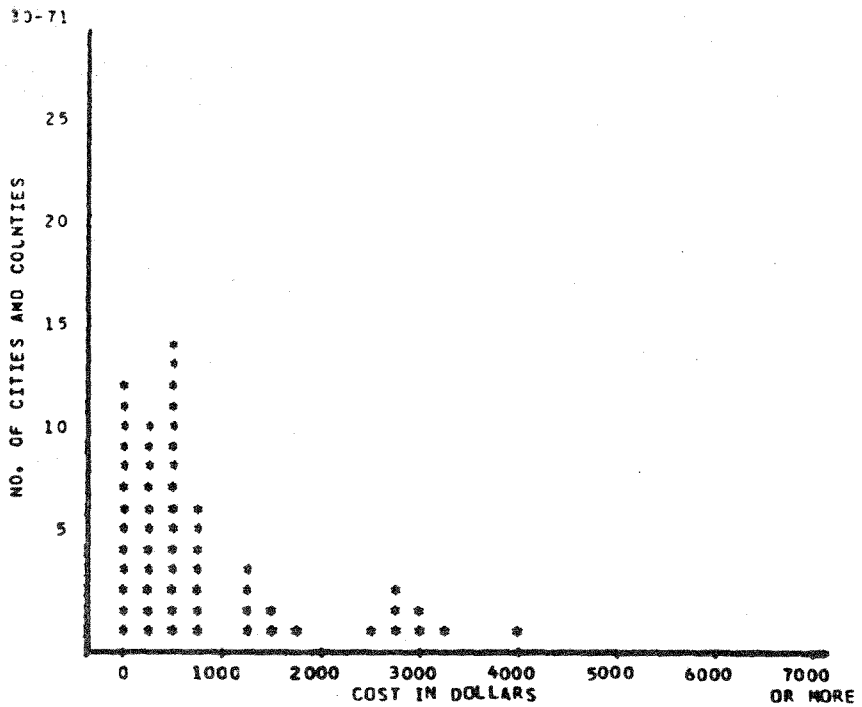
0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 0 ANSWERED NOT APPLICABLE
- 3 ANSWERED NOT AVAILABLE
- 1 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 1657
MEDIAN = \$ 750

The median fee for checking and filing the final subdivision map is \$500. Most fees are under \$1,000, although there is a smaller cluster at \$3,000. While most jurisdictions charge either a flat fee, or a fee based on the number of lots, four localities based the fee on cost.

10. FINAL MAP CHECK FEES, 100 SINGLE-FAMILY HOMES
 TOTAL NO. OF CITIES AND COUNTIES = 71



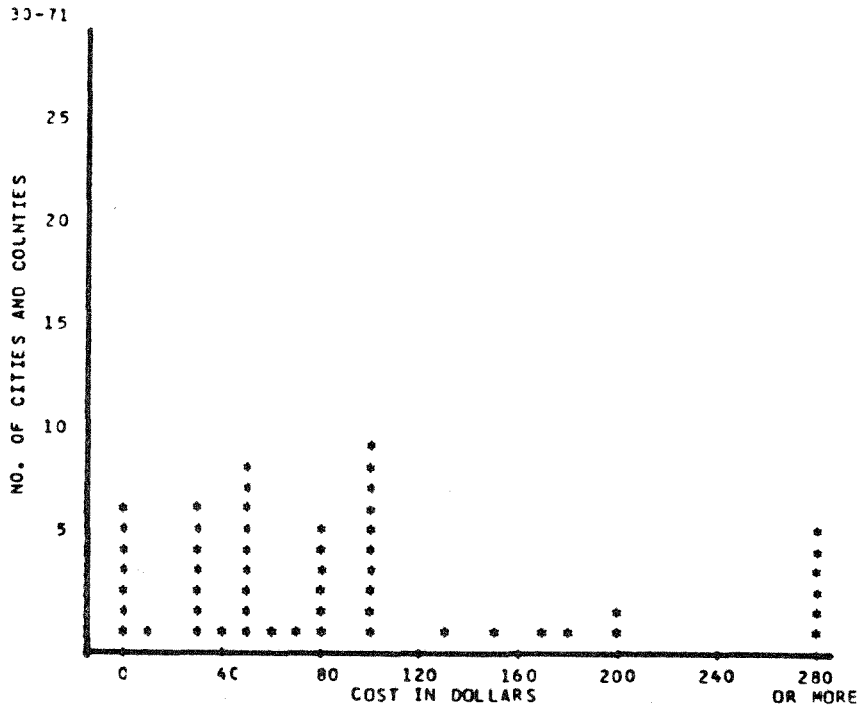
0 MEANS NO CHARGE OR NO COST IN THIS CASE
 2 ANSWERED NOT APPLICABLE
 4 ANSWERED NOT AVAILABLE
 3 ANSWERS WERE INCLUDED IN ANOTHER FEE
 1 ANSWERS WERE MISSING

MEAN = \$ 607
 MEDIAN = \$ 500

Environmental Studies

Histograms 11 and 12 display the fee distribution for an initial environmental study and an EIR, respectively. Ten jurisdictions do not charge for an initial environmental study, either at all, or if an EIR is determined to be necessary. The median fee for an initial study is \$75, with a range of \$25 to \$350. While five jurisdictions based their fee on staff time in 1979, ten did so in 1981. Two jurisdictions included the fee for this service in their EIR processing fee.

11. INITIAL ENVIRONMENTAL STUDY FEES, 100 SINGLE-FAMILY HOMES
TOTAL NO. OF CITIES AND COUNTIES = 71



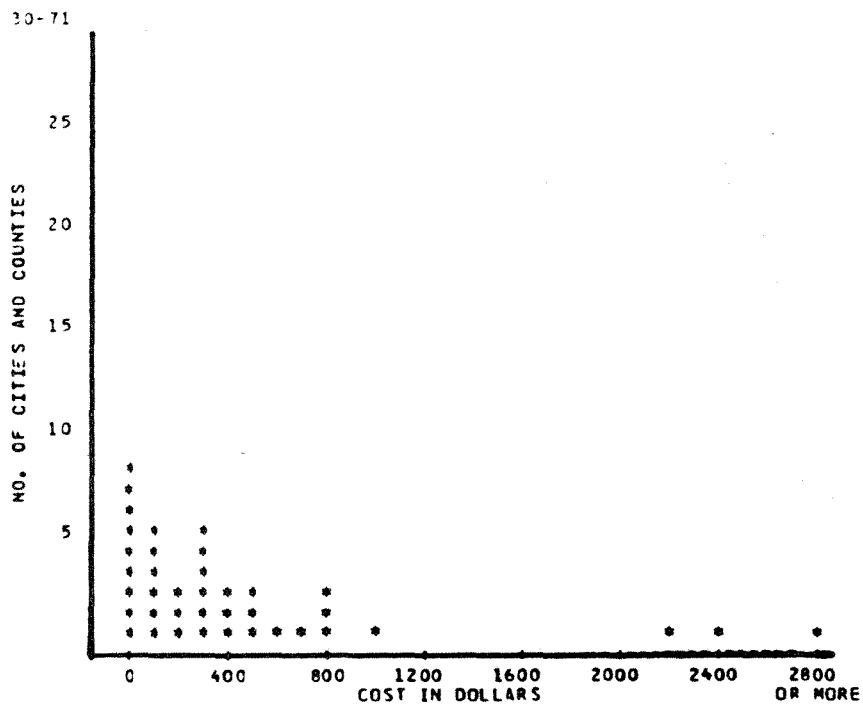
0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 3 ANSWERED NOT APPLICABLE
- 10 ANSWERED NOT AVAILABLE
- 2 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 97
MEDIAN = \$ 75

Twenty-four of the jurisdictions (approximately one third of those responding) charge either staff time or a flat fee plus staff time for processing an EIR. This compares with thirteen of the jurisdictions (or 17 percent) in 1979. An additional six jurisdictions in 1981 base their EIR processing fee on a percentage of the cost of preparing the document. Five jurisdictions computed their fee in this manner in 1979.

12. EIR PROCESSING FEES, 100 SINGLE-FAMILY HOMES
TOTAL NO. OF CITIES AND COUNTIES = 71



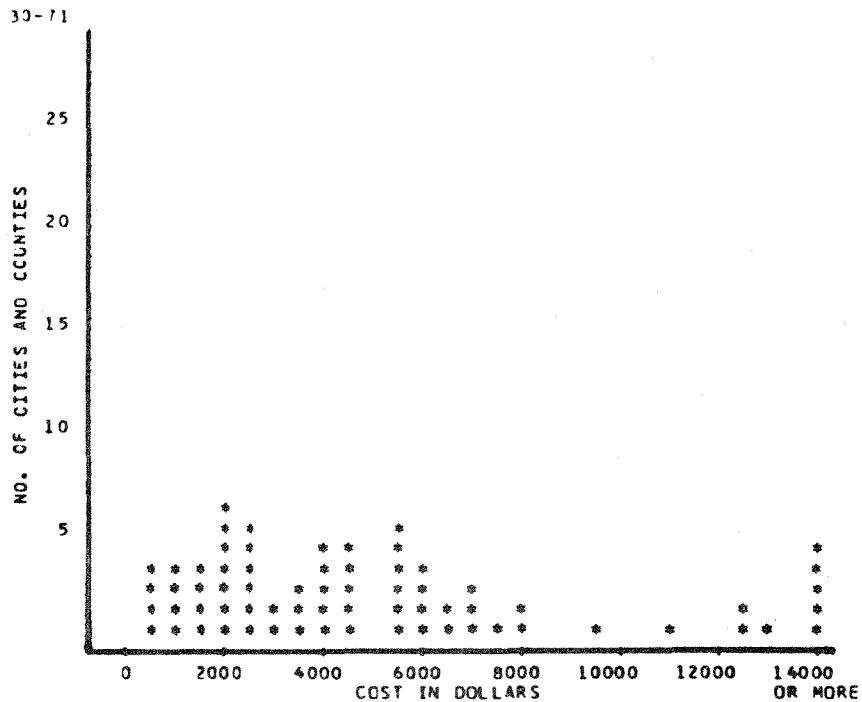
0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 1 ANSWERED NOT APPLICABLE
- 27 ANSWERED NOT AVAILABLE
- 3 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 447
MEDIAN = \$ 250

Eleven jurisdictions charge for a variety of other planning fees, as Column 13 in Table 1 displays (see Appendix). Histogram 14 presents the range of total planning fees for the subdivision. The totals range widely, from \$25 to \$33,550, with a median total of \$4,033. The totals for twenty-six jurisdictions are not complete, however, because they do not take into account staff time charged. Thus, the actual cost charged may be considerably higher. In addition, two jurisdictions charge only staff time for all their planning fees; thus, even a partial total was impossible to estimate. As a comparison, 40 percent of the jurisdictions used staff time or actual costs for at least one of their planning fees in 1981; this figure was only 27 percent in 1979.

14. TOTAL PLANNING FEES, 100 SINGLE-FAMILY HOMES
TOTAL NO. OF CITIES AND COUNTIES = 71



3 MEANS NO CHARGE OR NO COST IN THIS CASE

- 3 ANSWERED NOT APPLICABLE
- 2 ANSWERED NOT AVAILABLE
- 0 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 5545
MEDIAN = \$ 4033

1979 Mean = \$4791
1979 Median = \$3530

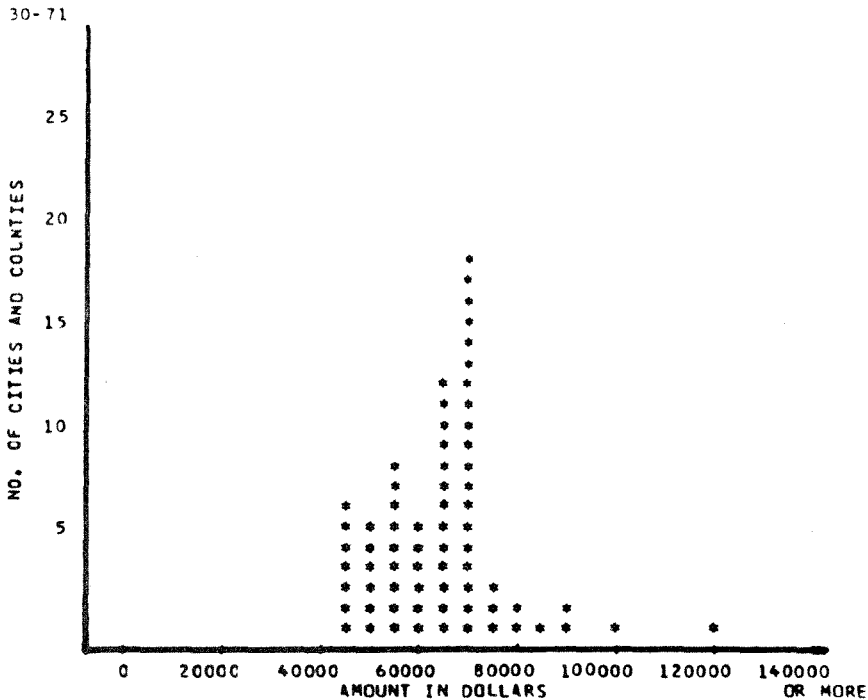
B. BUILDING FEES

As discussed in the Introduction, this update differs from the original survey in asking jurisdictions to report their own building valuation, rather than using a constant valuation across the region for each of the four structures. In this way, building permit and plan check costs, which are based on valuation, should more accurately reflect actual costs in each jurisdiction.

Histogram 15 presents the range of valuations for the single-family home. They cluster fairly tightly together, which is not surprising given the fact that most jurisdictions use the valuation per square foot published in the Uniform Building Code (UBC). Differences in valuation are primarily attributable to what year of the UBC is used, and whether or not the San Francisco regional modifier is used. Some jurisdictions do not use the UBC at all, but use another source, such as Building Standards Magazine.

The median valuation for the single-family home is \$65,288. The uniform valuation used in 1979 was \$55,160.

15. TOTAL BUILDING VALUATION, SINGLE-FAMILY HOME
TOTAL NO. OF CITIES AND COUNTIES = 71

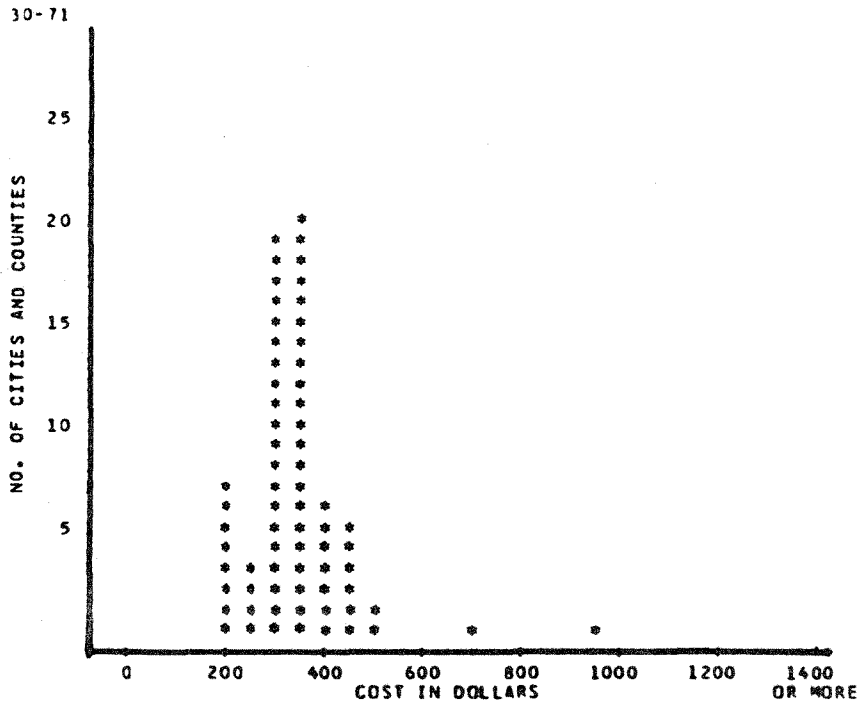


0 ANSWERED NOT APPLICABLE
0 ANSWERED NOT AVAILABLE
0 ANSWERS WERE INCLUDED IN ANOTHER FEE
1 ANSWERS WERE MISSING

MEAN = \$ 64746
MEDIAN = \$ 65288

Building permit fees are displayed in Histogram 16. They also cluster fairly tightly together, with most fees in the \$300 to \$350 range. In 1979, most fees were found in the \$200 to \$300 range.

16. BUILDING PERMIT FEES, SINGLE-FAMILY HOME
TOTAL NO. OF CITIES AND COUNTIES = 71



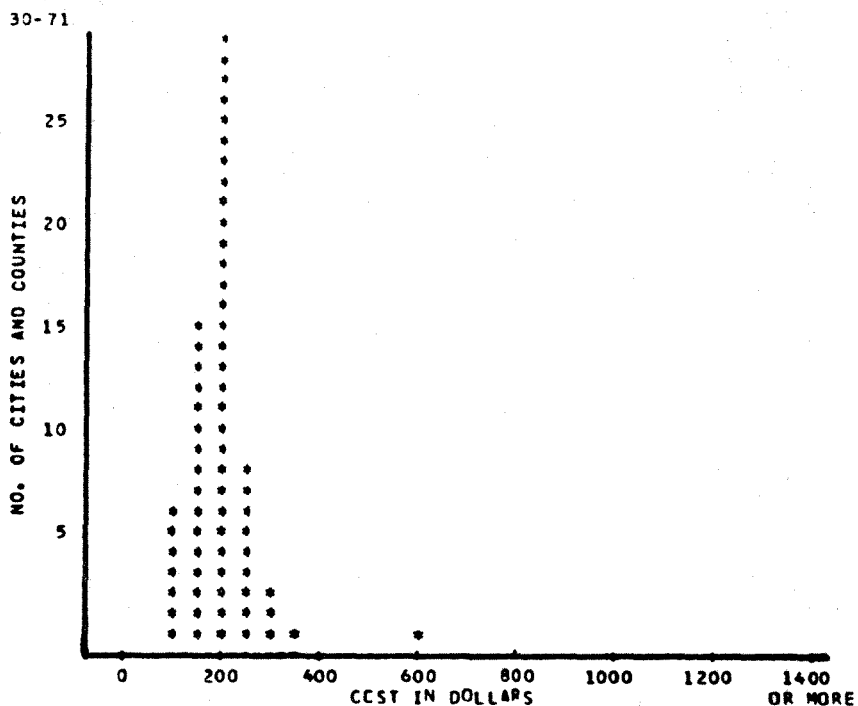
0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 0 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 0 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 341
MEDIAN = \$ 328

Plan check fees are most often 50 to 65 percent of the building permit cost. Half the jurisdictions charge \$200 for a plan check fee, with most of the other fees clustered nearby (Histogram 17). In 1979, the median fee was \$133, as compared to \$200 in 1981.

17. PLAN CHECK FEES, SINGLE-FAMILY HOME
TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

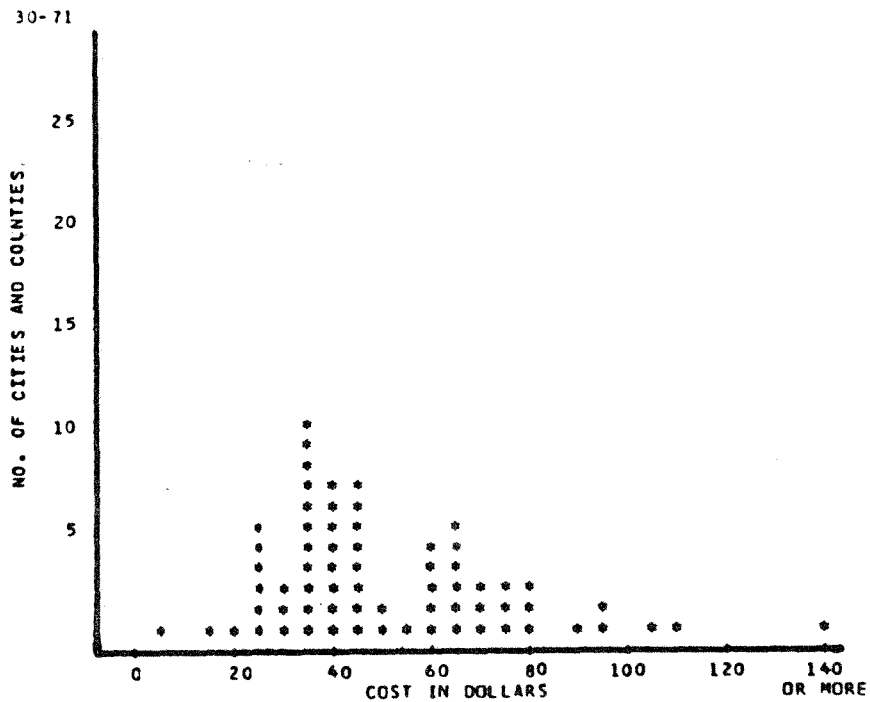
- 0 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 1 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 197
MEDIAN = \$ 200

THE BAR THAT EXCEEDS 30 ENTRIES HAS 32 ENTRIES

Plumbing, mechanical, and electrical permits are based on either the number of fixtures or square footage. The median fee for a plumbing permit is \$43, compared with \$37 in 1979 (Histogram 18). The median fee for a mechanical permit is \$24, while it was \$19 in 1979 (Histogram 19). Finally, the median fee for an electrical permit in 1981 is \$41, while in 1979 it was \$33 (Histogram 20).

18. PLUMBING PERMIT FEES, SINGLE-FAMILY HOME
TOTAL NO. OF CITIES AND COUNTIES = 71

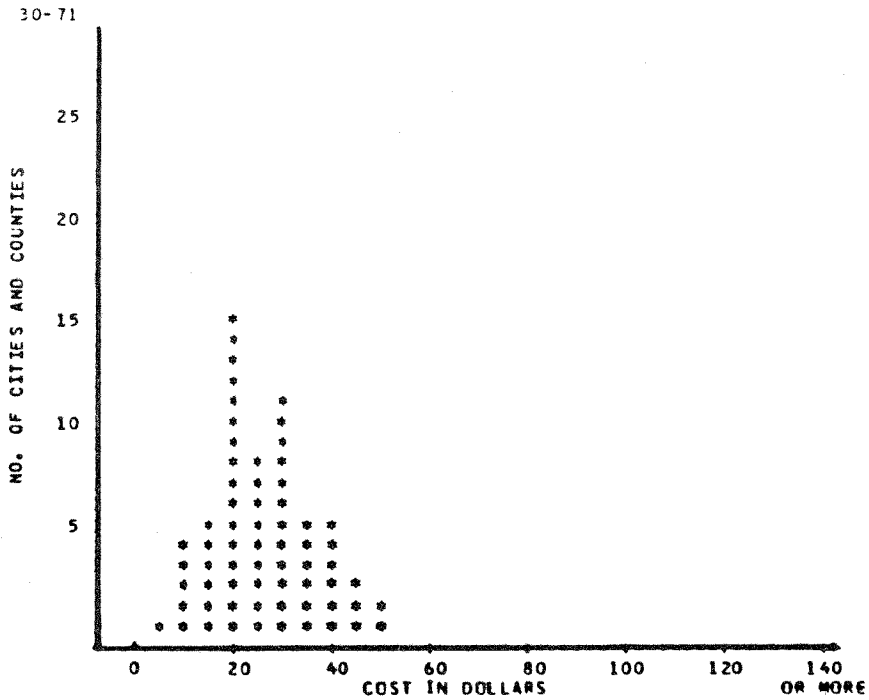


0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 0 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 1 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 2 ANSWERS WERE MISSING

MEAN = \$ 52
MEDIAN = \$ 43

19. MECHANICAL PERMIT FEES, SINGLE-FAMILY HOME
 TOTAL NO. OF CITIES AND COUNTIES = 71

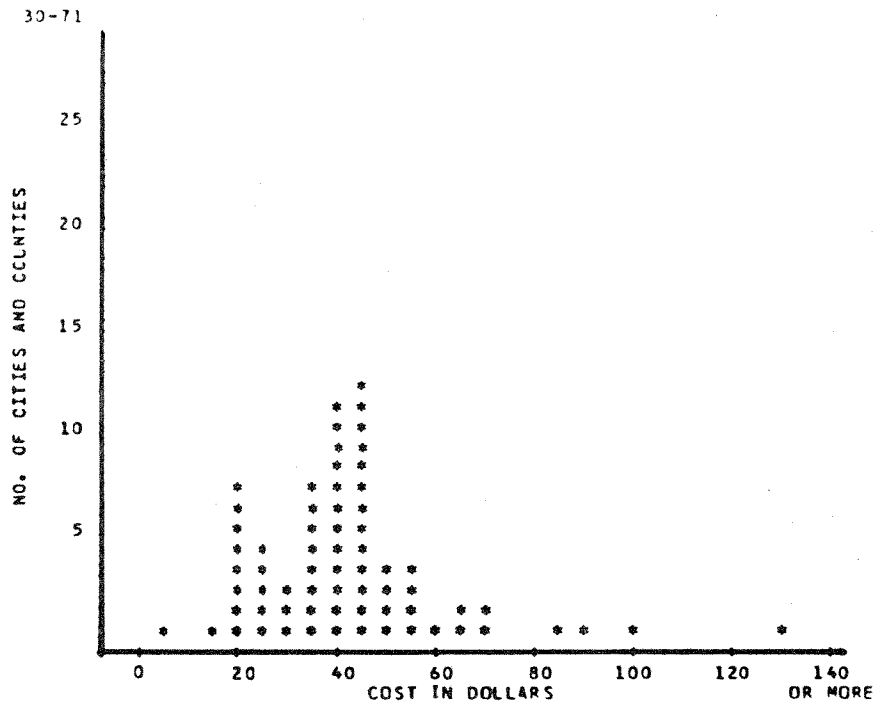


0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 0 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 3 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 2 ANSWERS WERE MISSING

MEAN = \$ 26
 MEDIAN = \$ 24

20. ELECTRICAL PERMIT FEES, SINGLE-FAMILY HOME
 TOTAL NO. OF CITIES AND COUNTIES = 71



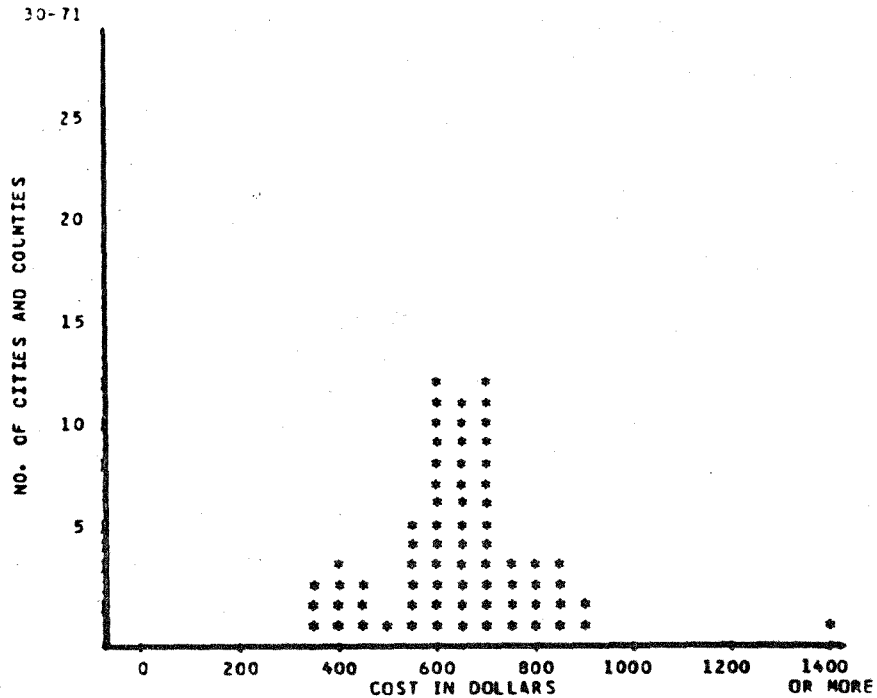
0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 0 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 1 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 2 ANSWERS WERE MISSING

MEAN = \$ 43

Histogram 21 displays total building permit costs for the single-family home. Totals range from \$329 to \$1,786, with most fees clustering in the \$600 to \$700 range. The median of \$640 represents a 43 percent increase over the median of \$447 in 1979.

21. TOTAL BUILDING FEES, SINGLE-FAMILY HOME
TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 0 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 0 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 651
MEDIAN = \$ 640

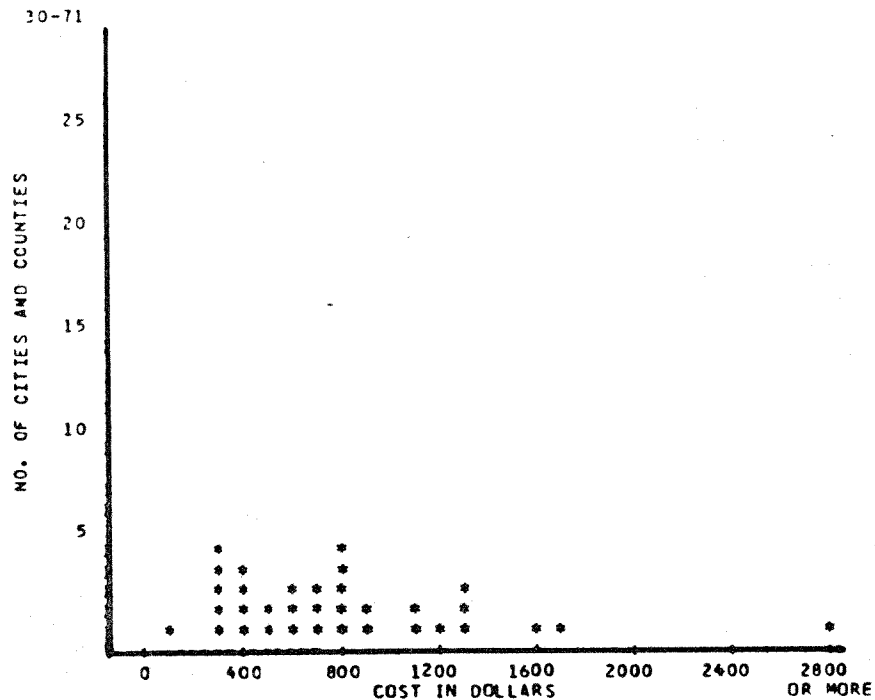
1979 Mean = \$514
1979 Median = \$447

C. GROWTH-IMPACT FEES

A variety of fees are categorized under the term "growth-impact:" park fee, school impact fee, occupancy tax, tax on residential construction, and similar fees. What these fees have in common is that they attempt to allay the impact of new development on the community. Although it is fairly obvious what a park or school impact fee supports, the names of other growth-impact fees are not always as self-descriptive. For example, depending on the community, an "occupancy tax" may be used to finance a variety of community needs, from schools to traffic lights.

Approximately half the jurisdictions surveyed charge a park fee. This percentage is substantially the same as it was in 1979. As Histogram 22 illustrates, the fee ranges from \$25 to \$3,000 for a single-family home, with a median fee of \$700. The median fee in 1979 was \$500. While the percentage of responding jurisdictions charging a park fee hasn't changed over the last two years, the amounts charged have increased significantly. The five jurisdictions which answered "not available" base their park fee on a certain amount of land per unit to be set aside. The developer has the option of paying an in-lieu fee, which is dependent on the market value of the particular parcel of land.

22. PARK FEES, SINGLE-FAMILY HOME
TOTAL NO. OF CITIES AND COUNTIES = 71

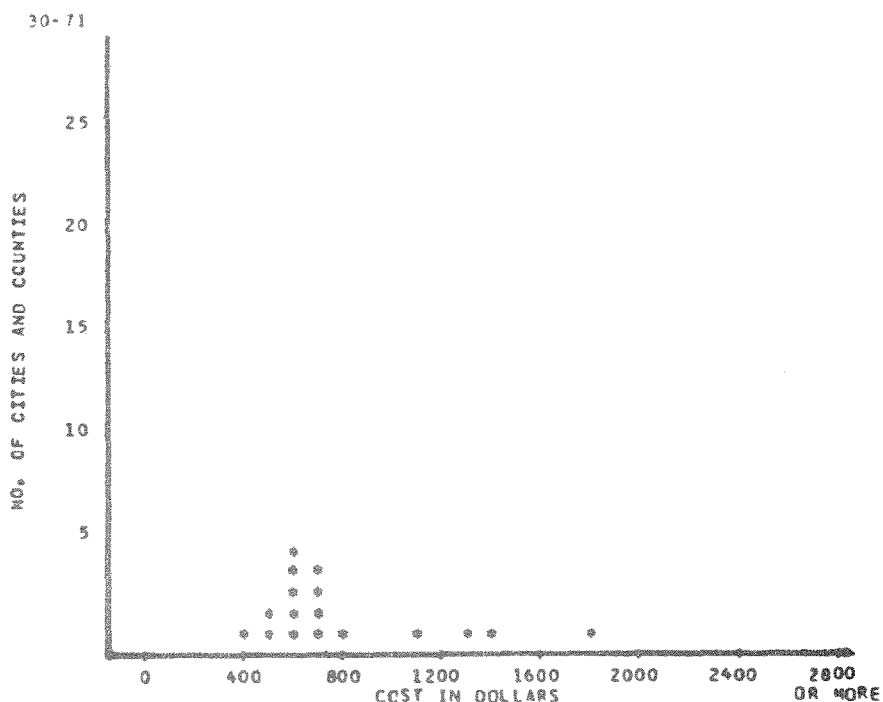


31 ANSWERED NOT APPLICABLE
5 ANSWERED NOT AVAILABLE
0 ANSWERS WERE INCLUDED IN ANOTHER FEE
1 ANSWERS WERE MISSING

MEAN = \$ 622
MEDIAN = \$ 700

Twenty-four percent (or 17) of the responding jurisdictions assess a school impact fee, compared with 20 percent of the responding jurisdictions in 1979. The fees range from \$400 to \$1,790 per home, with a median fee of \$650. In 1979, the range was from \$200 to \$1,500, with a median of \$600. Most localities assess a flat fee per unit, although some base their fees on the number of bedrooms in the home.

23. SCHOOL IMPACT FEES, SINGLE-FAMILY HOME
 TOTAL NO. OF CITIES AND COUNTIES = 71

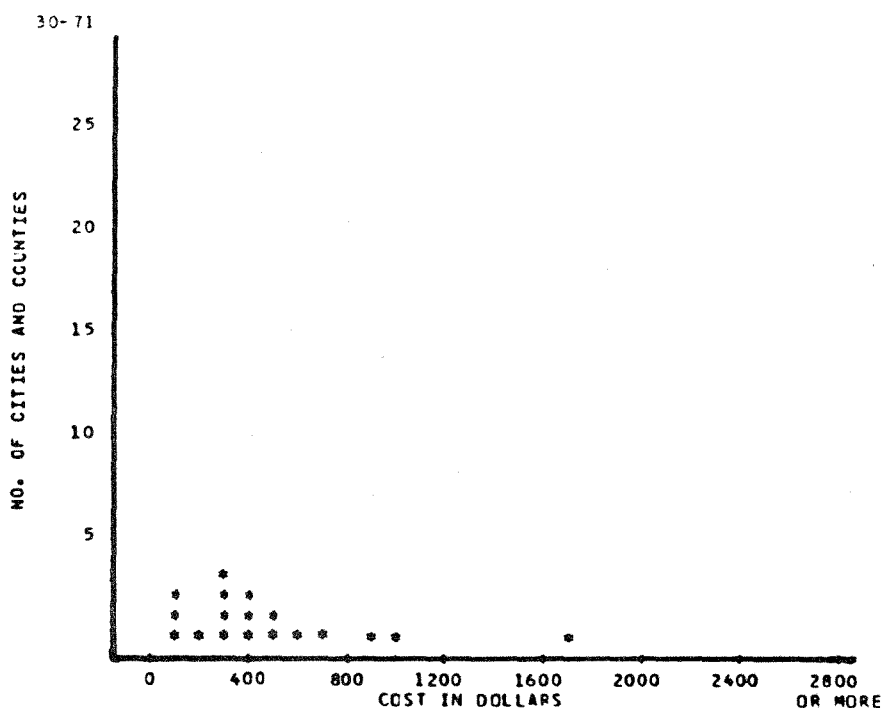


53 ANSWERED NOT APPLICABLE
 0 ANSWERED NOT AVAILABLE
 0 ANSWERS WERE INCLUDED IN ANOTHER FEE
 1 ANSWERS WERE MISSING

MEAN = \$ 784
 MEDIAN = \$ 650

Eighteen jurisdictions (or 25 percent of the respondents) assess a tax on residential construction. This tax is based on either the number of bedrooms, the valuation, the square footage, or a flat rate per home. It ranges from a low of \$23 to a high of \$1,715. The median tax is \$350 per home.

24. TAX ON RESIDENTIAL CONSTRUCTION, SINGLE-FAMILY HOME
 TOTAL NO. OF CITIES AND COUNTIES = 71



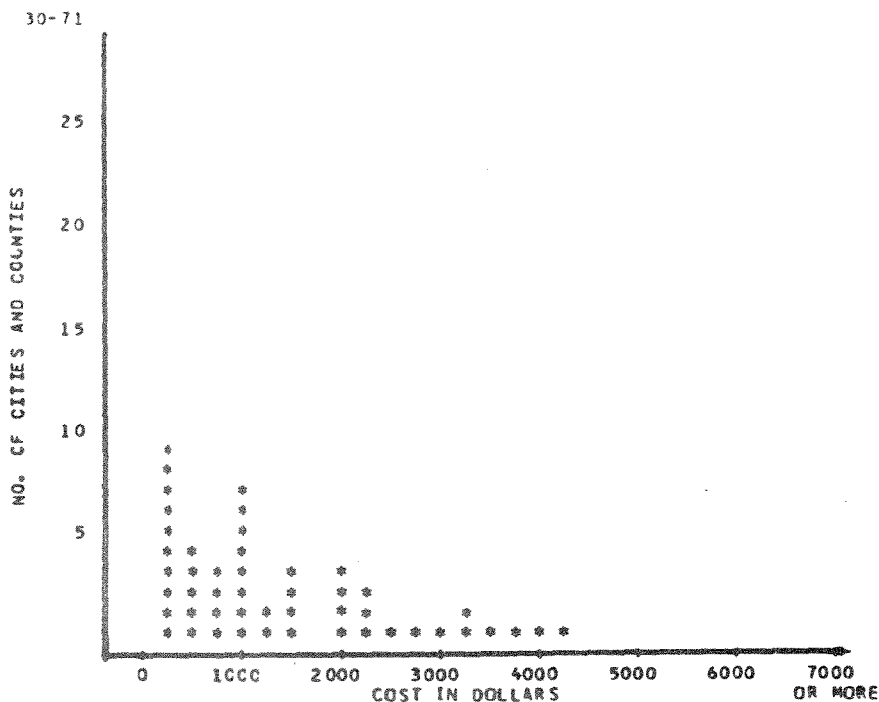
52 ANSWERED NOT APPLICABLE
 0 ANSWERED NOT AVAILABLE
 0 ANSWERS WERE INCLUDED IN ANOTHER FEE
 1 ANSWERS WERE MISSING

MEAN = \$ 483
 MEDIAN = \$ 350

Twenty-two jurisdictions assess other growth-impact fees. These range from a \$50 traffic signal fee in Antioch to a \$2,329 construction tax in San Jose, to a \$3,930 fee for street trees in Los Gatos. Five jurisdictions assess an occupancy tax ranging from \$150 to \$750, while five others assess a fee for capital improvements or community facilities, ranging from \$300 to \$944 per home. Livermore assesses an in-lieu low-income housing fee of \$433, while Hercules and Mill Valley assess a fee for community development. For full details, see Column 25, Table 1, in the Appendix.

Histogram 26 presents the total growth fees per single-family home. Seventy-three percent of the responding jurisdictions charge at least one growth impact fee. This figure has not changed substantially since 1979. However, the totals charged have increased: the 1981 range is \$23 to \$4,287, compared with \$25 to \$3,190 in 1979. The median has risen from \$890 to \$1,032 during these two years, while the mean has increased from \$1,079 to \$1,406. That the mean has risen at twice the rate that the median has indicates a wider spread in total fees, with more totals in the higher ranges.

26. TOTAL GROWTH IMPACT FEES, SINGLE-FAMILY HOME
TOTAL NO. OF CITIES AND COUNTIES = 71



18 ANSWERED NOT APPLICABLE
3 ANSWERED NOT AVAILABLE
0 ANSWERS WERE INCLUDED IN ANOTHER FEE
1 ANSWERS WERE MISSING

MEAN = \$ 1406
MEDIAN = \$ 1032

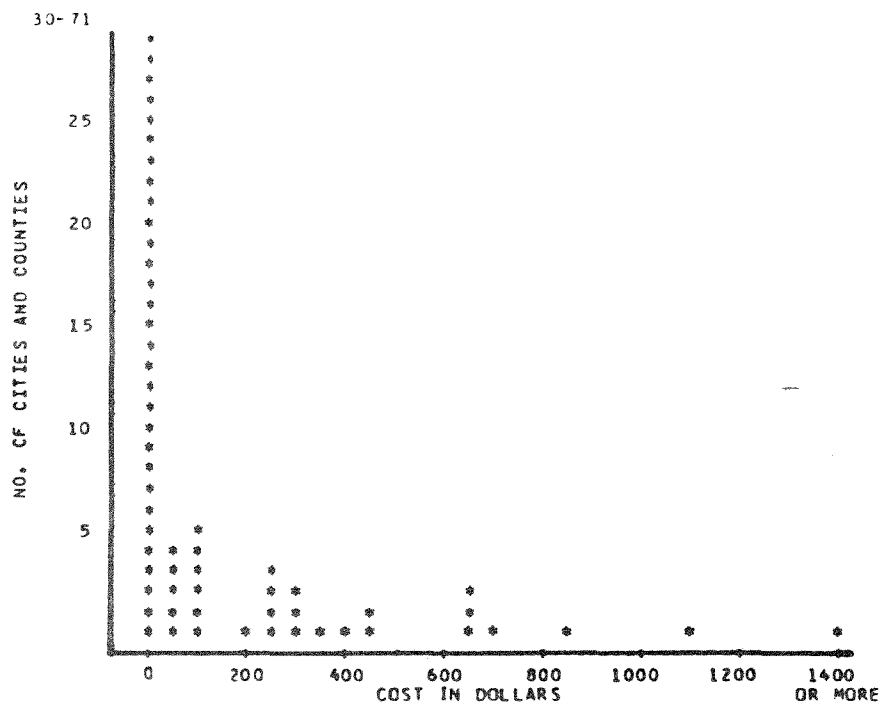
1979 Mean = \$1079
1979 Median = \$ 890

D UTILITIES CONNECTION FEES

Utilities connection fees can be seen as a specific form of growth-impact fee, particularly in developing areas where the facilities may not be in place. They can vary widely depending on whether they are to pay for new facilities, for maintenance, and/or simply for the connection to the particular home. Both private and municipal sanitary, sewer, and water districts operate in the Bay Area, so that, as noted in the Introduction, the fees do not necessarily represent money a municipality receives. Cities are most likely to control storm drain and sewer fees, while water districts are more likely to encompass a subregional area (e.g., the California Water Service Company in Santa Clara County) and to be privately owned and operated.

