



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
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## MEMORANDUM

DATE: HEARING DATE  
TO: BOARD OF SUPERVISORS  
FROM: PLANNING AND BUILDING SERVICES  
RE: PBS DEPARTMENT FEE UPDATE

The Planning and Building Services Fee Schedule was last updated in 2018 as a result of salary increases to Planners and Building Inspectors that greatly increased the cost to the department. The Planning Division fee increases were comprehensive time studies on all projects, both inland and coastal, however the Building fees received only minor adjustments to those services based on staff time.

The proposed fee adjustments will address several Building Division fee tables that have not been updated since 1991, and other valuation tables that are routinely adopted by the State and International Code Council, but have not been adopted locally since 2015. Planning Division fees have been given an overall 25% increase to the base fee, due to salary increases, and the cannabis related application fees have been deleted, as those are now collected by a separate cannabis department.

### **Proposed Building Division Fee Increases:**

#### *Overview of Fees to be increased*

- |                       |                      |                            |
|-----------------------|----------------------|----------------------------|
| • Valuation Table     | • Manufactured homes | • Reinspection             |
| • Issuance fees       | • Ag Exemptions      | • General Plan Update cost |
| • Special Inspections | • Pond Exemptions    | • ADA Parking Plan Review  |
| • Grading Table       | • Reinstatement      |                            |

After review of Humboldt, Sonoma and Lake County, we have found that our building valuation fees are lower than all our neighboring counties. The proposed increase to the valuation table is shown in Attachment A, on lines 3 through 18 and represents a 25% increase. This will move Mendocino County's fees higher than Lake County, but lower than Sonoma County and in line with Humboldt.

Attachment B is an update to the weighted rate of a building inspector and the current mileage rates for the County. This includes the issuance, average inspection and Special Inspection fees. Beginning at the top of the Attachment, Section 1.0, is each area of the County and the cost for a special inspection outside of normal days. These fees are charged only upon request of an applicant needing an inspection sooner than scheduled in our inspection zones. Section 2.0 shows the current weighted rate of a Building Inspector III for inland and coastal premiums, and Section 3.0 shows the justification for the issuance fee per hour and services included at that rate.

Grading permit and plan review fees were updated and reviewed in 1991 and still reference the Uniform Building Code, which is no longer applicable. The County transitioned to the California Building Codes several years ago, but did not update this permit table. The proposed update will result in Mendocino County grading fees being higher than both Lake and Humboldt County and in line with Sonoma County. The current and proposed valuation tables are in Attachment C.

Manufactured Home, Ag Exemption and Pond Exemption fees was part of the 2009 fee update. Since that time, building inspectors have had several salary increases, which were sizeable, and the department has

increased the number of allocated positions for inspectors. The proposed increase to manufactured home fees is listed in Attachment A on lines 171 through 182. Ag Exempt structures have drastically changed since 2016 and are no longer a simple poly tunnel; some Ag exempt structures require engineering and include hoop houses, shipping containers, sheds or barns. Building materials and complexity has increased and well as the number of staff hours spent on these types of inspections and plan reviews. Based on the recent changes and increased complexity Ag Exempt structures, the proposed increase to the fee is 50% and is listed in Attachment A on lines 184 through 187. Similarly, Pond Exemption requests have increased to the department, however with the increase of exemptions, staff would like to change the policy slightly and require more inspections. Current procedure for pond exemptions allows for only 1 special inspection, which is a “final”. This does not allow for review of the site work that created the pond, slopes to neighboring properties, or other pre-site inspection requirements. The increase to this fee would result in a minimum of 2 inspection for each pond exemption request and allow for better health and safety review of the site.

Expired permits are a large part of the inventory of the department. At any given time, there are more expired permits than those issued per year and many permits that are finalized are several years old. One example is the many “Amnesty Permits” that were applied for in 2010, which have expired and were not completed. Approximately 30% of amnesty permits were finalized, leaving a majority either expired, or in a correction status. It is difficult to determine why many permits are not finalized; some applicants forget they need the final inspection, others think their contractor has completed the job. Regardless of why, numerous permits are expired and when they are reinstated years later, it requires additional time to find plans in storage, review the file to see which inspections are needed and complete all necessary documents to reinstate and final a permit. Moving forward, the department would like to increase the reinstatement fee to 40% of the building permit value, or \$188, whichever is greater, in order to provide an incentive to complete a project on time. Alternatively, the request for an extension would remain the flat fee of \$188 and is not based on the permit valuation. The Reinstatement fee is located in Attachment A on line 193-194 and lines 195 through 200 represent the hourly fees that will be increased due to salary changes.

The County’s General Plan Maintenance fee is collected to set aside funds for the General Plan Update, which occurs approximately every 20 years. All permits with a “job value” are assessed a General Plan Maintenance fee, which is currently 0.65% of the permit valuation. Building permits that are based on a flat fee, however do not pay into the General Plan reserve account, although many are affixed to the land, such as an ag exempt hoop house, green house, barn, etc. Since ag exempt permits are not based on a job value they are not assessed a General Plan Maintenance fee, however they do constitute new construction and should be considered in part of the future General Plan Update. The department is proposing a new \$50 flat fee on these permits to contribute towards the County General Plan, as noted in Attachment A, line 206.

A proposed new fee that is associated with the Plan Review of a Commercial Building in the ADA Parking Accessibility Plan (see Attachment A, line 213). Recent Building Code changes have impacted ADA Requirements and increased the need for plan review on parking area and circulation of commercial structures. This fee would only be included on commercial permits, where an ADA plan was submitted and would be include in the plan review fees for the permit prior to issuance.

**Proposed Planning Division Fee Increases:**

- Add Less than 3 acre conversion determination
- Add Ministerial CDP for Accessory Dwelling Units (ADU’s)
- Increased deposit for Environmental Impact Reports (EIRs)

**Planning Division Fee Increases that will NOT Increase:**

- No Increase to MHRB Sign Copy
- No Increase to coastal Categorical Exclusions
- No Increase to Home Occupation Business License

The Planning Division has had cost recovery agreements signed for major application since 2011 and with a recent time study completed in 2019 for application fees; the department is proposing an overall increase of 25% to the base fee of an application. This will allow for a majority of the applications to recover cost for staff time without additional deposits from the applicant to complete the projects. In addition, two existing fees will not be increased, which include the MHRB Sign Copy Change or Single Business Sign and the Home Occupation Business License. One new proposed fees to the Planning Division fees is to add the Less than 3 Acre Conversion Determination, since the department has taken over this review from the Department of Forestry and Fire Protection. This process requires the Director or Assistant Director review and evaluate the Less than 3 Acre Conversion Exemption form from CalFire and approve or deny the request. The final addition

to the Planning Fee schedule is the Ministerial CDP for submittal of an Accessory Dwelling Unit. With the Coastal Commission certification of the LCP Amendment for ADU's the County can begin the application process and permit ADU's in the coastal zone. Since this is a new type of permit, the department is proposing a minimal fee with cost recovery in an effort to continue to promote housing and not create a barrier with an excessive fee.

### **Cannabis Related Planning Fees:**

All cannabis planning application fees have been ***stricken*** from the Planning and Building fee schedule, as they are now collected by the Cannabis Department. See Attachment D for reference.

### Attachments:

1. Attachment A- PBS Building Division Proposed Fee Schedule
2. Attachment B- Building Special Inspection Schedule and Minimum Permit Fee
3. Attachment C- Building Grading Valuation and Plan Review Table
4. Attachment D- PBS Planning Division Proposed Fee Schedule
5. Attachment E- 2020 ICC Valuation Table with Mendocino County Edits

*Recommended for Approval:*

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Auditor

## Mendocino County Department of Planning and Building Services

### Building Division Master Fee Schedule

1	<b>BUILDING PERMIT FEES</b>		
2	<b>Total Valuation (Occupancy Type Valuation X Total Sq. Ft. Valuation)</b>	<b>Fee</b>	
3	\$1 to \$500.00	18.21	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
4		\$22.76	
5	\$501.00 to \$2000.00	\$18.21 for the first \$500 plus \$3.38 for each additional \$100 or fraction thereof, to and including \$2,000.	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
6		\$22.76 for the first \$500 plus \$4.22 for each additional \$100 or fraction thereof, to and including \$2,000.	
7	\$2001.00 to \$25000.00	\$54.62 for the first \$2,000 plus \$10.92 for each additional \$1,000 or fraction thereof, to and including \$25,000.	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
8		\$68.27 for the first \$2,000 plus \$13.65 for each additional \$1,000 or fraction thereof, to and including \$25,000.	
9	\$25001.00 to \$50000.00	\$305.87 for the first \$25,000 plus \$7.89 for each additional \$1,000 or fraction thereof, to and including \$50,000.	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
10		\$382.33 for the first \$25,000 plus \$9.86 for each additional \$1,000 or fraction thereof, to and including \$50,000.	
11	\$50001.00 to \$100000.00	\$503.10 for the first \$50,000 plus \$5.46 for each additional \$1,000 or fraction thereof, to and including \$100,000.	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
12		\$628.87 for the first \$50,000 plus \$6.82 for each additional \$1,000 or fraction thereof, to and including \$100,000.	
13	\$100001.00 to \$500000.00	\$776.20 for the first \$100,000 plus \$4.25 for each additional \$1,000 or fraction thereof, to and including \$500,000.	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
14		\$970.25 for the first \$100,000 plus \$5.31 for each additional \$1,000 or fraction thereof, to and including \$500,000.	
15	\$500001.00 to \$1000000.00	\$2,475.45 for the first \$500,000 plus \$3.64 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
16		\$3094.31 for the first \$500,000 plus \$4.55 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.	
17	\$1000001.00 and up	\$4,296.09 for the first \$1,000,000 plus \$2.43 for each additional \$1,000 or fraction thereof.	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
18		\$5370.11 for the first \$1,000,000 plus \$3.03 for each additional \$1,000 or fraction thereof.	
19	<b>ELECTRICAL PERMIT FEES</b>		
20	Issuance of Electrical Permit	\$164.00	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130, Reso #18-122
21		\$188.00	
22	<b>System Fees</b>	<b>Cost Each</b>	
23	Private Swimming Pools	\$60.08	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
24	Carnivals and Circuses:		
25	Generators and Rides	\$28.52	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
26	Displays with Electric Lighting	\$8.80	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
27	System Area or Booth Lighting	\$8.80	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
28	Temporary Power Service:		
29	Service Pole of Pedestal	\$28.52	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
30	Distribution System - Temporary	\$14.92	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
31	<b>Unit Fees</b>	<b>Cost Each</b>	
32	Receptacle, Switch and Light Outlets:		
33	First 20 Fixtures	\$1.33	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
34	Additional Fixtures	\$0.88	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
35	Lighting Fixtures:		
36	First 20 Fixtures	\$1.33	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130