There is a wide variation in utility connection fees across the Bay Area (Histogram 27). Only about half the responding jurisdictions charge for storm drains, with fees ranging widely, from \$10 to \$1,520. The mean fee of \$454 is considerably higher than the 1979 mean of \$106. This fee is usually assessed on a per-unit basis, although it is sometimes based on square footage.

27. STORM DRAIN CONNECTION FEES, SINGLE-FAMILY HOME
TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

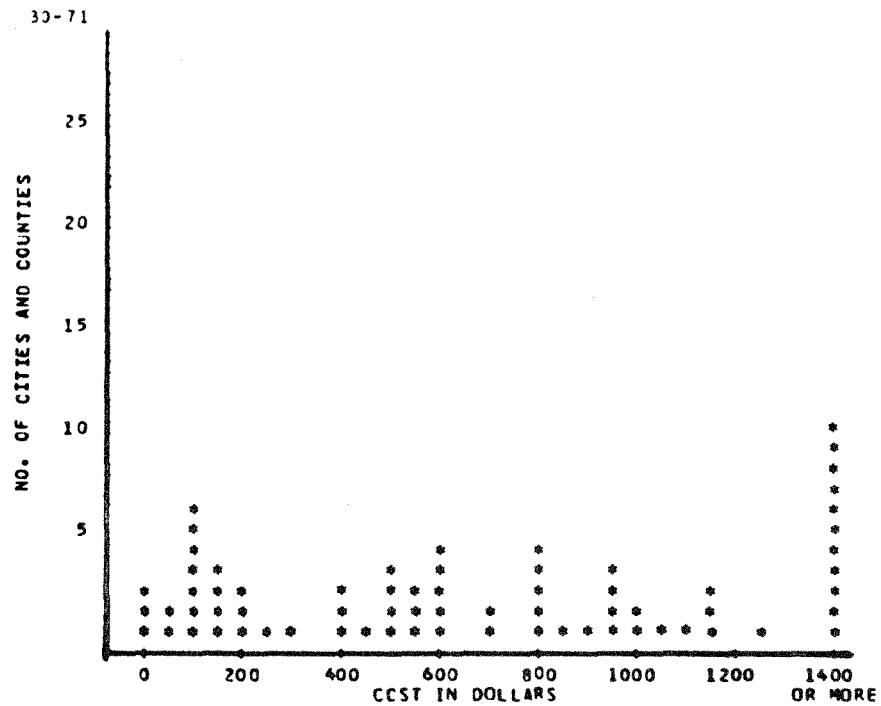
- 1 ANSWERED NOT APPLICABLE
- 2 ANSWERED NOT AVAILABLE
- 3 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 4 ANSWERS WERE MISSING

MEAN = \$ 164
MEDIAN = \$ 0

THE BAR THAT EXCEEDS 30 ENTRIES HAS 34 ENTRIES

Unlike storm drain fees, most jurisdictions charge for a sewer connection (Histogram 28). Sewer connection fees are usually more expensive than storm drain fees. They range in cost from \$10 to \$2,750. The median fee of \$600 represents a one-third increase over the median fee of \$450 in 1979.

28. SEWER CONNECTION FEES, SINGLE-FAMILY HOME
TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 0 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 1 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

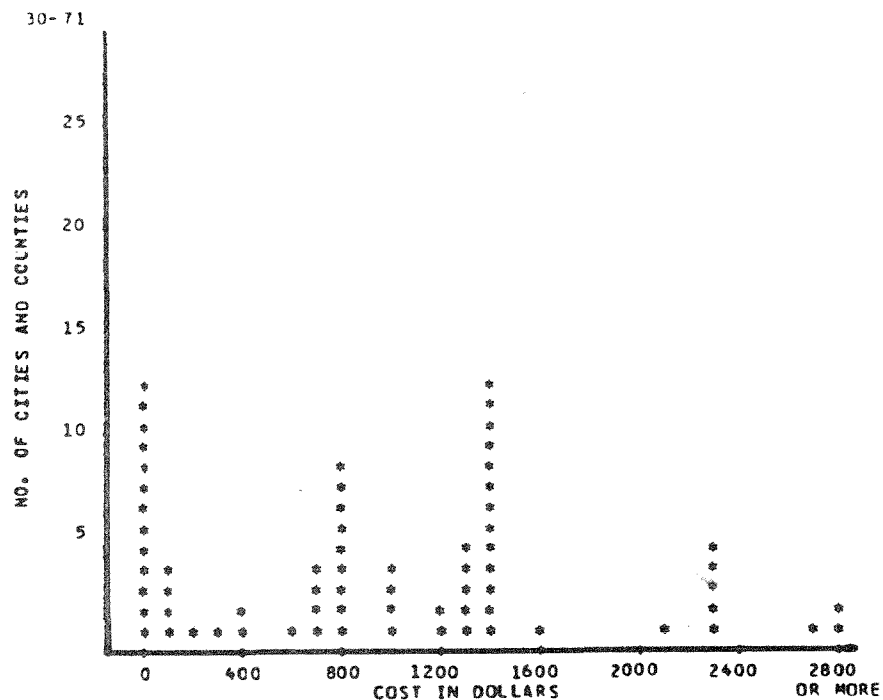
MEAN = \$ 739
MEDIAN = \$ 600

Water connection fees involve a variety of charges: meter installation, connection charge, and participation, or buy-in charge. Fees based on the meter size are most common. However, the Marin Municipal Water District uses acre-feet of water used per year as well as meter size, and the East Bay Municipal Utility District (EBMUD) bases its participation charge on whether the water must be pumped upward or not. While some water districts equalize costs over the whole area served, others (such as EBMUD) base their charges on the difficulty of supplying water to the units.

Thirteen jurisdictions do not charge for a water connection fee (Histogram 29). For those that do, the costs range widely, from \$104 to \$3,497. The median fee of \$820 is six percent higher than the 1979 median fee of \$775.

In unincorporated areas, the utilities cost is usually that of sinking wells and installing septic tanks, although it is often possible (depending on location) to hook into the existing systems of nearby cities.

29. WATER CONNECTION FEES, SINGLE-FAMILY HOME
TOTAL NO. OF CITIES AND COUNTIES = 71



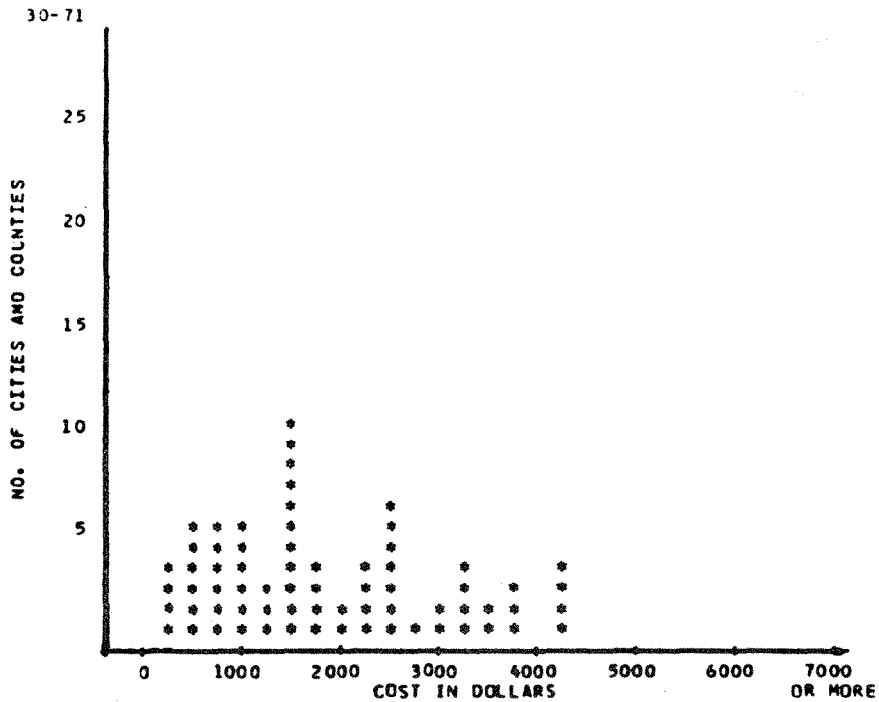
0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 0 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 1 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 572
MEDIAN = \$ 820

Histogram 30 displays the total utility costs for a single-family home. The range is from \$65 to \$4,322. The median total of \$1,565 is 12 percent higher than the 1979 median total of \$1,400.

30. TOTAL UTILITY CONNECTION FEES, SINGLE-FAMILY HOME
TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

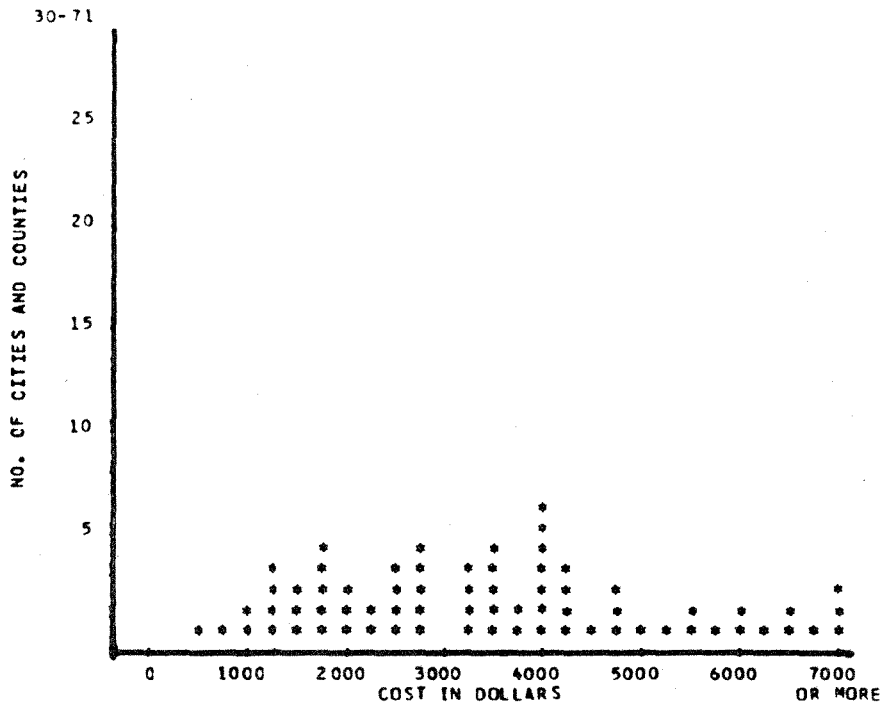
- 0 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 1 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 1865
MEDIAN = \$ 1563

1979 Mean = \$1436
1979 Median = \$ 1400

Histogram 31 displays the total development fees assessed per single-family home: planning (the subdivision total divided by 100), building, growth-impact, and utilities fees. The totals range from \$420 to \$8,568. The median total of \$3,490 is 32 percent higher than the median total for 1979.

31. TOTAL DEVELOPMENT FEES, SINGLE-FAMILY HOME
TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 0 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 0 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 3527
MEDIAN=\$ 3477

1979 Mean = \$2712
1979 Median = \$2636

Figure 3 is the result of ranking total development fees per single-family home, and grouping the cities into three zones (counties were not included because of the wide range of utility connection fees depending upon location in the unincorporated areas). As in 1979, it is clear that development fees tend to rise moving outward from the older, more built-out core areas, to the outer, more rapidly developing areas of the region.

However, as Figure 4 shows, the different fees do not rise proportionately. Fees for planning services and building inspections remain the same, both proportionately and in absolute numbers, in all three zones. In contrast, growth-impact fees rise dramatically, from six percent of the total in Zone 1, to 26 percent of the total in Zone 2, to 41 percent of the total in Zone 3. Utilities fees are about the same proportion in all three areas, but rise in real numbers more than three-and-a-half times from Zone 1 to Zone 3. Fifty-six percent of the fees in Zone 1 go to growth-impact and utilities fees; this rises to 80 percent in Zone 2, and to 89 percent in Zone 3.

Thus, the high development fees in the fast-growing outlying areas of Zone 3 are paying for infrastructure: parks, schools, sewer systems, water facilities, etc. The fees of the "infill" areas of Zone 2 are also directed towards providing these facilities, but at only half the cost, on the average, of the outlying areas. Although there has been an increase in the average totals within zones, this pattern is substantially the same as that uncovered by the 1979 survey.

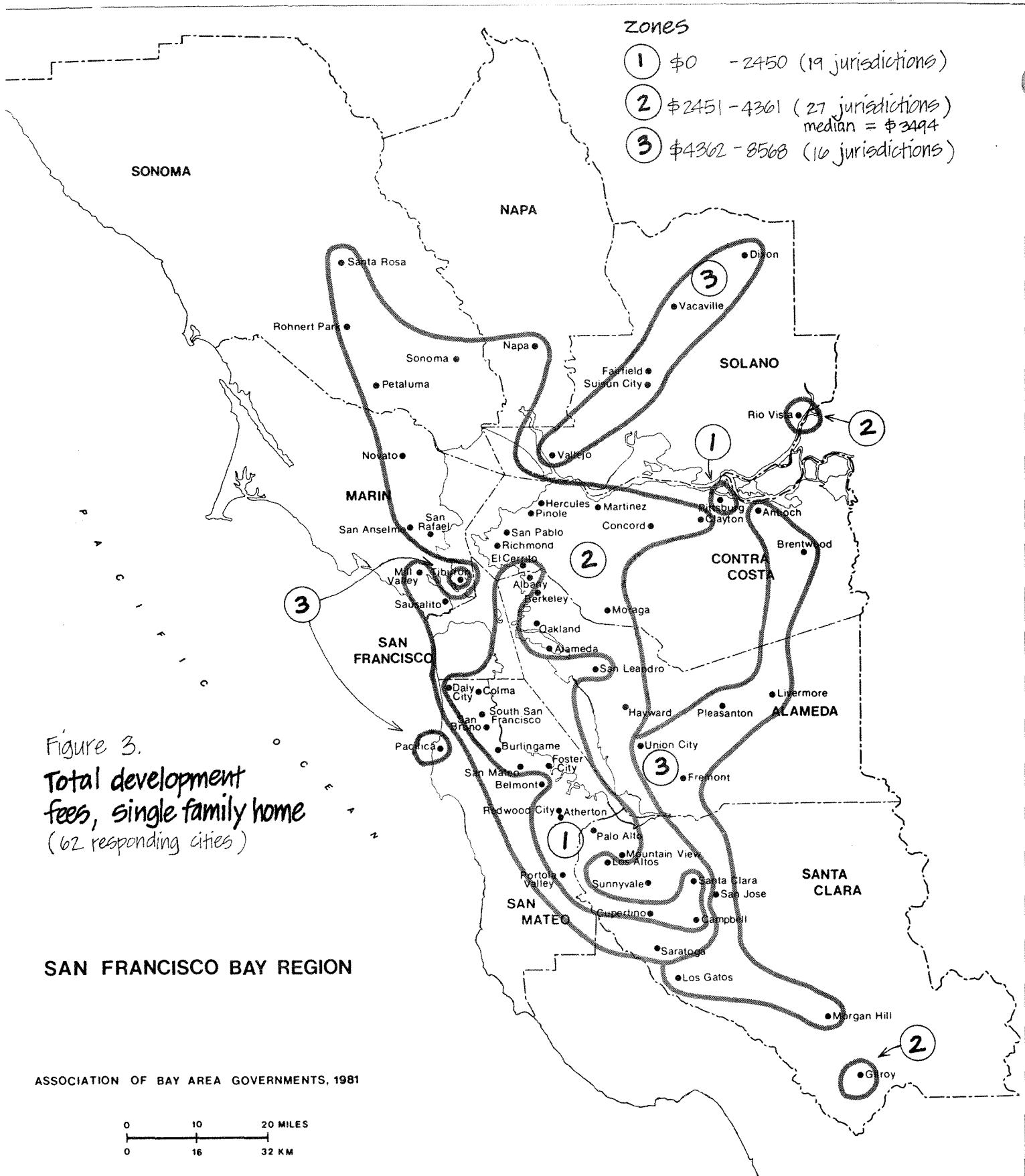
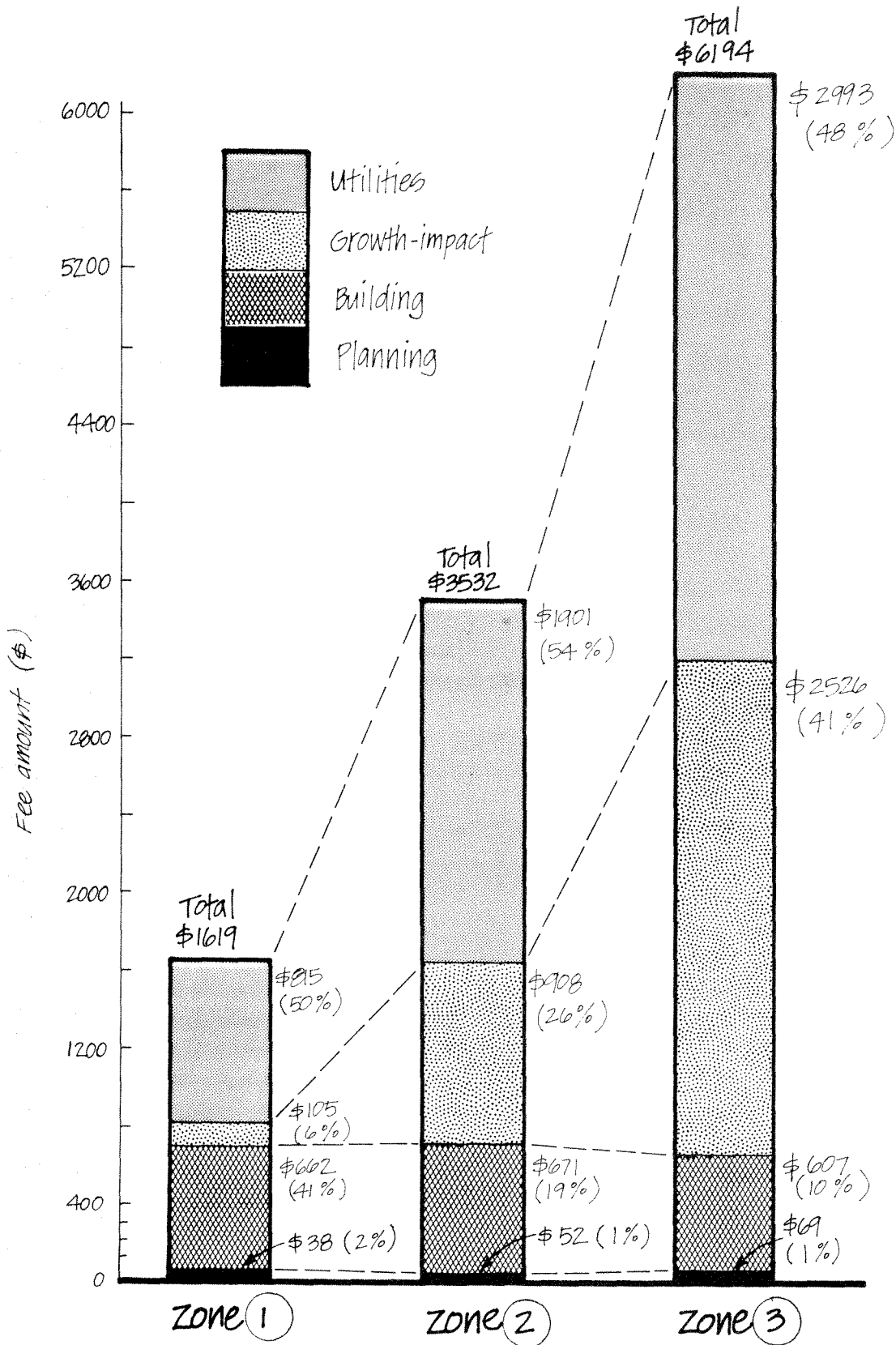


Figure 3.
Total development fees, single family home
(62 responding cities)

Figure 4.

Average development fees, single-family home: Zones ① ② and ③

(see map for zone areas)



II. MULTI-FAMILY HOME

Figures 5 and 6 illustrate the floor plans of the hypothetical seven-unit multi-family building. Figure 7 displays the statistics and information necessary to calculate the fees related to the multi-family dwelling. As with the single-family development, it was assumed that the same multi-family unit was built in each of the cities and counties. We have further assumed the following: 1) the building will be constructed in an area which is already zoned multiple family; 2) a parcel map will not be necessary; 3) an initial environmental study will result in a negative declaration; and 4) a trench pavement restoration of 30 square feet will be needed. This last assumption is discussed in the Engineering section of the Appendix.

Figure 5.
Ground floor plan of multi-family home

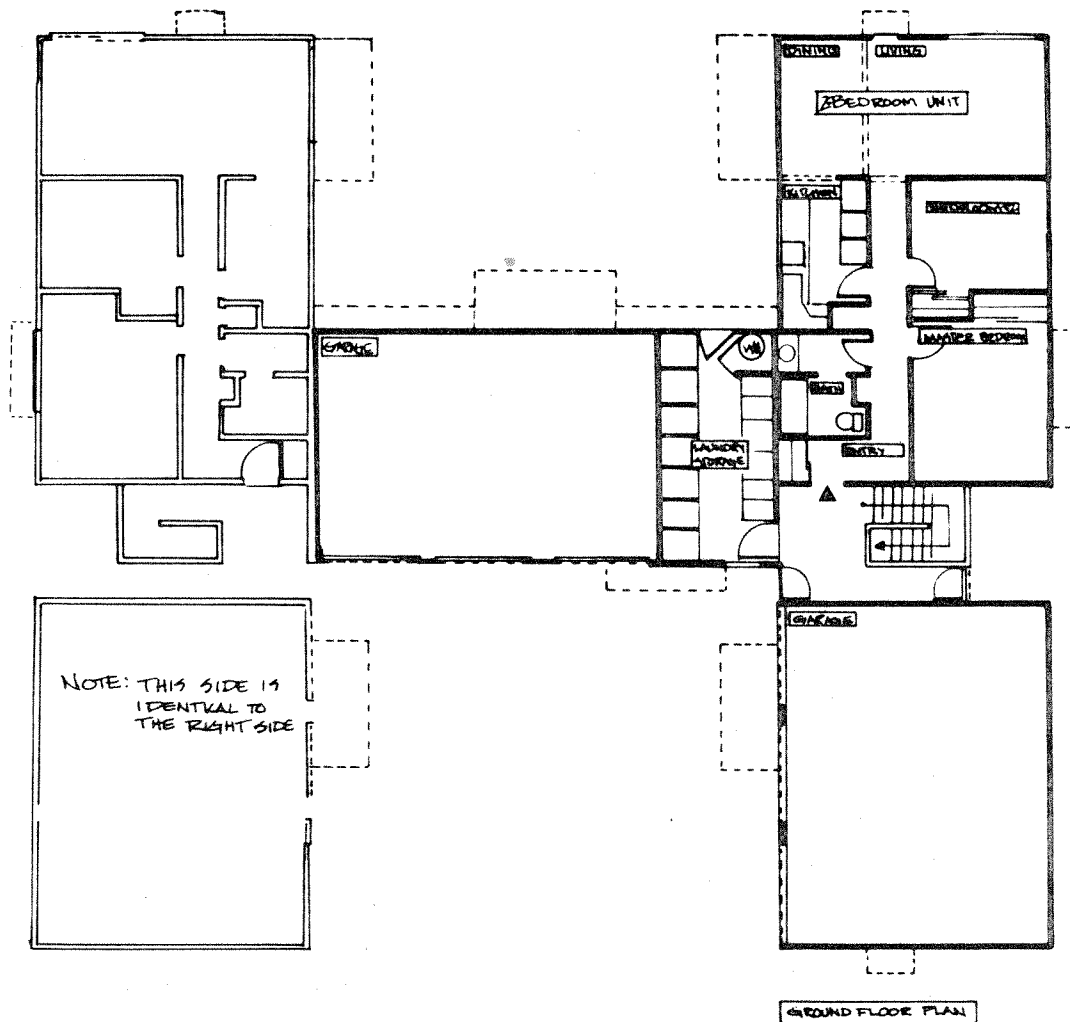
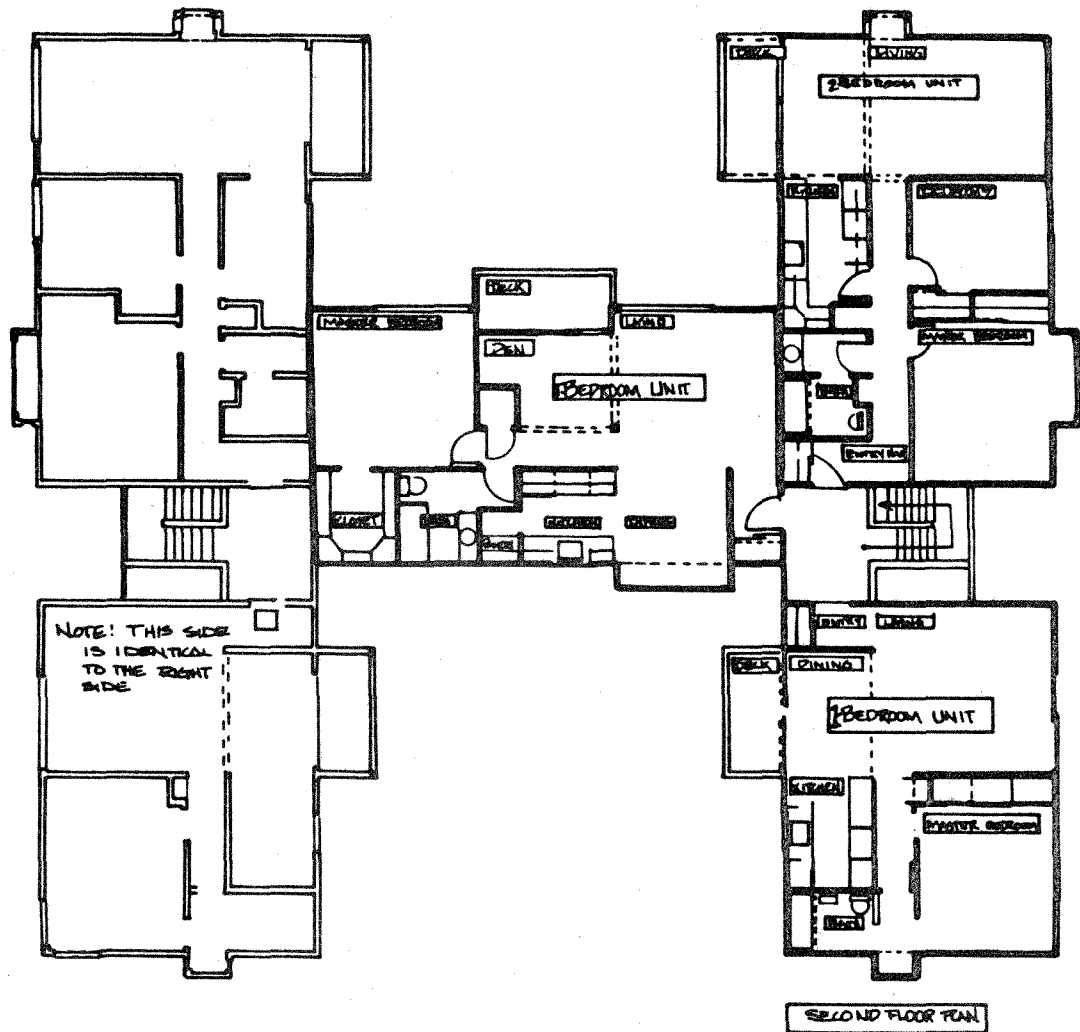


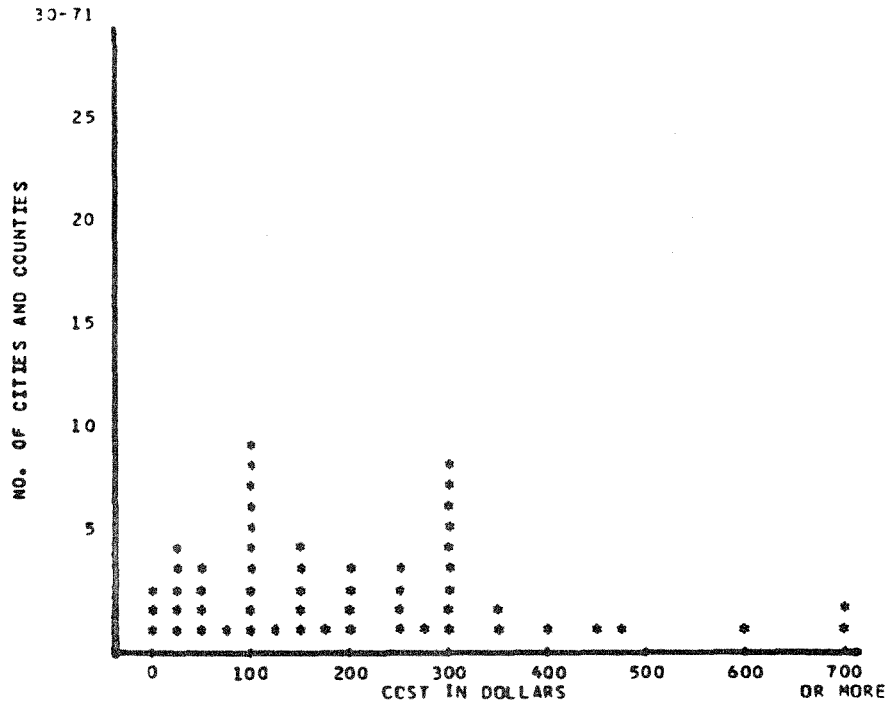
Figure 6.
Second floor plan of multi-family home



A. PLANNING FEES

Fifty-three of the responding jurisdictions require a conditional use permit, as Histogram 32 shows. The fees range from a low of \$20 to a high of \$1,150. The majority of the respondents charge between \$100 and \$300 for a use permit. The average fee of \$214 is 52 percent higher than the 1979 average of \$141. Two jurisdictions charge staff time in addition to the fee which is displayed in the histogram.

32. USE PERMIT FEES, MULTI-FAMILY DWELLING
TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 13 ANSWERED NOT APPLICABLE
- 1 ANSWERED NOT AVAILABLE
- 0 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

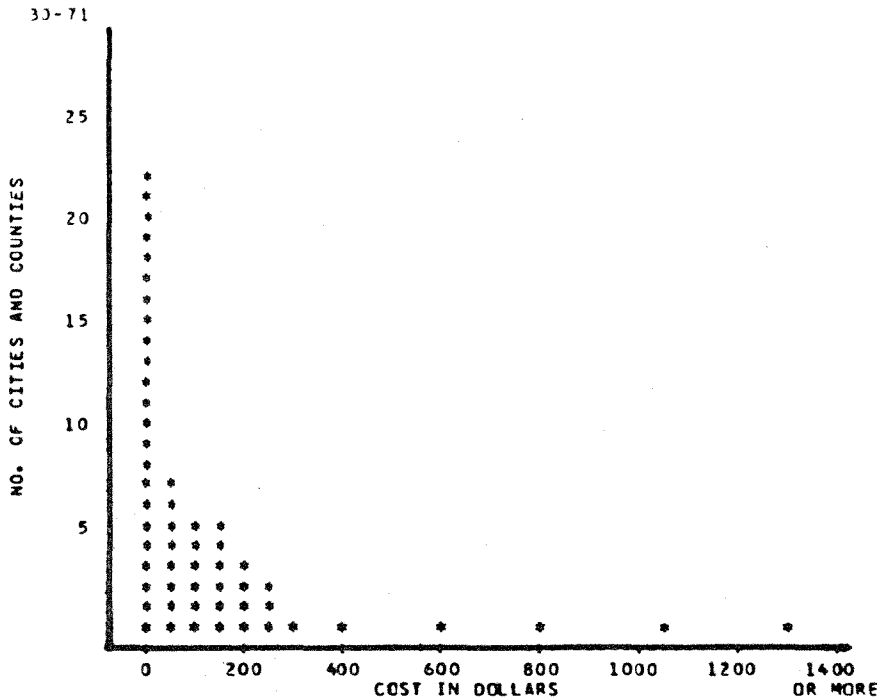
MEAN = \$ 214
MEDIAN = \$ 150

Review

Histogram 33 displays the fee distribution for design review. Forty-one percent of those who require a design review do not charge for it. Costs for those that do range from \$25 to \$1300, with most fees \$200 or less. This is substantially the same as the 1979 pattern.

Of the fifty localities that require a site plan review, only sixteen charge a fee for this service (Histogram 34). For those that do, the costs range from \$50 to \$720, with most fees \$300 or under. Most jurisdictions charge a flat rate, although one charges a flat rate plus staff time, one charges staff time, and a third charges staff time plus 37 percent overhead. Histogram 35 presents the sum of these two fees.

33. DESIGN REVIEW FEES, MULTI-FAMILY DWELLING
TOTAL NO. OF CITIES AND COUNTIES = 71

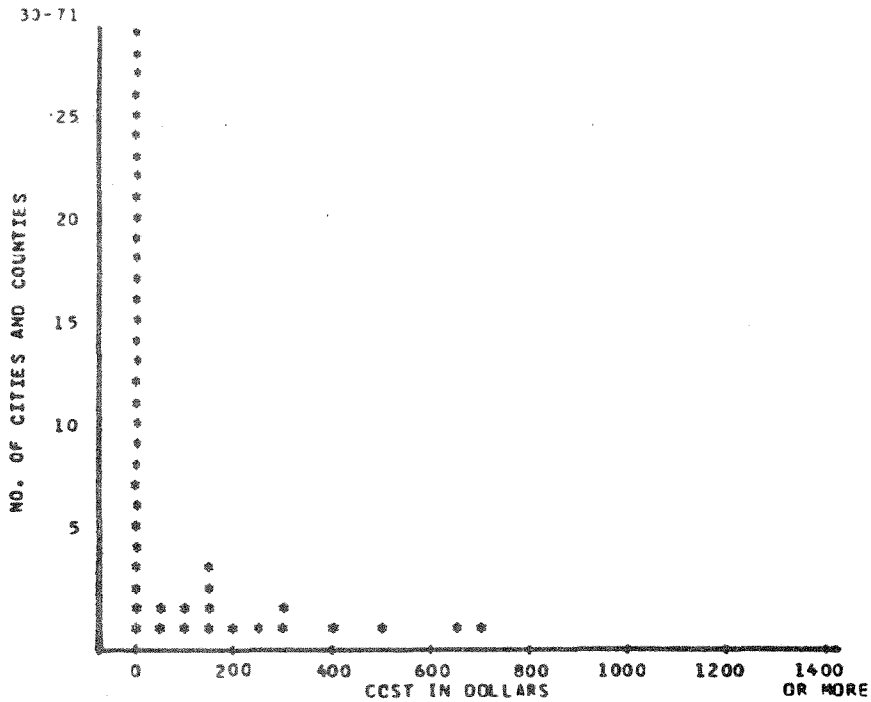


0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 0 ANSWERED NOT APPLICABLE
- 3 ANSWERED NOT AVAILABLE
- 3 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 137
MEDIAN = \$ 35

34. SITE PLAN REVIEW FEES, MULTI-FAMILY DWELLING
 TOTAL NO. OF CITIES AND COUNTIES = 71



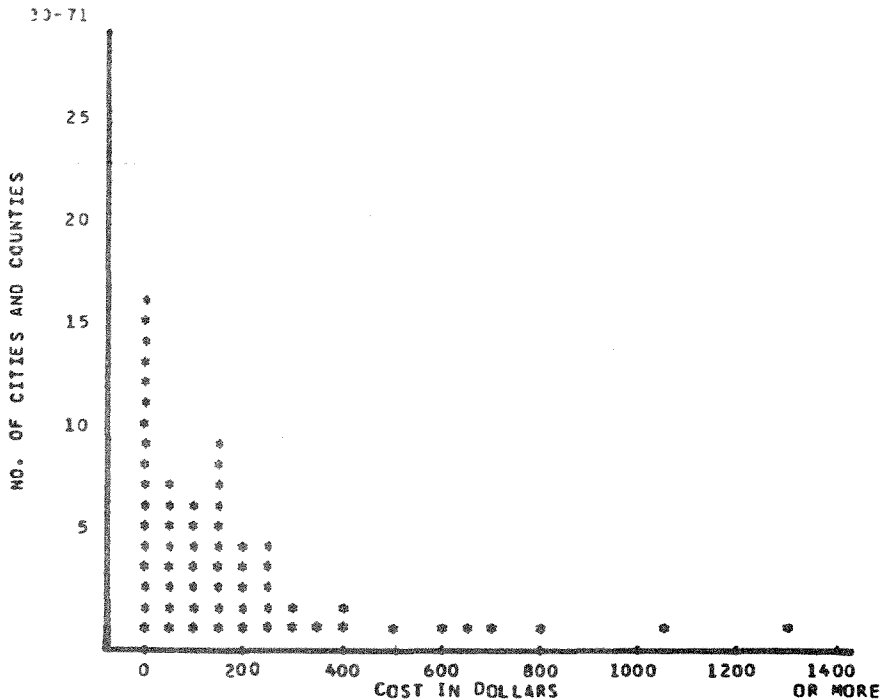
0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 7 ANSWERED NOT APPLICABLE
- 2 ANSWERED NOT AVAILABLE
- 11 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 82
 MEDIAN = \$ 0

THE BAR THAT EXCEEDS 30 ENTRIES HAS 34 ENTRIES

35. SUM OF DESIGN AND SITE PLAN REVIEW FEES, MULTI-FAMILY DWELLING
 TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

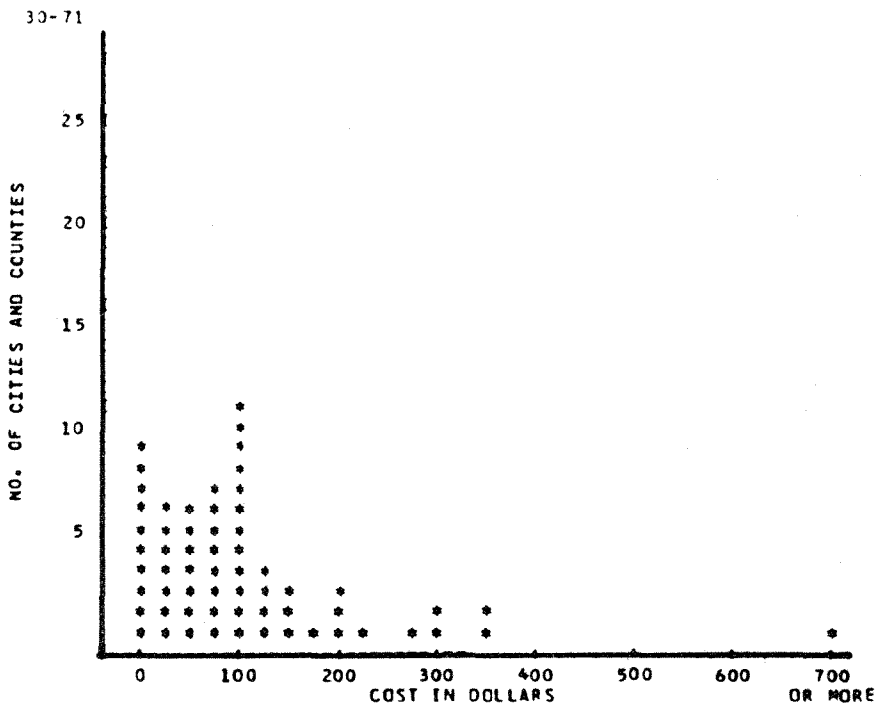
- 2 ANSWERED NOT APPLICABLE
- 4 ANSWERED NOT AVAILABLE
- 0 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 185

Negative Declaration

As Histogram 36 illustrates, the fee for a negative declaration clusters strongly in the \$100 or less range. The median fee of \$75 is 50 percent higher than 1979's median fee of \$50. Two jurisdictions charge staff time in addition to the flat rate, while another two charge staff time only.

36. INITIAL ENVIRONMENTAL STUDY FEES, MULTI-FAMILY DWELLING
TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

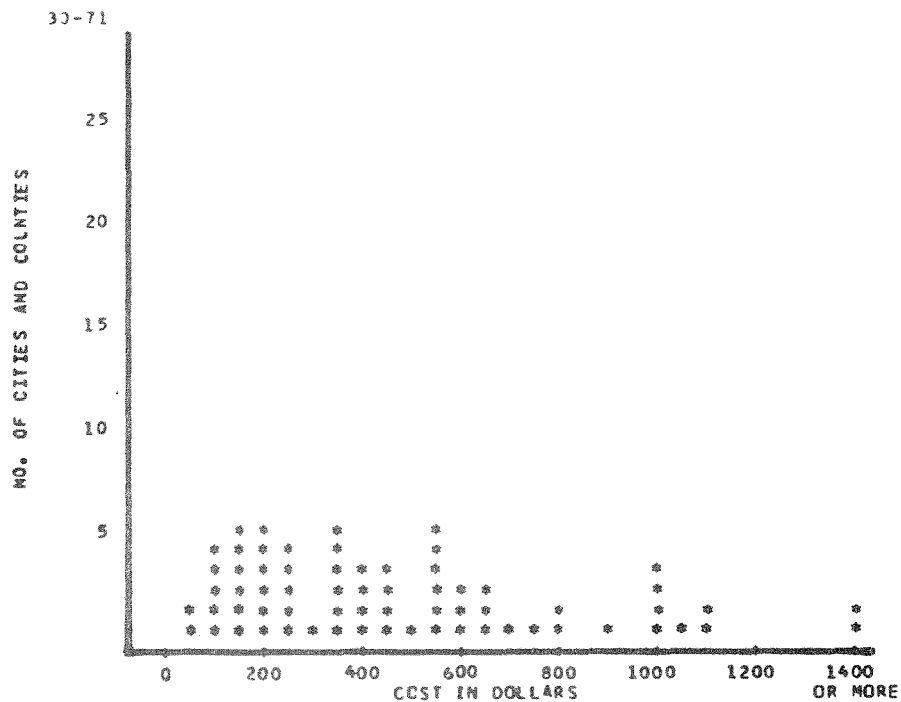
- 4 ANSWERED NOT APPLICABLE
- 2 ANSWERED NOT AVAILABLE
- 2 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 110
MEDIAN = \$ 75

Miscellaneous planning fees include charges for a fire inspection, notice of a public hearing, zoning, a variance, and project assessment. These fees are presented in detail in Column 37, Table 2, in the Appendix.

Histogram 38 presents total planning fees for the multi-family home. The totals range from \$35 to \$2,564, compared with a range of \$15 to \$1,661 in 1979. The median total of \$375 is 25 percent higher than 1979's median total of \$300. In addition, eight of the jurisdictions charge staff time for at least one fee, as compared with only two of the jurisdictions in 1979. Therefore, their totals are not complete, and the percentage increase from 1979 to 1981 is actually higher.

38. TOTAL PLANNING FEES, MULTI-FAMILY DWELLING
TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO CCST IN THIS CASE

2 ANSWERED NOT APPLICABLE
2 ANSWERED NOT AVAILABLE
0 ANSWERS WERE INCLUDED IN ANOTHER FEE
1 ANSWERS WERE MISSING

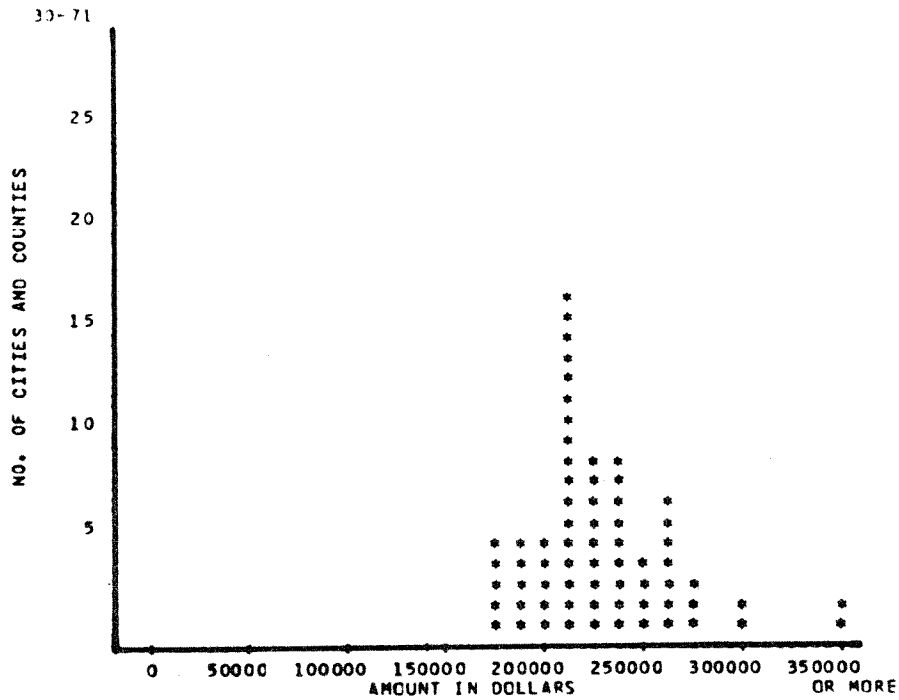
MEAN = \$ 499
MEDIAN = \$ 375

1979 Mean = \$381
1979 Median = \$300

B. BUILDING FEES

Histogram 39 presents the range of valuations for the multi-family home. They cluster fairly tightly in the \$200,000 to \$275,000 range, with a median valuation of \$224,980. The uniform valuation used in 1979 was \$195,320.

39. BUILDING VALUATION, MULTI-FAMILY DWELLING
TOTAL NO. OF CITIES AND COUNTIES = 71

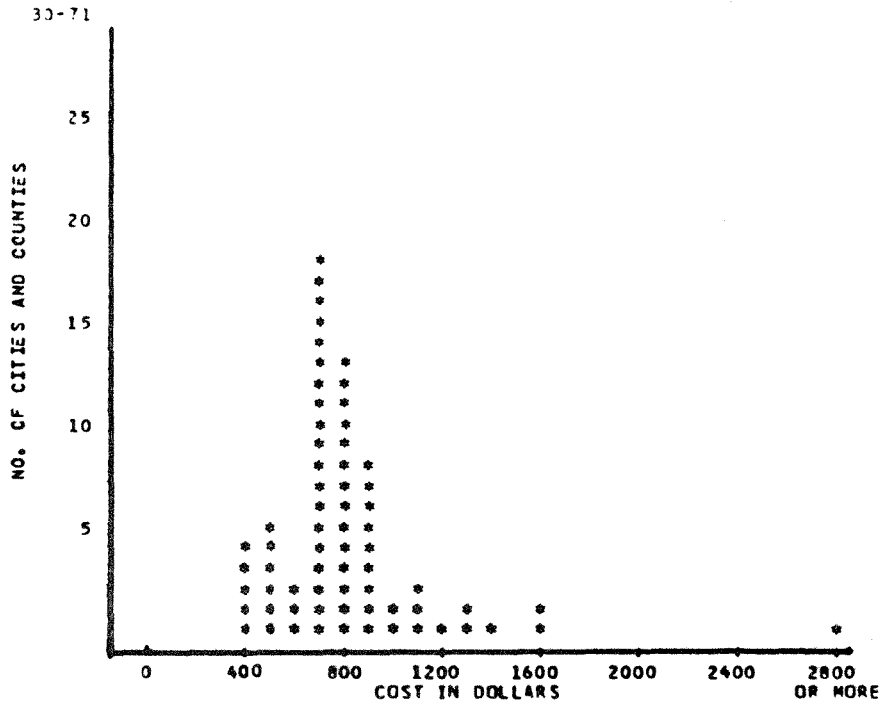


2 ANSWERED NOT APPLICABLE
0 ANSWERED NOT AVAILABLE
0 ANSWERS WERE INCLUDED IN ANCTHER FEE
1 ANSWERS WERE MISSING

MEAN = \$231006
MEDIAN = \$224980

Building permit fees are displayed in Histogram 40. They also cluster fairly tightly together, with most fees in the \$700 to \$900 range. In 1979, most fees clustered in the \$400 to \$700 range.

40 BUILDING PERMIT FEES, MULTI-FAMILY DWELLING
TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

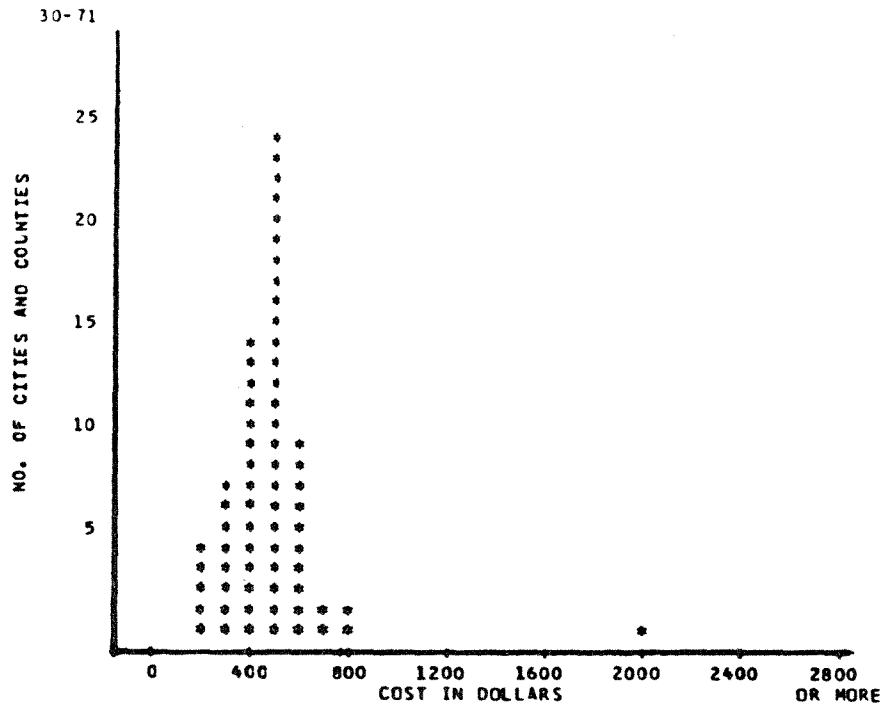
- 2 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 0 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 821

MEDIAN = \$ 754

Plan check fees also cluster, but in the \$400 to \$600 range (Histogram 41). As with the single-family home, plan check fees are most often 50 to 65 percent of the cost of the building permit.

41. PLAN CHECK FEES, MULTI-FAMILY DWELLING
TOTAL NO. OF CITIES AND COUNTIES = 71



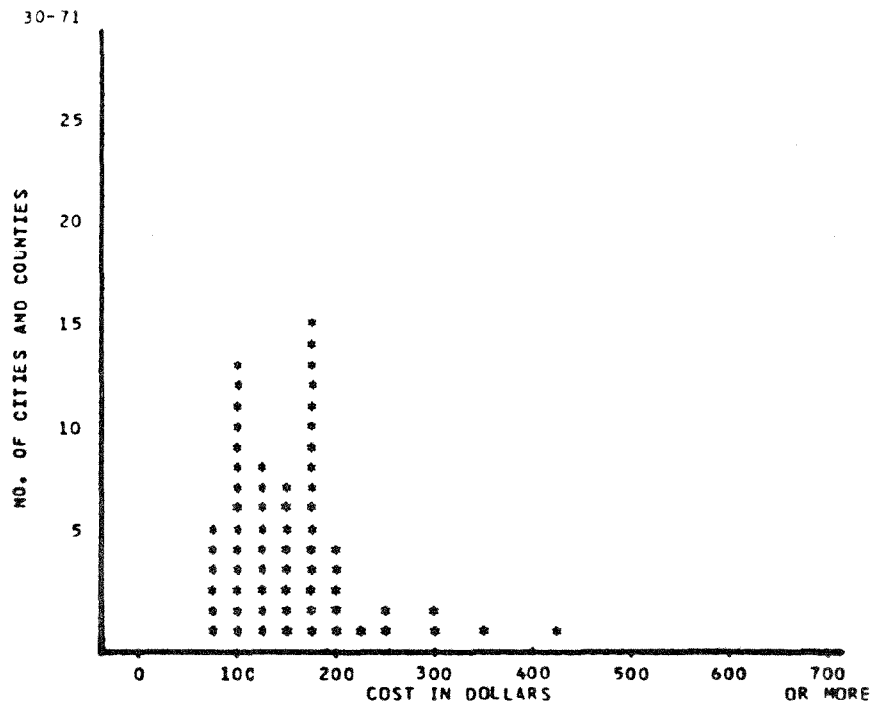
0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 2 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 0 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 479
MEDIAN = \$ 470

For the multi-family dwelling, plumbing, mechanical, and electrical permits are generally based on the number of fixtures. The median fee for a plumbing permit is \$156, compared with \$112 in 1979 (Histogram 42). The median fee for a mechanical permit is \$77, compared with \$68 in 1979 (Histogram 43). Finally, the median fee for an electrical permit is \$147, compared with \$127 in 1979 (Histogram 44).

42. PLUMBING PERMIT FEES, MULTI-FAMILY DWELLING
TOTAL NO. OF CITIES AND COUNTIES = 71

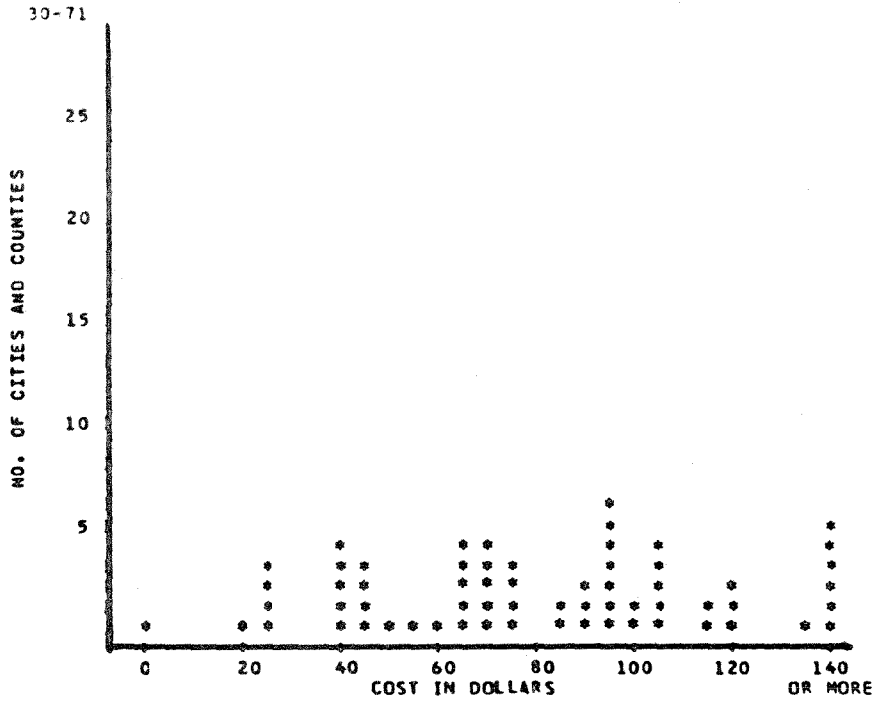


0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 2 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 2 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 2 ANSWERS WERE MISSING

MEAN = \$ 156
MEDIAN = \$ 156

43. MECHANICAL PERMIT FEES, MULTI-FAMILY DWELLING
 TOTAL NO. OF CITIES AND COUNTIES = 71

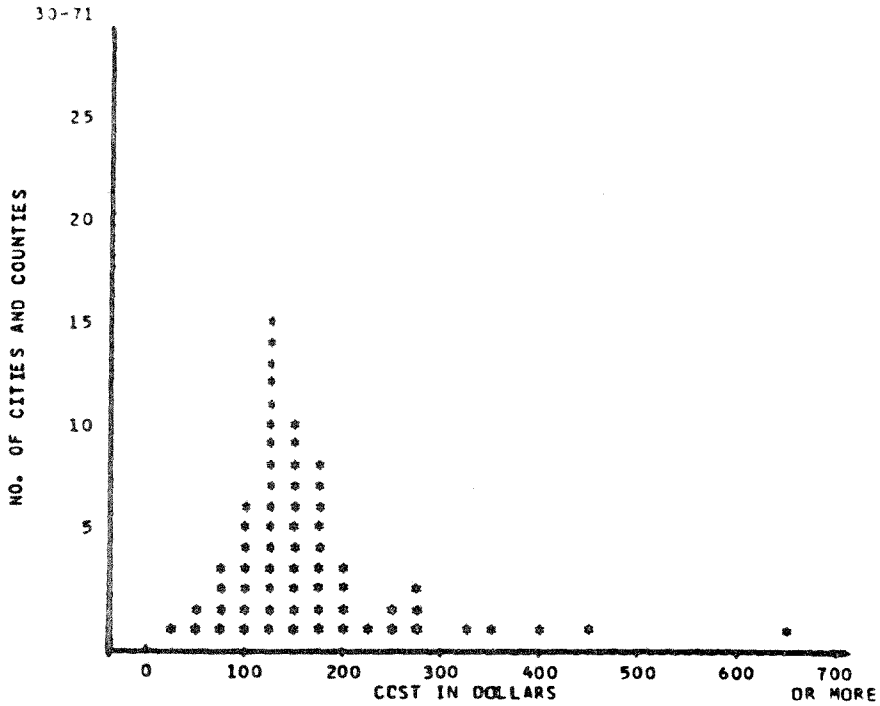


0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 3 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 3 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 2 ANSWERS WERE MISSING

MEAN = \$ 83
 MEDIAN = \$ 77

44. ELECTRICAL PERMIT FEES, MULTI-FAMILY DWELLING
 TOTAL NO. OF CITIES AND COUNTIES = 71



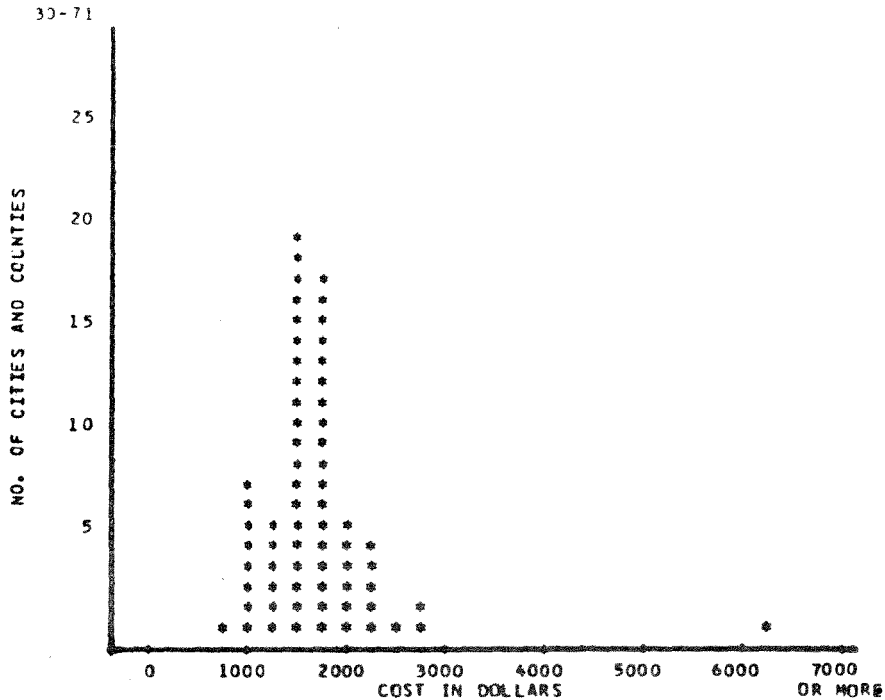
0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 2 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 2 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 2 ANSWERS WERE MISSING

MEAN = \$ 167
 MEDIAN = \$ 147

Histogram 45 displays total building permit costs for the multi-family dwelling. Totals range from \$709 to \$6,129, with most fees clustering in the \$1,000 to \$2,000 range. The median fee of \$1,597 is 30 percent higher than the 1979 median of \$1,215. In contrast, total building fees for the single-family home rose 43 percent during those years.

45. TOTAL BUILDING FEES, MULTI-FAMILY DWELLING
TOTAL NO. OF CITIES AND COUNTIES = 71



3 MEANS NO CHARGE OR NO COST IN THIS CASE

- 2 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 0 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 1687
MEDIAN = \$ 1597

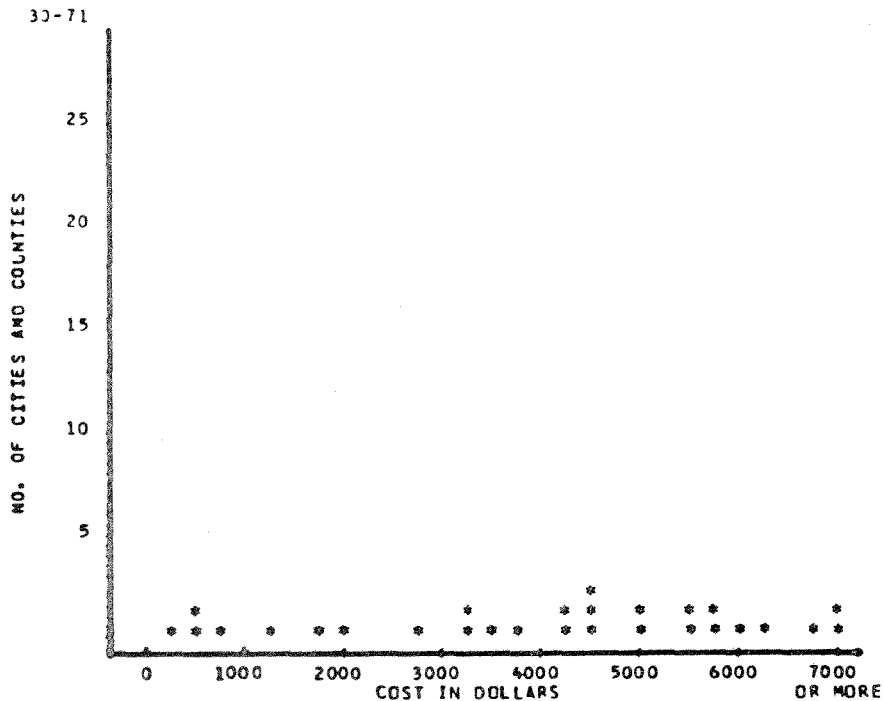
1979 Mean = \$1486
1979 Median = \$1215

C. GROWTH-IMPACT FEES

Some jurisdictions base their growth-impact fees on the number of units in the building. Others base them on number of bedrooms, while still others have one flat rate per single-family home, and another, lower fee for each unit in a multi-family dwelling. Also, fewer jurisdictions charge any growth-impact fees to the multi-family dwelling: 66 percent of the respondents, as compared with the 73 percent who charge them for a single-family home. This gap has narrowed slightly since 1979, when only 59 percent of the respondents charged any growth-impact fees for the multi-family dwelling, compared with 71 percent charging any for a single-family home.

As Histogram 46 shows, 30 jurisdictions charge a park fee for the multi-family home. The fees range from \$125 to \$9,814. The median fee of \$4,320 represents a fee of \$617 per unit, as compared with the median fee of \$700 assessed for the single-family home. This median fee is 25 percent higher than the median fee in 1979. The two answers that are listed as "not available" in Histogram 48 are jurisdictions which base their park fee on the market value of a certain amount of land.

46. PARK FEES, MULTI-FAMILY DWELLING
TOTAL NO. OF CITIES AND COUNTIES = 71

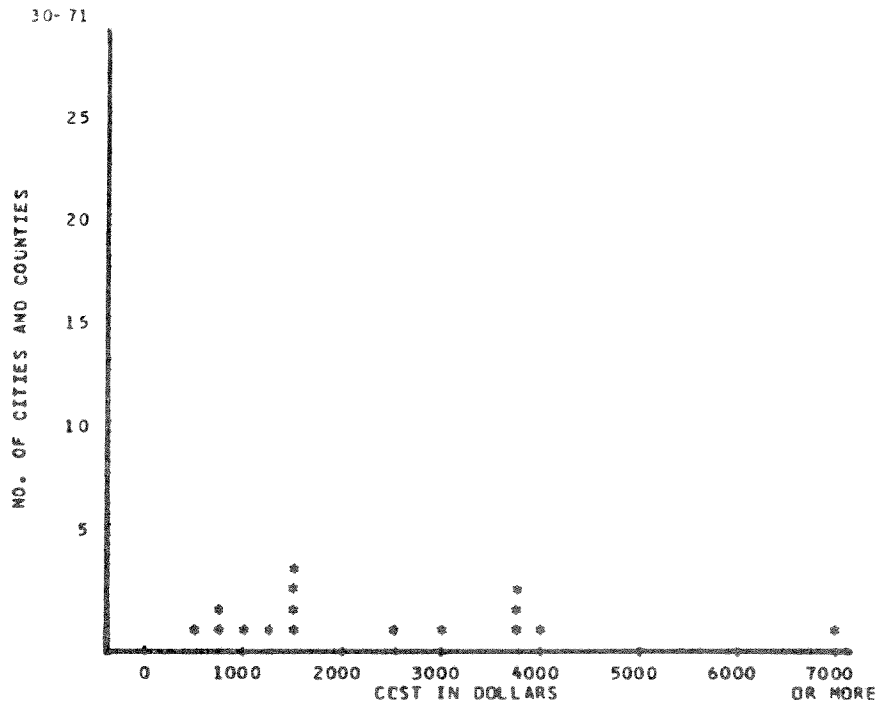


40 ANSWERED NOT APPLICABLE
2 ANSWERED NOT AVAILABLE
0 ANSWERS WERE INCLUDED IN ANOTHER FEE
1 ANSWERS WERE MISSING

MEAN = \$ 4088
MEDIAN = \$ 4320

Histogram 47 displays school impact fees. Only 16 jurisdictions (23 percent of the respondents) charge a school impact fee for the multi-family dwelling, virtually the same percentage as in 1979. The fee is most often based on the number of bedrooms per unit and ranges from a low of \$600 to a high of \$8,771. As with the park fee, the median fee of \$1,620 is 25 percent higher than the 1979 median of \$1,296. The median per-unit fee (\$231) is considerably lower than the median fee per single-family home (\$650). This probably reflects the fact that localities assume that fewer school-age children reside in multi-family dwellings (especially one-bedroom units, of which this particular development contains three).

47. SCHOOL IMPACT FEES, MULTI-FAMILY DWELLING
TOTAL NO. OF CITIES AND COUNTIES = 71



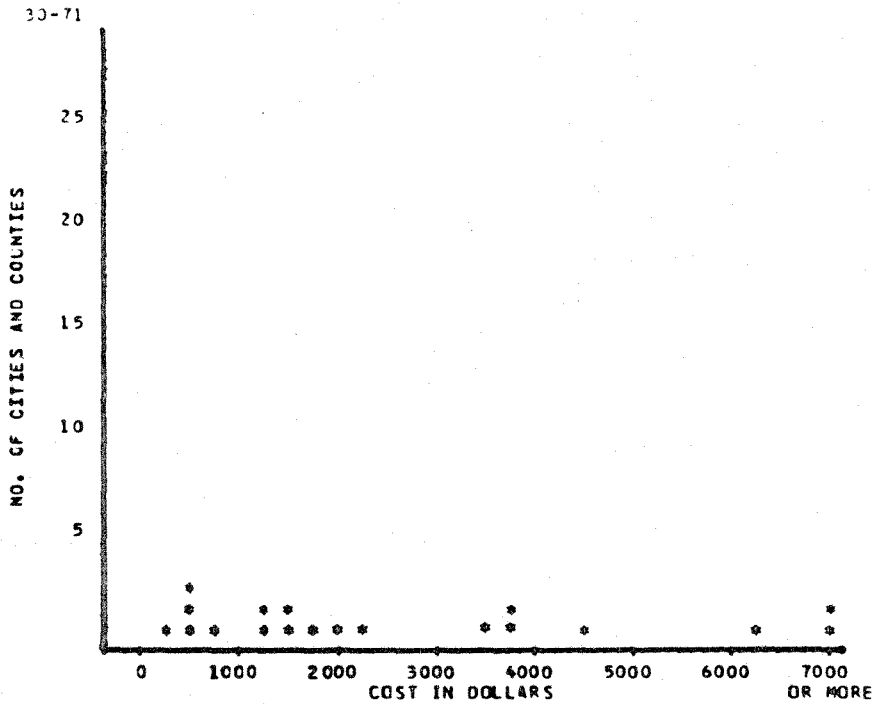
54 ANSWERED NOT APPLICABLE
0 ANSWERED NOT AVAILABLE
0 ANSWERS WERE INCLUDED IN ANOTHER FEE
1 ANSWERS WERE MISSING

MEAN = \$ 2508
MEDIAN = \$ 1620

Nineteen jurisdictions charge a tax on residential construction (Histogram 48), ranging from \$300 to \$7,805. The 1979 range is similar to this, with fees from \$65 to \$7,000.

Other growth fees include an in-lieu low income housing fee, a bedroom tax, a traffic signal fee, a construction tax, and a variety of taxes for "public facilities" or "community development." For more details, see Column 49, Table 2, in the Appendix.

48. TAX ON RESIDENTIAL CONSTRUCTION, MULTI-FAMILY DWELLING
TOTAL NO. OF CITIES AND COUNTIES = 71



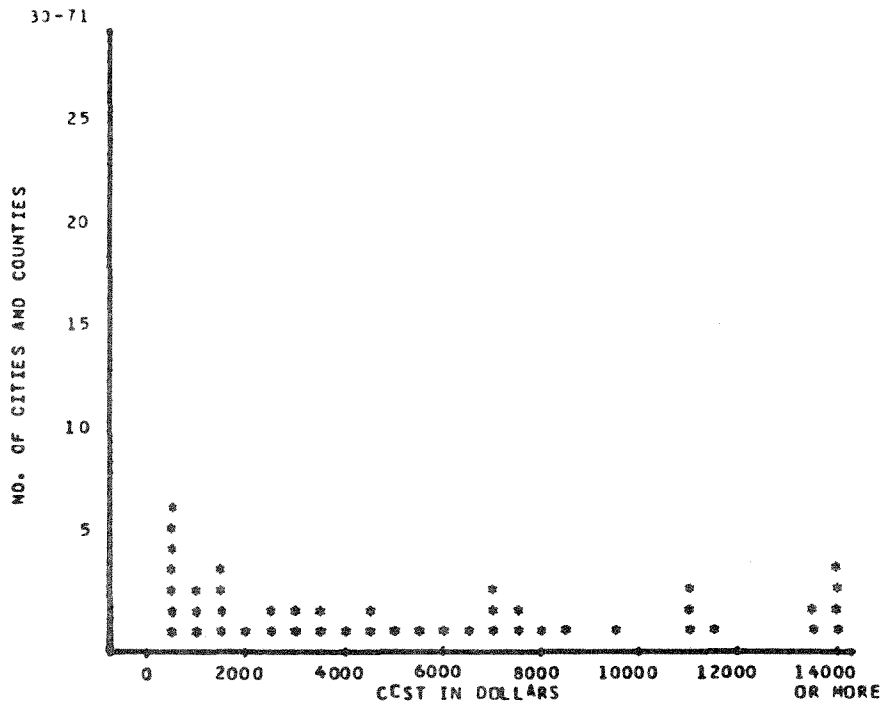
51 ANSWERED NOT APPLICABLE
0 ANSWERED NOT AVAILABLE
0 ANSWERS WERE INCLUDED IN ANOTHER FEE
1 ANSWERS WERE MISSING

MEAN = \$ 2671
MEDIAN = \$ 1710

Histogram 50 presents the total growth fees for the multi-unit building. Totals range widely from \$300 to \$18,371. The median total of \$4,320 represents an 18 percent increase over 1979's median total of \$3,670. As with the single-family home, the mean has risen considerably faster than the median (from \$4432 to \$5,743, a 30 percent increase). Again, this indicates a wider spread in total fees, with more totals in the higher ranges.

The median per-unit total of \$617 is approximately 60 percent of the median total for a single-family home, substantially the same as in 1979.

50. TOTAL GROWTH IMPACT FEES, MULTI-FAMILY DWELLING
TOTAL NO. OF CITIES AND COUNTIES = 71



23 ANSWERED NOT APPLICABLE
1 ANSWERED NOT AVAILABLE
0 ANSWERS WERE INCLUDED IN ANOTHER FEE
1 ANSWERS WERE MISSING

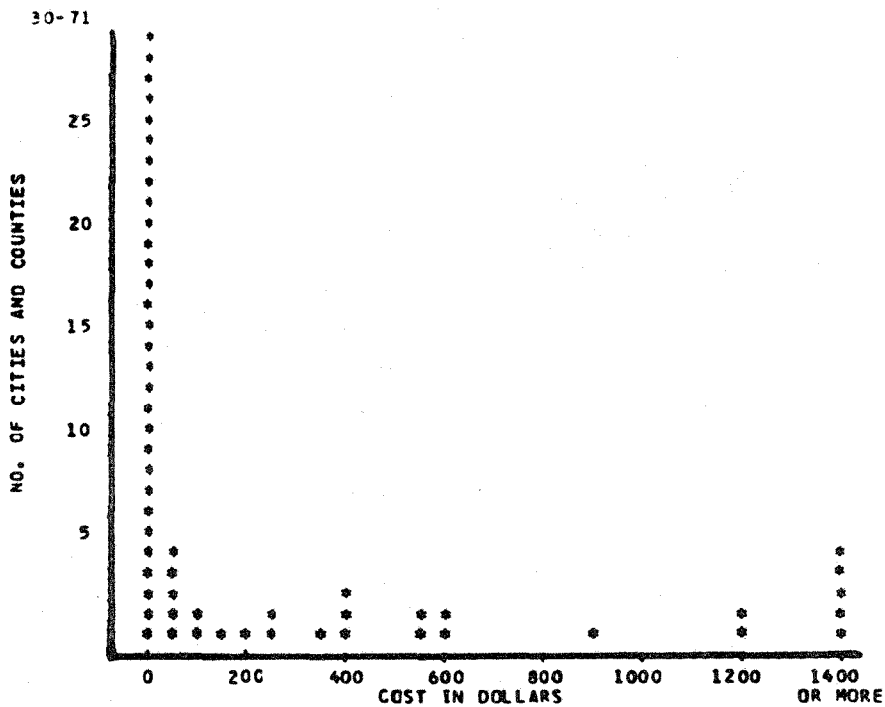
MEAN = \$ 5743
MEDIAN = \$ 4320

1979 Mean = \$4432
1979 Median = \$3670

D. UTILITIES CONNECTION FEES

As with the single-family home, only about half of the responding jurisdictions charge for a storm drain connection fee. Although most charge \$600 or under for this connection, seven localities charge over \$1,000 (Histogram 51).

51. STORM DRAIN CONNECTION FEES, MULTI-FAMILY DWELLING
TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

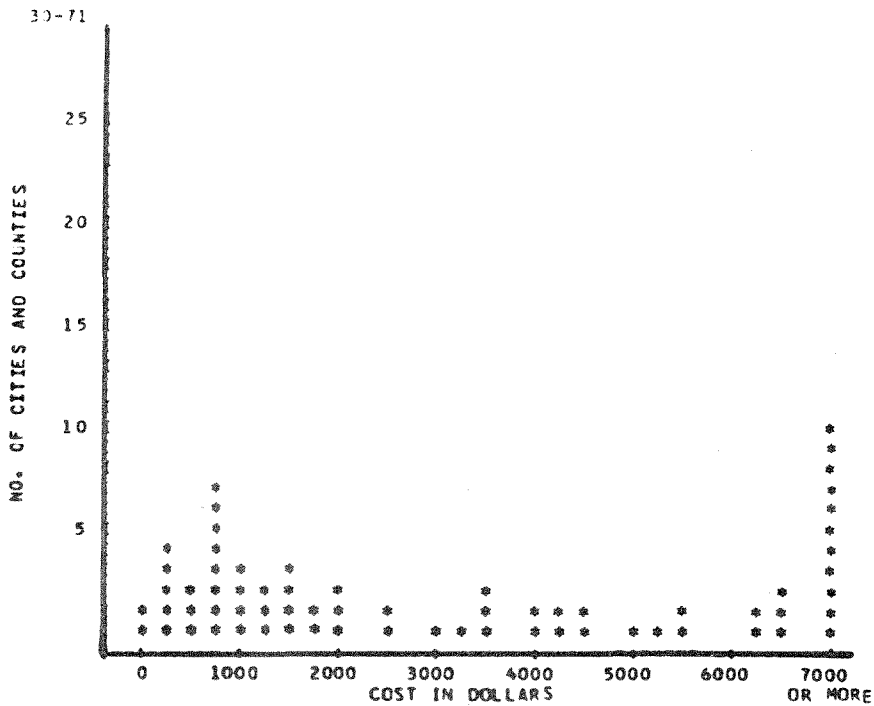
- 3 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 2 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 270
MEDIAN = \$ 0

THE BAR THAT EXCEEDS 30 ENTRIES HAS 38 ENTRIES

As Histogram 52 indicates, sewer connection fees show a wide range among jurisdictions, with a low of \$10 and a high of \$10,500. This is virtually identical to the spread of fees charged in 1979 (the median has only increased from \$1,932 to \$2,100). The per-unit median charge of \$300 is half that of the median charge for a single-family home, a pattern similar to that of growth-impact fees.

52. SEWER CONNECTION FEES, MULTI-FAMILY DWELLING
TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

2 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

1 ANSWERS WERE INCLUDED IN ANOTHER FEE

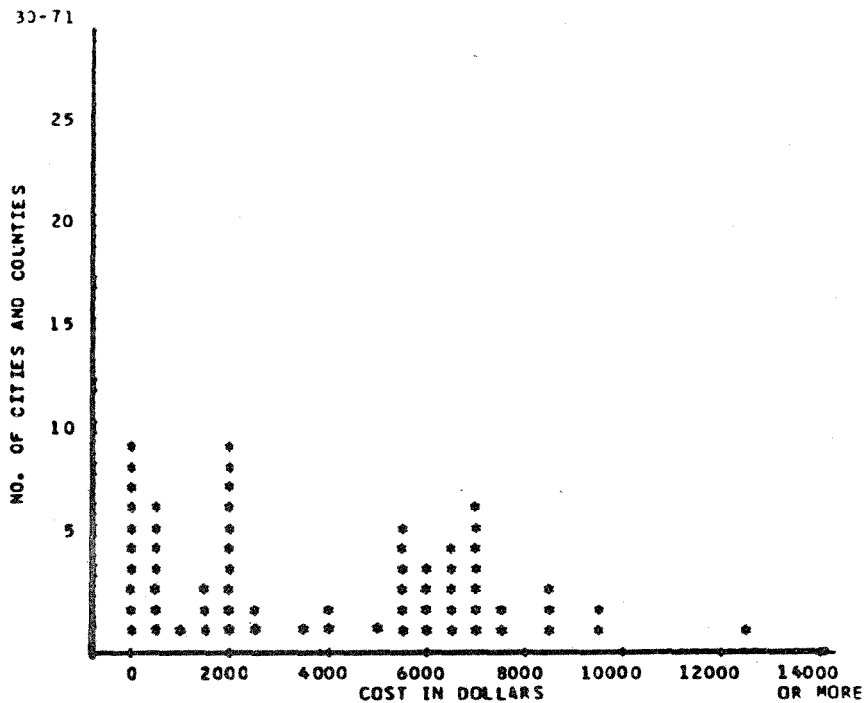
1 ANSWERS WERE MISSING

MEAN = \$ 3253

MEDIAN = \$ 2100

Water connection fees are displayed in Histogram 53. The fees range from no charge in ten jurisdictions to a high of \$12,585. The per-unit median charge of \$534 for a water connection is 65 percent of that charge for a single-family home.

53. WATER CONNECTION FEES, MULTI-FAMILY DWELLING
TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

2 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

1 ANSWERS WERE INCLUDED IN ANOTHER FEE

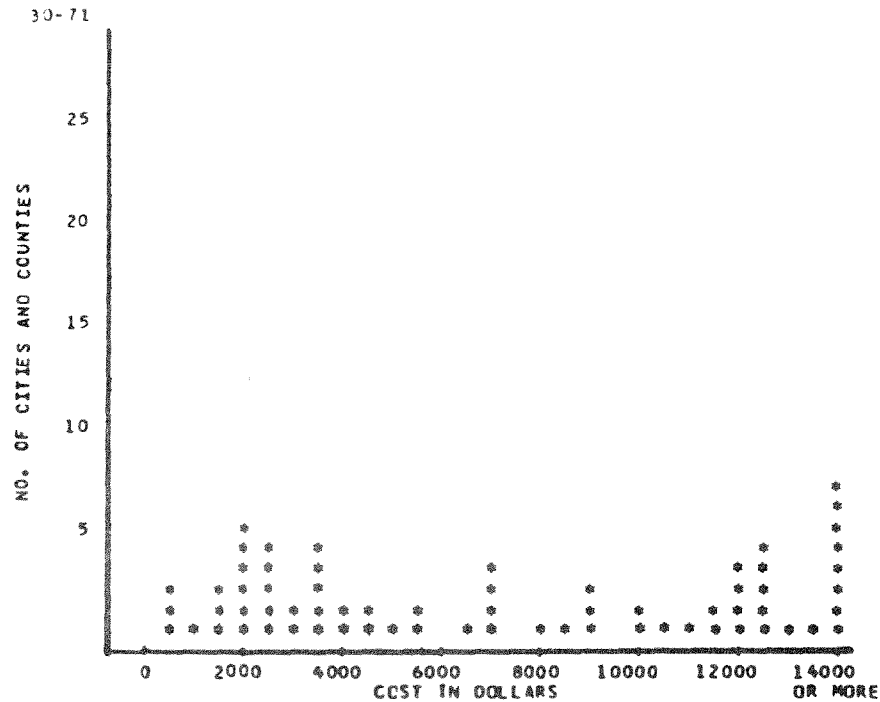
1 ANSWERS WERE MISSING

MEAN = \$ 3936

MEDIAN = \$ 3735

Total utility costs for a multi-family building are displayed in Histogram 54. The median total of \$6,835 represents a 40 percent increase over the 1979 median total of \$4,885. The median per-unit total of \$976 is only 62 percent of the median total for the single-family home. This gap has narrowed slightly since 1979, however. During that year, the median per-unit total for the multi-family building was 50 percent of the median total for the single-family home.

54. TOTAL UTILITY CONNECTION FEES, MULTI-FAMILY DWELLING
 TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

2 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

1 ANSWERS WERE INCLUDED IN ANOTHER FEE

1 ANSWERS WERE MISSING

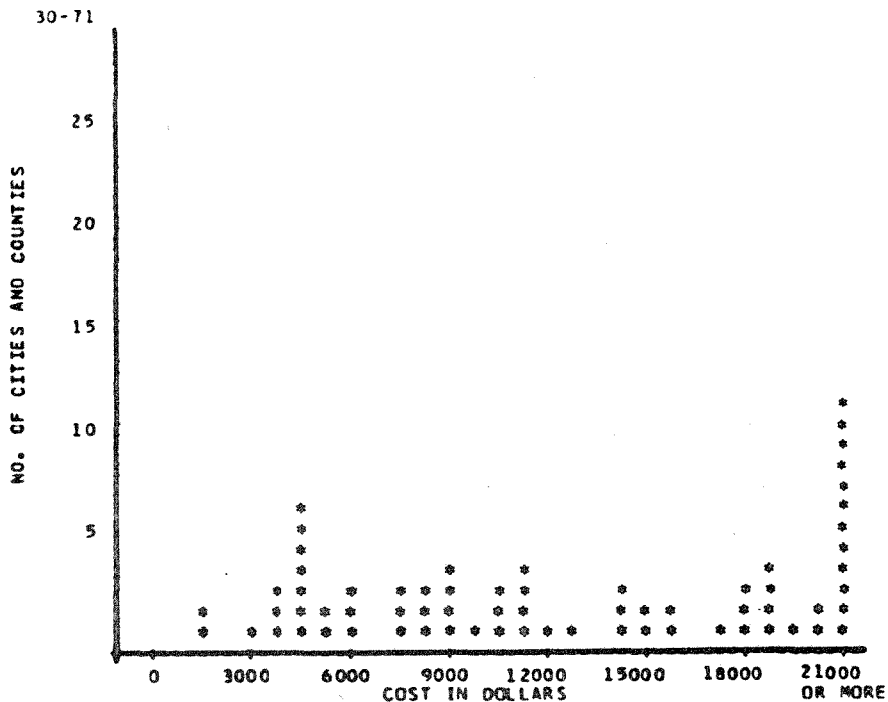
MEAN = \$ 7455
 MEDIAN = \$ 6835

1979 Mean = \$5730
 1979 Median = \$4885

Histogram 55 displays the total development fees for a multi-family dwelling. The totals have a wide range, from \$1,610 to \$36,578. The median total of \$11,387 represents a 28 percent increase over 1979's median total of \$8,913. This is equivalent to the increase in total fees for the single-family home during these years.

As in 1979, the per-unit charge is only about half that of a single-family home. Much of this difference is attributed to lower per-unit costs for growth-impact and utility fees. In addition, a part of the difference is due to the fewer planning services necessary for the multi-family dwelling. However, there are a greater number of incomplete totals for the single-family home due to a greater number of planning and other fees assessed as "staff time." Twenty-four jurisdictions have incomplete totals for the single-family home, as compared with ten jurisdictions for the multi-family home. This would tend to decrease the per-unit difference in fees charged. Unfortunately, there is no accurate way of approximating the actual amount that would be charged in these cities.