37	Additional Fixtures	\$0.88	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
38	For pole or platform-mounted lighting fixtures, each	\$1.33	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
39	For theatrical-type lighting fixtures or assemblies, each	\$1.33	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
40	Residential Appliances:		
41	Fixed Residential	\$5.77	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
42	Non-Residential Appliances:		
43	Non-Residential	\$5.77	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
44	Power Apparatus:		
45	Up to and Including 1	\$5.77	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
46	Over 1, 10 and Under each	\$14.92	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
47	Over 10, 50 and Under each	\$29.85	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
48	Over 50, 100 and Under each	\$60.08	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
49	Over 100, each	\$90.42	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
50	Signs, Outline Lighting, Marquees:		
51	Single Branch Circuit	\$29.85	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
52	Each Additional	\$5.77	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
53	Services:		
54	For services of 600 volts or less and not over 200 amperes in rating, each	\$37.02	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
55	For services of 600 volts or less and over 200 amperes to 1,000 amperes each	\$75.40	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
56	For services over 600 volts or over 1,000 amperes in rating, each	\$150.87	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
57	Miscellaneous Apparatus, Conduits and Conductors:		
58	Miscellaneous	\$22.09	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
59	MECHANICAL PERMIT FEES		
60	Issuance of Each Mechanical Permit	\$164.00	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130, Reso #18-122
61		\$188.00	
62	Unit Fees	Cost Each	
63	Furnaces:		
64	Up to and Including 100,000 Btu/h (29.3 kW)	\$17.96	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
65	Up to and Including 100,000 Btu/h (29.3 kW)	\$22.09	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
66	For the installation or relocation of each floor furnace, including vent	\$17.96	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
67	For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$17.96	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
68	Appliance Vents	\$8.80	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
69	Repairs or Additions	\$16.62	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
70	Boilers, Compressors, Absorption Units:		
71	For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)	\$17.84	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
72	For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	\$32.95	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130

73	For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)	\$45.21	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
74	For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	\$67.30	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
75	For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)	\$112.46	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
76	Air Handlers:		
77	For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto	\$12.39	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
78	For each air-handling unit over 10,000 cfm (4719 L/s)	\$21.96	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
79	Evaporator Coolers:		
80	For each evaporative cooler other than portable type	\$12.93	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
81	Ventilation and Exhaust:		
82	For each ventilation fan connected to a single duct	\$8.80	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
83	For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	\$12.93	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
84	For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$12.93	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
85	Incinerators:		
86	For the installation or relocation of each domestic-type incinerator	\$22.09	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
87	For the installation or relocation of each commercial or industrial-type incinerator	\$17.59	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
88	Incinerators:		
89	For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which the fee is listed in the table	\$12.93	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
90	PLUMBING PERMIT FEES		
91	Issuance of Each Plumbing Permit	\$164.00	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130, Reso #18-122
92		\$188.00	
93	Unit Fees	Cost Each	
94	Fixtures and Vents:		
95	For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow protection thereof)	\$11.89	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
96	For repair or alteration of drainage or vent piping, each fixture	\$5.80	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
97	Interceptors:		
98	For each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	\$29.92	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
99	Rainwater systems—per drain (inside building)	\$11.89	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
100	Water Piping and Water Heaters:		
101	For installation, alteration, or repair of water piping or water-treating equipment, or both, each	\$5.80	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
102	For each water heater including vent	\$14.92	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
103	Gas Piping Systems:		