55. TOTAL DEVELOPMENT FEES, MULTI-FAMILY DWELLING
TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 2 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 0 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 13401
MEDIAN = \$ 11387

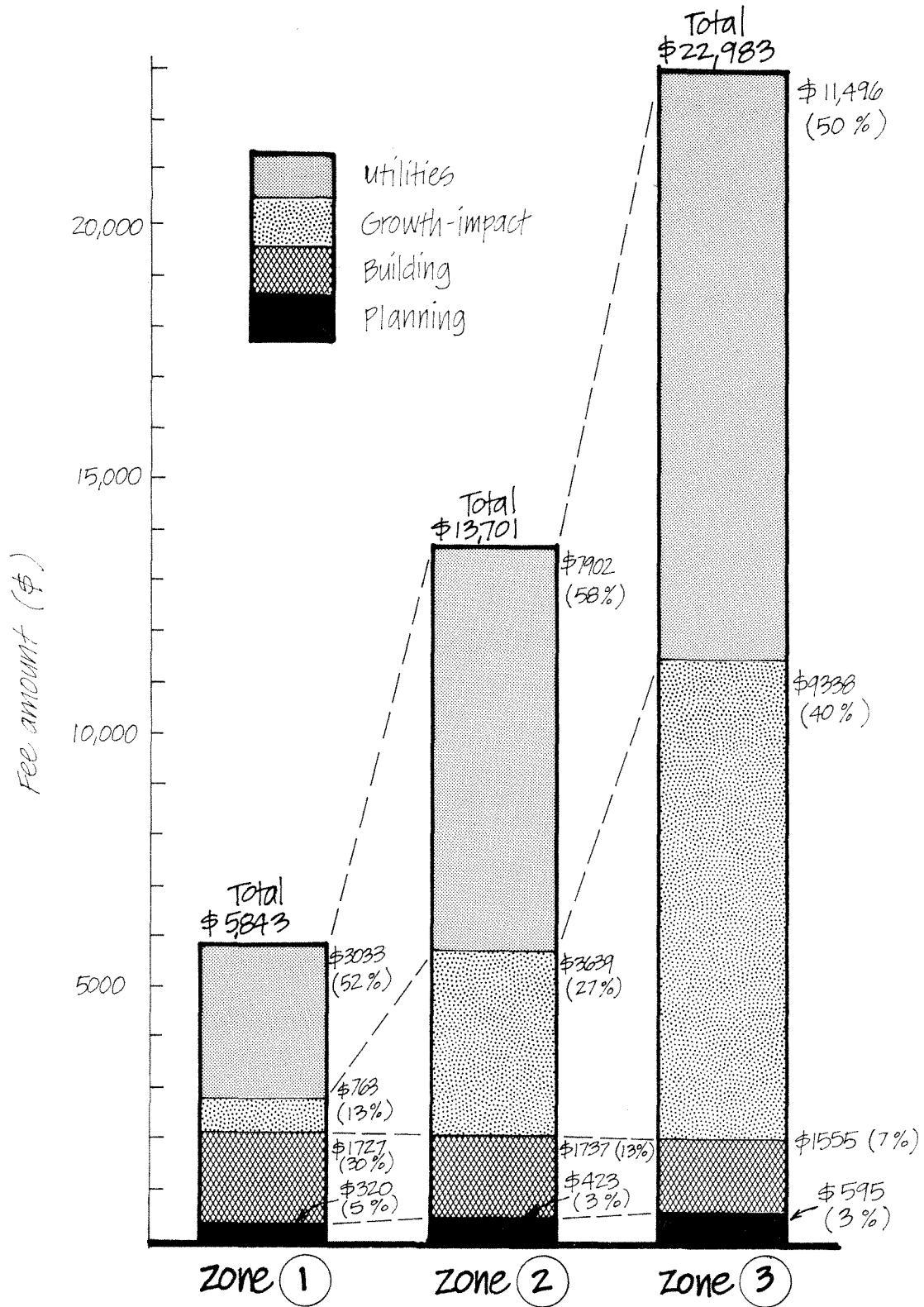
1979 Mean = \$10168
1979 Median = \$ 8913

Figure 8 shows the proportion of different development fees for the multi-family dwelling in the three zones delineated for the single-family home. Again, planning and building fees are virtually the same in all three zones; growth fees rise dramatically, both proportionately and in absolute numbers; and utilities fees, while a similar percentage in all three zones, more than triple in amount. Thus, higher development fees in rapidly developing areas are the result of increasing costs for such facilities as schools, parks, and sewer and water systems.

As with the single-family home, this pattern is substantially the same as it was in 1979. The main difference is that the proportion of growth-impact fees within zones is higher in 1981 than in 1979. In 1979, growth-impact fees accounted for three percent of the total in Zone 1; by 1981 that proportion had increased to 13 percent. For Zone 2 the proportions for 1979 and 1981 are 20 and 27 percent respectively; for Zone 3, 33 and 40 percent respectively. Thus, the increased proportion is most noticeable in Zone 1. A closer examination of the data indicates that this is due primarily to an increase in the amount of growth fees charged, and only secondarily to an increase in the number of jurisdictions charging at least one growth fee.

Figure 8.

Average development fees, multi-family home:
 zones ①, ② and ③ (see map for zone areas)



III. RESTAURANT

Figure 9 illustrates the floor plan of the third structure, a restaurant. Figure 10 displays the necessary statistics and information. The following has been assumed: 1) the building will be constructed in an area already zoned commercial; 2) a parcel map will not be necessary; 3) a variance will be necessary; and 4) an initial environmental study will result in a negative declaration.

Figure 9.
Floor plan of restaurant

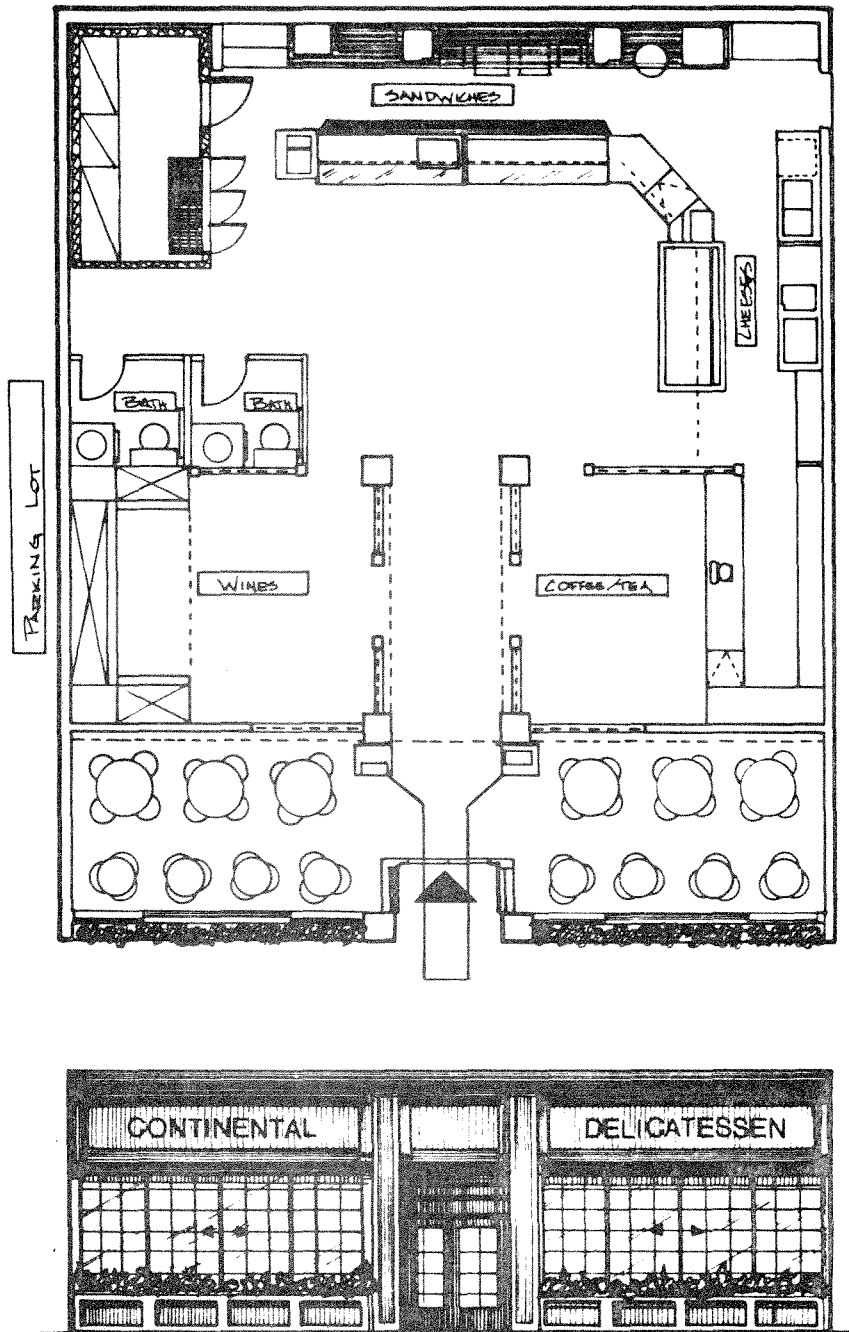


Figure 10.

DELICATESSEN: BASIC INFORMATION

I. BASIC STATISTICS

lot size: 7761 sq.ft.
sq. footage: 2080
building classification: III
frontage feet: 60
impervious sq. footage: 6175
encroachment permit: yes

II. PLANNING INFORMATION

use permit: yes
general plan amendment: no
rezoning: no
prelim. development plan: no
tentative parcel map: no
variance: yes (a)
negative declaration: yes

(a) providing only 14 parking spaces
instead of assumed requirement of 20

III. PLUMBING INFORMATION

toilets, flush tank:	2
bathroom sinks:	2
kitchen sinks:	3
floor sinks:	3
floor drains:	3
dishwashers:	1
TOTAL PLUMBING FIXTURES:	15(a)
disposals:	1
storm drain:	0
lawn sprinkler system:	no
sewer:	1
water meter size:	1.5"
# gas appliances:	2(b)

(a) extra fixture is draft
beer dispenser

(b) central furnace, water
heater

IV. ELECTRICAL INFORMATION

circuits:	5
switch outlets:	2
lighting and receptacle outlets:	20
incandescent lighting fixtures:	4
220 volt outlets:	2
motors:	8 @ total 4.5 hp
service (amps):	400
dishwasher:	1
disposal:	1
fans:	0
range and oven:	0
electric sign:	yes(a)

(a) lighted, freestanding
size: 50 sq.ft.
valuation: \$2000

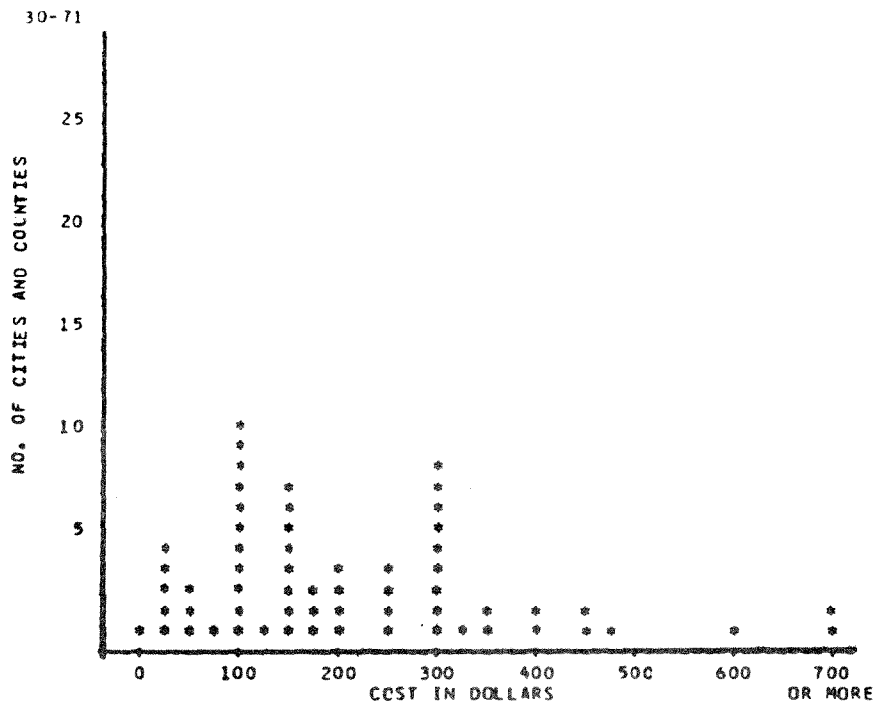
V. MECHANICAL INFORMATION

heating/cooling system: central furnace
under 100,000 BTU
and cooling system
extra ventilation fans: 0
hood with mechanical exhaust: 0

A. PLANNING FEES

As Histogram 56 shows, most of the respondents require a use permit for the restaurant. The permits range in cost from \$25 to \$1,150, with most found in the \$100 to \$300 range. The median charge of \$175 is 75 percent higher than 1979's median charge of \$100. In addition to the two jurisdictions which charge staff time for this service, four jurisdictions add staff time (or the consultant's fee) to their flat rate.

56. USE PERMIT FEES, RESTAURANT
TOTAL NO. OF CITIES AND COUNTIES = 71



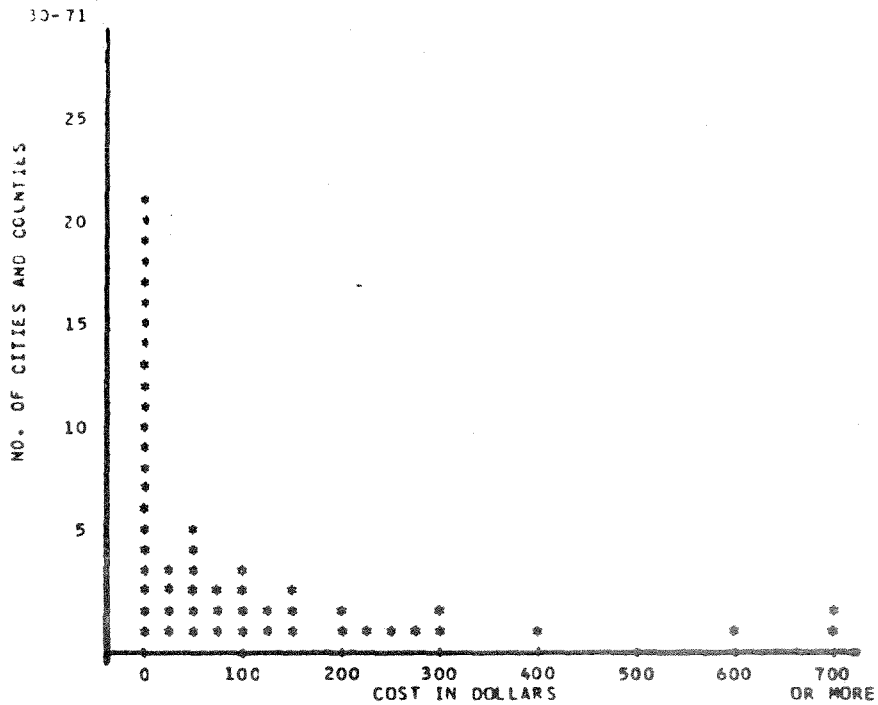
0 MEANS NO CHARGE OR NO COST IN THIS CASE

7 ANSWERED NOT APPLICABLE
2 ANSWERED NOT AVAILABLE
0 ANSWERS WERE INCLUDED IN ANOTHER FEE
1 ANSWERS WERE MISSING

MEAN = \$ 225
MEDIAN = \$ 175

Only about half of the respondents charge for a design and/or site plan review. As Histograms 57 and 58 show, the cost of each is generally \$300 or under, although a small number of jurisdictions charge \$600 or more. Histogram 59 displays the two fees combined.

57. DESIGN REVIEW FEES, RESTAURANT
TOTAL NO. OF CITIES AND COUNTIES = 71

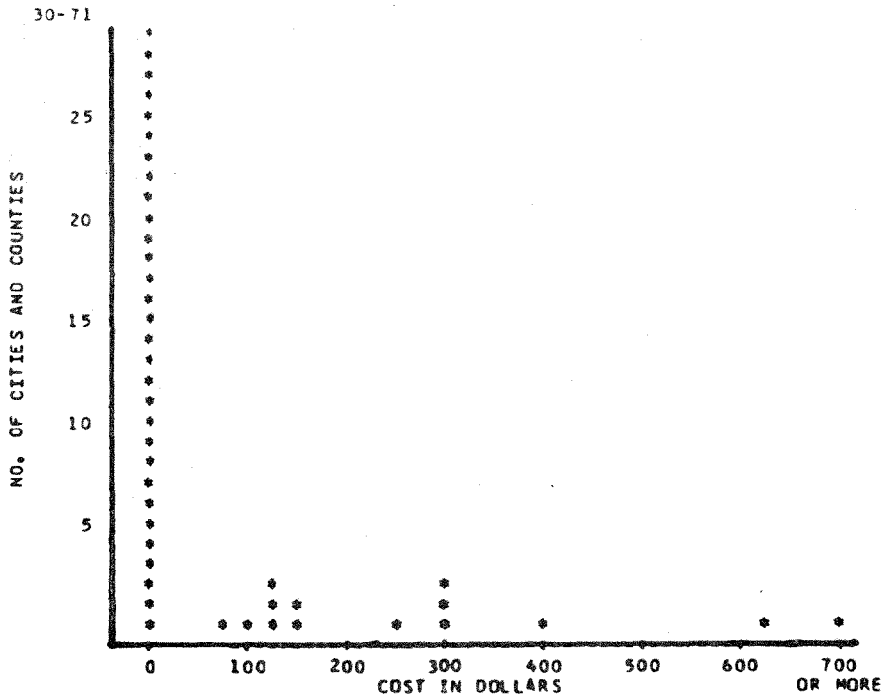


0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 8 ANSWERED NOT APPLICABLE
- 4 ANSWERED NOT AVAILABLE
- 3 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 109
MEDIAN = \$ 40

58. SITE PLAN REVIEW FEES, RESTAURANT
 TOTAL NO. OF CITIES AND COUNTIES = 71



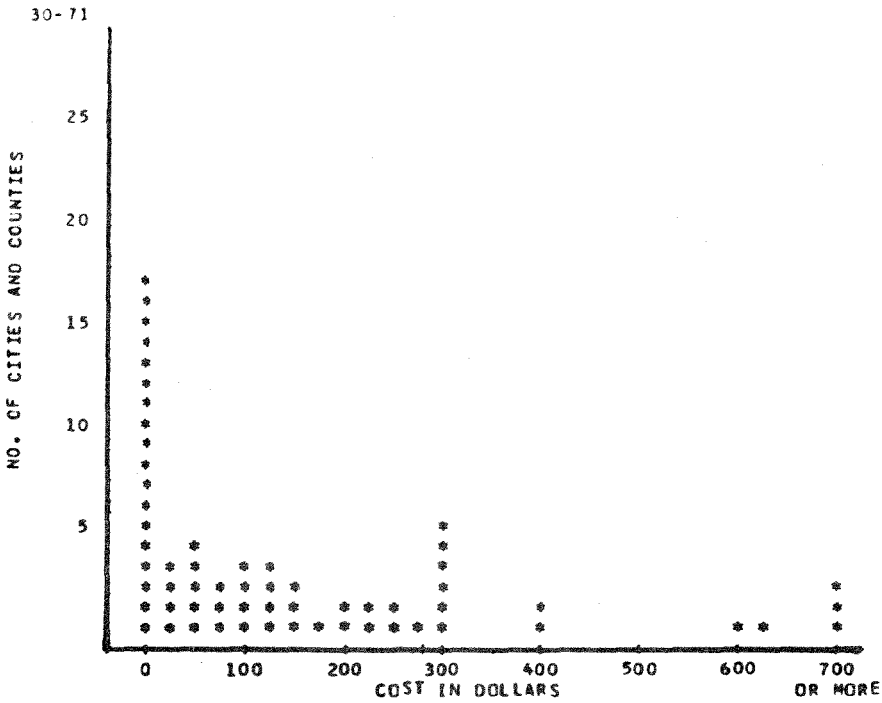
0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 9 ANSWERED NOT APPLICABLE
- 2 ANSWERED NOT AVAILABLE
- 11 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 77
 MEDIAN=\$ 0

THE BAR THAT EXCEEDS 30 ENTRIES HAS 36 ENTRIES

59. SUM OF DESIGN AND SITE PLAN REVIEW FEES, RESTAURANT
 TOTAL NO. OF CITIES AND COUNTIES = 71



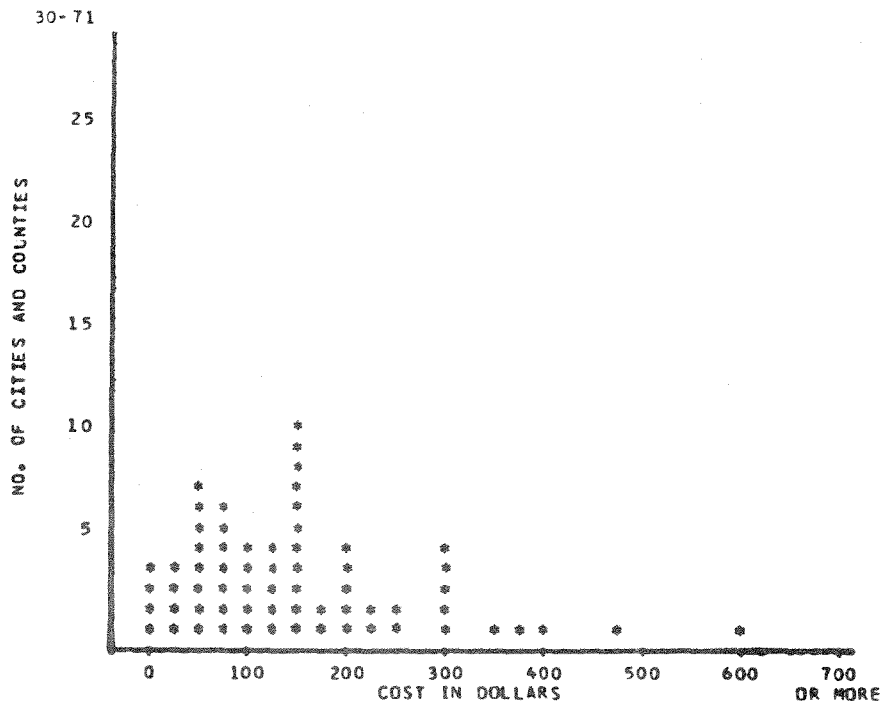
0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 3 ANSWERED NOT APPLICABLE
- 5 ANSWERED NOT AVAILABLE
- 0 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 158
 MEDIAN=\$ 100

The restaurant will be supplying six fewer parking spaces than the assumed required minimum; therefore, a variance has been deemed necessary in this case. Histogram 60 shows the distribution of costs for this fee. Sixty-two percent of the responding jurisdictions charge \$175 or less for this fee. The median cost of \$135 is 35 percent higher than the 1979 median of \$100.

60. VARIANCE FEES, RESTAURANT
TOTAL NO. OF CITIES AND COUNTIES = 71



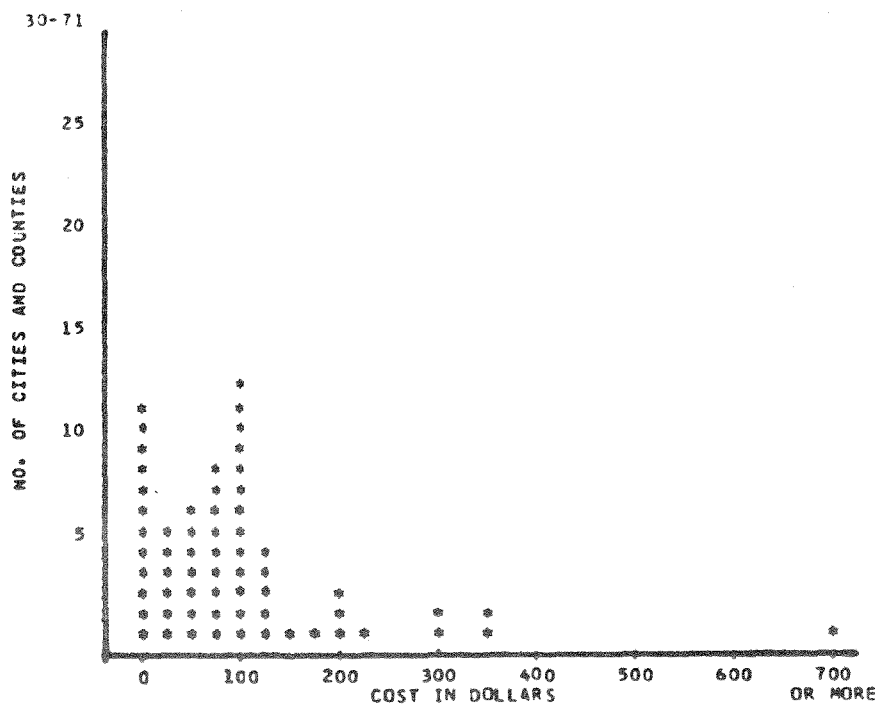
0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 1 ANSWERED NOT APPLICABLE
- 2 ANSWERED NOT AVAILABLE
- 2 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 151
MEDIAN = \$ 135

As Histogram 61 illustrates, most of the jurisdictions require a negative declaration to build the restaurant. Twelve localities do not charge for this service. Of those that do, most charge \$100 or less. Thirteen percent of the respondents charge \$200 or more for this service, as compared with seven percent of the respondents in 1979.

61. INITIAL ENVIRONMENTAL STUDY FEES, RESTAURANT
TOTAL NO. OF CITIES AND COUNTIES = 71



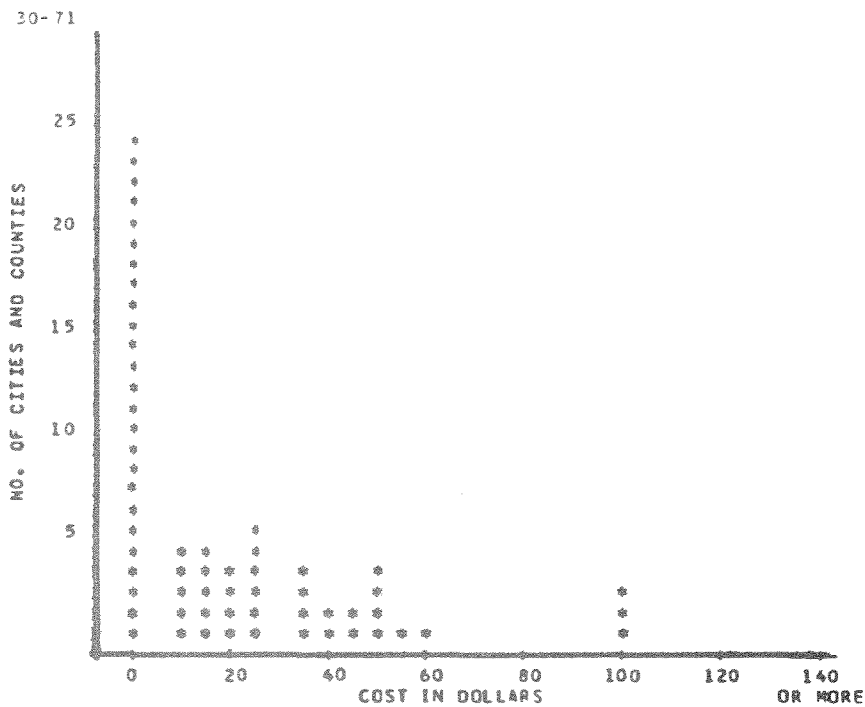
0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 3 ANSWERED NOT APPLICABLE
- 2 ANSWERED NOT AVAILABLE
- 2 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 103
MEDIAN = \$ 75

A sign permit is required by nearly all of those surveyed, although 24 jurisdictions do not charge for it (Histogram 62). The fee is usually assessed at a flat rate, although some jurisdictions base their fee on either the size of the sign or its valuation. Fees range narrowly from \$10 to \$100, with most fees well under \$100. This fee structure is substantially unchanged since 1979.

62. SIGN PERMIT FEES, RESTAURANT
TOTAL NO. OF CITIES AND COUNTIES = 71



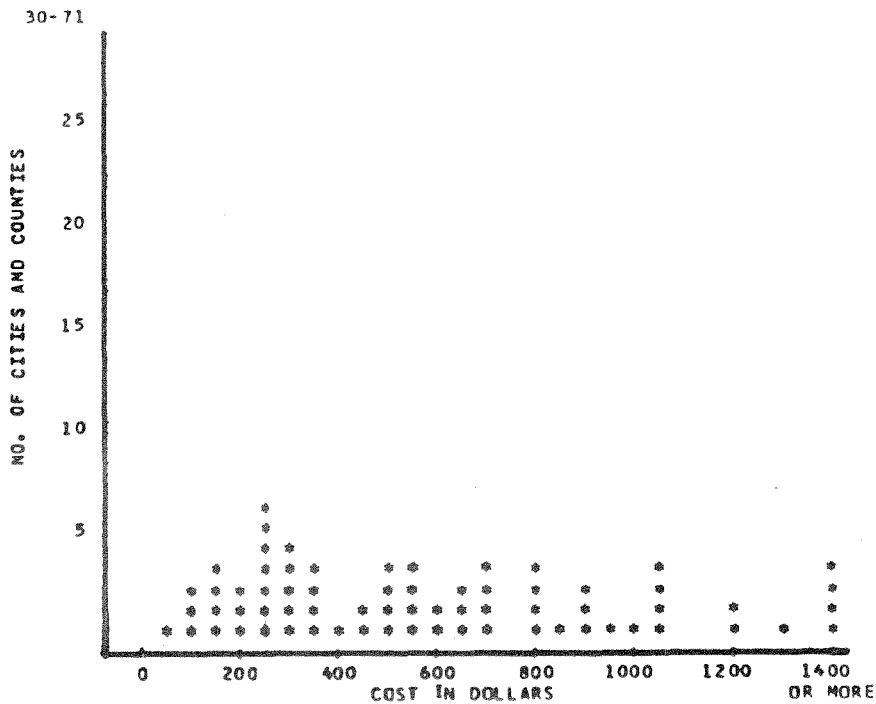
0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 4 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 4 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 21
MEDIAN = \$ 15

Histogram 64 presents the distribution of total planning fees for the restaurant. The totals range from \$100 to \$2,779. The median total of \$519 is 13 percent higher than the median total for 1979. However, seven of the jurisdictions have incomplete totals (generally due to staff time charged, which could not be estimated), as compared with three in 1979. Thus, the true difference between the two years could not be calculated, but is most likely greater than 13 percent.

64. TOTAL PLANNING FEES, RESTAURANT
TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 1 ANSWERED NOT APPLICABLE
- 1 ANSWERED NOT AVAILABLE
- 0 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

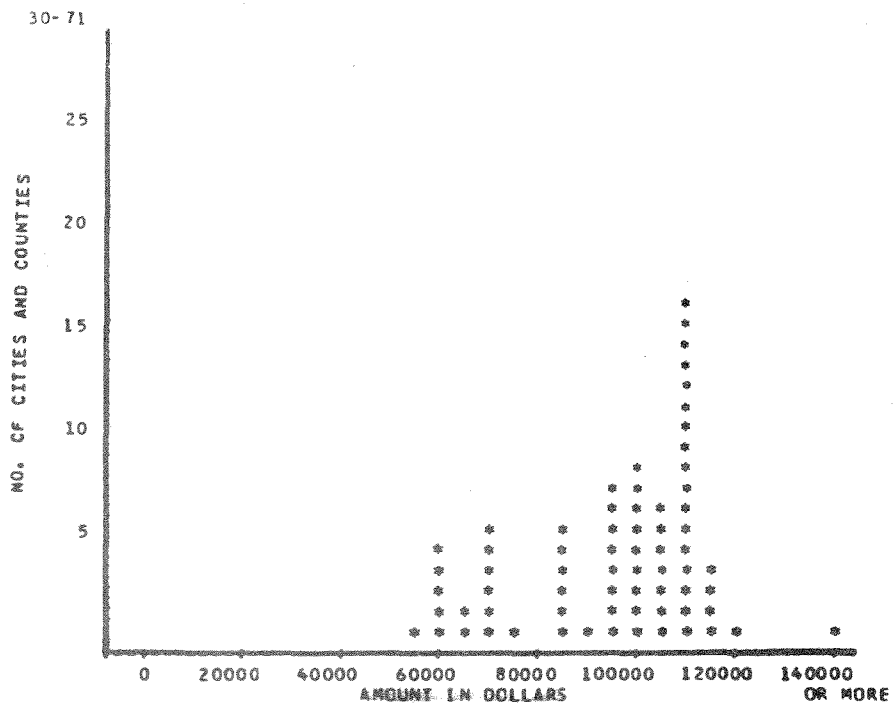
MEAN = \$ 612
MEDIAN = \$ 519

1979 Mean = \$636
1979 Median = \$460

B. BUILDING FEES

Histogram 65 presents the range of valuations for the restaurant. The most common valuation is \$110,000. The uniform valuation used in 1979 was \$96,252.

65. BUILDING VALUATION, RESTAURANT
TOTAL NO. OF CITIES AND COUNTIES = 71

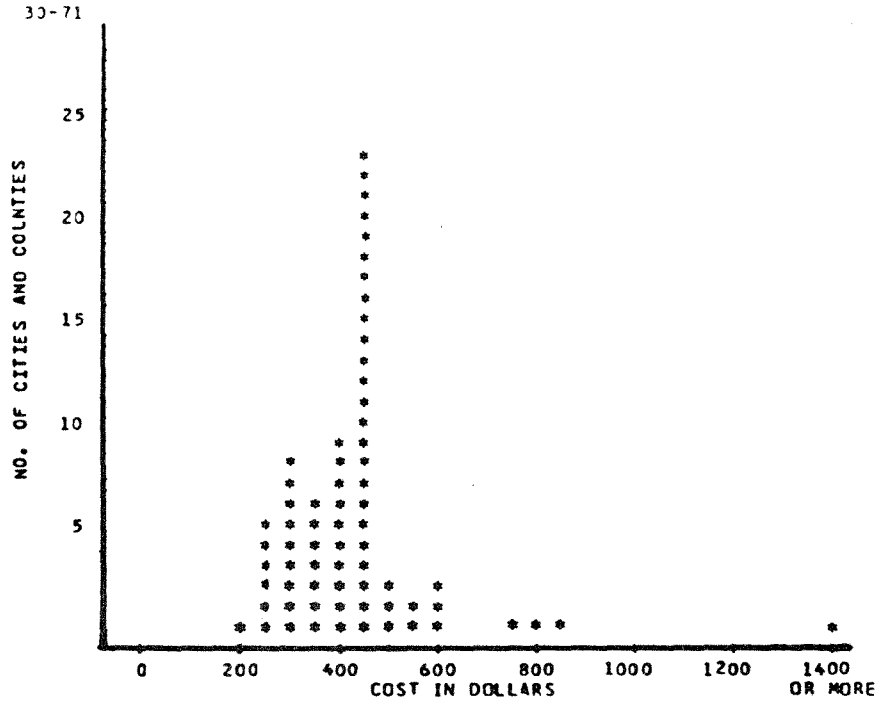


1 ANSWERED NOT APPLICABLE
0 ANSWERED NOT AVAILABLE
0 ANSWERS WERE INCLUDED IN ANOTHER FEE
1 ANSWERS WERE MISSING

MEAN = \$ 95579
MEDIAN = \$101920

Histogram 66 presents the building permit fees for the restaurant. As with the other two structures, there is a fairly narrow range of fees. The most common fee is \$450.

66. BUILDING PERMIT FEES, RESTAURANT
 TOTAL NO. OF CITIES AND COUNTIES = 71



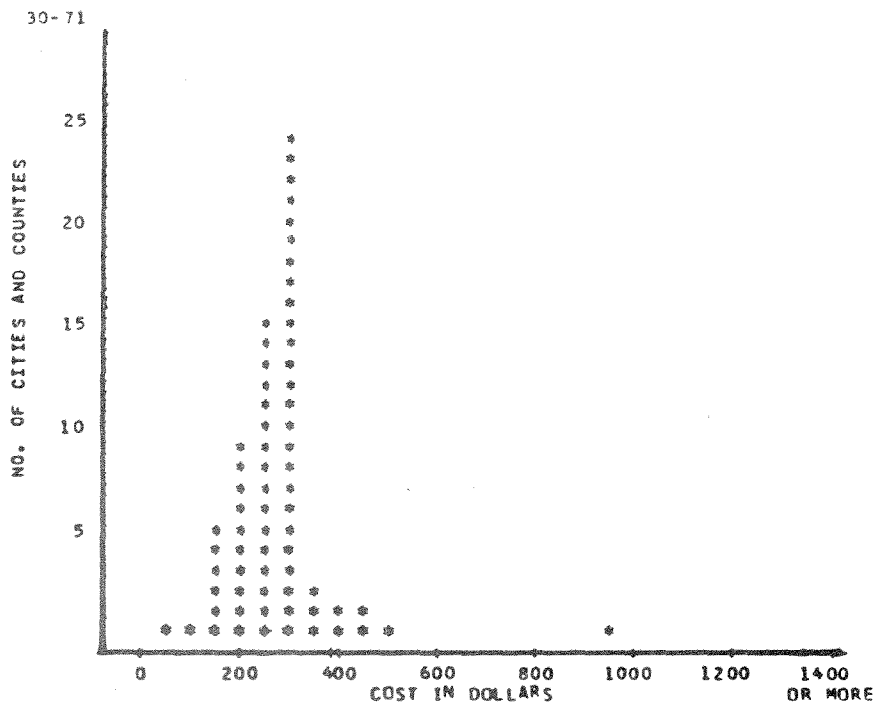
0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 1 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 0 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 436
 MEDIAN = \$ 433

Plan check fees also cluster narrowly. The most common fee for a plan check is \$300 (Histogram 67).

67. PLAN CHECK FEES, RESTAURANT
TOTAL NO. OF CITIES AND COUNTIES = 71



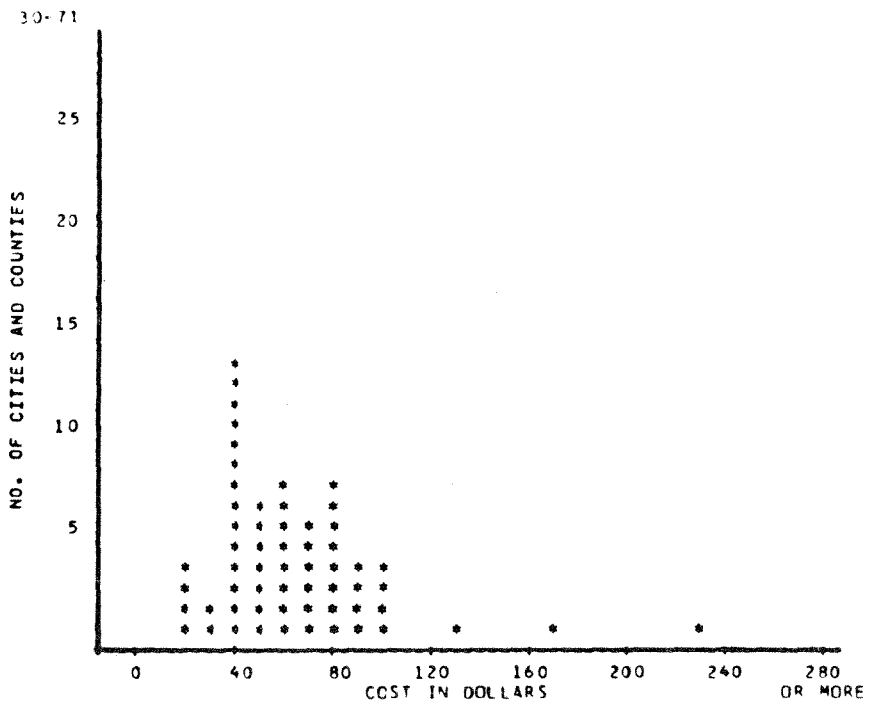
0 MEANS NO CHARGE OR NO COST IN THIS CASE

1 ANSWERED NOT APPLICABLE
0 ANSWERED NOT AVAILABLE
1 ANSWERS WERE INCLUDED IN ANOTHER FEE
1 ANSWERS WERE MISSING

MEAN = \$ 272
MEDIAN = \$ 274

Plumbing fees have a median of \$60, as compared with \$46 in 1979 (Histogram 68). The median fee for a mechanical permit (Histogram 69) is \$16, virtually unchanged since 1979. The median fee of \$57 for an electrical permit (Histogram 70) is one-third higher than the 1979 median of \$43.