104	For each gas piping system of one to five outlets	\$7.47	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
105	For each additional outlet over five, each	\$1.33	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
106	Lawn Sprinklers, Vacuum Breakers and Backflow Protection Devices:		
107	For each lawn sprinkler system on any one meter, including backflow protection devices thereof	\$17.96	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
108	For atmospheric-type vacuum breakers or backflow protection devices not included in Item 1:		
109	1 to 5 devices	\$13.81	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
110	Over 5 devices, each	\$2.73	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
111	For each backflow-protection device other than atmospheric-type vacuum breakers:		
112	2 inches (50.8 mm) and smaller	\$13.81	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
113	Over 2 inches (50.8 mm)	\$29.92	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
114	Swimming Pools:		
115	Public Pool	\$110.76	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
116	Public Spa	\$73.74	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
117	Private Pool	\$73.74	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
118	Private Spa	\$36.72	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
119	ELEVATOR PERMIT FEES		
120	New Installations	COST	
121	Passenger or freight elevator, escalator, moving walk:		
122	Up to and including \$40,000.00 of valuation	\$108.02	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
123	Over \$40,000.00 of valuation	\$108.02 plus \$2.01 for each \$1,000.00 or fraction thereof over \$40,000.00	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
124	Dumbwaiter or private residence elevator:		
125	Up to and including \$10,000 of valuation	\$30.34	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
126	Over \$10,000.00 of valuation	\$30.34 plus \$2.01 for each \$1,000.00 or fraction thereof over \$10,000.00	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
127	Elevator Annual Certificates of Inspection Fees	COST	
128	For each elevator	\$50.37	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
129	For each escalator or moving walk	\$29.92	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
130	For each commercial dumbwaiter	\$20.33	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
131	BUILDING PLAN REVIEW FEES		
132	Plan Review Fee When the County Administers the Uniform Fire Code	100% of the Building Permit Fee	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
133	Plan Review Fee	75% of the Building Permit Fee	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
134	Plan Review Fee When the County Administers the Uniform Fire Code	100% of the Mechanical Permit Fee	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
135	Plan Review Fee	75% of the Mechanical Permit Fee	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
136	Plan Review Fee When the County Administers the Uniform Fire Code	100% of the Plumbing Permit Fee	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
137	Plan Review Fee	75% of the Plumbing Permit Fee	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
138	Plan Review Fee When the County Administers the Uniform Fire Code	100% of the Electrical Permit Fee	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
139	Plan Review Fee	75% of the Electrical Permit Fee	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
140	Plan Review Fee When the County Administers the Uniform Fire Code	100% of the Grading Permit Fee	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
141	Plan Review Fee	75% of the Grading Permit Fee	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130

142	50 cubic yards (38.2 m3) or less	No Fee	
143	51 to 100 cubic yards (40 to 76.5 m3)	\$28.52	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
144		\$85.56	
145	101 to 1,000 cubic yards (77.2 to 764.6 m3)	\$44.90	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
146		\$134.70	
147	1,001 to 10,000 cubic yards (765.3 to 7645.5 m3)	\$59.78	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
148		179.34 for the first 1,000 cubic yards (7645.5m3), plus \$54.06 for each additional 1,000 cubic yards (7645.5 m3) or fraction thereof.	
149	10,001 to 100,000 cubic yards (7646.3 to 76455 m3)	\$59.78 for the first 10,000 cubic yards (7645.5 m3), plus \$27.03 for each additional 10,000 cubic yards (7645.5 m3) or fraction thereof.	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
150		\$179.34 for the first 10,000 cubic yards (7645.5 m3), plus \$108.12 for each additional 10,000 cubic yards (7645.5 m3) or fraction thereof.	
151	100,001 to 200,000 cubic yards (76 456 to 152911 m3)	\$327.41 for the first 100,000 cubic yards (76455 m3), plus \$16.80 for each additional 10,000 cubic yards (7645.5 m3) or fraction thereof.	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
152		\$654.82 for the first 100,000 cubic yards (76455 m3), plus \$84.00 for each additional 10,000 cubic yards (7645.5 m3) or fraction thereof.	
153	200,001 cubic yards (152912 m3) or more	\$488.23 for the first 200,000 cubic yards (152911 m3), plus \$8.80 for each additional 10,000 cubic yards (7545.5 m3) or fraction thereof.	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
154		\$1952.92 for the first 200,000 cubic yards (152911 m3), plus \$88.00 for each additional 10,000 cubic yards (7545.5 m3) or fraction thereof.	
155	GRADING PERMIT FEES		
156	Issuance Fee	\$164.00	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130, Reso #18-122
157		\$188.00	
158	50 cubic yards (38.2 m3) or less	\$0.00	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
159		\$28.52	
160	51 to 100 cubic yards (40 to 76.5 m3)	\$44.90	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
161		\$89.80	
162	101 to 1,000 cubic yards (77.2 to 764.6 m3)	\$44.90 for the first 100 cubic yards (76.5 m3) plus \$19.66 for each additional 100 cubic yards (76.5 m3) or fraction thereof.	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
163		\$189.90 for the first 100 cubic yards (76.5 m3) plus \$58.98 for each additional 100 cubic yards (76.5 m3) or fraction thereof.	
164	1,001 to 10,000 cubic yards (765.3 to 7645.5 m3)	\$218.47 for the first 1,000 cubic yards (764.6 m3), plus \$17.60 for each additional 1,000 cubic yards (764.6 m3) or fraction thereof.	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
165		\$436.94 for the first 1,000 cubic yards (764.6 m3), plus \$70.4 for each additional 1,000 cubic yards (764.6 m3) or fraction thereof.	
166	10,001 to 100,000 cubic yards (7646.3 to 76455 m3)	\$365.05 for the first 10,000 cubic yards (7645.5 m3), plus \$74.13 for each additional 10,000 cubic yards (7645.5 m3) or fraction thereof.	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
167		\$730.100 for the first 10,000 cubic yards (7645.5 m3), plus \$148.32 for each additional 10,000 cubic yards (7645.5 m3) or fraction thereof.	
168	100,001 or more	\$1032.25 for the first 100,000 cubic yards (76455 m3), plus \$41 for each additional 10,000 cubic yards (7645.5 m3) or fraction thereof.	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
169		\$2064.50 for the first 100,000 cubic yards (76455 m3), plus \$82.00 for each additional 10,000 cubic yards (7645.5 m3) or fraction thereof.	
170	MANUFACTURED HOME (Mobile Home) INSTALLATION FEES		
171	Issuance Fee	\$164.00	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130, Reso #18-122
172		\$188.00	
173	Single Wide	\$242.75	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
174		\$364.13	