68. PLUMBING PERMIT FEES, RESTAURANT
TOTAL NO. OF CITIES AND COUNTIES = 71

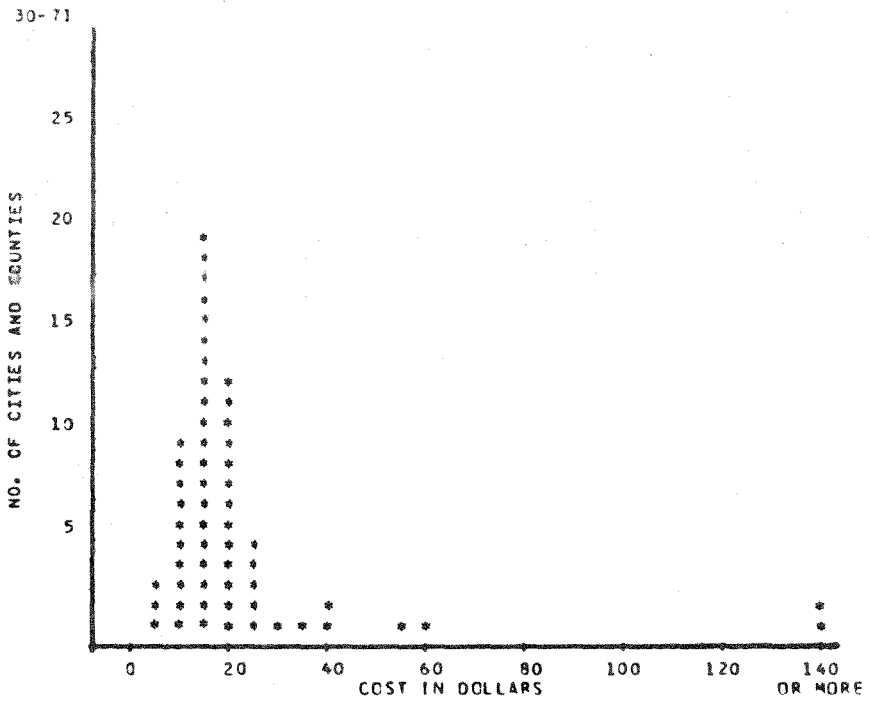


0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 1 ANSWERED NOT APPLICABLE
- 5 ANSWERED NOT AVAILABLE
- 2 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 3 ANSWERS WERE MISSING

MEAN = \$ 64
MEDIAN = \$ 60

69. MECHANICAL PERMIT FEES, RESTAURANT
TOTAL NO. OF CITIES AND COUNTIES = 71

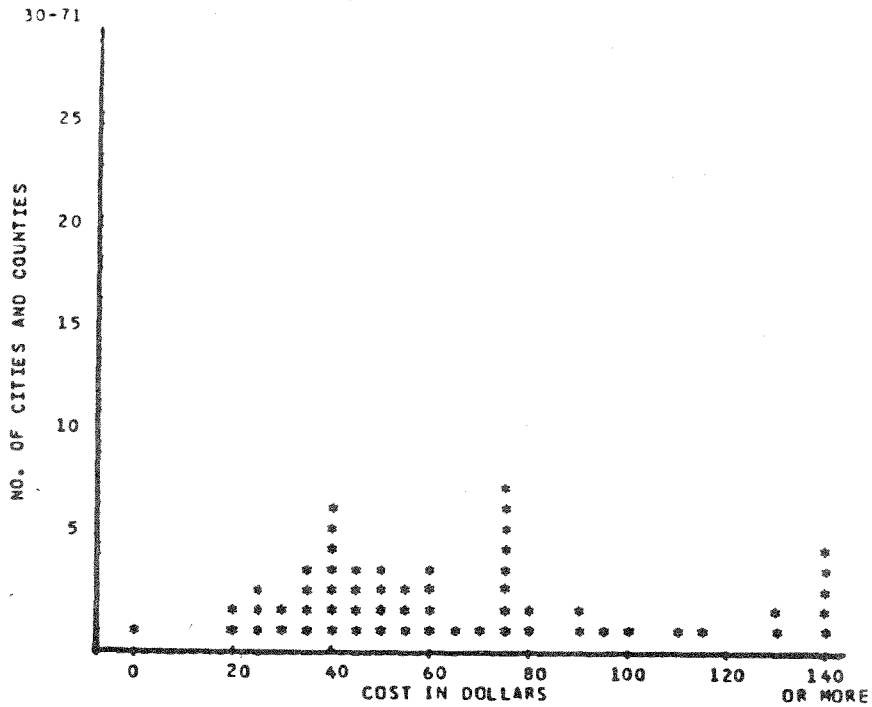


0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 1 ANSWERED NOT APPLICABLE
- 4 ANSWERED NOT AVAILABLE
- 4 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 3 ANSWERS WERE MISSING

MEAN = \$ 25
MEDIAN = \$ 16

70. ELECTRICAL PERMIT FEES, RESTAURANT
TOTAL NO. OF CITIES AND COUNTIES = 71



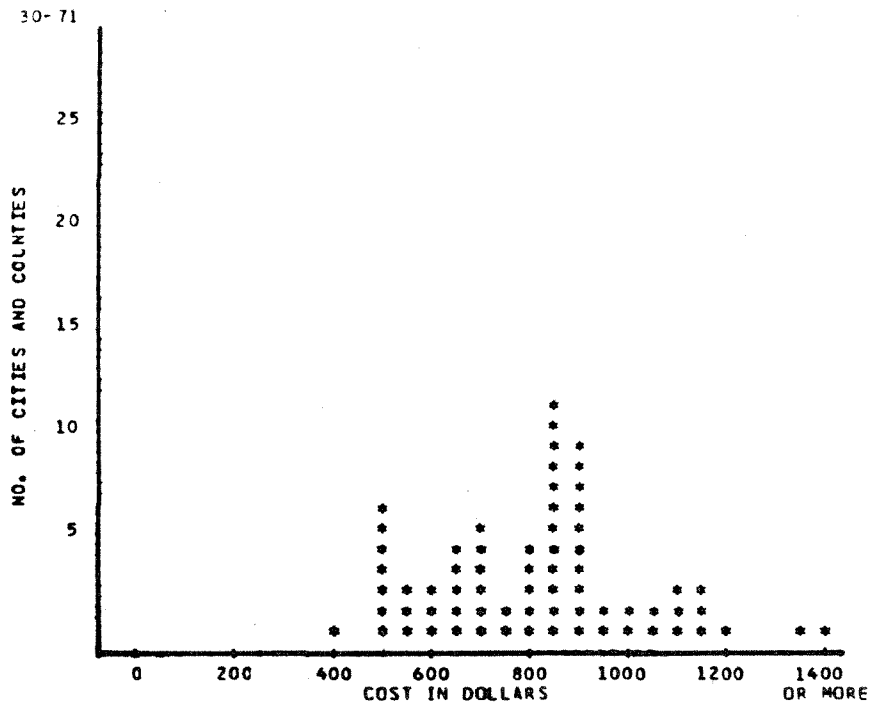
0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 1 ANSWERED NOT APPLICABLE
- 7 ANSWERED NOT AVAILABLE
- 2 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 2 ANSWERS WERE MISSING

MEAN = \$ 80
MEDIAN = \$ 57

Total building fees are displayed in Histogram 71. Totals range from \$404 to \$2,720. The median total of \$839 is 41 percent higher than the 1979 median total of \$594. This is approximately the same as the increase in building fees for the two residential structures.

71. TOTAL BUILDING FEES, RESTAURANT
TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 1 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 0 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

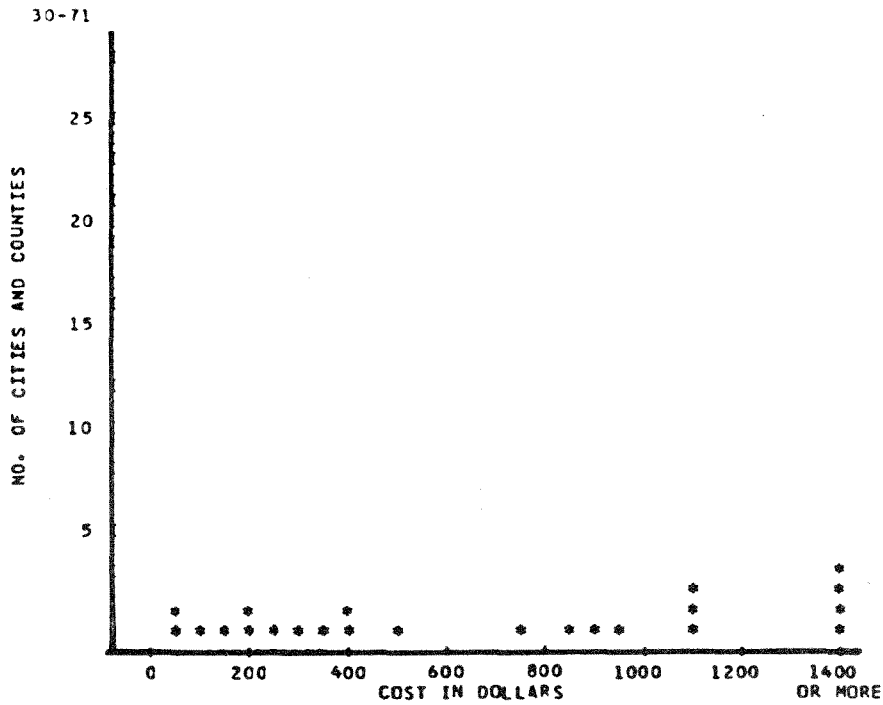
MEAN = \$ 833
MEDIAN = \$ 839

1979 Mean = \$725
1979 Median = \$594

C. GROWTH-IMPACT FEES

As Histogram 74 shows, only 24 jurisdictions (or one-third of the respondents) charge any growth-impact fees to the restaurant. This percentage has not changed since 1979. However, the median fee has increased 60 percent in these two years, from \$312 to \$499. Fees charged to the restaurant include a license tax (not the same as the fee for a business license), construction tax, traffic fee, bridge fee, park fee, and a variety of fees to finance public improvements. For details, see Columns 72 and 73, Table 3, in the Appendix.

74. TOTAL GROWTH IMPACT FEES, RESTAURANT
TOTAL NO. OF CITIES AND COUNTIES = 71



46 ANSWERED NOT APPLICABLE
1 ANSWERED NOT AVAILABLE
0 ANSWERS WERE INCLUDED IN ANOTHER FEE
1 ANSWERS WERE MISSING

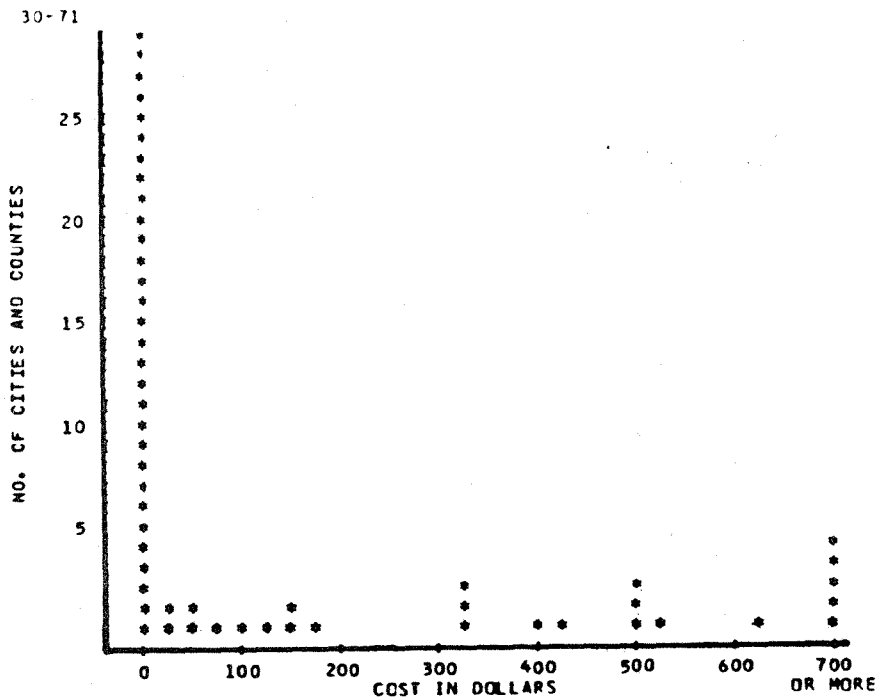
MEAN = \$ 517
MEDIAN = \$ 499

1979 Mean = \$1101
1979 Median = \$ 312

D. UTILITY CONNECTION FEES

Only 27 jurisdictions charge for a storm drain connection, as Histogram 75 shows. Costs range from \$15 to \$1,400, with a fairly wide distribution of amounts. As Histogram 76 illustrates, sewer connection fees show an even wider range, from \$15 to \$6,187. Although the median charge of \$744 in 1981 represents only an eight percent increase over the \$689 median in 1979, the mean sewer connection fee increased 28 percent during these two years, indicating a greater number of fees in the upper range. Water connection fees also range widely (Histogram 77), from no charge for 12 jurisdictions to the highest charge of \$17,930. Both the mean and the median fee each increased by approximately one-third from 1979 to 1981.

75. STORM DRAIN CONNECTION FEES, RESTAURANT
TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

2 ANSWERED NOT APPLICABLE

0 ANSWERS NOT AVAILABLE

2 ANSWERS WERE INCLUDED IN ANOTHER FEE

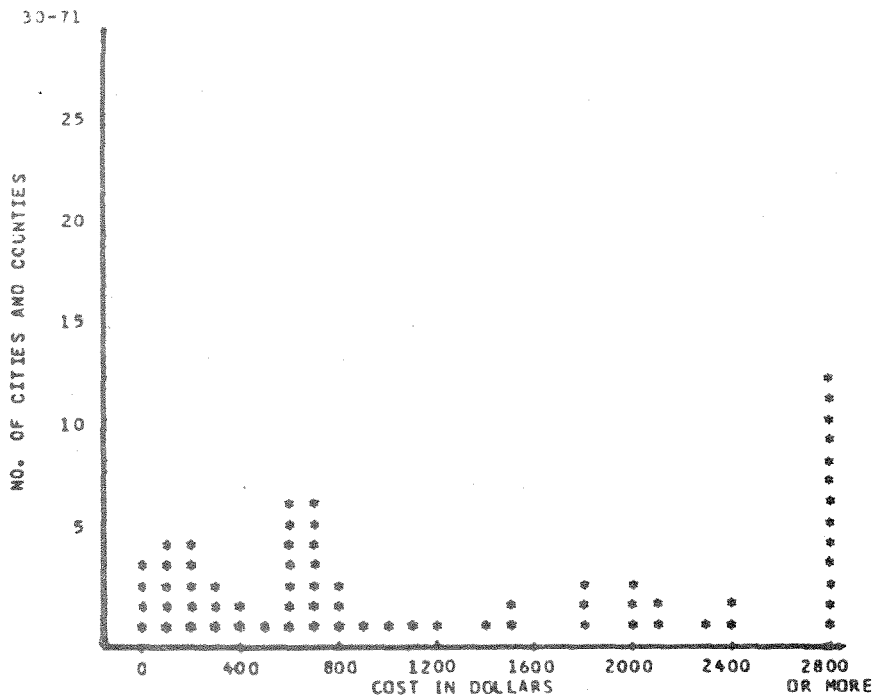
1 ANSWERS WERE MISSING

MEAN = \$ 158

MEDIAN = \$ 0

THE BAR THAT EXCEEDS 30 ENTRIES HAS 41 ENTRIES

76. SEWER CONNECTION FEES, RESTAURANT
 TOTAL NO. OF CITIES AND COUNTIES = 71

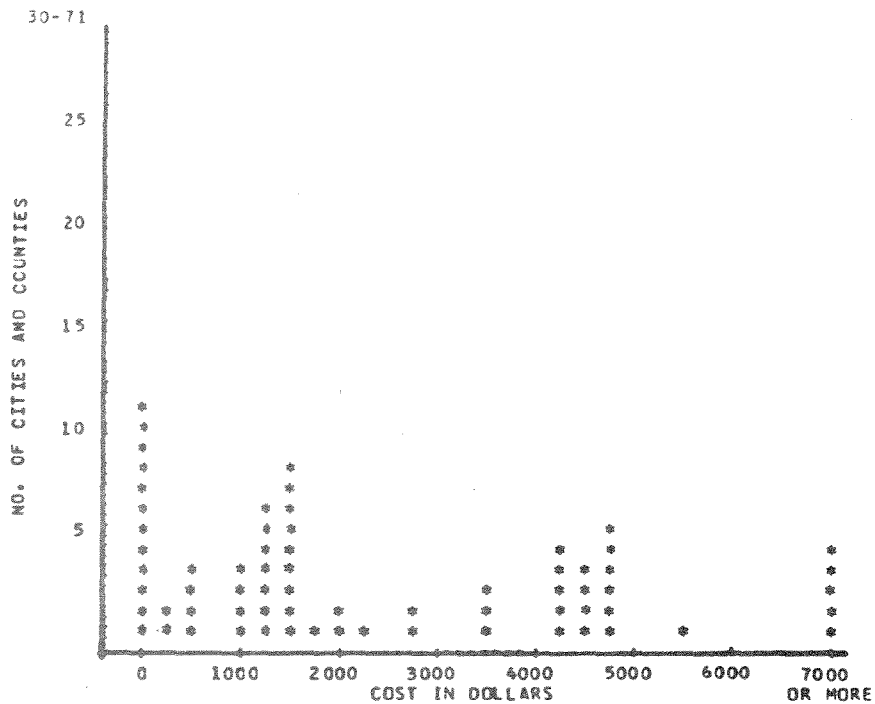


0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 1 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 1 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 1423
 MEDIAN = \$ 744

77. WATER CONNECTION FEES, RESTAURANT
 TOTAL NO. OF CITIES AND COUNTIES = 71



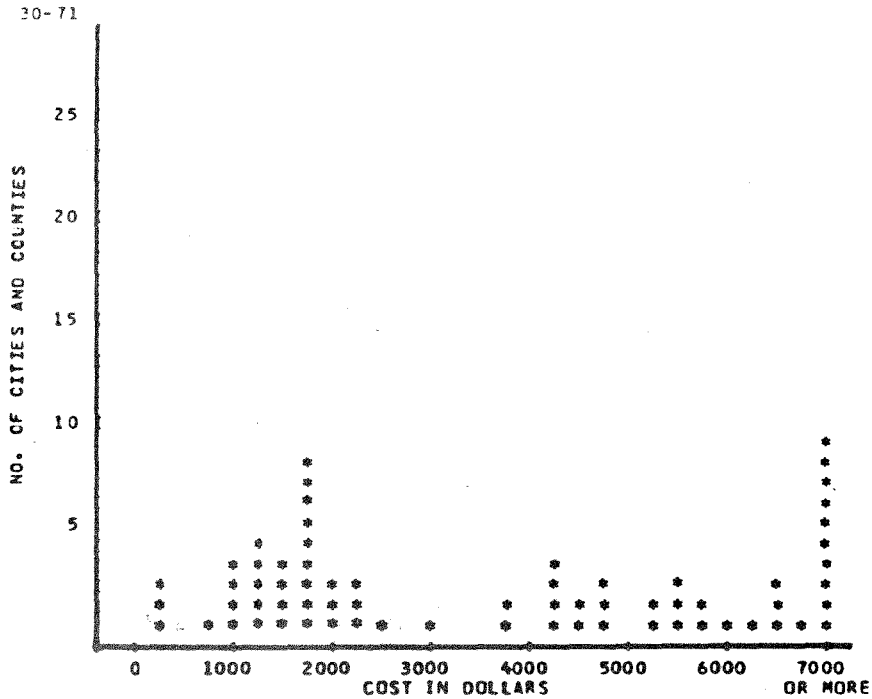
0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 1 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 1 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 2713
 MEDIAN = \$ 1593

Total utility fees, displayed in Histogram 78, also range widely, from \$95 to \$20,680. The median total of \$3,022 represents a 41 percent increase over the median total of 1979. This increase is similar to that of the multi-family dwelling, but considerably higher than the 12 percent increase for the single-family home during these years.

78. TOTAL UTILITY CONNECTION FEES, RESTAURANT
TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

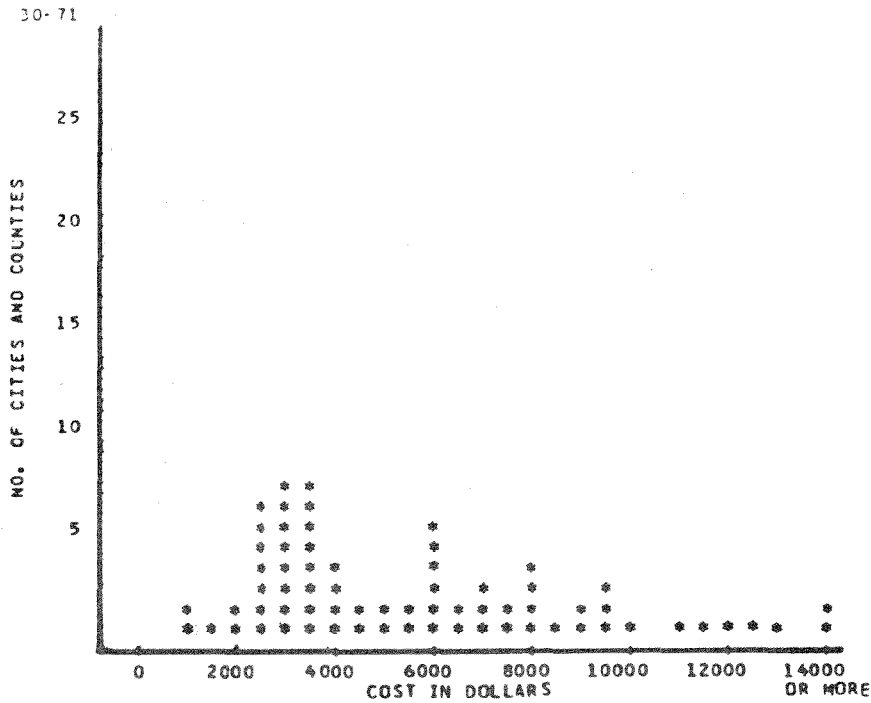
- 1 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 1 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 4320
MEDIAN = \$ 3022

1979 Mean = \$3179
1979 Median = \$2138

Histogram 79 displays total development fees for the restaurant. The range is from \$1,047 to \$24,591. The median total of \$4,993 is 46 percent higher than 1979's median total of \$3,416. This is a greater increase than those for the single-family or multi-family home, which were 32 percent and 28 percent respectively.

79. TOTAL DEVELOPMENT FEES, RESTAURANT
 TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 1 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 0 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

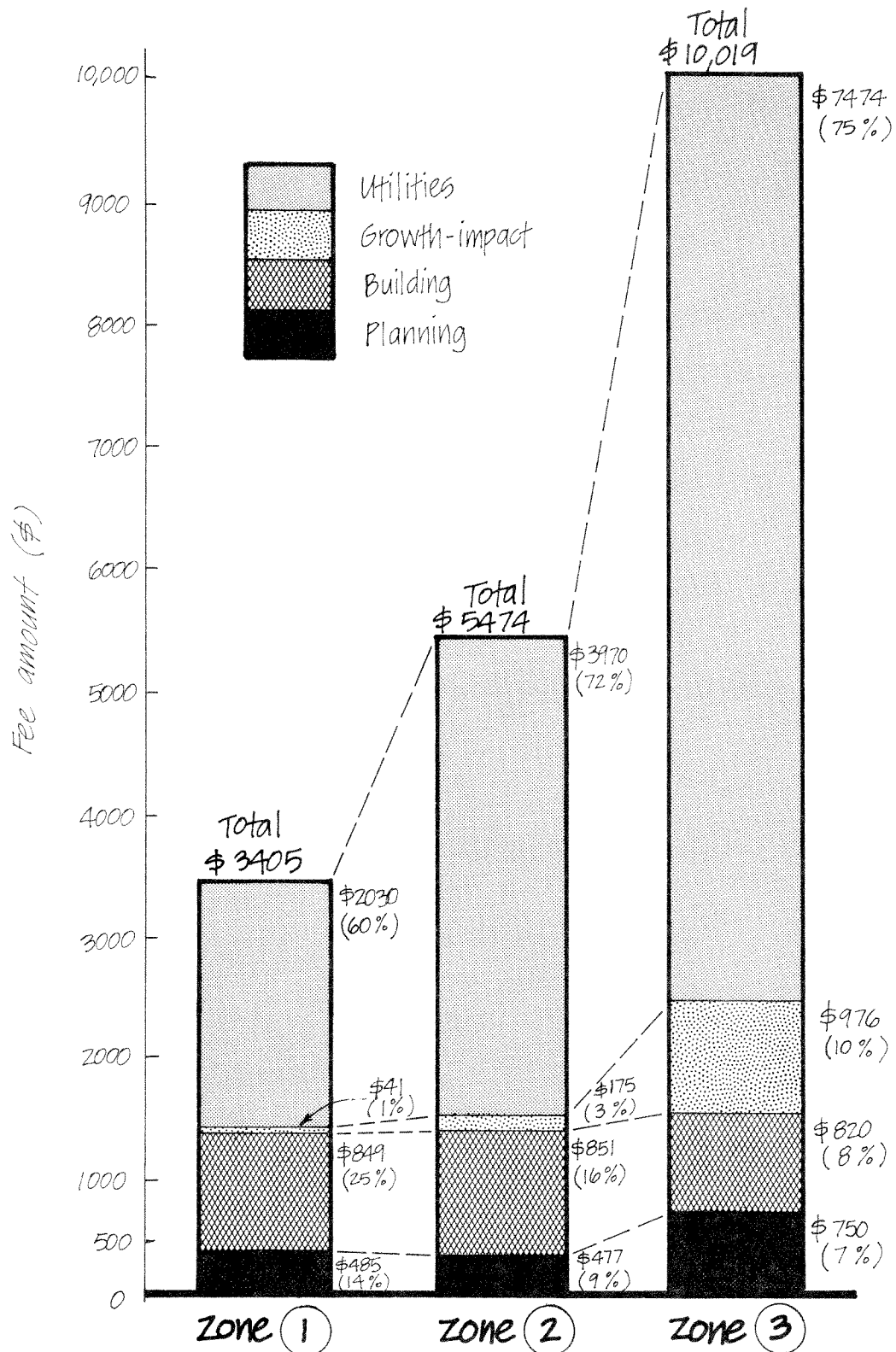
MEAN = \$ 6000
 MEDIAN = \$ 4993

1979 Mean = \$4875
 1979 Median = \$3416

Figure 11 displays the proportion of different development fees in the three zones for the restaurant. Planning and building fees drop proportionately as total fees rise. The average total growth-impact fee increased fourfold from Zone 1 to Zone 2, compared to an increase in total development fees between the two zones of only 61 percent. This is the opposite of the 1979 pattern, in which growth-impact fees actually declined between Zones 1 and 2. As in 1979, both growth-impact and utility connection fees rise substantially in Zone 3. Again, as in 1979, growth-impact fees comprise a far smaller proportion of the total in Zone 3 for the restaurant than they do for either of the residential dwellings, and rise far less dramatically than utility costs. Utility costs account for most of the differences in fees among the three zones, rising more than three times from Zone 1 to Zone 3.

Figure 11.

Average development fees, restaurant:
ZONES ①, ② and ③ (see map for zone areas)



IV. PRINT SHOP

Figure 12 illustrates the floor plan of the fourth structure, a print shop. Figure 13 displays the necessary statistics and information. The following assumptions have been made: 1) the building will be constructed in an area already zoned light industrial; 2) a parcel map will not be necessary; and 3) an initial environmental study will result in a negative declaration.

Figure 12.
Floor plan of print shop

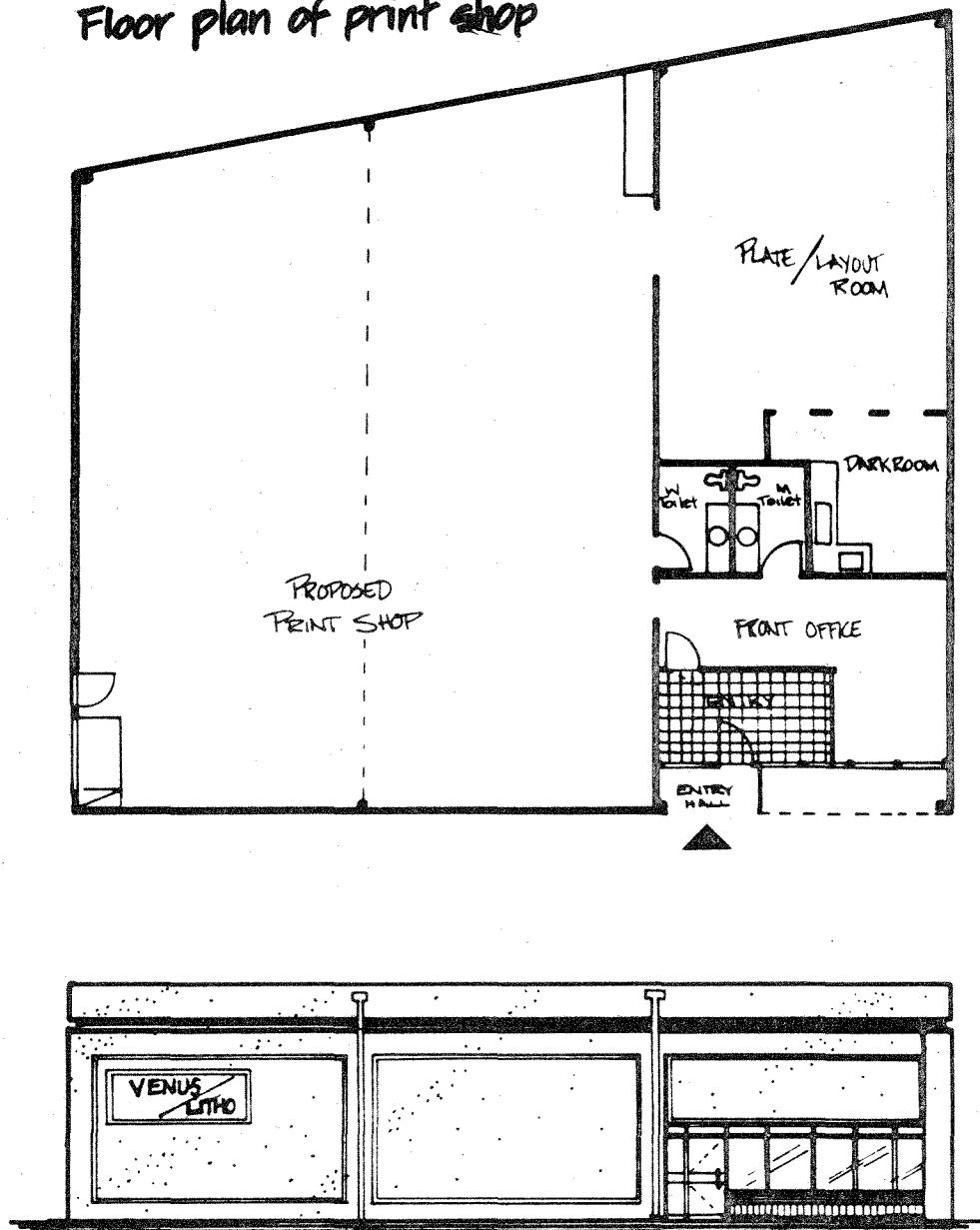


Figure 13.

PRINT SHOP: BASIC INFORMATION

I. BASIC STATISTICS

lot size: 7812 sq.ft.
sq. footage: 4000
building classification: II
frontage feet: 125
impervious sq. footage: 6226
encroachment permit: yes

II. PLANNING INFORMATION

use permit: yes
general plan amendment: no
rezoning: no
prelim. development plan: no
tentative parcel map: no
variance: no
negative declaration: yes

III. PLUMBING INFORMATION

toilets, flush tank:	2
bathroom sinks:	2
darkroom sinks:	2
TOTAL PLUMBING	
FIXTURES:	6
storm drain:	0
lawn sprinkler system:	yes
sewer	1
water meter size:	1.5"
# gas appliances:	2(a)

(a) suspended space heater,
water heater

IV. ELECTRICAL INFORMATION

circuits:	6
switch outlets:	4
lighting and receptacle outlets:	39
incandescent lighting fixtures:	12
220 volt outlets:	10
motors:	12 @ 10 hp or under, total 23.83 hp; 1 @ 34 hp

service (amps)	400
fans:	0
electric sign:	no(a)

(a) unlighted, 50 sq.ft.,
valuation: \$500

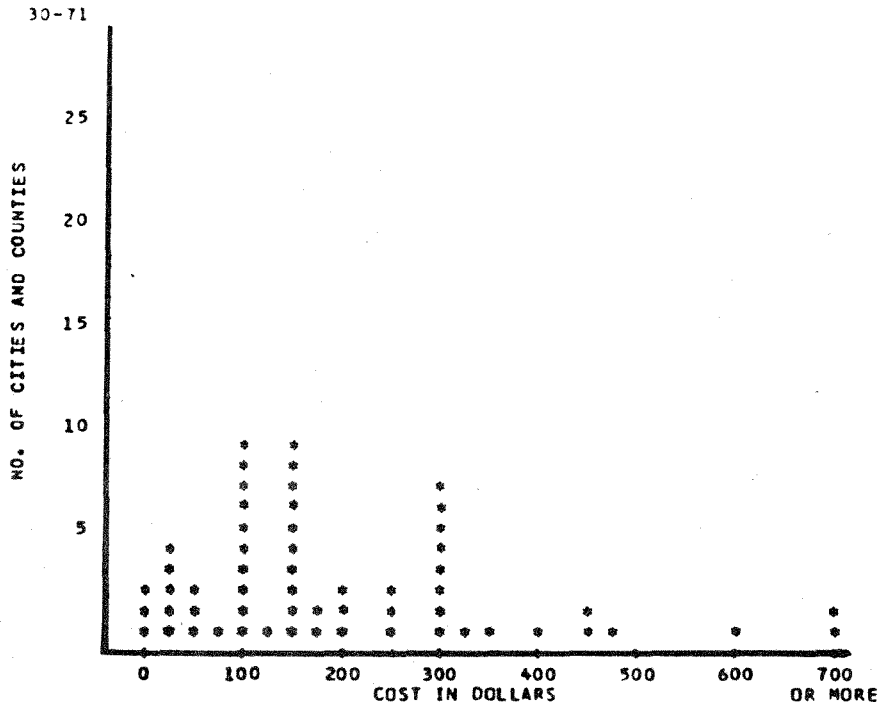
V. MECHANICAL INFORMATION

heating/cooling system: suspended heater;
air conditioner
extra ventilation fans: 0

A. PLANNING FEES

Use permit fees, charged by 83 percent of those surveyed, range in cost from \$35 to \$1,150 (Histogram 80). The median charge of \$150 is 50 percent higher than the median charge of \$100 in 1979. While almost all localities charge a flat fee, three base their fee on staff time, or a flat fee plus staff time.

80. USE PERMIT FEES, PRINT SHCP
TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

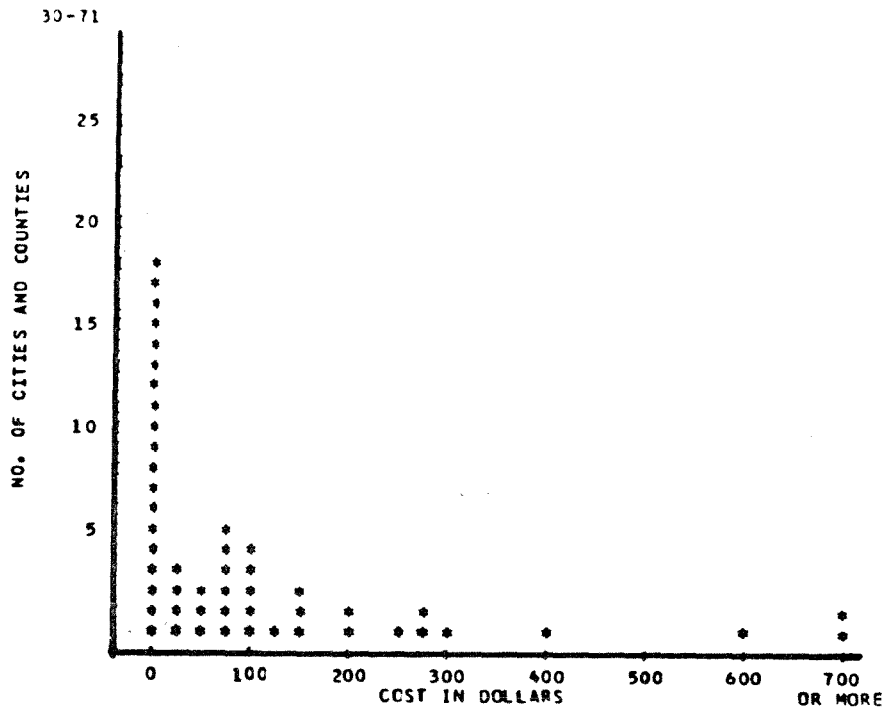
11 ANSWERED NOT APPLICABLE
1 ANSWERED NOT AVAILABLE
0 ANSWERS WERE INCLUDED IN ANOTHER FEE
1 ANSWERS WERE MISSING

MEAN = \$ 211
MEDIAN = \$ 150

Approximately half of the respondents charge for a design review. As Histogram 81 shows, most of the fees cluster in the \$100 or less range, although several jurisdictions charge \$300 or more. Although most charge a flat fee, one locality bases its fee on the cost of construction; and five use staff time in determining the fee.

Only fourteen localities charge for a site plan review, with half of these clustering in the \$100 range (Histogram 82). Histogram 83 displays the combined two fees.

81. DESIGN REVIEW FEES, PRINT SHOP
TOTAL NO. OF CITIES AND COUNTIES = 71

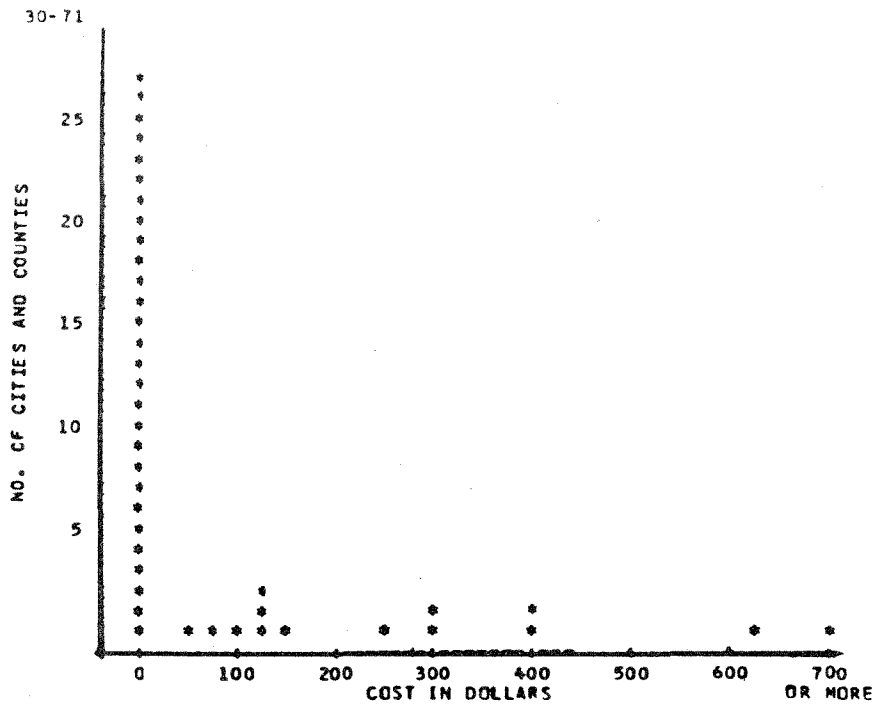


0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 12 ANSWERED NOT APPLICABLE
- 4 ANSWERED NOT AVAILABLE
- 3 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 114
MEDIAN = \$ 55

82. SITE PLAN REVIEW FEES, PRINT SHOP
 TOTAL NO. OF CITIES AND COUNTIES = 71

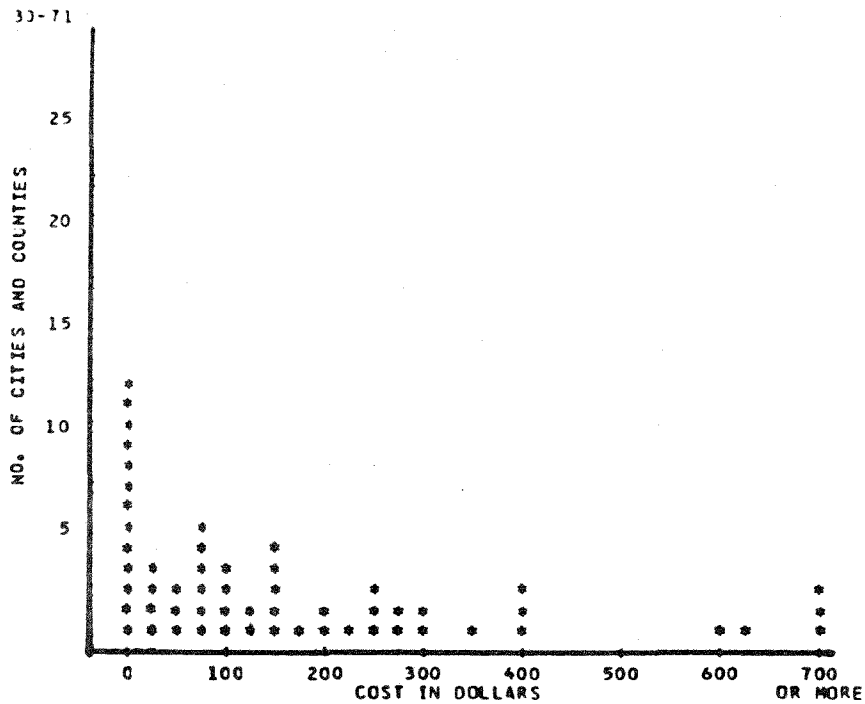


0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 16 ANSWERED NOT APPLICABLE
- 2 ANSWERED NOT AVAILABLE
- 10 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 89
 MEDIAN = \$ 0

83. SUM OF DESIGN AND SITE PLAN REVIEW FEES, PRINT SHOP
 TOTAL NO. OF CITIES AND COUNTIES = 71



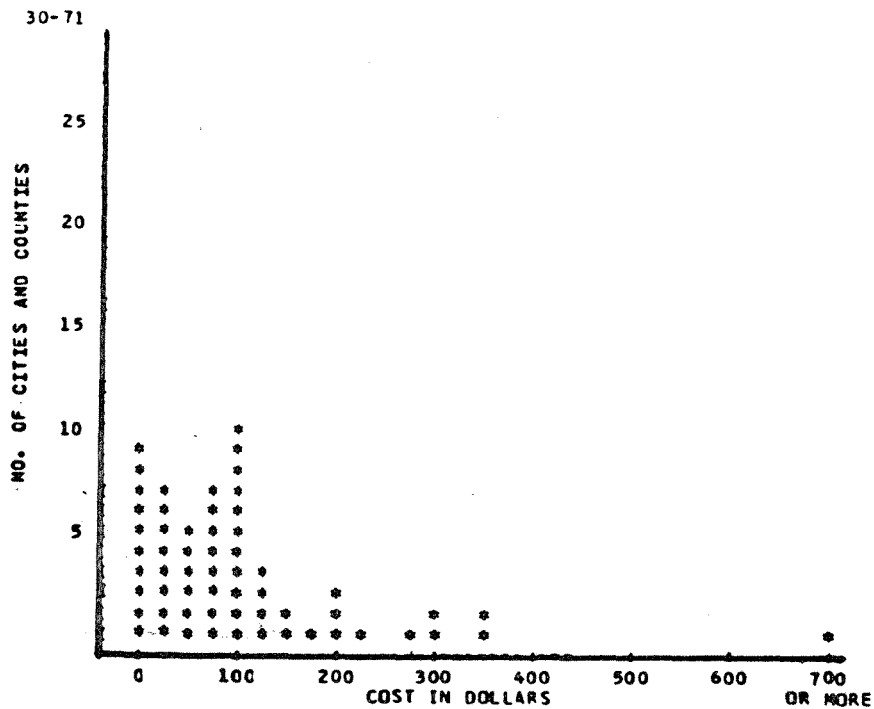
0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 9 ANSWERED NOT APPLICABLE
- 4 ANSWERED NOT AVAILABLE
- 0 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 172
 MEDIAN = \$ 100

About half of the jurisdictions which collect a fee for a negative declaration charge \$100 or less, although five charge \$300 or more. The range, however, is quite narrow, as shown in Histogram 84. Four jurisdictions use staff time to compute the fee charged (two charge staff time only--the "not available" answers--and two charge a flat fee plus staff time).

84. INITIAL ENVIRONMENTAL STUDY FEES, PRINT SHOP
TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

8 ANSWERED NOT APPLICABLE

2 ANSWERED NOT AVAILABLE

0 ANSWERS WERE INCLUDED IN ANOTHER FEE

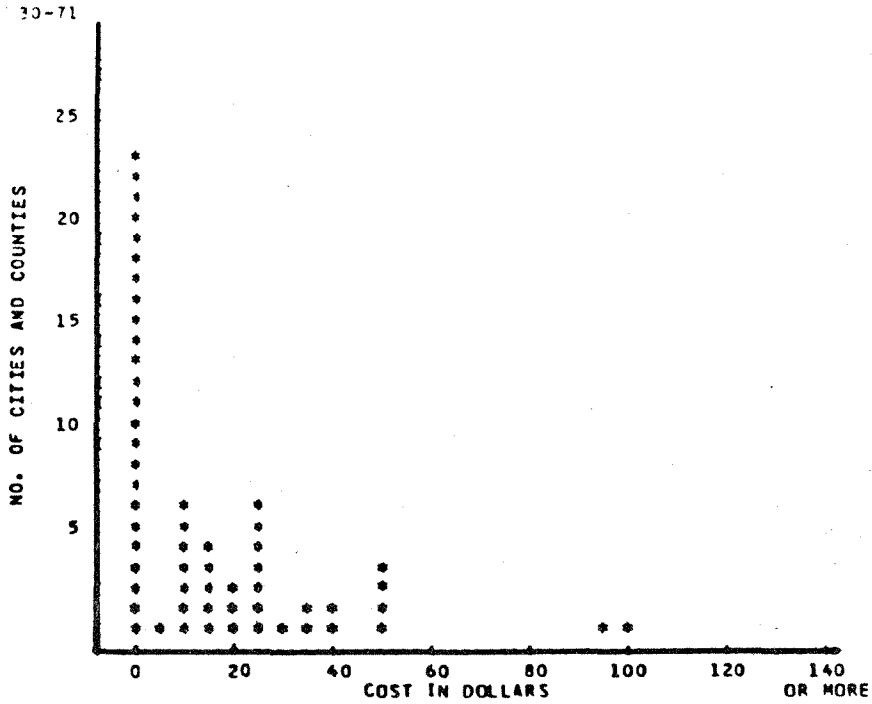
1 ANSWERS WERE MISSING

MEAN = \$ 109

MEDIAN = \$ 75

Fees for a sign permit cluster strongly in the \$10 to \$25 range for the 34 jurisdictions which collect this fee (Histogram 85). Two jurisdictions include this fee in the building permit. The cost for this fee has not changed substantially since 1979.

85. SIGN PERMIT FEES, PRINT SHOP
TOTAL NO. OF CITIES AND COUNTIES = 71



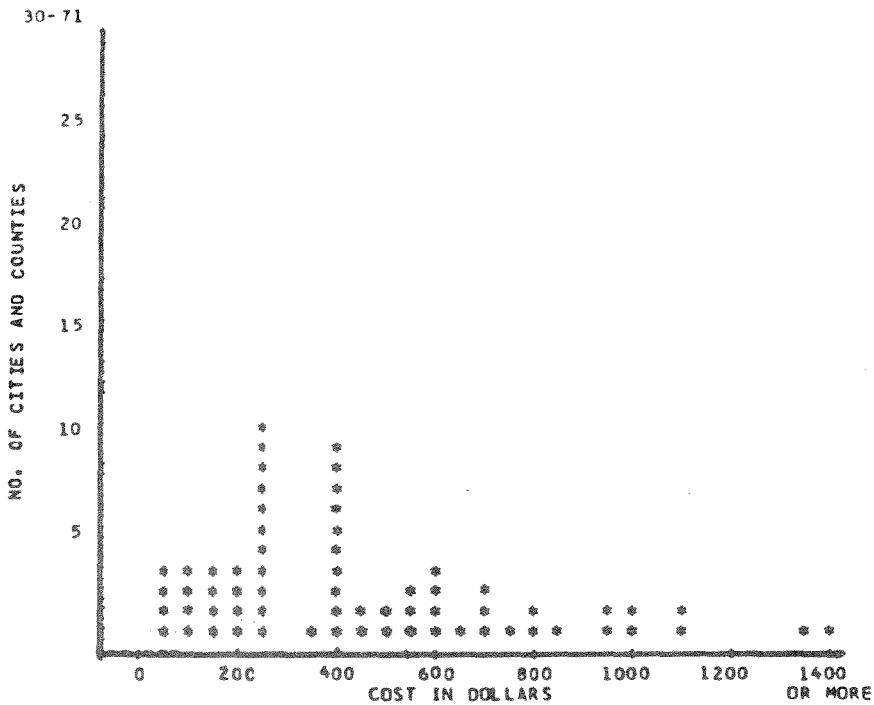
0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 8 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 4 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 17
MEDIAN = \$ 10

Histogram 87 presents the total planning fees for the print shop. The totals cluster in the \$250 to \$400 range, although six jurisdictions total \$1,000 or more. The median total of \$385 is 28 percent higher than the 1979 median total of \$300, about half the percentage increase as that for the restaurant.

87. TOTAL PLANNING FEES, PRINT SHOP
TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 4 ANSWERED NOT APPLICABLE
- 1 ANSWERED NOT AVAILABLE
- 0 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 470
MEDIAN = \$ 385

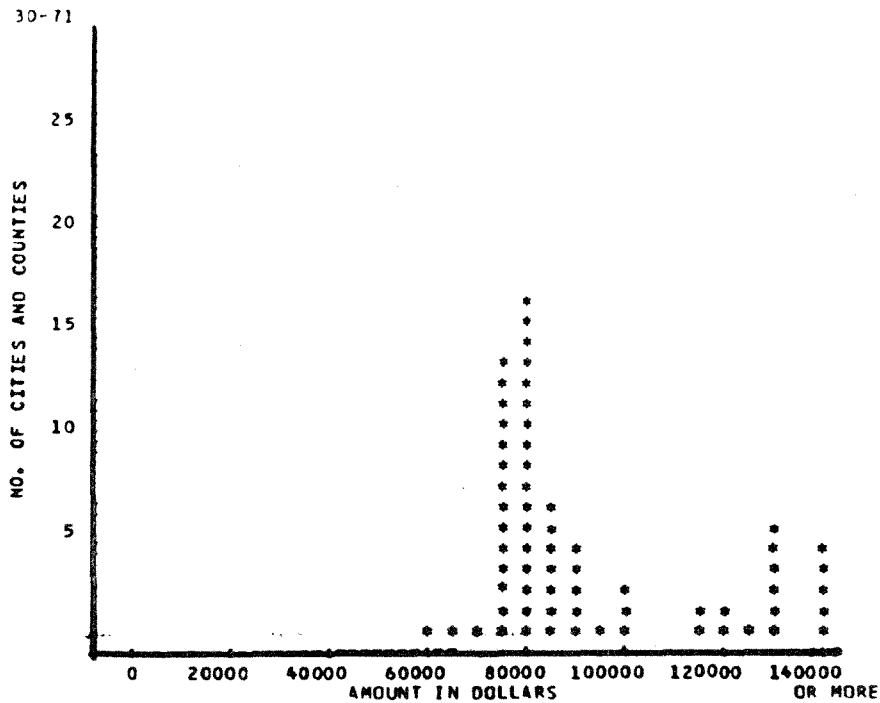
1979 Mean = \$395
1979 Median = \$300

B. BUILDING FEES

Histogram 88 presents the valuation given the print shop by each responding jurisdiction. The valuations cluster strongly in the \$80,000 range. The 1979 uniform valuation used was \$73,200.

Half the responding jurisdictions charge from \$375 to \$400 for a building permit (Histogram 89). Likewise, plan check fees cluster in the \$250 range, at approximately 65 percent of the building permit fees (Histogram 90).

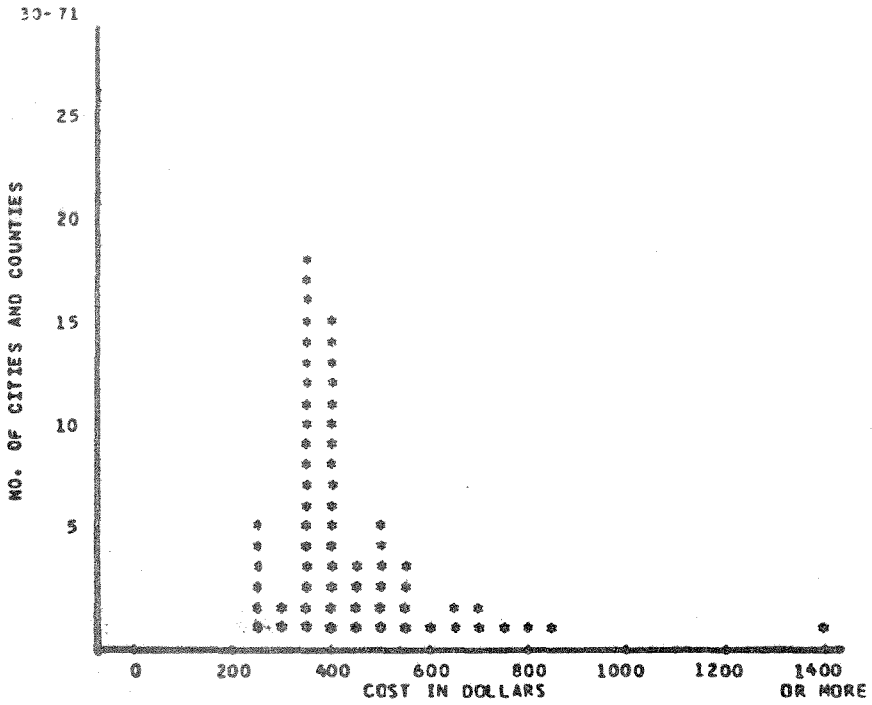
88. BUILDING VALUATION, PRINT SHOP
TOTAL NO. OF CITIES AND COUNTIES = 71



4 ANSWERED NOT APPLICABLE
0 ANSWERED NOT AVAILABLE
0 ANSWERS WERE INCLUDED IN ANOTHER FEE
1 ANSWERS WERE MISSING

MEAN = \$ 57168
MEDIAN = \$ 81120

89. BUILDING PERMIT FEES, PRINT SHOP
 TOTAL NO. OF CITIES AND COUNTIES = 71

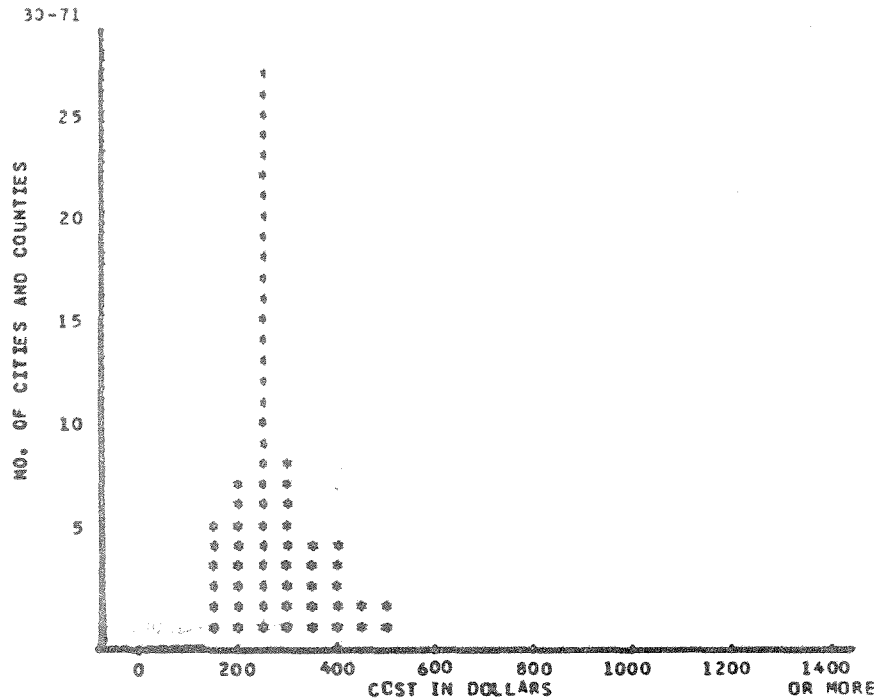


0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 4 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 0 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 440
 MEDIAN = \$ 376

90. PLAN CHECK FEES, PRINT SHOP
 TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 4 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 1 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

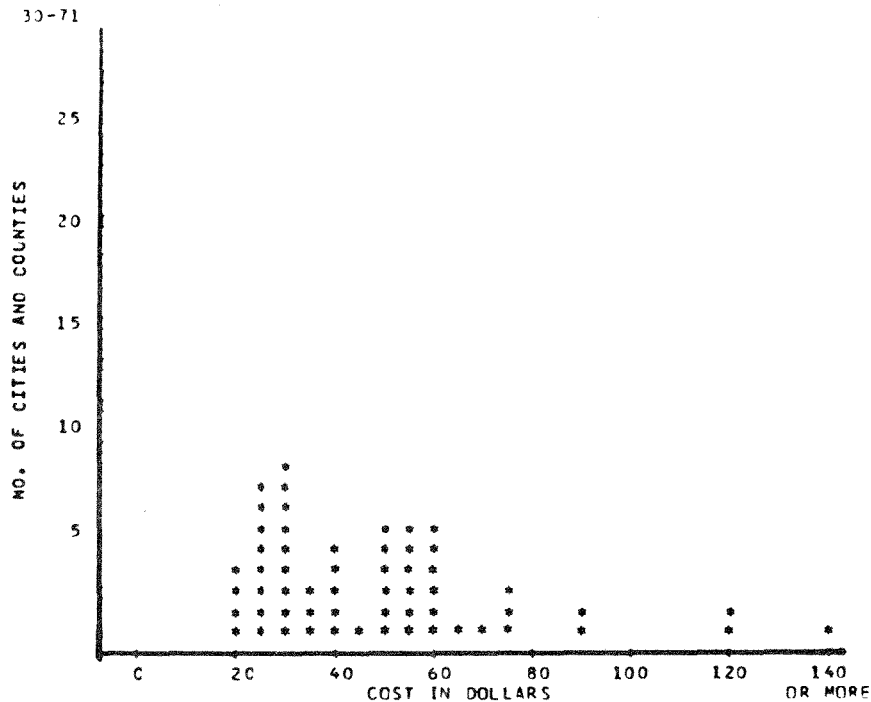
MEAN = \$ 273
 MEDIAN = \$ 250

Plumbing permit fees range from \$18 to \$168 (Histogram 91). The median charge of \$41 is one-third higher than the median charge of \$30 in 1979. While most jurisdictions charge by the number of fixtures, some base their charge on a certain percentage of the contract, one city charges staff time, and two include the fee in the cost of the building permit. This is also true of the mechanical and electrical permits.

Mechanical permit fees, as with the other structures, are the lowest of the fees, ranging from \$5 to \$80 (Histogram 92). Their median fee of \$16 has not changed substantially since 1979.

Electrical permit fees (Histogram 93) are the most expensive, ranging from \$15 to \$420. Their median fee of \$93 is 21 percent higher than the 1979 median fee of \$77.

91. PLUMBING PERMIT FEES, PRINT SHOP
TOTAL NO. OF CITIES AND COUNTIES = 71

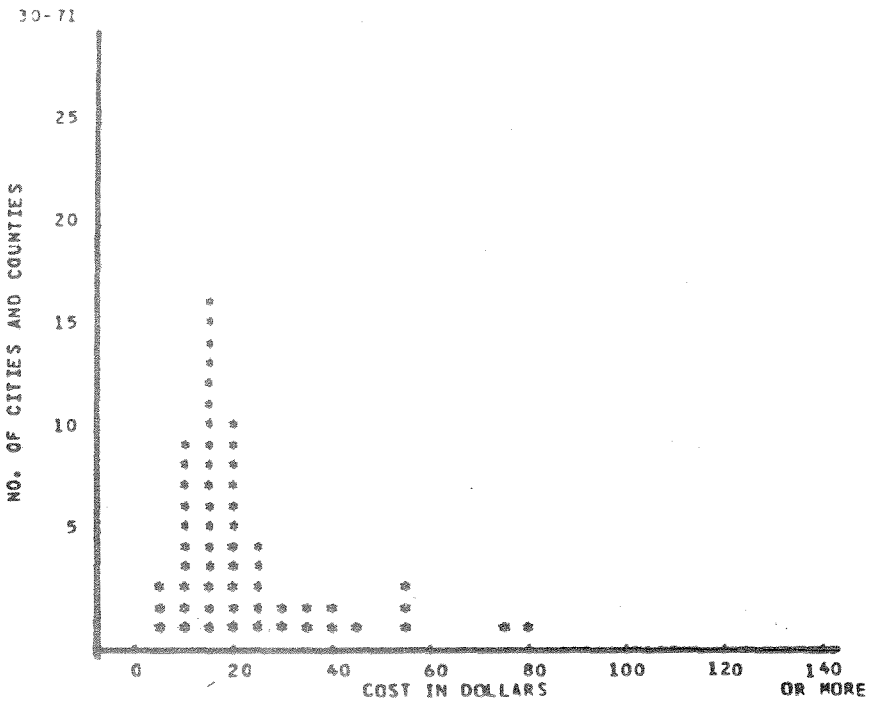


0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 4 ANSWERED NOT APPLICABLE
- 5 ANSWERED NOT AVAILABLE
- 2 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 2 ANSWERS WERE MISSING

MEAN = \$ 49
MEDIAN = \$ 41

92. MECHANICAL PERMIT FEES, PRINT SHOP
 TOTAL NO. OF CITIES AND COUNTIES = 71

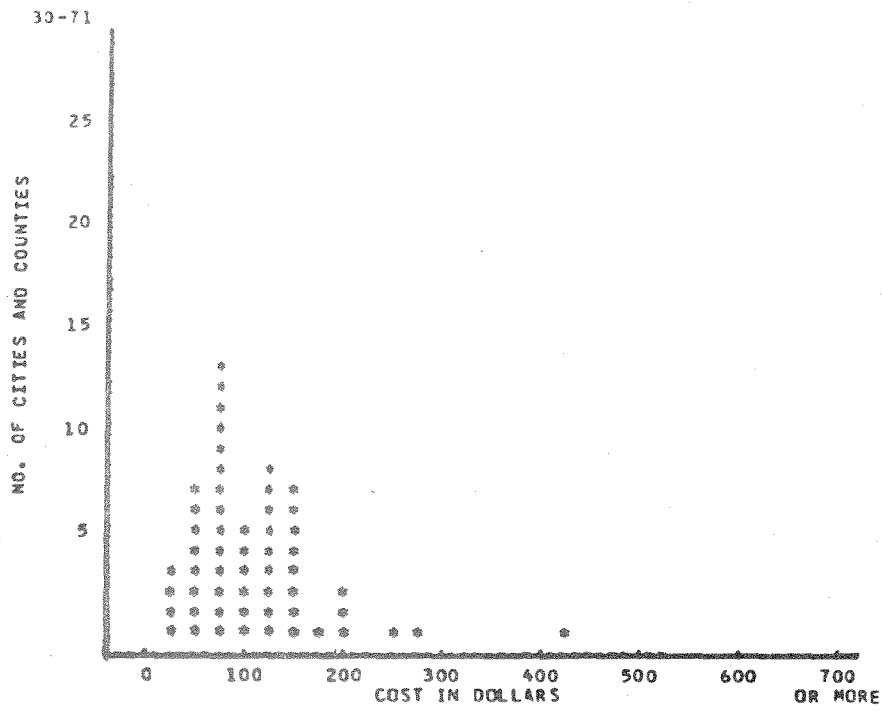


0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 4 ANSWERED NOT APPLICABLE
- 4 ANSWERED NOT AVAILABLE
- 3 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 2 ANSWERS WERE MISSING

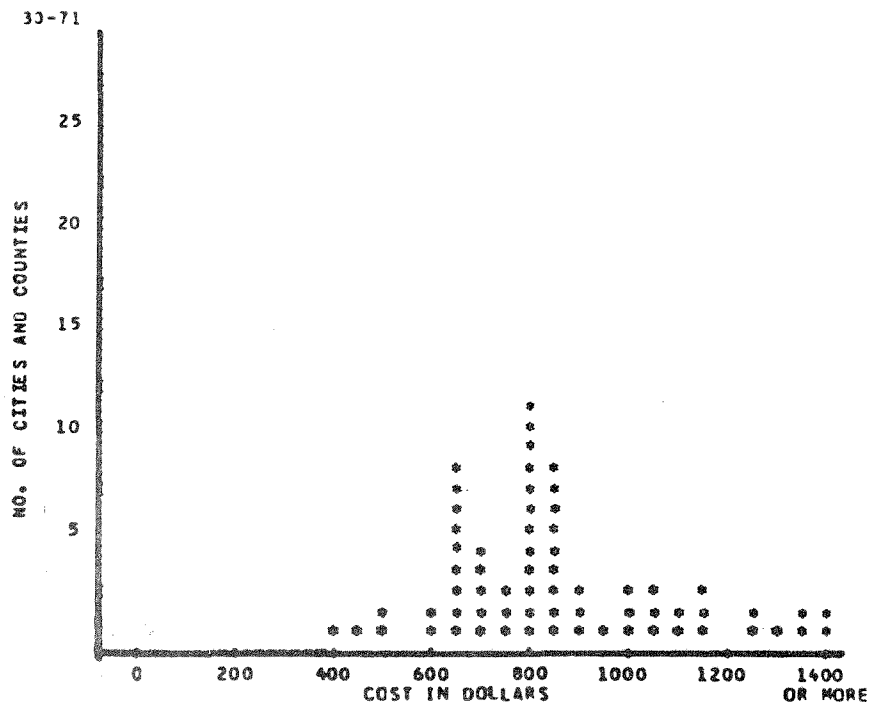
MEAN = \$ 22
 MEDIAN = \$ 16

93. ELECTRICAL PERMIT FEES, PRINT SHOP
 TOTAL NO. OF CITIES AND COUNTIES = 71



Total building fees are displayed in Histogram 94. Most jurisdictions fall within the \$650 to \$850 range. The median total of \$820 is approximately one-third higher than the 1979 median total of \$620, an increase similar to those of the other three buildings.

94. TOTAL BUILDING FEES, PRINT SHOP
TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

4 ANSWERED NOT APPLICABLE

0 ANSWERED NOT AVAILABLE

0 ANSWERS WERE INCLUDED IN ANOTHER FEE

1 ANSWERS WERE MISSING

MEAN = \$ 864

MEDIAN = \$ 820

1979 Mean = \$702

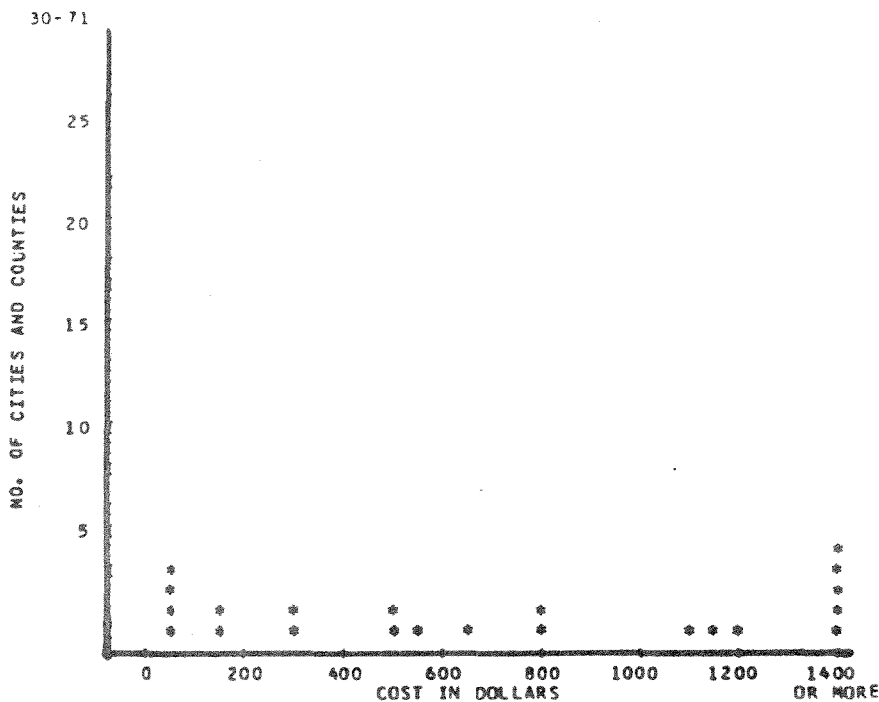
1979 Median = \$620

C. GROWTH-IMPACT FEES

As in 1979, growth impact fees for the print shop are very similar to those for the restaurant. They are: a traffic impact fee in Union City, Pittsburg, and Antioch; a park fee in Antioch; a construction tax in El Cerrito, Mountain View, and San Jose; a development tax in San Rafael; an excise tax in the City of Napa; a growth management fee in Belmont; a fee called "capital improvements," "community development," and "public development improvement fee" in Pacifica, Petaluma, and Santa Rosa, respectively; an underground utility tax in Los Gatos; a bridge fee in Vallejo; and a bedroom tax in Rohnert Park. These fees are presented in detail in Columns 95 and 96 of Table 4, in the Appendix.

Histogram 97 displays the total growth-impact fees for the print shop. Twenty-two of the jurisdictions (or 31 percent of the respondents) charge at least one growth-impact fee, substantially the same as in 1979. The average growth-impact total, however, has risen considerably: from \$594 in 1979 to \$977 in 1981, a 64 percent increase. The median total has risen much more slowly: from \$500 to \$538. This indicates a greater increase in fees charged at the upper end of the scale. In 1979, only five percent of the respondents charged a total of \$1,000 or more; in 1981, 11 percent of the respondents did so. Most respondents in both years, however, charged a total of \$500 or less for growth-impact fees.

97. TOTAL GROWTH FEES, PRINT SHOP
TOTAL NO. OF CITIES AND COUNTIES = 71



47 ANSWERED NOT APPLICABLE
1 ANSWERED NOT AVAILABLE
0 ANSWERS WERE INCLUDED IN ANOTHER FEE
1 ANSWERS WERE MISSING

MEAN = \$ 977
MEDIAN = \$ 538

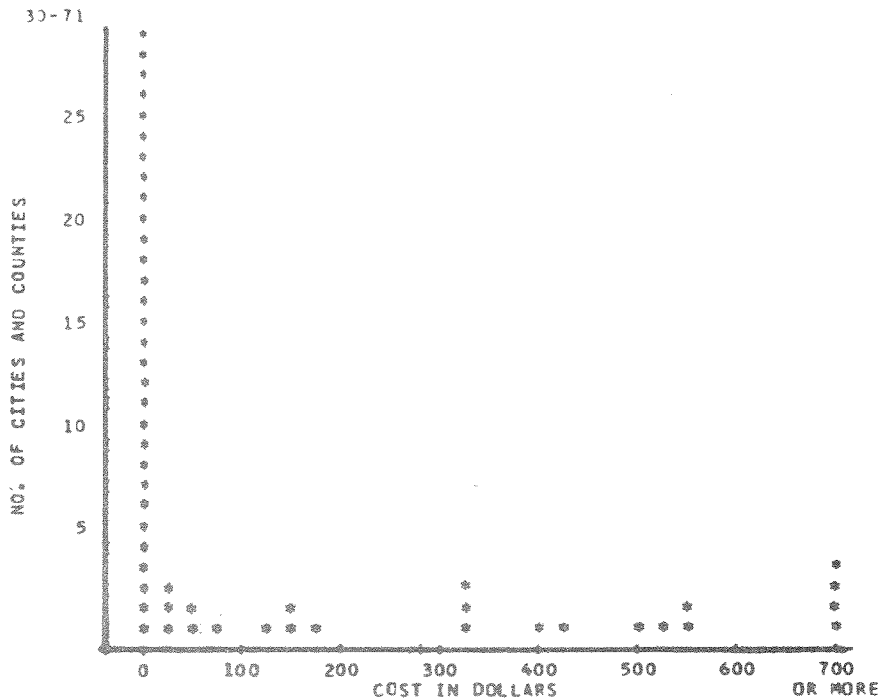
1979 Mean = \$594
1979 Median = \$500

D. UTILITY CONNECTION FEES

The cost of a storm drain connection fee for the 23 jurisdictions that charge this fee ranges from \$10 to \$1,412, with an average fee of \$140 (Histogram 98). This average represents a 45 percent increase over the average for 1979. As in 1979, sewer connection fees are fairly widely distributed (Histogram 99). They range from \$10 to \$2,495. The average fee of \$929 represents a 20 percent increase over the average 1979 fee of \$767.

Water connection fees range even more widely, from the nine jurisdictions in which there is no fee charged, to two jurisdictions in which the connection costs well over \$10,000 (Histogram 100). The median fee of \$1,700 is 22 percent higher than its counterpart in 1979. As with growth-impact fees, the average water connection fee has increased more than the median, from \$2,160 to \$2,918, a 35 percent increase. This indicates proportionately higher cost increases at the upper end of the scale.

98. STORM DRAIN CONNECTION FEES, PRIAT SHOP
TOTAL NO. OF CITIES AND COUNTIES = 71



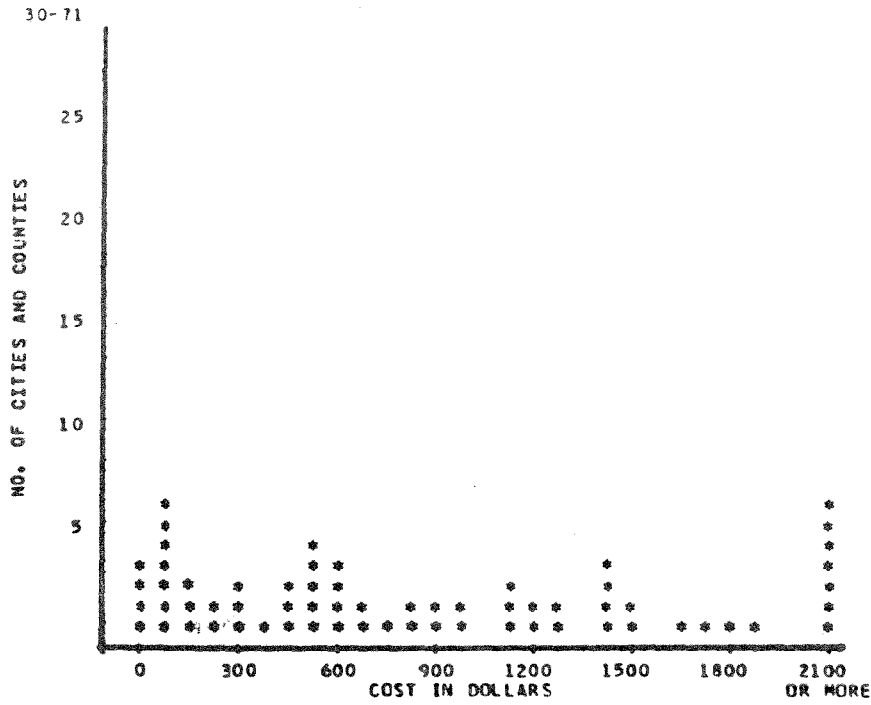
0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 5 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 2 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 140
MEDIAN = \$ 0

THE BAR THAT EXCEEDS 30 ENTRIES HAS 40 ENTRIES

99. SEWER CONNECTION FEES, PRINT SHOP
 TOTAL NO. OF CITIES AND COUNTIES = 71

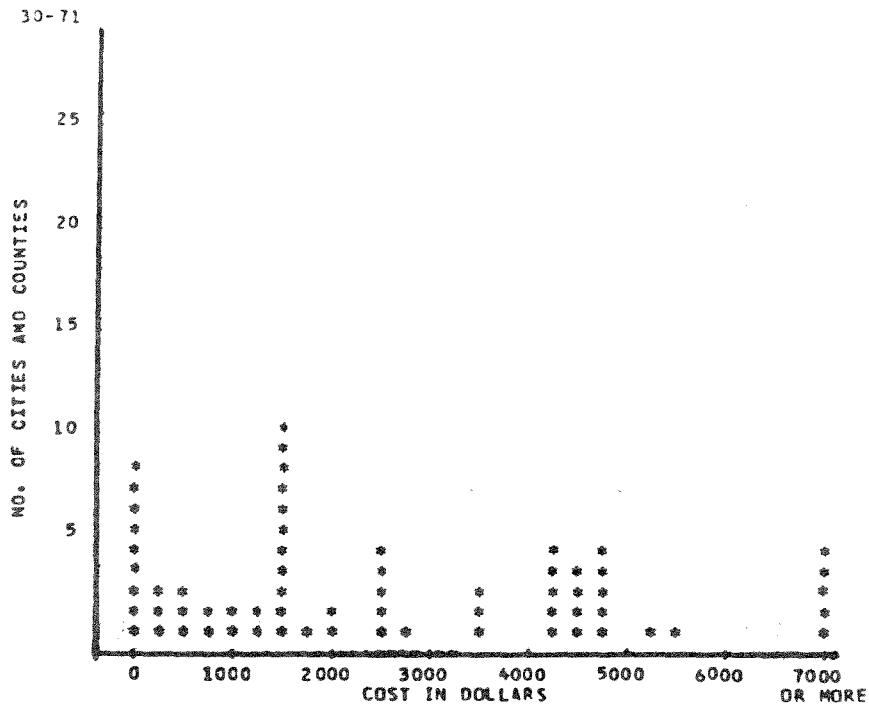


0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 4 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 1 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 929
 MEDIAN = \$ 690

100. WATER CONNECTION FEES, PRINT SHOP
 TOTAL NO. OF CITIES AND COUNTIES = 71



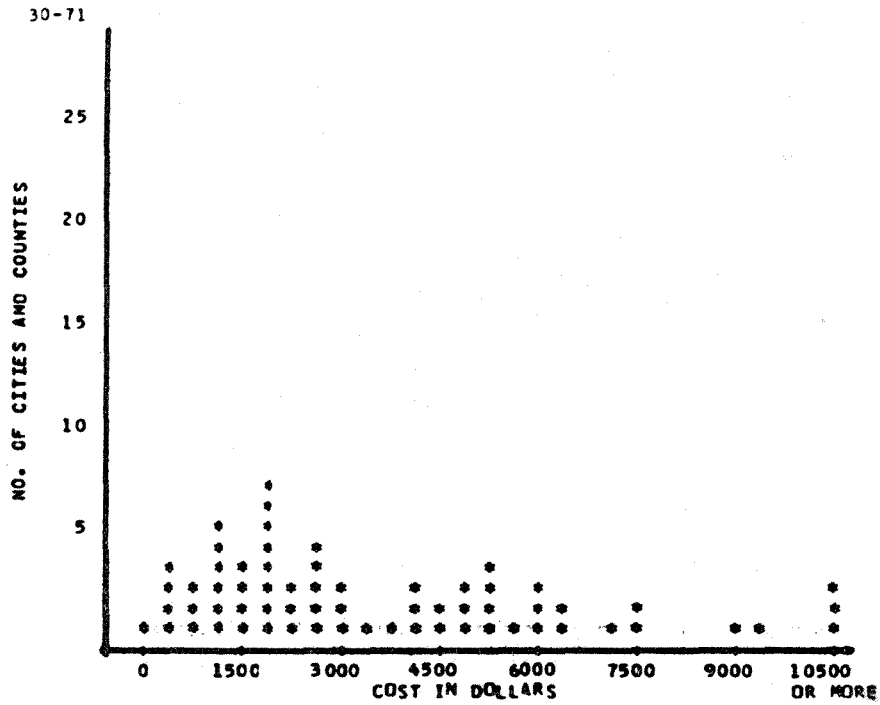
0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 4 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 1 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 2918
 MEDIAN = \$ 1700

Histogram 101 presents total utility connection fees for the print shop. The range is from \$68 to \$19,730. The median total of \$2,742 represents a 24 percent increase over 1979's median total of \$2,213.

101. TOTAL UTILITY CONNECTION FEES, PRINT SHOP
TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

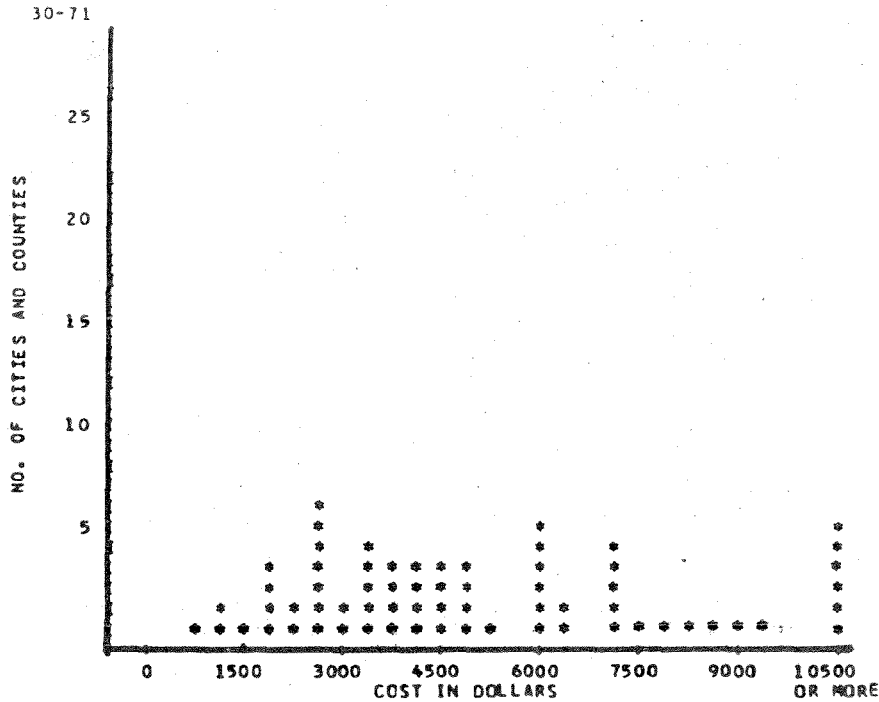
- 4 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 1 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 3827
MEDIAN = \$ 2742

1979 Mean = \$2960
1979 Median = \$2162

Finally, Histogram 102 illustrates total development fees for the print shop. The totals range from \$840 to \$23,982, compared with a range of \$594 to \$17,548 in 1979. The median total of \$4316 represents a 24 percent increase over 1979's median total of \$3,492.

102. TOTAL DEVELOPMENT FEES, PRINT SHOP
TOTAL NO. OF CITIES AND COUNTIES = 71



0 MEANS NO CHARGE OR NO COST IN THIS CASE

- 4 ANSWERED NOT APPLICABLE
- 0 ANSWERED NOT AVAILABLE
- 0 ANSWERS WERE INCLUDED IN ANOTHER FEE
- 1 ANSWERS WERE MISSING

MEAN = \$ 5421
MEDIAN = \$ 4316

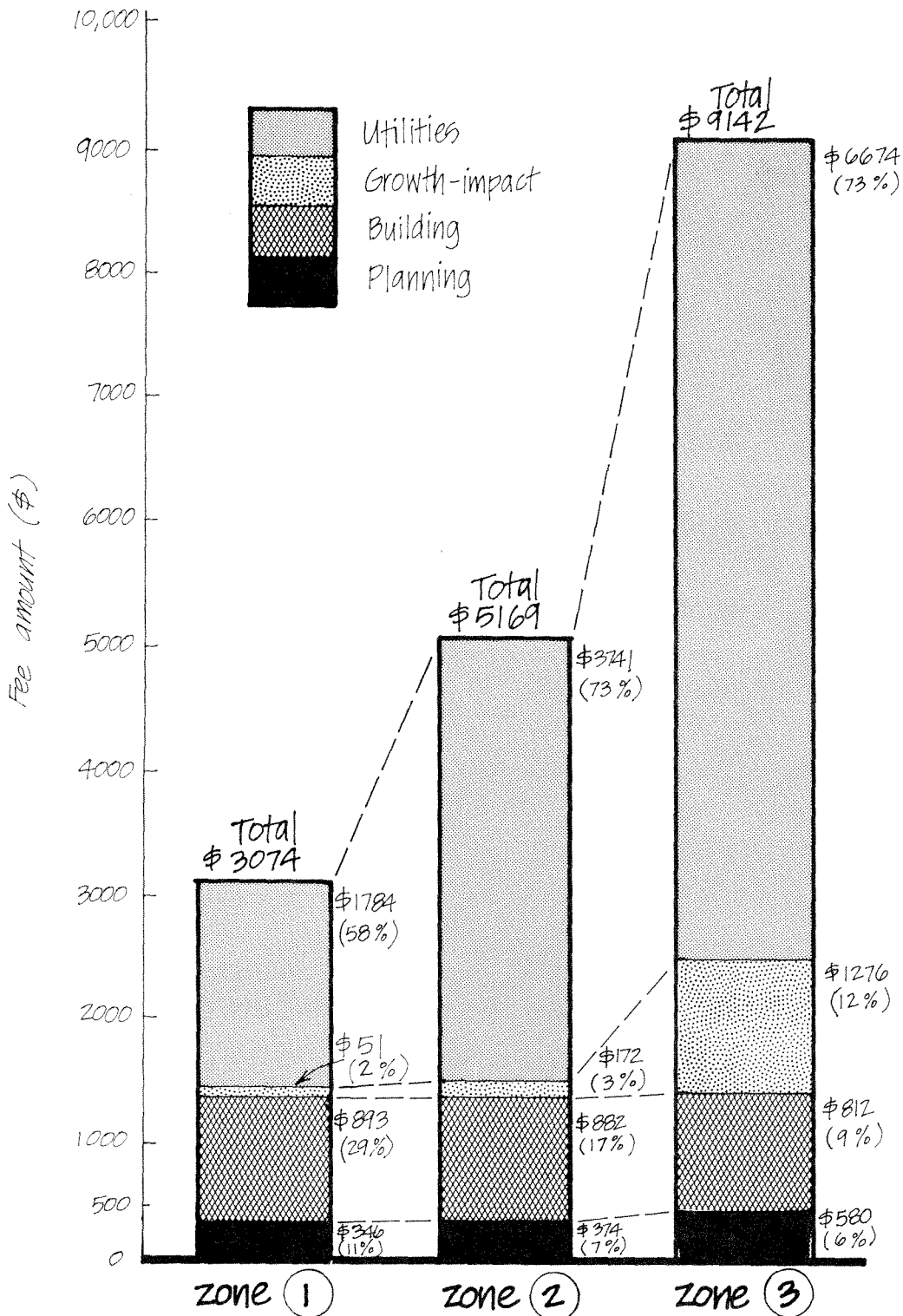
1979 Mean = \$4227
1979 Median = \$3492

Figure 14 displays the proportion of different development fees in the three zones for the print shop. The pattern is similar to that of the restaurant: planning and building fees drop proportionately as total fees rise; growth fees increase threefold from Zone 1 to Zone 2 (again, this is a change from the 1979 pattern, which showed a slight decline in growth fees from Zone 1 to Zone 2); and both growth impact and utility fees rise substantially in Zone 3.

Growth fees comprise 12 percent of the total in Zone 3--as with the restaurant, a small proportion compared with the 40 percent that these fees comprise in Zone 3 for residential buildings. However, this is a considerable increase for the print shop over the 1979 proportion of four percent in Zone 3. What seems to have happened is that growth fees assessed on the print shop have "caught up" with those assessed on the restaurant, so that in proportion and amount they are approximately equal in 1981, whereas they were much lower for the print shop in 1979. As in 1979, however, for both the restaurant and print shop, the higher fees in the more rapidly developing areas go primarily to finance sewer and water systems.