175	Double Wide		\$364.12	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
176			\$546.18	
177	Triple Wide		\$485.50	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
178			\$728.25	
179	Electrical Fees		\$91.03	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
180			\$136.55	
181	Plumbing Permit Fees		\$91.01	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
182			\$136.52	
183	OTHER FEES			
184	Agricultural Building Exemption		\$97.10	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
185			\$145.65	
186	Agricultural Building Exemption, if Constructed prior to Exemption Approval		\$194.20	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
187			\$291.30	
188	Water Reservoir Exemption Determination (Pond Exemption)		\$242.75	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
189	Water Reservoir Exemption Determination (Pond Exemption)		\$606.88	
190	Education Fees		6% of building permit valuation	AB717, Reso #18-122
191	Reinstatement of Permit		\$164.00 or 20% of original permit fee, whichever is greater	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130, Reso #18-122
192	Reinstatement of Permit		\$188.00 or 40% of original permit fee, for each expired year, whichever is greater	
193	Minimum permit fee		\$164.00	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130, Reso #18-122
194	Minimum permit fee		\$188.00	
195	Inspections outside of Normal business hours (Special Inspection)		See Special Inspection Fees below	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130, Reso #18-122
196	Reinspection fees assessed under provisions of Section 305.8		\$164.00	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130, Reso #18-122
197			\$188.00 per hour	
198	Inspections for which No fee is specifically indicated (Special Inspection)		See Special Inspection Fees below	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130, Reso #18-122
199	Additional plan review required by changes, additions or revisions to approved plans (minimum charge - 1 hour)		\$164.00	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130, Reso #18-122
200			\$188.00	
201	Additional plan review required for MS4/LID standards (minimum charge - 1 hour)		Current weighted rate of Senior Building Inspector	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130, Reso #18-122
202	Records Management		Current weighted rate of Staff Assistant 3- 1 hour-Residential, 3 hours-Commercial	Health and Safety Code Section 19852 and Reso. # 94-203, Reso #18-122
203	Planning Review of Building Permit Applications		Residential Submittal- Current weighted rate of Planner II, 1 Hour minimum Commercial- Current weighted rate of Planner II, 2 Hour Minimum	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130
204	Strong Motion Instrumentation Program (SMIP)		Group R-\$10 per \$100,000 of permit valuation, with appropriate fraction, Other-\$21 per \$100,000 of permit valuation, with appropriate fraction.	Public Resources Code Section 2705
205	General Plan Maintenance		0.65% of permit valuation	Govt. Code Section 66014(b), Reso. #04-039, and Reso. #11-072, Reso # 18-122
206	General Plan Maintenance- Flat Fee		\$50, when no valuation (job cost) is assigned	Govt. Code Section 66014(b)
207	Violation/Penalty Fees		Pursuant to Mendocino County Code	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 08-130, Reso #18-122
208	Stormwater MS4/BMP Inspection		\$164 (after the fact) or \$82.87 when combined with the issuance of a permit	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Ord. # 4313,
209			\$188.00	
210	Insulation Inspection		\$164 (after the fact) or \$82.87 when combined with the issuance of a permit	Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 18-122