Figure 14.

Average development fees, print shop:
 ZONES ①, ② and ③ (see map for zone areas)



APPENDIX

A. DISPLAY OF FEES

Tables 1 through 4 display all of the development fees claimed by each respondent for 1981. As discussed in the Introduction, the 1981 survey also asked cities and counties to correct any wrong information we had on their 1979 fees, and to send in those fees if they were missing from our original report. Neither the updated 1979 fees nor the histograms generated with this data are printed in this report.

The tables are organized by structure, as follows:

- Table 1: Single-family home
- Table 2: Multi-family dwelling
- Table 3: Restaurant
- Table 4: Print Shop

The column numbers of the display tables correspond with histogram numbers to facilitate comparisons. As stated in the Introduction, where histogram numbers are not consecutive, the column the skipped number corresponds with is "other planning" or "other growth-impact" fees, for which a histogram would not have made sense.

The following key is used in Tables 1 through 4:

- 0: no cost or no charge in this case: the respondent either answered "no cost" or left blank the space provided for that fee.
- 1: not applicable: the fee is not assessed in that jurisdiction; or, in some cases, the jurisdiction is not zoned for that particular building (where all the fees are coded as -1).
- 2: not available. The fee is based on "staff time," or "time and materials" unless otherwise noted. This code for an initial study, negative declaration or EIR means the staff time of the local planning staff, or the consultant's fee, unless otherwise noted. This code for a park fee means that the developer must dedicate a certain amount of land, or pay an in-lieu fee based upon the market value of that land. Finally, subtotals (e.g., Total Planning Fees) which have this code listed for one of their fees are incomplete, and are so noted in the tables.

- 3: The fee is included in another fee and could not be separated out.
- 4: The fee is missing; there is no information on this fee.

Table 1.

Development fees, single-family home, 1981

	1 General Plan Amendment	2 Rezoning	3 PUD	A Use permit	5 Sum of 1-4	6 Design review	7 Site plan review	8 Sum of 6-7	9 Tentative map	10 Final map	11 Initial environment study	12 EIR	13 PUD	14 Use permit	15 Building permit
ALAMEDA COUNTY	-2	-2	60	-2	60	20	140	160	420						675 ³
ALAMEDA	1000 ¹	925 ¹	500 ¹	0	2425	150 ¹	0	150	10000 ¹						431
ALBANY	0	100	100	-3	200	-3	-1	0	150			1			349
BERKELEY	0	165	300	127	592	0	0	0	654			6			926
FREMONT	2250	750	1375	0	4375	0	0	0	2625						223
HAYWARD	300 ¹	-1	500 ¹	0	800	0	0	0	-2						346
LIVERMORE	500	450	450	50	1450	0	300	300	1250			5			322
OAKLAND	0	600	2235	0	2835	0	0	0	500			4040			372
PLEASANTON	250	250	350	0	850	0	0	0	350			450			297
SAN LEANDRO	0	-2	-2	-2	-2	-2	-2	-2	-2			0			339
UNION CITY	4000	600	300	600	5500	0	0	0	5150			300			426
CONTRA COSTA COUNTY	990	4250	0	0	5240	0	0	0	500			675			188
ANTIOCH	300	515	395	190	1400	0	0	0	150			500			286
BRENTWOOD	475	475	400	200	1550	503	-3	503	500			1200			188
CLAYTON	990	0	4250	-1	5240	-1	-1	-1	250			300			235
CONCORD	650	400	450	-1	1500	300	0	300	12300			1265			333
EL CERRITO	900	520	2075	-1	3495	25	0	25	-3			850			319
HERCULES	-2	825	3000	-1	3825	-2	-2	-2	1700			1200			331
MARTINEZ	400	400	500	150	1450	10750	-3	10750	400			575			227
MORAGA	-2	-2	-2	-2	-2	-2	0	-2	-2			-2			188
PINOLE	200	500	725	0	1425	0	0	0	25			325			316
PITTSBURG	1490	100	-1	35	1625	0	0	0	150			200			292
RICHMOND	0	300	300	100	700	0	0	0	2800			750			274
MARIN COUNTY	1100	1100	5600	475	8275	0	2900	2900	2450			775			427
MILL VALLEY	800	800	800	400	2800	90	0	90	800			150			360
NOVATO	250	125	950	50	1375	100	-3	100	700			400			227
SAN ANSELMO	0	400	550	150	1100	8725	-1	8725	1400			600			349
SAN RAFAEL	460	460	873	180	1973	125	0	125	740			780			307
SAUSALITO	500	500	500	300	1800	2000	0	2000	800			0			489
TIBURON	500	500	1650	250	2900	22500	0	22500	5300			2700			346
NAPA COUNTY	750	500	-1	450	1650	225	-1	225	1400			-1			343
NAPA	500	300	0	0	800	0	0	0	100			600			307
SAN FRANCISCO	-1	500	-2 ⁶	-2 ⁶	500 ⁷	-1	-1	-1	2000			2000			-4

109

1. Plus staff time
 2. Residential development fee
 3. Includes \$135 energy surcharge

4. Public notice
 5. Variance
 6. Depends on cost of construction

7. Plus cost of PUD and use permit
 8. Plus cost of PUD, use permit, initial environment study and EIR
 (These fees came in too late to include in our computations.)

Table 1.
Development fees, single-family home, 1981 (continued)

	1 General Plan Amendment	2 Rezoning	3 PUD	4 Use permit	5 Sum of 1-4	6 Design review	7 site plan review	8 Sum of 6 and 7	9 Tentative map	10 Final map	11 Initial environmental study	12 EIR processing	13 other planning fees	14 Total planning fees	15 Building valuation	16 Building permit
SAN MATEO COUNTY	1500	600	-3	-1	2100	35	-1	35	5250	200	175	750	0	8150	46719	387
ATHERTON	0	900	0	0	900	0	0	0	5800	200	-3	-2	0	6900 ¹	82725	424 ²
BELMONT	400	400	-3	300	1000	100	-3	100	700	2700	-2	0	50 ³	4650 ¹	78315	416 ²
BURLINGAME	100	100	-1	100	300	-1	-1	-1	350	0	25	300	0	975	72727	357
COLMA	0	0	0	0	0	25	-3	25	0	0	-2	-2	0	25	46719	387
DALY CITY	15500	-3	1000	-1	16500	-1	-1	-1	5150	0	25	-2 ⁴	0	21675 ⁵	74882	319
FOSTER CITY	500 ¹	-3	400 ¹	200 ¹	1100 ¹	100 ¹	0	100 ¹	500 ¹	0	100	-2	0	1800 ¹	74882	448
PACIFICA	500	200	200	100	1000	0	0	0	700	600	350	0	0	2650	69139	343
PORTOLA VALLEY	-1	400	2000	200	2600	50	-1	50	3220	3100	-1	150	6250 ⁸	2650	45888	184
REDWOOD CITY	0	1800	1450	0	3250	0	0	0	1300	1200	100	-2	0	5850	54958	437
SAN BRUNO	300	300	300	100	1000	25	0	25	150	700	-2 ⁶	-2 ⁶	0	1875 ⁷	61770	319
SAN MATEO	180	330	180	0	690	-3	200	200	250	3240	500	-2	500 ⁹	5380 ⁵	68994	374
SOUTH SAN FRANCISCO	300	200	95	95	690	25	0	25	3000	3000	30	350	0	7095	71061	349
SANTA CLARA COUNTY	2000	1100	-1	1150	4250	-1	-1	-1	3000	1800	350	-2	0	9400 ¹	79638	436
CAMPBELL	475	400	0	0	875	0	0	0	120	100	0	0	0	1095	68995	517
CUPERTINO	0	100	0	25	125	0	0	0	100	0	25	-2	0	250 ¹	92200	409
GILROY	375	375	-3	-1	750	75	-3	75	750	490	50	300	750 ¹⁰	3165	53607	295
LOS ALTOS	250	250	300	0	800	0	0	0	275	0	0	-2	0	1075 ¹	52364	193
LOS GATOS	0	0	875	0	875	0	0	0	2800	2700	280	725	0	7380	61770	319
MORGAN HILL	500	700	600	250	2050	0	700	0	2320	0	300	-3	120 ¹¹	5490	65289	331
MOUNTAIN VIEW	0	1000	300	-1	1300	-3	-3	-3	1500	690	25	-2 ¹²	0	3515 ⁵	69209	187
PALO ALTO	0	750	850	325	1925	95	400	495	400	212	75	-2	900 ¹³	4007 ¹	64530	328
SAN JOSE	1900	-3	5150	2100	9150	-3	-3	-3	870	-3	290	2400	0	12710	48423	278
SANTA CLARA	0	1200	0	450	1650	0	0	0	300	0	0	200	0	2150	60821	316
SARATOGA	500	300	100	300	1200	13500	0	13500	2275	575	50	300	0	17450	72468	327
SUNNYVALE	0	500	250	-1	750	0	125	125	2750	1400	65	800	0	5890	72468	304
SOLANO COUNTY	700	625	1300	0	2625	0	0	0	1300	600	50	-2 ¹⁴	0	4575 ⁵	57360	387
DIXON	350	350	200	150	1050	40	50	90	750	550	0	250	0	2690	58980	205
FAIRFIELD	500	800	0	-1	1300	-1	400	400	800	-1	25	3000	0	5525	50190	286
RIO VISTA	1000	0	0	0	1000	0	0	0	225	350	-2	-2	0	1575 ¹	68994	340
SUISUN CITY	1000	2250	500	-1	3750	-1	200	200	1000	500	100	-2	0	5550 ¹	71062	349
VACAVILLE	500	900	0	300	1700	0	0	0	500	-3	-3	500	0	2700	64188	328
VALLEJO	1000	500	-1	-1	1500	50	-3	50	1500	-3	100	-3	0	1450	68951	340
SONOMA COUNTY	2600	200	200	375	3375	40	0	40	750	500	100	100 ¹⁵	650 ¹⁶	5515 ⁵	57360	307
PETALUMA	375	500	-3	0	875	125	-3	125	2700	1600	100	-2 ¹²	400 ¹⁷	5800 ⁵	49426	283
ROHNERT PARK	100	125	125	100	450	100	125	225	400	400	50	100	0	1625	61770	319
SANTA ROSA	500	400	0	-3	900	400	0	400	1550	0	50	0	0	2900	66723	319
SONOMA	0	150	150	25	325	0	0	0	500	2500	10	500	0	3835	63645	389 ¹⁸

1. Plus staff time
2. Includes energy insulation (\$21);
business license valuation (\$28);
microfilm fee (\$17)

3. Exception to subdivision ordinance
4. 23 % of EIR cost
5. Plus EIR processing fee
6. 10 % of EIR cost

7. Plus initial enviro. study
and EIR fee
8. Drainage fee
9. Plan processing

10. Residential dev. application
11. Environmental assessment
12. 15 % of EIR cost
13. Zone change
14. 20 % of EIR cost

15. Plus 8 % cost of EIR
16. Health Dept. fee
17. Community dev. & residential control fee
18. Includes contractor's license tax (\$64)

Table 1.
Development fees, single-family home, 1981 (continued)

	17 Plan check	18 Plumbing permit	19 Mechanical permit	20 Electrical permit	21 Total building fees/unit	22 park fee	23 School impact fee	24 Tax on residential construction	25 other growth fees	26 Total growth fees/unit	27 storm drain connection	28 sewer connection	29 water connection	30 Total utility connections/unit	31 Total development fees/unit
ALAMEDA COUNTY	-3	-3	-3	-3	675	0	0	0	0	0	120	0	1245	1465	2146
ALAMEDA	213	106	52	26	828	0	0	900	0	900	0	110	803	913	2767
ALBANY	227	53	22	36	687	0	0	0	0	0	0	75	803	887	1579
BERKELEY	607	71	50	132	1786	0	0	0	0	0	10	10	803	823	2628
FREMONT	112	40	30	45	450	800	645	711	0	2156	0	934	1035	1969	4647
HAYWARD	225	177	38	91	877	500	0	600	0	1100	40	180	1270	1490	3477
LIVERMORE	209	66	22	43	662	646	570	1715	858 ⁴	3789	449	1920	1291	3660	8143
OAKLAND	223	108	39	53	794	0	0	0	300 ²	300	0	100	1378	1478	2654
PLEASANTON	190	32	25	22	566	1650	0	375	0	2025	120	2100	1169	3389	5999
SAN LEANDRO	158	72	32	42	643	0	0	0	0	0	0	375	1378	1752	2395
UNION CITY	213	94	20	102	854	630	1790	0	133 ³	2421	0	934	1255	2189	5575
CONTRA COSTA COUNTY	122	35	28	44	417	300	732	0	0	1032	0	1146	1378	2524	4037
ANTIOCH	186	26	16	32	546	350	672	0	372 ⁴	1394	1520	1230	820	3570	5536
BRENTWOOD	122	35	28	44	417	395	600	0	0	995	705	1530	985	3220	4670
CLAYTON	153	44	47	55	533	-2	0	300	0	300	-3	1800	1390	3190	4081
CONCORD	213	27	19	27	617	300	0	0	0	300	0	1050	1390	2440	3511
EL CERRITO	207	89	35	60	710	0	0	0	0	0	7	80	803	890	1647
HERCULES	215	60	30	45	681	0	0	0	500 ⁵	500	0	1500	1378	2878	4126
MARTINEZ	148	43	19	35	472	817	0	0	0	817	0	1146	1390	2536	3956
MORAGA	137	35	28	44	432	1100	0	0	0	1100	0	1146	1378	2524	4056
PINOLE	205	66	38	65	690	700	0	0	0	700	0	450	1378	1828	3236
PITTSBURG	146	35	28	35	536	-1	0	23	0	23	0	400	81	481	1059
RICHMOND	137	76	18	50	555	432	0	0	0	432	-2	150	1378	1528	2558
MARIN COUNTY	278	45	20	41	811	915	0	0	0	915	0	240	2271	2511	4388
MILL VALLEY	180	17	12	23	592	0	0	0	525 ⁶	525	0	600	2271	2871	4030
NOVATO	114	19	19	19	398	0	0	350	0	350	10	700	1335	2045	2819
SAN ANSELMO	227	32	32	42	682	0	0	0	0	0	0	220	2271	2491	3207
SAN RAFAEL	200	45	23	35	610	0	0	383	0	383	0	500	2718	3218	4251
SAUSALITO	318	50	23	21	902	0	0	300	0	300	-1	800	2271	3071	4314
TIBURON	228	61	32	41	708	500	0	0	2724 ⁷	3224	290	1740	2271	4301	8568
NAPA COUNTY	257	65	36	36	738	0	0	0	0	0	0	560	960	1520	2314
NAPA	200	64	19	26	616	250	400	125	0	775	-2 ⁸	962	430	1392 ⁹	2799
SAN FRANCISCO	-4	-4	-4	-4	-4	-4	-4	-4	-4	-4	-4	-4	-4	-4	-4

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1. Maps (\$45); in lieu low income housing fee (\$443)
 2. Bedroom tax
 3. Signalization acreage fee

4. Traffic signalization (\$50); Sewer District annexation (\$222); City annexation (\$100)
 5. Community development fee
 6. Planning & development tax

7. occupancy tax (\$750); Tiburon Blvd. improvement fund (\$1974)
 8. 2 % of construction cost
 9. Plus cost of storm drains

Table 1.
Development fees, single-family home, 1981 (continued)

	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
	Plan check	Plumbing permit	Mechanical permit	Electrical permit	Total building fees/unit	Park fee	School impact fee	Tax on residential construction	Other growth fees	Total growth fees/unit	Storm drain connection	sewer connection	water connection	Total utility connections/unit	Total development fees/unit
SAN MATEO COUNTY	159	43	43	57	690	0	0	0	0	0	0	1685	0	1685	2456
ATHERTON	212	58	38	50	782	0	0	0	0	0	477	0	477	1328	
BELMONT	227	44	20	46	753	250	0	100 ¹	350	631	1000	710	2341	3490	
BURLINGAME	176	38	20	49	640	0	0	0	0	0	0	650	650	1299	
CCLMA	159	43	43	57	690	0	0	0	0	0	800	0	800	1490	
DALY CITY	159	37	20	71	607	-2	0	0	-2	188	800	104	1092	1915	
FOSTER CITY	336	34	14	25	856	-2	0	0	-2	0	800	763	1563	2437	
PACIFICA	172	41	23	46	624	400	0	300 ²	700	0	825	3497	4322	5672	
PORTOLA VALLEY	92	35	-3	18	329	-2	0	0	-2	0	65	0	65	420	
REDWOOD CITY	194	95	33	51	810	0	0	0	0	0	187	650	817	1685	
SAN BRUNO	207	41	19	39	625	0	0	1000	0	1000	80	125	205	1848	
SAN MATEO	187	43	27	43	674	0	0	192 ³	192	30	375	0	405	1324	
SOUTH SAN FRANCISCO	227	32	21	33	662	600	0	0	600	0	503	0	503	1835	
SANTA CLARA COUNTY	283	4	7	4	734	0	0	0	0	0	79	0	79	907	
CAMPBELL	173	36	16	20	768	0	0	0	0	272	132	0	404	1182	
CUPERTINO	266	82	13	83	852	0	0	0	0	310	0	620	930	1784	
GILROY	192	63	17	41	607	677	125 ⁴	0	1930	250	550	130	930	3498	
LOS ALTOS	125	25	9	19	372	3000	0	0	3000	248	95	0	343	3725	
LOS GATOS	160	79	24	40	622	0	143	3930 ⁴	4073	375	132	0	507	5275	
MORGAN HILL	215	76	24	46	692	900	1052	0	1952	853	1100	1380	3333	6031	
MOUNTAIN VIEW	94	35	21	29	365	-2	0	150 ⁵	150	627	938	0	1565	2115	
PALO ALTO	213	42	35	42	660	0	0	0	0	0	550	723	1273	1973	
SAN JOSE	181	67	42	72	640	1144	634	180	2329 ⁶	4287	304	618	425	1347	6401
SANTA CLARA	205	69	39	46	675	25	0	0	25	242	290	190	782	3186	
SARATOGA	212	38	15	38	629	1300	0	301	0	1601	650	132	0	782	3186
SUNNYVALE	152	61	12	64	592	1300	0	301	0	1601	456	512	328	1296	3547
SOLANO COUNTY	200	23	-3	17	626	0	0	0	0	0	-3	-3	-3	-3	671
DIXON	103	36	22	36	401	1265	600	0	944 ²	2809	1115	690	0	1805	5041
FAIRFIELD	143	40	25	40	534	1170	650	0	1555 ⁵	3375	0	2750	1555	4305	8269
RIO VISTA	221	78	30	39	711	265	0	0	695 ⁵	961	-3	1011	1351	2362	4049
SUISUN CITY	227	61	28	46	711	810	675	0	675 ⁵	2160	0	2750	955	3705	6631
VACAVILLE	189	34	34	34	619	805	450	0	620 ²	1875	89	1450	2130	3669	6190
VALLEJO	221	40	26	32	659	748	1350	542	542 ⁷	3182	365	915	1316	2596	6451
SONOMA COUNTY	200	-4	-4	-4	507	0	0	0	0	0	0	1401	2780	4181	4743
PETALUMA	142	74	30	47	580	1574	0	0	700 ⁸	2274	82	600	767	1449	4361
ROHNERT PARK	207	24	10	20	580	750	500	0	0	1250	82	600	767	1449	3295
SANTA ROSA	207	24	10	20	580	0	760	0	858 ⁹	1618	82	600	767	1449	3676
SONOMA	211	49	34	41	660	0	0	450	710 ¹⁰	1160	0	781	1440	2221	4079

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1. Growth management
2. Capital improvements
3. Park and recreation fee

4. Street trees
5. occupancy tax
6. construction tax

7. Bridge fee
8. community facilities development fee
9. Public development improvements fee

10. Fiscal impact fee

Table 2.

Development fees, multi-family home, 1981

	32 Use Permit	33 Design Review	34 Site Plan Review	35 Sum of 33 and 34	36 Negative Declaration	37 Other Planning Fees	38 Total Planning Fees	39 Building Valuation	40 Building Permit	41 Plan Check	42 Plumbing Permit	43 Mechanical Permit	44 Electrical Permit	45 Total Building Fees
ALAMEDA COUNTY	20	-2	140	140	0	0	160 270452	1182	296	-3	-3	-3	1478	
ALAMEDA	50	150 ⁴	0	150 ⁴	100 ⁴	0	300 ⁴ 219928	934	607	342	90	97	2070	
ALBANY	100	-3	-1	-2	0	0	100 267480	853	554	172	26	172	1777	
BERKELEY	300 ⁵	0	0	0	100	54 ¹	454 228250	3069	1995	306	115	644	6129	
FREMONT	300	0	400	400	200	0	900 224980	474	403	175	140	175	1367	
HAYWARD	-1	-1	200 ⁴	200 ⁴	-3	0	200 ⁴ 235382	773	503	437	99	335	2147	
LIVERMORE	50	0	300	350	50	400 ²	800 216360	736	478	175	73	155	1617	
OAKLAND	300	0	0	0	60	0	360 216361	618	371	248	91	160	1489	
PLEASANTON	150	0	75	75	25	0	250 189000	674	426	99	70	127	1396	
SAN LEANDRO	-1	-1	-2 ⁶	-2 ⁶	-2 ⁶	0	-2 ⁶ 235097	606	437	206	23	197	1469	
UNION CITY	600	0	300	300	200	0	1100 237760	988	494	288	94	399	2263	
CONTRA COSTA COUNTY	-1	-1	720	720	75	0	795 178320	416	270	125	95	126	1032	
ANTIOCH	95	0	0	0	50	0	145 190000	661	429	95	50	75	1310	
BRENTWOOD	200	185	-3	185	100	0	485 178320	416	270	125	95	126	1032	
CLAYTON	300 ⁴	-1	497	497	225 ⁴	0	1022 ⁴ 178320	519	338	156	118	158	1289	
CCNCORD	-1	200	0	200	125	0	325 195320	684	373	89	65	89	1300	
EL CERRITO	120	25	0	25	75	0	220 255592	823	534	203	178	217	1955	
HERCULES	200	-2	-2	-2	-1	0	200 ⁴ 216362	726	472	240	120	180	1737	
MARTINEZ	-1	1050	-3	1050	-3	0	1050 187830	447	291	93	45	132	1009	
MORAGA	-2	-2	0	-2	-2	0	-2 178320	416	285	125	95	126	1047	
PINOLE	100	0	0	0	0	0	100 246362	810	526	178	59	178	1752	
PITTSBURG	35	0	0	0	0	0	35 199477	683	377 ⁷	125	95	125	1405	
RICHMOND	100	0	0	0	100	0	200 197816	678	441	157	69	160	1505	
MARIN COUNTY	475	1300	0	1300	165	0	1940 267480	937 ¹⁰	553	103	119	103	1816	
MILL VALLEY	400	0	0	0	150	10 ⁸	560 360000	1063	532	89	47	20	1751	
NOVATO	0	100	-3	100	75	0	175 234788	490	245	75	75	75	960	
SAN ANSELMO	150	217	-1	217	75	550 ⁹	992 273661	868	564	106	106	118	1762	
SAN RAFAEL	180	250	0	250	40	0	470 228250	756	451	154	41	269	1711	
SAUSALITO	300	140	0	140	0	0	440 445800	1308	849	162	84	78	2482	
TIBURON	250	225	0	225	150	0	625 228249	758	493	131	94	159	1635	
NAPA COUNTY	0	0	0	0	125	0	125 216956	726	544	190	105	105	1670	
NAPA	150	0	0	0	110	0	250 208040	706	635 ¹¹	157	75	178	1751	
SAN FRANCISCO	-2 ¹²	-1	-2 ¹²	-2 ¹²	-2 ¹²	0	-2 ¹² -4	-4	-4	-4	-4	-4	-4	

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1. Fire inspection
 2. Residential development policy
 3. Includes energy surcharge fee (\$296)
 4. Plus staff time
 5. Minimum
 6. Staff time + 37%
 7. Includes \$35 energy check
 8. Public notice
 9. Zoning (\$400); variance (\$150)
 10. Includes insulation inspection (\$87)
 11. Includes \$176 for Fire Dept.
 12. Depends on cost of construction

Table 2.

Development fees, multi-family home, 1981 (continued)

	32 use permit	33 Design review	34 site plan review	35 sum of 33 and 34	36 Negative declaration	37 other planning fees	38 Total planning fees	39 Building valuation	40 Building permit	41 Plan check	42 Plumbing permit	43 Mechanical permit	44 Electrical permit	45 Total Building fees
SAN MATEO COUNTY	-1	35	-1	35	200	0	235	216362	1605	482	178	178	238	2681
ATHERTON	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1
BELMONT	300	100	0	100	0	0	400	267480	1296 ²	554	102	66	128	2146
BURLINGAME	100	0	0	0	25	25 ¹	150	261536	878	559	83	38	184	1742
COLMA	50	25	-3	25	25	0	100	216361	1605	482	178	178	238	2681
DALY CITY	1000	0	0	0	100	0	1100	213984	718	359	78	38	193	1386
FOSTER CITY	200 ³	100 ³	-3	100 ³	100	0	400 ³	254760	1026	770	98	38	119	2051
PACIFICA	100	-1	100	100	350	0	550	235085	773	387	95	38	118	1411
PORTOLA VALLEY	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1
REDWOOD CITY	100	0	50	50	100	0	250	197757	1081	441	175	63	201	1960
SAN BRUNO	100	25	0	25	75	0	200	237760	778	506	95	24	149	1552
SAN MATEO	65	-3	61	126	300	140 ⁴	566	235085	848	551	124	115	178	1816
SOUTH SAN FRANCISCO	95	25	0	25	30	95	245	235085	684	445	95	21	119	1363
SANTA CLARA COUNTY	1150	800	-1	800	350	264 ⁵	2564	297200	1059	675	197	68	171	2170
CAMPBELL	350	0	0	0	0	0	350	297200	1440	480	97	54	55	2126
CUPERTINO	25	0	0	0	25	0	50	244000	793	515	174	45	338	1866
GILROY	-1	75	-3	75	-1	285 ⁶	360	190208	659	428	180	98	122	1485
LOS ALTOS	-1	75	-1	75	0	0	75	191991	425	276	79	24	90	894
LOS GATOS	350	0	0	0	280	16 ⁷	646	209800	708	460	183	66	147	1564
MORGAN HILL	250	0	250	250	120	0	620	216361	723	470	181	105	119	1597
MOUNTAIN VIEW	150	150	-3	150	25	0	325	229319	482	241	84	0	108	915
PALO ALTO	280	400	-3	400	75	0	755	267480	851	553	133	84	123	1744
SAN JOSE	-1	-3	630	630	290	100 ⁵	1020	208040	703	738	222	-1	440	2103
SANTA CLARA	450	150	0	150	0	0	600	210120	710	462	185	66	129	1549
SARATOGA	300	300	0	300	50	0	650	267480	852	554	178	77	149	1810
SUNNYVALE	250	0	125	125	65	0	440	197935	665	332	131	47	210	1385
SOLANO COUNTY	-1	-1	0	0	150	0	150	267480	836	491	72	-3	62	1460
DIXON	0	40	125	165	0	0	165	216362	463	231	149	89	149	1080
FAIRFIELD	300	140	0	140	125	25 ⁵	590	208040	885	443	130	70	130	1658
RIO VISTA	20	0	0	0	1000	0	1020	228250	754	490	175	105	264	1802
SUISUN CITY	250	200	-3	200	100	0	550	235085	773	503	179	105	146	1706
VACAVILLE	300	0	0	0	75	0	375	213984	718	359	160	160	140	1537
VALLEJO	-1	600	-3	600	100	0	700	228249	756	491	155	95	101	1597
SONOMA COUNTY	189	40	0	40	100	225 ⁸	594	228249	756	491	-4	-4	-4	1247
PETALUMA	150	125	-3	125	100	195 ⁹	570	177226	628	179	182	210	285	1484
ROHNERT PARK	100	100	125	225	50	0	375	208040	705	459	92	70	77	1403
SANTA ROSA	50	250	0	250	50	0	350	278774	473	236	-3	-3	-3	709
SONOMA	25	50	0	50	10	0	85	213984	932 ¹⁰	467	195	135	165	1894

1. Project assessment

2. Includes fees for engineering (\$51); noise insulation (\$68); business license valuation (\$66); microfilming (\$43);

and handicapped (\$213)

3. Plus staff time
4. Plan processing fee
5. Fire inspection

6. Residential development application

7. Request for occupancy permit

8. Health Dept, water agency fees

9. Residential control system

10. Includes contractor's license tax of \$214

Table 2.

Development fees, multi-family home, 1981 (continued)

	46	47	48	49	50	51	52	53	54	55
	Park fees	School impact fee	Tax on residential construction	Other growth fees	Total growth fees	storm drain connection	sewer connection	Water connection	Total utility connections	Total development fees
ALAMEDA COUNTY	0	0	0	0	0	195	0	6640	6835	8473
ALAMEDA	0	0	6300	0	6300	0	445	2143	2588	11258
ALBANY	0	0	0	0	0	0	680	2143	2822	4699
BERKELEY	0	0	0	0	0	60	10	2143	2213	8796
FREMONT	5600	1620	3703	0	10923	0	6530	5904	12479	25669
HAYWARD	450	0	2100	0	2550	40	980	5470	6490	11387
LIVERMORE	4522	3990	4558	3101 ¹	16163	1673	9120	7205	17998	36578
OAKLAND	0	0	0	1100 ²	1100	0	100	2143	2243	5192
PLEASANTON	9814	0	1375	0	11189	260	10325	8650	19235	32070
SAN LEANDRO	0	0	0	0	0	0	1176	2143	3319	4788
UNION CITY	4410	3780	0	252 ³	8442	0	6530	5510	12085 ⁴	23890
CONTRA COSTA COUNTY	2100	1464	0	0	3564	0	7010	2143	9153	14544
ANTIOCH	0	0	0	350 ⁵	350	2720	8160	6010	16890	18695
BRENTWOOD	395	600	0	0	995	335	1100	2395	3830	6342
CLAYTON	-2	0	525	0	525	-3	6201	5727	11928	14764
CONCORD	0	0	0	820 ⁶	820	0	3388	5727	9115	11560
EL CERRITO	0	0	1278	0	1278	3	500	2143	2706	6159
MERCULES	0	0	0	3500 ⁶	3500	0	10500	6743	17243	22680
MARTINEZ	5719	0	0	0	5719	0	7010	5727	12737	20515
MORAGA	7700	0	0	0	7700	0	7010	2143	9153	17900
PINOLE	4900	0	0	0	4900	0	4025	6743	10768	17520
PITTSBURG	-1	0	0	81 ³	81	0	1750	368	2118	3639
RICHMOND	0	0	0	0	0	0	150	6743	6933	8638
MARIN COUNTY	0	0	0	0	0	0	1400	7045	8445	12201
MILL VALLEY	0	0	0	1725 ⁷	1725	0	3300	7045	10345	14381
NOVATO	0	0	1710	0	1710	10	4900	6760	11670	14515
SAN ANSELMO	0	0	0	0	0	0	750	7045	7795	10549
SAN RAFAEL	0	0	1403	0	1403	0	2100	9393	11493	15077
SAUSALITO	0	0	300	0	300	-1	5600	7045	12645	15867
TIBURON	3500	0	0	2474 ⁸	5974	621	4168	7045	11833	20067
NAPA COUNTY	0	0	0	0	0	0	2050	7680	9812	11607
NAPA	1150	800	0	875 ⁹	2825	0	962	2475	3437	8263
SAN FRANCISCO	-4	-4	-4	-4	-4	-4	-4	-4	-4	-4

1. In lieu low income housing fee
 2. Bedroom tax
 3. Traffic signal fee

4. Includes \$45 inspection fee
 5. Property development fee (\$410); occupancy tax (\$410)
 6. community development fee

7. Plan development tax
 8. Tiburon Blvd. Improvement Fund
 9. Excise tax

Table 2. Development fees, multi-family home, 1981 (continued)

	46 Park fee	47 School impact fee	48 Tax on residential construction	49 Other growth fees	50 Total growth fees	51 storm drain connection	52 sewer connection	53 Water connection	54 Total utility connections	55 Total development fees
SAN MATEO COUNTY	0	0	0	0	0	0	2595	0	2595	5511
ATHERTON	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1
BELMONT	1750	0	0	100 ¹	1850	1200	7000	6350	14550	18946
BURLINGAME	0	0	0	0	0	15	15	1440	1470	3362
CCLMA	0	0	0	0	0	0	4400	0	4400	7181
DALY CITY	0	0	0	0	0	100	4400	794	5294	7780
FOSTER CITY	-2	0	0	0	-2	0	3500	3735	7235	9686
PACIFICA	2800	0	0	1100 ²	3900	0	5575	7506	13081	18942
PORTOLA VALLEY	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1
REDWOOD CITY	0	0	0	0	0	0	679	1900	2579	4789
SAN BRUNO	0	0	7000	0	7000	0	0	450	450	9202
SAN MATEO	0	0	0	705 ³	705	0	1620	0	1620	4707
SOUTH SAN FRANCISCO	3200	0	0	0	3200	0	3503	0	3503	8311
SANTA CLARA COUNTY	0	0	0	0	0	0	68	0	68	4802
CAMPBELL	0	0	0	0	0	393	725	0	1118	3594
CUPERTINO	0	0	0	0	0	580	800	635	2015	3931
GILROY	5865	8771	0	0	14636	238	2600	428	3326	19807
LOS ALTOS	0	0	0	0	0	0	665	0	665	1634
LOS GATOS	0	0	594	1853 ⁴	2447	1750	725	0	2475	7132
MORGAN HILL	4200	3682	0	0	7882	1671	5200	5810	12681	22780
MOUNTAIN VIEW	0	0	578	0	578	1182	1872	3950	7003	8821
PALO ALTO	0	0	0	0	0	0	560	1495	2055	4554
SAN JOSE	4593	3808	693	9940 ⁵	14441	892	1906	719	3517	21081
SANTA CLARA	125	0	0	0	125	419	892	550	1861	4135
SARATOGA	5600	0	1248	0	6848	571	725	0	1296	10604
SUNNYVALE	0	0	0	0	0	380	1584	1871	3835	5660
SOLANO COUNTY	0	0	0	0	0	-3	-3	-3	-3	1610
DIXON	6705	3000	0	3808 ²	13513	1505	1380	0	2885	17643
FAIRFIELD	5890	1540	7805	3136 ²	18371	0	6890	8705	15595	36214
RIO VISTA	847	0	3496	0	4343	0	7080	9260	16341	23506
SUISUN CITY	4320	1620	0	5805 ⁶	11745	0	6878	5212	12090	26091
VACAVILLE	5080	1200	0	3045 ²	4325	85	6230	8645	14960	26197
VALLEJO	3758	2400	3794	3794 ⁶	13746	527	6405	5364	12301	28344
SONOMA COUNTY	0	0	0	0	0	0	1140	12585	13725	15526
PETALUMA	6237	0	0	4900 ⁷	11137	0	4200	685	4885	18076
ROHNERT PARK	3226	1100	0	0	4320	151	3010	1416	4577	10675
SANTA ROSA	0	760	0	6006 ⁸	6766	0	1150	4130	5280	13105
SONOMA	0	0	2300	4970 ⁹	7270	0	3938	5865	9801	19050

1. Growth management
2. Capital improvements
3. Park and recreation fee

4. underground utility tax
5. construction tax
6. occupancy tax

7. Community development fee
8. Public development improvement fee
9. Fiscal impact fee

Table 3.

Development fees, restaurant, 1981

	56 Use permit	57 Region review	58 Site plan review	59 Sum of 57 and 58	60 Variance	61 Negative declaration	62 Sign permit	63 Other planning fees	64 Total planning fees	65 Building validation	66 Building permit	67 Plan check	68 Plumbing permit	69 Mechanical permit	70 Electrical permit	71 Total building fees
ALAMEDA COUNTY	20	-2	140	140	12	0	0	0	172	89440	826	-3	-3	-3	-3	826
ALAMEDA	300 ¹	300 ¹	0	300 ¹	300 ¹	100 ¹	50	0	1050 ¹	104000	593	381	-4	-4	33	1007
ALBANY	100	-3	-1	-2	-3	0	-3	0	100	108160	456	296	73	15	73	912
BERKELEY	100	0	0	0	175	-1	-3	54 ²	100	107536	1448	941	131	58	143	2720
FREMONT	300	0	400	400	225	200	50	0	1175	105997	296	252	62	20	62	692
HAYWARD	200 ¹	-1	-3	-2	-3	-3	50	0	250 ¹	110864	460	299	165	38	131	1093
LIVERMORE	50	0	300	300	150	50	0	0	550	97000	436	283	82	16	89	906
OAKLAND	300	0	0	0	125	60	20	0	505	101920	417	250	104	29	60	860
PLEASANTON	150	0	0	0	50	25	0	0	225	67000	341	217	42	19	64	683
SAN LEANDRO	-2 ³	-1	-1	-1	-2 ³	-2	-3	0	-2	110762	419	297	61	20	62	859
UNION CITY	600	0	300	300	200	200	20	0	1300	104000	586	380	102	14	81	1164
CONTRA COSTA COUNTY	-1	-1	700	700	100	75	25	0	900	87360	273	177	35	11	38	534
ANTIOCH	95	0	0	0	80	50	10	0	235	96252	358	233	20	19	25	655
BRENTWOOD	200	275	-3	275	125	100	20	0	720	87360	273	177	35	11	38	534
CLAYTON	300	-1	304	304	200	225 ¹	15	0	1044 ¹	87360	341	222	43	14	48	668
CONCORD	175	200	0	200	0	125	0	0	500	96252	436	276	54	12	42	818
EL CERRITO	120	25	-1	25	135	75	10	0	365	99840	433	281	74	22	75 ⁹	885
HERCULES	200	-2	-2 ⁵	-2	100	-1	0	0	300 ¹	101920	438	285	84	42	-2 ⁹	849 ¹²
MARTINEZ	150	-2 ⁵	-2 ⁵	-2 ⁵	30	-3	0	0	200 ⁶	58864	233	151	41	18	36	479
MORAGA	-2	-2	0	-2	-2	-2	15	0	15 ¹	87360	273	177	35	11	38	534
PINOLE	100	0	0	0	100	0	0	-3	200	101920	438	284	89	16	73	479
PITTSBURG	35	0	0	0	50	0	54	0	139	99445	433	316 ⁷	48	13	47	901
RICHMOND	100	0	0	0	150	100	0	0	350	69222	343	223	77	12	39	694
MARIN COUNTY	475	725	0	725	475	165	-3	0	1840	110448	458	298	37	13	37	842
MILL VALLEY	400	0	0	0	400	150	0	10 ⁸	960	120000	414	269	27	9	0	744
NOVATO	50	100	-3	100	75	75	15	0	315	110864	304	197	-2 ⁹	-2 ⁹	-2 ⁹	501 ¹⁰
SAN ANSELMO	150	137	-1	137	150	75	60	0	572	95763	421	274	80	18	46	839
SAN RAFAEL	180	250	0	250	145	40	40	0	655	72000	349	227	68	23	43	710
SAUSALITO	300	56	0	56	100	0	0	0	456	156000	573	372	66	16	30	1057
TIBURON	250	225	0	225	150	100	100	0	875	116688	307	42	18	25	865	621
NAPA COUNTY	450	0	0	0	250	125	0	0	825	106080	450	338	-2 ⁹	-2 ⁹	-2 ⁹	788 ¹⁰
NAPA	150	0	0	0	0	100	0	0	250	56160	304	274	-2 ⁹	16	-2 ⁹	594 ¹¹
SAN FRANCISCO	350	-1	-2 ⁵	-2 ⁵	-2 ⁵	-2 ⁵	15	0	365 ¹³	-4	-4	-4	-4	-4	-4	-4

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1. Plus staff time
2. Fire inspection
3. Staff time plus 37%
4. Includes Energy Surcharge fee of \$166

5. Based on cost of construction
6. Plus design and site plan review fees
7. Includes \$36 energy calculation
8. Public notice

9. Based on percent of contract
10. Plus plumbing, mechanical and electrical permits
11. Plus plumbing and electrical permits
12. Plus electrical permit
13. Plus site plan review, variance and negative declaration

Table 3.
Development fees, restaurant, 1981 (continued)

	56 Use Permit	57 Design Review	58 Site plan Review	59 Sum of 57 and 58	60 Variance	61 Negative declaration	62 Sign Permit	63 Other Planning Fees	64 Total Planning Fees	65 Building Valuation	66 Building Permit	67 Plan check	68 Plumbing Permit	69 Mechanical Permit	70 Electrical Permit	71 Total building Fees
SAN MATEO COUNTY	-1	35	-1	35	300	200	-1	0	535	59488	291	146	21	21	21	499
ATHERTON	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1
BELMONT	300	100	0	100	300	0	-1	0	700	83200	524 ³	250	63	14	169	1020
BURLINGAME	100	0	0	0	75	25	25	25 ⁴	225	114858	571 ⁴	331	48	14	97	1060
COLMA	50	25	-3	25	0	25	0	0	100	59488	291	146	21	21	21	499
DALY CITY	1000	0	0	0	300	100	0	0	1400	95680	421	273	40	14	113	862
FOSTER CITY	200 ²	100 ²	-3	100 ²	150 ²	100	100	0	650 ²	116396	594	446	38	8	28	1114
PACIFICA	100	-1	100	100	50	350	33	0	633	107536	453	226	49	14	89	808
PORTOLA VALLEY	400 ⁵	-1	-1	-1	200 ⁵	75 ⁵	100 ⁵	0	775 ⁵	66560	219	110	40	-3	35	404
REDWOOD CITY	100	50	0	50	150	100	43	0	443	75338	753	235	82	16	74	1160
SAN BRUNO	100	25	0	25	150	75	25	0	375	62400	322	242	51	15	38	668
SAN MATEO	65	-3	64	129	45	300	0	250 ⁶	724	70262	377	270	55	16	77	796
SOUTH SAN FRANCISCO	95	50	0	50	75	30	25	0	275	70262	346	225	42	7	26	646
SANTA CLARA COUNTY	1150	800	-1	800	350	350	-1	129 ⁷	2779	104000	517	465	73	24	55	1134
CAMPBELL	350	0	0	0	0	0	0	0	350	107536	806	269	53	10	39	1177
CUPERTINO	25	0	0	0	25	125	0	0	175	107000	450	292	82	7	57	889
GILROY	-1	75	-3	75	50	0	10	0	135	108160	453	295	84	15	57	903
LOS ALTOS	150	75	-1	75	75	0	15	0	315	68224	225	146	233	7	26	637
LOS GATOS	350	0	0	0	120	0	33	16 ⁸	519	100000	433	281	35	16	73	838
MORGAN HILL	250	0	250	250	200	120	0	0	820	83824	385	250	78	16	109	839
MOUNTAIN VIEW	150	75	-3	75	50	25	50	0	350	108035	301	195	45	9	44	592
PALO ALTO	325	400	-3	400	230	75	40	0	1070	108160	453	295	88	25	58	919
SAN JOSE	-1	-3	630	630	380	290	0	165 ⁷	1465	110448	461	484	97	53	250	1345
SANTA CLARA	450	150	0	150	600	0	20	0	1220	107536	453	294	89	22	74	932
SARATOGA	300	300	0	300	200	50	35	0	885	114400	469	305	31	21	52	878
SUNNYVALE	250	0	125	125	125	65	25	0	590	92872	424	212	64	11	131	841
SOLANO COUNTY	-1	-1	0	0	150	100	0	0	250	96252	504	276	35	-3	-2 ⁹	815 ¹⁰
DIXON	0	40	125	165	60	0	15	70 ⁷	310	68224	225	146	60	35	50	516
FAIRFIELD	300	140	0	146	150	125	35	53 ⁷	809	111821	471	306	60	150	150	1087
RIO VISTA	20	0	0	0	20	1000	0	0	1040	107536	424	276	73	22	74	869
SUISUN CITY	250	200	-3	200	250	100	0	0	800	110760	461	300	102	16	78	957
VACAVILLE	300	0	0	0	150	75	45	0	570	101920	438	284	-2 ⁹	-2 ⁹	-2 ⁹	722 ¹¹
VALLEJO	-1	600	-3	600	300	100	0	0	1000	107536	453	294	-2 ⁹	-2 ⁹	-2 ⁹	747 ¹¹
SONOMA COUNTY	175	40	0	40	175	100	0	225 ¹²	715	96252	424	276	-4	-4	-4	700
PETALUMA	150	125	-3	125	75	100	10	0	260	102232	441	286	86	18	69	899
ROHNERT PARK	100	100	125	225	100	50	0	0	475	101296	451	293	56	24	49	873
SANTA ROSA	150	150	150	300	75	50	25	0	600	104000	335	167	-3	-3	-3	502
SONOMA	25	55	0	55	60	10	10	0	160	61651	319	207	38	247	98	908

1. Project assessment
2. Plus staff time
3. Includes fees for engineering (\$23); microfilming (\$17) & handicap (\$96)

4. Includes sign permit fee (\$54)
5. Plus consultant's time
6. Plan processing
7. Fire inspection

8. Request for occupancy permit
9. Based on percent of contract
10. Plus electrical permit

11. Plus plumbing, mechanical & electrical permits
12. Health Dept., Water Agency

Table 3.