211			\$188 (after the fact) or \$91.00 when combined with the issuance of a permit			
212	CASp Review		\$4 fee on each commercial/business Plancheck		AB1379, Reso # 18-122	
213	ADA Parking Accessibility Plan Review		Weighted Rate of Senior Building Inspector per Hour of Plancheck			
214	SPECIAL INSPECTION/PRE-SITE INSPECTION FEES					
215	Boonville		\$302.83		Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 07-252, Reso # 18-122	
216			\$364.84			
217	Branscomb		\$423.34		Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 07-252, Reso # 18-122	
218			\$504.43			
219	Calpella		\$196.36		Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 07-252, Reso # 18-122	
220			\$239.29			
221	Covelo		\$541.31		Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 07-252, Reso # 18-122	
222			\$646.25			
223	Hopland		\$248.51		Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 07-252, Reso # 18-122	
224			\$300.98			
225	Laytonville		\$389.16		Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 07-252, Reso # 18-122	
226			\$465.48			
227	Leggett		\$512.91		Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 07-252, Reso # 18-122	
228			\$608.31			
229	Longvale		\$334.85		Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 07-252, Reso # 18-122	
230			\$401.63			
231	Navarro		\$383.76		Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 07-252, Reso # 18-122	
232			\$460.08			
233	Philo		\$332.69		Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 07-252, Reso # 18-122	
234			\$399.47			
235	Piercy		\$568.31		Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 07-252, Reso # 18-122	
236			\$673.25			
237	Potter Valley		\$257.15		Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 07-252, Reso # 18-122	
238			\$309.62			
239	Redwood Valley		\$216.57		Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 07-252, Reso # 18-122	
240			\$263.32			
241	Talmage		\$208.08		Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 07-252, Reso # 18-122	
242			\$252.92			
243	Ukiah		\$195.28		Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 07-252, Reso # 18-122	
244			\$238.21			
245	Whale Gulch		\$708.57		Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 07-252, Reso # 18-122	
246			\$842.13			
247	Whitethorn		\$708.57		Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 07-252, Reso # 18-122	
248			\$842.13			
249	Willits		\$279.45		Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 07-252, Reso # 18-122	
250			\$336.69			
251	Yorkville		\$359.30		Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 07-252, Reso # 18-122	
252			\$430.85			
253	Albion		\$349.05		Govt. Code Section 66016, Health and Safety Code Sec. 19132.3, Reso # 07-252, Reso # 18-122	

254	Anchor Bay	\$436.03	
255	Comptche	\$414.43	
256	Elk	\$518.18	
257	Gualala	\$550.58	
258	Irish Beach	\$417.13	
259	Manchester	\$419.83	
260	Pt. Arena	\$425.23	
261	Westport	\$359.85	

**Mendocino County Department of Planning and Building Services  
Special Inspection/Pre-site Inspection Fees and Minimum Permit Fee Justification**

1.0

Location	Estimated Mileage- Round Trip	Mileage Rate @ 0.54= cost to County	Estimated Travel Time- Round Trip	Hourly Weighted Rate @ 103.95= cost to County	Average Length of Inspection- 1 hour @ 103.95/hr	Administration Fee	Total Cost:
Boonville	50	\$ 27.00	1 hour, 15 mins	\$ 129.94	\$ 103.95	\$ 103.95	\$ 364.84
Branscomb	116	\$ 62.64	2 hours, 20 mins	\$ 233.89	\$ 103.95	\$ 103.95	\$ 504.43
Calpella	10	\$ 5.40	20 mins	\$ 25.99	\$ 103.95	\$ 103.95	\$ 239.29
Covelo	138	\$ 74.52	3 hours, 30 mins	\$ 363.83	\$ 103.95	\$ 103.95	\$ 646.25
Hopland	28	\$ 15.12	45 mins	\$ 77.96	\$ 103.95	\$ 103.95	\$ 300.98
Laytonville	92	\$ 49.68	2 hours	\$ 207.90	\$ 103.95	\$ 103.95	\$ 465.48
Leggett	164	\$ 88.56	3 hours	\$ 311.85	\$ 103.95	\$ 103.95	\$ 608.31
Longvale	70	\$ 37.80	1 hour, 30 mins	\$ 155.93	\$ 103.95	\$ 103.95	\$ 401.63
Navarro	82	\$ 44.28	2 hours	\$ 207.90	\$ 103.95	\$ 103.95	\$ 460.08
Philo	66	\$ 35.64	1 hour, 30 mins	\$ 155.93	\$ 103.95	\$ 103.95	\$ 399.47
Piercy	188	\$ 101.52	3 hours, 30 mins	\$ 363.83	\$ 103.95	\$ 103.95	\$ 673.25
Potter Valley	44	\$ 23.76	45 mins	\$ 77.96	\$ 103.95	\$ 103.95	\$ 309.62
Redwood Valley	16	\$ 8.64	25 mins	\$ 46.78	\$ 103.95	\$ 103.95	\$ 263.32
Talmage	16	\$ 8.64	20 mins	\$ 36.38	\$ 103.95	\$ 103.95	\$ 252.92
Ukiah	8	\$ 4.32	15 mins	\$ 25.99	\$ 103.95	\$ 103.95	\$ 238.21
Whale Gulch	212	\$ 114.48	5 hours	\$ 519.75	\$ 103.95	\$ 103.95	\$ 842.13
Whitethorn	212	\$ 114.48	5 hours	\$ 519.75	\$ 103.95	\$ 103.95	\$ 842.13
Willits	46	\$ 24.84	1 hour	\$ 103.95	\$ 103.95	\$ 103.95	\$ 336.69
Yorkville	76	\$ 41.04	1 hour, 40 mins	\$ 181.91	\$ 103.95	\$ 103.95	\$ 430.85