Development fees, restaurant, 1981 (continued)

	72 License tax	73 Other growth fees	74 Total growth fees	75 Storm drain connection	76 Sewer connection	77 Water connection	78 Total utility connections	79 Total development fees
ALAMEDA COUNTY	0	0	0	154	0	4150	4304	5302
ALAMEDA	0	0	0	0	225	1543	1818	3875
ALBANY	0	0	0	0	315	1543	1908	2920
BERKELEY	0	0	0	60	10	1593	1663	4483
FREMONT	0	0	0	0	408	4141	4549	6416
HAYWARD	0	0	0	40	180	3430	3650	4993
LIVERMORE	0	0	0	490	3600	4398	8438	9894
OAKLAND	0	0	0	0	100	1543	1693	3058
PLEASANTON	0	0	0	154	5054	5450	10658	11566
SAN LEANDRO	0	0	0	0	780	1593	2373	3232
UNION CITY	0	283 ¹	283	0	2083	4320	6403	9150
CONTRA COSTA COUNTY	0	0	0	0	4000	1543	5593	7027
ANTIOCH	0	873 ²	873	0	0	2047	4145	5908
BRENTWOOD	0	0	0	1400	2420	1000	4820	6074
CLAYTON	0	0	0	-3	2948	4701	7649	9361
CONCORD	0	0	0	0	1978	4701	6679	7997
EL CERRITO	0	499 ³	499	3	192	1543	1788	3537
HERCULES	0	0	0	0	1500	4468	5968	7117
MARTINEZ	0	0	0	0	4000	4691	8691	9370
MORAGA	0	0	0	0	4000	1543	5593	6142
PINOLE	0	0	0	0	4000	4691	8691	9370
PITTSBURG	0	43 ¹	43	0	2031	4468	6498	7581
RICHMOND	0	0	0	0	150	4468	4618	5662
MARIN COUNTY	0	0	0	0	320	1204	1524	4206
MILL VALLEY	0	0	0	0	600	1204	1804	3508
NOVATO	0	0	0	0	700	4725	5425	6241
SAN ANSELMO	0	0	0	0	200	1204	1404	2815
SAN RAFAEL	0	250 ⁴	250	0	900	8272	9172	10787
SAUSALITO	0	0	0	-1	800	1204	2004	3517
TIBURON	105	2172 ⁵	2277	621	2312	1204	4137	7910
NAPA COUNTY	0	0	0	0	560	4800	5360	6973
NAPA	0	2080 ⁶	2080	0	962	2060	3022	5946
SAN FRANCISCO	-4	-4	-4	-4	-4	-4	-4	-4

1. Traffic signal fee

2. Traffic signal fee (\$832);
Park fee (\$41)

3. Construction tax

4. Development tax

5. Tiburon Blvd. Improvement Fund

6. Excise tax

Table 3.
Development fees, restaurant, 1981 (continued)

	72 Licence tax	73 Other growth fees	74 Total growth fees	75 storm drain connection	76 sewer connection	77 water connection	78 total utility connections	79 Total development fees
SAN MATEO COUNTY	0	0	0	0	2140	0	2140	3174
ATHERTON	-1	-1	-1	-1	-1	-1	-1	-1
BELMONT	31	100 ¹	131	891	450	4330	5671	7522
BURLINGAME	0	0	0	15	15	1290	1320	2605
COLMA	0	0	0	0	1800	0	1800	2399
DALY CITY	0	0	0	100	1800	529	2429	4691
FOSTER CITY	0	0	0	0	624	1200	1824	3588
PACIFICA	0	1075 ²	1075	0	2750	17930	20680	23196
PORTOLA VALLEY	0	0	0	0	1370	0	1370	2549
REDWOOD CITY	0	0	0	0	668	1700	2368	3971
SAN BRUNO	0	0	0	0	0	350	350	1393
SAN MATEO	0	0	0	0	630	0	630	2150
SOUTH SAN FRANCISCO	-2	0	-2	0	2003	0	2003	2924
SANTA CLARA COUNTY	0	0	0	0	68	0	68	3981
CAMPBELL	0	0	0	320	744	0	1064	2591
CUPERTINO	0	0	0	436	0	985	1421	2485
GILROY	0	0	0	178	550	348	1076	2114
LOS ALTOS	0	0	0	0	95	0	95	1047
LOS GATOS	60	874 ³	934	321	744	0	1064	3355
MORGAN HILL	80	0	80	855	2400	1485	4740	6479
MOUNTAIN VIEW	30	166 ⁴	196	885	1136	2695	4715	5853
PALO ALTO	0	0	0	0	560	1067	1627	3616
SAN JOSE	0	5136 ⁴	5136	405	3420	449	4274	12220
SANTA CLARA	0	0	0	314	292	450	1056	3208
SARATOGA	0	0	0	493	744	0	1237	3000
SUNNYVALE	10	0	10	493	744	0	1237	2678
SOLANO COUNTY	0	0	0	-3	-3	-3	-3	1065
DIXON	0	1104 ²	1104	1115	690	0	1805	3735
FAIRFIELD	2038	0	2038	0	6187	14470	20657	24591
RIO VISTA	894	0	894	0	1214	4158	5372	8175
SUISUN CITY	728	0	728	0	2750	3541	6291	8776
VACAVILLE	0	0	0	63	1450	9650	11163	12455
VALLEJO	542	542 ⁵	1084	526	1830	3399	5755	8586
SONOMA COUNTY	0	0	0	0	3360	8085	11445	12860
PETALUMA	0	207 ⁶	207	0	600	545	1145	2511
ROHNERT PARK	0	416 ⁷	416	113	428	1062	1603	3367
SANTA ROSA	0	394 ⁸	394	0	820	2850	3670	5166
SONOMA	62	291 ²	353	0	4376	2175	6551	7972

1. Growth management
2. Capital improvement

3. Underground utility tax
4. Construction tax

5. Bridge tax
6. Community development

7. Park fee
8. Public development improvement fee

Table 4.

Development fees, print shop, 1981

	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94
	Permit	Design Review	Site plan Review	Sum of 81 and 82	Negative declaration	Sign permit	Other Planning Fees	Total Planning fees	Building Valuation	Building permit	Plan check	Plumbing permit	Mechanical permit	Electrical permit	Total building fees
ALAMEDA COUNTY	20	-2	140	140	0	0	0	160 ¹	252000	1414 ²	-3	-3	-3	-3	1414
ALAMEDA	300 ¹	300 ¹	0	300 ¹	100 ¹	50	0	750 ¹	140000	694	451	88	56	65	1354
ALBANY	100	-3	-1	-2	-1	-3	0	100	100000	433	281	40	17	77	848
BERKELEY	150	0	0	0	-1	-3	54 ¹²	204	78000	778	506	118	34	178	1614
FREMONT	300	0	400	400	200	50	0	950	77000	241	205	49	10	137	642
HAYWARD	-1	-1	-1	-1	10	50	0	60	89400	376	244	89	38	200	947
LIVERMORE	50	0	300	350	50	0	0	400	87760	397	258	52	16	139	862
OAKLAND	300	0	0	0	60	20	0	400	74000	349	209	73	20	80	731
PLEASANTON	150	75	0	75	25	0	0	250	74000	362	231	29	10	48	680
SAN LEANDRO	-1	-1	-1	-1	-1	0	0	-2	80360	360	252	61	28	155	856
UNION CITY	600	0	300	300	200	0	0	1100	80000	484	315	66	22	277	1163
CONTRA COSTA COUNTY	-1	-1	700	700	75	25	0	800	128000	339	220	24	11	64	658
ANTIOCH	95	0	0	0	50	10	0	155	74000	355	231	20	20	25	651
BRENTWOOD	200	275	-3	275	100	20	0	595	128000	339	220	24	11	64	658
CLAYTON	300	-1	400	400	225 ¹	15	0	940 ¹	128000	424	275	30	14	80	823
CONCORD	150	100	-1	250	125	0	0	475	73200	365	231	31	12	46	681
EL CERRITO	120	25	-1	25	75	10	0	230	102400	441	286	50	30	100	907
MERCULES	200	-2	-2	-2	-1	0	0	200	74000	355	231	168	80	-2 ⁴	826 ⁵
MARTINEZ	150	-2 ³	-2	-2	-2	0	0	150 ¹	62400	241	157	41	18	55	512
MORAGA	-2	-2	0	-2	-2	15	0	15 ¹	128000	339	220	24	11	64	658
PINOLE	100	0	0	0	0	0	0	100	74000	355	231	55	21	118	780
PITTSBURG	35	0	0	0	0	11	0	46	85680	391	289 ⁶	26	13	101	820
RICHMOND	100	0	0	0	100	0	0	200	132000	513	333	60	9	149	1064
MARIN COUNTY	475	725	0	725	165	-3	0	1365	80800	376	244	70	13	70	773
MILL VALLEY	400	0	0	0	150	0	10 ⁷	560	240000	745	373	18	5	15	1156
NOVATO	50	100	-3	100	75	15	0	240	80400	249	162	-2 ⁴	-2 ⁴	-2 ⁴	411 ⁹
SAN ANSELMO	150	210	-1	210	75	95	150 ⁸	680	184160	646	420	57	18	88	1229
SAN RAFAEL	180	250	0	250	40	40	0	510	73200	355	231	41	23	117	776
SAUSALITO	300	80	0	80	0	0	0	380	200000	683	444	34	16	77	1254
TIBURON	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1
NAPA COUNTY	450	-1	-1	-1	125	-1	0	575	73200	355	266	-2	-2	-2	621
NAPA	150	0	0	0	100	0	0	250	73200	533	480 ¹⁰	-2 ⁴	16	-2 ⁴	1028 ¹¹
SAN FRANCISCO	-1	-1	-2 ³	-2 ³	-2 ³	15	0	15 ¹³	-4	-4	-4	-4	-4	-4	-4

1. Plus staff time

2. Includes \$282 energy surcharge

3. Based on cost of construction

4. Based on percent of contract

5. Plus electrical permit

6. Includes \$35 energy plancheck

7. Public notice

8. Variance

9. Plus plumbing, mechanical & electrical permits

10. Includes \$133 for Fire Dept.

11. Plus plumbing and electrical permits

12. Fire inspection

13. Plus site plan review and negative declaration

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Table 4.

Development fees, print shop, 1981 (continued)

	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	
	use permit	design review	site plan review	sum of 81 and 82	Negative declaration	sign permit	other planning fees	total planning fees	building valuation	building permit	plan check	plumbing permit	mechanical permit	electrical permit	total building fees	
SAN MATEO COUNTY	-1	35	-1	35	200	-1	0	235	114400	560	392	56	56	56	1120	
ATHERTON	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1
BELMONT	300	100	0	100	0	-1	0	400	100000	589 ³	281	31	15	150	1066	
BURLINGAME	100	-1	-1	-1	25	25	25 ¹	175	84000	401 ⁴	250	39	14	135	839	
COLMA	50	25	-3	25	25	0	0	100	114400	560	392	56	56	56	1120	
DALY CITY	1000	0	0	0	100	0	0	1100	83600	385	250	24	18	193	871	
FOSTER CITY	200 ²	100 ²	-3	100	100	25	0	425 ²	96960	530	398	22	8	48	1006	
PACIFICA	100	-1	100	100	350	100	0	650	78000	367	184	35	18	203	807	
PORTOLA VALLEY	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	
REDWOOD CITY	100	0	50	50	100	21	0	271	91880	861	266	59	21	149	1355	
SAN BRUNO	100	25	0	25	75	25	0	271	120000	483	363	28	15	35	924	
SAN MATEO	65	-3	74	139	300	0	250 ¹⁰	689	66760	367	263	28	16	132	807	
SOUTH SAN FRANCISCO	95	75	0	75	30	25	0	225	80360	376	244	23	7	83	733	
SANTA CLARA COUNTY	1150	800	-1	800	350	-1	107 ⁵	2407	78000	438	279	51	34	71	873	
CAMPBELL	350	0	0	0	0	35	0	385	78000	505	195	35	10	78	823	
CUPERTINO	25	0	0	0	25	0	0	50	80000	373	242	46	7	136	804	
GILROY	-1	75	-3	75	0	15	0	240	80000	373	242	54	15	113	797	
LOS ALTOS	150	75	-1	75	0	15	0	240	85200	259	169	118	13	72	630	
LOS GATOS	0	70	0	70	280	10	16 ⁶	326	120000	483	314	59	16	142	1013	
MORGAN HILL	250	0	250	250	120	0	0	620	80800	376	244	74	16	157	867	
MOUNTAIN VIEW	150	150	-3	150	25	50	0	375	78440	245	159	26	14	240	684	
PALO ALTO	325	400	-3	400	75	40	0	840	124000	493	320	59	25	98	995	
SAN JOSE	-1	-3	630	630	290	-3	60 ⁵	980	80800	376	395	77	47	420	1315	
SANTA CLARA	450	150	0	150	0	5	0	605	78000	367	239	59	22	100	786	
SARATOGA	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	
SUNNYVALE	250	0	125	125	65	25	0	465	132000	654	327	31	13	116	1141	
SOLANO COUNTY	0	-1	-1	-1	150	0	0	150	73200	435	230	25	-3	-2	690	
DIXON	0	40	125	165	0	10	59 ⁵	234	74000	235	153	30	25	45	488	
FAIRFIELD	300	280	0	280	125	35	44 ⁵	784	81120	376	338	50	40	70	874	
RIO VISTA	20	0	0	0	1000	0	0	1020	85200	391	254	48	24	93	809	
SUISUN CITY	250	200	-3	200	100	0	0	550	87760	397	258	53	22	158	888	
VACAVILLE	300	0	0	0	75	30	0	405	82000	379	246	-2 ⁷	-2 ⁷	-2 ⁷	625 ⁸	
VALLEJO	-1	600	-3	600	100	0	0	700	85200	391	254	-2 ⁷	-2 ⁷	-2 ⁷	645 ⁸	
SONOMA COUNTY	175	40	0	40	100	0	225 ⁹	540	73200	355	231	-4	-4	-4	586	
PETALUMA	150	125	-3	125	100	10	0	385	68000	322	209	39	26	58	654	
ROHNERT PARK	100	100	125	225	50	0	0	375	84480	388	252	31	11	27	709	
SANTA ROSA	150	150	0	150	50	25	0	375	92000	311	156	-3	-3	-3	467	
SONOMA	25	55	0	55	10	10	0	100	74160	352	229	22	75	135	813	

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1. Project assessment
 2. Plus staff time
 3. includes engineering inspection (\$20);
 4. Includes sign permit fee (\$11);
 5. Fire inspection
 6. Request for occupancy permit
 7. Based on percent of contract
 8. Plus plumbing, mechanical and electrical permits
 9. Health Dept, Water agency
 10. Plan processing fee

Table 4.

Development fees, print shop, 1981 (continued)

	95 License tax	96 other growth fees	97 Total growth fees	98 storm drain connection	99 sewer connection	100 water connection	101 Total utility connections	102 Total development fees
ALAMEDA COUNTY	0	0	0	156	0	4150	4306	5880
ALAMEDA	0	0	0	0	110	1593	1703	3807
ALBANY	0	0	0	0	150	1593	1743	2691
BERKELEY	0	0	0	60	10	1593	1663	3481
FREMONT	0	0	0	0	576	4856	5432	7024
HAYWARD	0	0	0	40	550	3430	3980	4987
LIVERMORE	0	0	0	494	1440	4530	6464	7726
OAKLAND	0	0	0	0	100	1593	1693	2824
PLEASANTON	0	0	0	156	1900	5450	7506	8436
SAN LEANDRO	0	0	0	0	288	1593	1880	2736
UNION CITY	0	286 ¹	286	0	576	4320	4896	7445
CONTRA COSTA COUNTY	0	0	0	0	1150	1592	2742	4200
ANTIOCH	0	1680 ²	1680	0	1448	2548	3995	6481
BRENTWOOD	0	0	0	1412	2495	1000	4907	6160
CLAYTON	0	0	0	-3	2400	4701	7101	8864
CONCORD	0	0	0	0	1189	4701	5890	7046
EL CERRITO	0	512 ³	512	3	80	1593	1676	3325
HERCULES	0	0	0	0	1500	4468	5968	6994
MARTINEZ	0	0	0	0	1150	4701	5851	6513
MORAGA	0	0	0	0	1150	1593	2743	3416
PINOLE	0	0	0	0	700	4468	5168	6048
PITTSBURG	0	39 ¹	39	0	900	251	1151	2056
RICHMOND	0	0	0	0	150	4468	4618	5882
MARIN COUNTY	0	0	0	0	200	2521	2721	4859
MILL VALLEY	0	0	0	0	600	2521	3121	4837
NOVATO	0	0	0	10	0	4725	5435	6086
SAN ANSELMO	0	0	0	0	200	2521	2721	4630
SAN RAFAEL	0	480 ⁴	480	0	540	8568	9108	10874
SAUSALITO	0	0	0	-1	800	2521	3321	4955
TIBURON	-1	-1	-1	-1	-1	-1	-1	-1
NAPA COUNTY	0	0	0	560	4800	5360	0	1196
NAPA	0	16 ⁵	16	0	962	2060	3022	4316
SAN FRANCISCO	-4	-4	-4	-4	-4	-4	-4	-4

1. Traffic signal fee

2. Park fee (\$80) and traffic signal fee (\$1600)

3. Construction tax

4. Development tax

5. Excise tax

Table 4.

Development fees, print shop, 1981 (continued)

	95 License Tax	96 Other growth fees	97 Total growth fees	98 storm drain connection	99 sewer connection	100 Water connection	101 Total utility connections	102 Total development fees
SAN MATEO COUNTY	0	0	0	0	1738	0	1738	3093
ATHERTON	-1	-1	-1	-1	-1	-1	-1	-1
BELMONT	34	100 ¹	134	897	180	4330	5407	7007
BURLINGAME	0	0	0	15	15	1290	1320	2334
COLMA	0	0	0	0	1300	0	1300	2520
DALY CITY	0	0	0	0	1300	529	1829	3800
FOSTER CITY	0	0	0	0	1200	1204	2404	3835
PACIFICA	0	780 ²	780	0	1800	17930	19730	21967
PORTOLA VALLEY	-1	-1	-1	-1	-1	-1	-1	-1
REDWOOD CITY	0	0	0	0	418	1700	2118	3744
SAN BRUNO	0	0	0	0	0	350	350	1545
SAN MATEO	0	0	0	0	360	0	360	1856
SOUTH SAN FRANCISCO	-2	0	-2	0	1003	0	1003	1961
SANTA CLARA COUNTY	0	0	0	0	68	0	68	3348
CAMPBELL	0	0	0	322	438	0	760	1968
CUPERTINO	0	0	0	436	0	1505	1941	2795
GILROY	0	0	0	180	550	348	1078	2115
LOS ALTOS	0	0	0	0	95	0	95	965
LOS GATOS	320	1688 ³	2088	323	438	0	761	4188
MORGAN HILL	68	0	68	861	2100	1485	4446	6001
MOUNTAIN VIEW	0	320 ⁴	320	891	2304	4125	7318	8697
PALO ALTO	0	0	0	0	560	1551	2111	3946
SAN JOSE	0	1128 ⁴	1128	405	528	840	1773	5196
SANTA CLARA	0	0	0	316	292	450	1058	2449
SARATOGA	-1	-1	-1	-1	-1	-1	-1	-1
SUNNYVALE	10	0	10	550	1500	625	2675	4291
SOLANO COUNTY	0	0	0	-3	-3	-3	-3	840
DIXON	0	1184 ²	1184	0	690	0	690	2596
FAIRFIELD	3920	1184 ²	5104	0	2750	14470	17220	23982
RIO VISTA	1720	0	1720	0	1618	4160	5778	9327
SUISUN CITY	2734	0	2734	0	2750	3541	6291	10463
VACAVILLE	0	0	0	64	1450	9650	11164	12194
VALLEJO	542	542 ⁵	1084	526	915	3399	4840	7269
SONOMA COUNTY	0	0	0	0	1401	8085	9486	10612
PETALUMA	0	538 ⁶	538	0	600	545	1145	2722
ROHNERT PARK	0	800 ⁷	800	113	300	1062	1475	3359
SANTA ROSA	0	151 ⁸	151	0	820	2850	3670	4663
SONOMA	73	560 ²	633	0	781	2065	2846	4392

1. Growth management
2. Capital improvements

3. underground utility tax
4. construction tax

5. Bridge fee
6. Community development

7. Bedroom tax
8. Public development improvement fee

B. ENGINEERING FEES

Two main engineering fees, encroachment and public works inspection, have been combined in the 1981 survey in this new engineering section. The single-family section also includes grading fees and the multi-family section also includes trench pavement restoration fees. Table 5 displays the engineering fees charged by the responding jurisdictions for each of the four buildings in 1981. The code (0 to -4) is the same used for the display tables in the preceding section.

Encroachment Permit Fees

Encroachment fees are charged when utility construction extends into a public right-of-way. This fee was removed from the single-family section of the 1981 questionnaire (it was asked in 1979) because very few jurisdictions impose an encroachment fee on large subdivisions.

In 1981, four jurisdictions specified an encroachment fee in addition to the grading and public works inspection fees imposed on a single-family subdivision, as shown in Table 5.

Sixty percent of the responding jurisdictions charge an encroachment fee for a multi-family development. Most charge a flat fee, although in 1981 six local governments began charging an hourly, or percentage, fee in addition to or instead of a flat fee. Of the jurisdictions which answered the survey in both 1979 and 1981, seven had added an encroachment fee by 1981.

Approximately half of the respondents charge an encroachment fee for the restaurant. Of the jurisdictions which answered the survey in 1979 and 1981, six jurisdictions charge an hourly or percentage cost fee rather than a flat fee.

About half of the responding jurisdictions charge an encroachment fee for the print shop. Of the jurisdictions answering the survey in 1979 and 1981, four had added an encroachment fee by 1981. In addition, four jurisdictions had switched from charging a flat fee to charging an hourly or percentage fee.

Public Works Inspection

A public works inspection fee is required to review road improvements, street lighting, site clearance, and any other public works requirements. Most jurisdictions charge a percentage of the cost of improvements, although approximately 40 percent of the jurisdictions charge a flat or hourly fee. Three cities--Union City, San Mateo, and South San Francisco--include the fee with their encroachment fee. The City of Dixon charges an additional fee for an energy conservation plan check.

The number of jurisdictions charging a public works inspection fee for a single-family subdivision has increased slightly between 1979 and 1981. Seventy-one percent of the responding jurisdictions now charge an inspection fee whereas 64 percent of the responding jurisdictions charged this fee in 1979. The "percentage of cost" fees range from two percent to 37 percent. The flat fee ranges from \$15 to \$65,700, with a median fee of \$190.

The number of jurisdictions charging a public works inspection fee for a multi-family development has risen since 1979. Sixty-three percent of the respondents now charge an inspection fee, as compared to 47 percent of the respondents which charged this fee in 1979. The percentage fees range from a low of two percent to a high of 37 percent. Flat fees range between \$3 and \$4,281, with a median fee of \$105.

Fifty-seven percent of the responding jurisdictions charged a public works inspection fee for the restaurant in 1979, while 59 percent charge this fee in 1981. The highest percentage charge is 37 percent, the lowest two percent. The flat fees range between \$20 and \$1,400 with a median fee of \$97.

Approximately half of the responding jurisdictions charge an inspection fee for a light industrial development, such as the print shop. Percentage charges range between two percent and 37 percent. Flat fees range from \$20 to \$1,400, with a median fee of \$110.

Trench Pavement Restoration Fees

This fee is charged when pavement must be trenched to put in utility connections for the multi-family development. Only 25 percent of the responding jurisdictions charge this fee. This percentage has stayed constant since 1979. Most jurisdictions charge a flat fee which averaged \$49 in 1979 and \$74 in 1981. A few jurisdictions include the fee in another fee, charge a percentage of the cost, or charge an hourly fee.

Grading Fees

Grading fees are charged when land must be leveled for a subdivision development. The fee covers the cost of inspecting or issuing a permit. Most jurisdictions charge a flat fee, while six jurisdictions charge a percentage fee based on the cost of grading. The average flat fee charged in 1979 was \$143. This average increased 92 percent, to \$274 in 1981.

Table 5
Engineering Fees, 1981

COUNTY/City	SINGLE-FAMILY			MULTI-FAMILY			RESTAURANT		PRINT SHOP	
	Encroach- ment	Grad- ing	Public Works	Encroach- ment	Trench Pavemt	Public Works	Encroach- ment	Public Works	Encroach- ment	Public Works
ALAMEDA COUNTY	0	cost	cost	10	0	25	10	20	10	20
Alameda	0	cost	cost	-1	-1	-1	0	0	0	0
Albany	0	0	0	-1	-1	-1	0	0	0	0
Berkeley	0	8min.	10+(1) 27/hr	110+ 27/hr	10+ 27/hr	10+(1) 27/hr	110+ 27/hr	10+(1) 27/hr	110+ 27/hr	10+(1) 27/hr
Emeryville	-4	-4	-4	-4	-4	-4	-4	-4	-4	-4
Fremont	0	1350	45	74	0	0	74	0	74	0
Hayward	0	0	0	0	60	0	0	0	0	0
Livermore	5	485(2)	5.5%	5	0	4.5%	5	6.5%	5	6.5%
Oakland	0	500	2435+ 6% (2)	280	65	155 (2)	250	226(2)	250	220(2)
Pleasanton	0	900	65700 (2)	8	100	4281 (2)	8	1400	8	1400
San Leandro	0	cost	37%	10+ 11.5/hr	60	20/hr +37%(2)	10+ 11.5/hr	20/hr+ 37%(2)	10+ 11.5/hr	20/hr(2) +37%
Union City	0	90	45	20+ 10%	0	30/hr	20+ 10%	Encr.	20+ 10%	Encr.
CONTRA COSTA CO	0	30	7%	20	3	105	-1	-1	-1	-1
Antioch	0	23	3%	0	0	3%	0	3%	0	3%
Brentwood	0	5%(3)	5%	20	3	105	-1	-1	0	0
Clayton	0	0	300	25	0	300 +7%	25	300 +7%	25	300 +7%
Concord	0	28	5%	39	0	5%	39	5%	39	5%
El Cerrito	0	375	0	0	40	0	0	0	0	0
Hercules	0	5.5%	5.5%	cost	cost	5.5%	cost	5.5%	cost	5.5%
Lafayette	-4	-4	-4	-4	-4	-4	-4	-4	-4	-4
Martinez	0	5%	5%	5%	-1	5%	5%	5%	5%	5%
Moraga	0	30	7%	15	3	105	15	97	15	-1
Pinole	0	0	3%	20	100(4)	3%	20	0	20	0
Pittsburg	0	-1	3.5%	0	50	3.5%	0	3.5%	0	3.5%
Richmond	0	500	25%	0	0	0	0	0	0	0

Table 5 (continued)
Engineering Fees, 1981

COUNTY/City	SINGLE-FAMILY			MULTI-FAMILY			RESTAURANT		PRINT SHOP	
	Encroach- ment	Grad- ing	Public Works	Encroach- ment	Trench Pavemt	Public Works	Encroach- ment	Public Works	Encroach- ment	Public Works
MARIN COUNTY	0	Insp	380	75	0	0	75	0	75	0
Corte Madera	-4	-4	-4	-4	-4	-4	-4	-4	-4	-4
Mill Valley	50	110	45	0	0	0	20	45	20	45
Novato	0	38	0	10	6	0	10 min.	0	10	0
San Anselmo	0	485	15	5(5)	Insp.	15 + 12-15%	5(5)	15 + 12-15%	5(5)	15 + 12-15%
San Rafael	0	30	0	37	37	0	35	0	35	0
Sausalito	0	-1	5%	25	-1	0	25	5%	50	0
Tiburon	0	375	3%	50	0	3%	50	3(2)	-1	-1
NAPA COUNTY	0	465	0	0	0	0	0	0	0	0
Napa	0	-1	2%	90	-1	-1	-1	-1	-1	-1
SAN FRANCISCO	-4	-4	-4	-4	-4	-4	-4	-4	-4	-4
SAN MATEO CO.	0	0	3%	0	Dep ⁽⁴⁾	0	0	0	0	0
Atherton	0	560	0	-1	-1	-1	-1	-1	-1	-1
Belmont	0	100	35 1/4%	25	0	100	25	100	25	100
Burlingame	0	5.5%	cost	15	100	cost	15	cost	10	cost
Colma	0	0	3%	0	Dep ⁽⁴⁾	0	0	0	0	0
Daly City	1-2%(2)	0	2-4%	10+ ⁽²⁾ 2-4%	0	1-2%	1-2%(2)	2-4%(2)	1-2%	2-4%(2)
Foster City	0	485	cost	50	0	cost	50	cost	50	cost
Menlo Park	-4	-4	-4	-4	-4	-4	-4	-4	-4	-4
Pacifica	0	30	45	5	25	20/hr	5	20/hr	5	15/hr
Portola Valley	0	400	cost	-1	-1	-1	50	cost	-1	-1
Redwood City	0	0	950 (3) +5%	1	0	-1	1	0	1	0
San Bruno	0	10	15/hr ⁽¹⁾	cost	cost	15/hr	cost	15/hr	cost	15/hr
San Mateo	0	1190+6) 30/hr	2370	120+6) 30/hr	Encr.	Encr.	95+6) 30/hr	Encr.	102+6) 30/hr	Encr.
So. San Francisco	0	485	22%	3.5%	0	Encr.	3%	Encr.	3.5%	Encr.

Table 5 (continued)

Engineering Fees, 1981

COUNTY/City	SINGLE-FAMILY			MULTI-FAMILY			RESTAURANT		PRINT SHOP	
	Encroach- ment	Grad- ing	Public Works	Encroach- ment	Trench Pavemt	Public Works	Encroach- ment	Public Works	Encroach- ment	Public Works
SANTA CLARA CO.	0	250	-1	100	100	-1	100	-1	100	-1
Campbell	25 ⁽⁷⁾	0	22,225	25 ⁽⁷⁾	-1	3	25 ⁽⁷⁾	3.5%	25 ⁽⁷⁾	0
Cupertino	0	15	4-6%	60	-1	5-6%	60	5-6%	60	5-6%
Gilroy	0	15	1500	0	0	500	0	800	0	800
Los Altos	0	0	200 ^{est}	-1	-1	150 ^{+4%}	-1	150 ^{+4%}	-1	150 ^{+4%}
Los Altos Hills	-4	-4	-4	-4	-4	-4	-4	-4	-4	-4
Los Gatos	0	485	cost	30	0	cost	30	cost	30	cost
Morgan Hill	50	0	500	0	0	50	0	50	0	50
Mountain View	0	375	4.5%	0	0	4.5%	0	4.5%	0	4.5%
Palo Alto	0	0	3%	0	3%	3%	0	3%	0	3%
San Jose	0	25	190	0	0	14%	0	14%	0	14%
Santa Clara	0	20	2+ ⁽⁸⁾ 4.5%	75	120	2+ 4.5%	50	2+ 4.5%	50	2+ 4.5%
Saratoga	0	10	8% ⁽³⁾	35	-1	8% ⁽³⁾	35	8% ⁽³⁾	-1	-1
Sunnyvale	0	23	30 ⁺⁽¹⁾ 5%	25	0	5%	25	5%	25	5%
SOLANO COUNTY	50	5%	0	50	0	5%	50	0	50	0
Dixon	0	0	25 ⁺⁽⁹⁾ 2%	10	-1	25 ⁺⁽⁹⁾ 2%	10	2%	10	2%
Fairfield	0	5%	5%	10	84	5%	0	5%	0	5%
Rio Vista	0	-3	-3	-1	cost	75	0	75	0	75
Suisun City	0	10	5% ⁽³⁾	0	cost	0	0	0	0	0
Vacaville	0	-1	5%	Insp.	Insp.	6%	Insp.	6%	Insp.	6%
Vallejo	0	-1	5%	0	0	5%	0	5%	0	5%
SONOMA COUNTY	0	-1	50	-1	-1	50	-1	50	0	50
Cotati	-4	-4	-4	-4	-4	-4	-4	-4	-4	-4
Petaluma	0	-1	2%	25	-1	2%	0	2%	0	2%
Rohnert Park	1000 ⁽²⁾	1000	1.5%	-1	0	100 ⁽²⁾ +1.5%	0	100 ⁽²⁾ +1.5%	0	200 ⁽²⁾
Santa Rosa	0	-1	12000	16	0	120	16	120	16	120
Sebastopol	-4	-4	-4	-4	-4	-4	-4	-4	-4	-4
Sonoma	5	Insp.	15/hr	5	0	15/hr + 25%	5	15/hr + 25%	5	15/hr + 25%

Footnotes for Table 5:

- (1) Includes street improvement fee
- (2) Includes plan check fee
- (3) Based on \$100,000 worth of improvements
- (4) Deposit
- (5) Per linear foot
- (6) Includes site clearance fee
- (7) Excavation fee
- (8) Includes a permit fee
- (9) Includes energy conservation plan check fee

Cost: Performance is required. There is no fee in addition to the cost of making improvements.

Insp: The cost of this fee is included in the public works inspection.

Encr: The cost of this fee is included in the encroachment fee.

C. PERCENTILE RANKINGS

Table 6 is a percentile ranking of total development fees for each structure in 1979. Table 7 is a percentile ranking for 1981.

Percentiles are a way to judge the relative standing of individual jurisdictions. For example, for a jurisdiction to have a score of "75" in the single-family column means that 75 percent of the respondents have a total fee for that building that is lower than that jurisdiction's total, while 25 percent of the respondents have a higher total. A score of "100" indicates that that jurisdiction has the highest total fee of all the respondents for that structure, while a score of "1" indicates that a jurisdiction's total for that building is the lowest of the respondents. A score of "0" indicates that a total is missing for that jurisdiction.

In general, jurisdictions that ranked high in 1979--e.g., Petaluma, Fairfield, Livermore, Pleasanton--were ranked about the same in 1981. Jurisdictions ranked at the mid-level in 1979, but with areas of rapid development--e.g., Vacaville, Antioch, Brentwood, Hercules--moved up in rank in 1981. For both years, jurisdictions that rank high in development fees for housing generally rank high in development fees for industrial and commercial construction, when compared with other jurisdictions.

Table 6.

Percentile ranking of total development fees, 1979

	Single-family	Multi-family	Restaurant	Print shop
ALAMEDA COUNTY	26	42	68	80
ALAMEDA	48	62	55	47
ALBANY	13	17	18	11
BERKELEY	44	41	58	51
EMERYVILLE	14	10	15	10
FREMONT	92	95	93	90
HAYWARD	61	74	61	67
LIVERMORE	100	100	91	91
OAKLAND	42	24	33	25
PLEASANTON	85	94	94	92
SAN LEANDRO	33	21	51	22
UNION CITY	89	84	88	88
CONTRA COSTA COUNTY	82	81	76	60
ANTIOCH	34	77	36	35
BRENTWOOD	62	18	48	34
CLAYTON	84	0	84	0
CONCORD	60	57	80	87
EL CERRITO	25	28	47	28
HERCULES	57	0	0	0
LAFAYETTE	66	78	66	74
MARTINEZ	73	91	90	84
MORAGA	76	55	72	54
PINOLE	40	65	81	80
PITTSBURG	20	32	31	82
RICHMOND	41	44	69	77
MARIN COUNTY	69	50	26	42
CORTE MADERA	46	48	30	37
MILL VALLEY	70	70	38	50
NOVATO	30	60	56	44
SAN ANSELMO	37	45	11	41
SAN RAFAEL	56	61	45	62
SAUSALITO	74	71	83	94
TIBURON	68	54	73	81

Table 6.

Percentile ranking of total development fees, 1979

(continued)

	<i>single-family</i>	<i>Multi-family</i>	<i>Restaurant</i>	<i>Print shop</i>
NAPA COUNTY	32	47	75	75
NAPA	52	37	40	45
SAN FRANCISCO	12	7	12	15
SAN MATEO COUNTY	29	22	25	27
ATHERTON	10	0	0	0
BURLINGAME	8	8	19	14
DALY CITY	38	37	63	55
FOSTER CITY	28	40	27	31
MENLO PARK	88	67	95	57
PACIFICA	80	80	100	100
PORTOLA VALLEY	5	0	20	0
REDWOOD CITY	16	14	43	21
SAN BRUNO	24	51	4	5
SO. SAN FRANCISCO	9	25	34	8
SANTA CLARA COUNTY	1	12	23	18
CAMPBELL	2	2	5	4
CUPERTINO	18	11	9	20
GILROY	50	31	8	17
LOS ALTOS	45	4	2	2
LOS ALTOS HILLS	53	0	0	0
LOS GATOS	96	34	44	65
MORGAN HILL	94	68	62	70
MOUNTAIN VIEW	54	38	52	71
PALO ALTO	22	15	29	38
SAN JOSE	93	85	87	64
SANTA CLARA	6	5	6	7
SARATOGA	49	30	13	12
SUNNYVALE	17	27	41	52

Table 6.

Percentile ranking of total development fees, 1979

(continued)

	Single-family	Multi-family	Restaurant	Print shop
SOLANO COUNTY	4	1	1	1
DIXON	77	72	50	32
FAIRFIELD	97	98	97	98
RIO VISTA	72	90	77	95
SUISUN CITY	90	64	65	58
VACAVILLE	65	75	70	72
VALLEJO	98	97	79	85
SONOMA COUNTY	21	20	54	50
COTATI	81	87	37	30
PETALUMA	78	82	22	24
ROHNERT PARK	58	52	16	40
SANTA ROSA	36	58	59	61
SEBASTOPOL	64	92	98	97
SONOMA	86	88	86	68

Percentile ranking of total development fees, 1981

	<i>Single-family</i>	<i>Multi-family</i>	<i>Restaurant</i>	<i>Print shop</i>
ALAMEDA COUNTY	28	35	53	63
ALAMEDA	40	48	42	40
ALBANY	15	13	20	21
BERKELEY	37	38	47	36
FREMONT	77	91	65	78
HAYWARD	50	50	50	60
LIVERMORE	97	100	89	84
OAKLAND	38	20	24	27
PLEASANTON	88	97	92	86
SAN LEANDRO	31	16	28	24
UNION CITY	85	89	84	83
CONTRA COSTA COUNTY	62	60	69	46
ANTIOCH	84	73	57	72
BRENTWOOD	78	26	60	71
CLAYTON	68	61	85	89
CONCORD	54	51	78	80
EL CERRITO	17	25	36	30
HERCULES	70	85	71	75
MARTINEZ	60	82	88	74
MORAGA	65	70	62	34
PINOLE	47	67	88	68
PITTSBURG	5	7	73	12
RICHMOND	35	36	55	65
MARIN COUNTY	75	54	46	57
MILL VALLEY	61	57	33	56
NOVATO	42	58	63	69
SAN ANSELMO	45	44	18	53
SAN RAFAEL	71	63	91	95
SAUSALITO	72	66	34	59
TIBURON	100	80	75	0
NAPA COUNTY	30	52	68	4
NAPA	41	32	59	50
SAN FRANCISCO	0	0	0	0

Table 7.

Percentile ranking of total development fees, 1981 (continued)

	<i>single-family</i>	<i>Multi-family</i>	<i>Restaurant</i>	<i>Printshop</i>
SAN MATEO COUNTY	34	22	26	28
ATHERTON	11	0	0	0
BELMONT	51	76	72	77
BURLINGAME	8	4	15	15
CCLMA	14	29	8	18
DALY CITY	24	30	49	39
FOSTER CITY	32	42	37	42
PACIFICA	87	75	98	98
PORTOLA VALLEY	1	0	13	0
REDWOOD CITY	18	17	43	37
SAN BRUNO	22	41	4	6
SAN MATEO	10	14	7	7
SOUTH SAN FRANCISCO	21	33	21	9
SANTA CLARA COUNTY	4	19	44	31
CAMPBELL	7	5	14	10
CUPERTINO	20	8	10	25
GILROY	52	79	5	13
LOS ALTOS	58	2	1	3
LOS GATOS	82	27	30	45
MORGAN HILL	90	86	66	66
MOUNTAIN VIEW	27	39	56	87
PALO ALTO	25	11	39	43
SAN JOSE	92	83	94	62
SANTA CLARA	12	10	27	16
SARATOGA	44	45	23	0
SUNNYVALE	55	23	17	48
SOLANO COUNTY	2	1	2	1
DIXON	81	69	40	19
FAIRFIELD	98	98	100	100
RIO VISTA	64	88	79	90
SUISUN CITY	95	92	82	92
VACAVILLE	91	94	95	96
VALLEJO	94	95	81	81
SONOMA COUNTY	80	64	97	93
PETALUMA	74	72	11	22
ROHNERT PARK	48	47	31	33
SANTA ROSA	57	55	52	54
SONOMA	67	77	76	51

President, 1982-83:
Vice President, 1982-83:

Rev. Ralph C. Bolin
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