Coastal	Location	Estimated Mileage- Round Trip	Mileage Rate @ 0.54= cost to County	Estimated Travel Time- Round Trip	Hourly Weighted Rate @ 109.15= cost to County	Average Length of Inspection- 1 hour @ 109.15/hr	Administration Fee	Total Cost:
	Albion	40	\$ 21.60	1 hour	\$ 109.15	\$ 109.15	\$ 109.15	\$ 349.05
	Anchor Bay	100	\$ 54.00	1 hour, 30 mins	\$ 163.73	\$ 109.15	\$ 109.15	\$ 436.03
	Comptche	60	\$ 32.40	1 hour, 30 mins	\$ 163.73	\$ 109.15	\$ 109.15	\$ 414.43
	Elk	50	\$ 27.00	2 hours, 30 mins	\$ 272.88	\$ 109.15	\$ 109.15	\$ 518.18
	Gualala	110	\$ 59.40	2 hour, 30 mins	\$ 272.88	\$ 109.15	\$ 109.15	\$ 550.58
	Irish Beach	65	\$ 35.10	1 hour, 30 mins	\$ 163.73	\$ 109.15	\$ 109.15	\$ 417.13
	Manchester	70	\$ 37.80	1 hour, 30 mins	\$ 163.73	\$ 109.15	\$ 109.15	\$ 419.83
	Pt. Arena	80	\$ 43.20	1 hour, 30 mins	\$ 163.73	\$ 109.15	\$ 109.15	\$ 425.23
	Westport	60	\$ 32.40	1 hour	\$ 109.15	\$ 109.15	\$ 109.15	\$ 359.85

2.0	<b>Salary increase as of July 1</b>		coastal premium	5%	\$ 109.15
	Building Inspector Weighted Rate				
	103.95		103.95	5.1975	

3.0	<b>Minimum Permit Fee Justification - Based on Average Miles above</b>		
	Average Length of Inspection	1 hour	103.95
	Administrative Time- Inspector	15 mins.	25.9875
	Average miles driven	86 miles	46.44
	Administrative Time- Staff Issuance	15 minutes	12.03
	<b>Total Issuance *</b>		<b>188.4075</b>
	*Add on permitted items, which will increase fee based on services, i.e. Electrical service, HVAC, Water heater, reroof. At this time no changes to itemized building fees are proposed.		

**Building Permit Fee Valuation Table**

Current Table - 1991 UBC Grading Permit Table

Minimum Value	Maximum Value	Base Rate	Plus \$\$	For every
0.00	50.00	0	0.00	0.00
50.01	100.00	28.52	0.00	0.00
100.01	1,000.00	44.90	19.66	100.00
1,000.01	10,000.00	218.47	17.60	1,000.00
10,000.01	100,000.00	365.05	74.16	10,000.00
100,000.01	999,999,999.00	1032.25	41.00	10,000.00

**2021 Proposed Grading Table- Permit Fee**

Minimum Value	Maximum Value	Base Rate	Plus \$\$	For every
0.00	50.00	28.52	0.00	0.00
50.01	100.00	89.80	0.00	0.00
100.01	1,000.00	189.90	58.98	100.00
1,000.01	10,000.00	436.94	70.40	1,000.00
10,000.01	100,000.00	730.10	148.32	10,000.00
100,000.01	999,999,999.00	2064.50	82.00	10,000.00

**Building Fee Schedule Grading Plan Review**

Current Table - 1991 UBC Grading Plan Review Table

Minimum Value	Maximum Value	Base Rate	Plus \$\$	For every
0.00	50.00	0	0.00	0.00
50.01	100.00	28.52	0.00	0.00
100.01	1,000.00	44.90	0.00	100.00
1,000.01	10,000.00	59.78	0.00	1,000.00
10,000.01	100,000.00	59.78	27.03	10,000.00
100,000.01	200,000.00	327.41	16.80	10,000.00
200,000.01	999,999,999.00	488.23	8.80	10,000.00

**2021 Proposed Grading Plan Review Table**

Minimum Value	Maximum Value	Base Rate	Plus \$\$	For every
0.00	50.00	0	0.00	0.00
50.01	100.00	85.56	0.00	0.00
100.01	1,000.00	134.70	0.00	100.00
1,000.01	10,000.00	179.34	54.06	1,000.00
10,000.01	100,000.00	179.34	108.12	10,000.00
100,000.01	200,000.00	654.82	84.00	10,000.00
200,000.01	999,999,999.00	1952.92	88.00	10,000.00

Fee Name	Proposed Fee	25% Salary Adjustment	Justification
<b>Division of Land Project</b> (**Add on/per parcel fees may apply)		<b>Add \$90 where indicated</b>	
Boundary Line Adjustment, per parcel fees apply	\$1098.00 + \$90/hr	\$1,373	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
Certificate of Compliance, per parcel fees apply	\$960.00 + \$90/hr	\$1,200	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
Subdivision* (cost recovery and per parcel fees apply)	\$7728.00 + \$90/hr	\$9,660	Govt. Code 66014(a) Reso. # 11-072, Reso. #16-150, Reso #18-122, Reso. #19-170
Subdivision Modification, per parcel fees apply	\$2883.00 + \$90/hr	\$3,604	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
Subdivision Extension of Time	\$353.00 + \$90/hr	\$441	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
Minor Subdivision, per parcel and add-on fees apply	\$3812.00 + \$90/hr	\$4,765	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
Ag of Tentative Map, per parcel and add-on fees apply	\$2878.45 + \$90/hr	\$3,598	Govt. Code 66014(a), Reso #18-122, Reso. #19-170
Division Revised Map, per parcel and add-on fees apply	\$2095.55 + \$90/hr	\$2,619	Govt. Code 66014(a), Reso #18-122, Reso. #19-170
Subdivision Exception to County Code	\$1898.56 + \$90/hr	\$2,373	Govt. Code 66014(a), Reso #18-122, Reso. #19-170
<b>General Plan Project</b> (**Add on fees may apply)			
General Plan/Coastal Plan Amendment* (cost recovery applies)	\$6023.00 + \$90/hr	\$7,529	Govt. Code 66014(a) Reso. # 11-072, Reso. #16-150, Reso #18-122, Reso. #19-170
Ordinance Amendment* (cost recovery applies)	\$6871.00 + \$90/hr	\$8,589	Govt. Code 66014(a) Reso. # 11-072, Reso. #16-150, Reso #18-122, Reso. #19-170
Rezone* (cost recovery applies)	\$4342.00 + \$90/hr	\$5,428	Govt. Code 66014(a) Reso. # 11-072, Reso. #16-150, Reso #18-122, Reso. #19-170
Development Agreement	\$5406.00 + \$90/hr	\$6,758	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
Development Agreement Modification	\$4755.00 + \$90/hr	\$5,944	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
<b>Coastal Project</b> (**Add on fees may apply)			
<b>Categorical Exclusion</b>	\$368.00 + \$90/hr	<b>no increase</b>	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
Coastal Development Permit (CDP) Admin/Standard			
Minor	\$1707.00 + \$90/hr	\$2,134	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
CDP Admin.	\$3214.09 + \$90/hr	\$4,018	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
CDP Admin. Renewal	\$725.89 + \$90/hr	\$907	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
CDP Standard	\$4799.55 + \$90/hr	\$5,999	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
CDP Standard Renewal	\$1024.58 + \$90/hr	\$1,281	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
CDP Standard Modification	\$3129.62 + \$90/hr	\$3,912	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
CDP where Coastal Commission retains Authority	\$1920.24 + \$90/hr	\$2,400	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
<b>Ministerial CDP for Accessory Dwelling Units</b>		<b>\$368</b>	<b>Cost recovery applies at \$90 per hour if needed</b>
Emergency Permit	\$1822.16 + \$90/hr	\$2,278	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
Mendocino Historical Review Board (MHRB) Major	\$1198.00 + \$90/hr	\$1,498	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
Mendocino Historical Review Board (MHRB) Intermediate	\$869.09 + \$90/hr	\$1,086	Govt. Code 66014(a), Reso #18-122, Reso. #19-170
Mendocino Historical Review Board (MHRB) Minor	\$491.78 + \$90/hr	\$615	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
<b>MHRB SIGN COPY CHANGE OR SINGLE BUSINESS SIGN</b>	<b>\$250.00</b>	<b>no increase</b>	
<b>Zoning Project</b> (**Add on fees may apply)			
Use Permit- Minor	\$2263.38 + \$90/hr	\$2,829	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
Use Permit-Minor Renewal/Modification	\$2255.38 + \$90/hr	\$2,819	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
Use Permit-Major* (cost recovery applies)	\$4830.00 + \$90/hr	\$6,038	Govt. Code 66014(a) Reso. # 11-072, Reso. #16-150, Reso #18-122, Reso. #19-170
Use Permit-Major Renewal/Modification	\$3144.53 + \$90/hr	\$3,931	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
Use Permit- Cottage Industry	\$ 2190.59 + \$90/hr.	\$2,738	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
Airport Land Use Commission Review	\$1728.33 + \$90/hr	\$2,160	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
Airport Land Use Comm. Review-City Project	\$853.75 + \$90/hr	\$1,067	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
Ag. Preserve Contract	\$3323.47 + \$90/hr	\$4,154	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
Ag. Preserve Rescind and Re-enter	\$2195.05 + \$90/hr	\$2,744	Govt. Code 66014(a), Reso #18-122, Reso. #19-170
<b>HOME OCCUPATION BUSINESS LICENSE</b>	<b>\$180.00</b>	<b>no increase</b>	
Business License Review (zoning & occupancy)	\$339.00 + \$90/hr	\$424	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
Development Review* (cost recovery applies)	\$2363.48 + \$90/hr	\$2,954	Govt. Code 66014(a) Reso. # 11-072, Reso. #16-150, Reso #18-122, Reso. #19-170
Flood Hazard Development Permit	\$465.00 + \$90/hr	\$581	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
Preapplication Conference	\$560.00 + \$90/hr	\$700	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
Surface Mining & Reclamation (SMARA)	\$7120.00 + \$90/hr	\$8,900	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
SMARA Renewal or Modification-Use Major Use			
Permit Renewal/Modification	\$3812.00 + \$90/hr	\$4,765	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
Variance	\$1783.03 + \$90/hr	\$2,229	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
<b>Administrative Project</b>			
Administrative Permit - Wireless Communication	\$1986.00 + \$90/hr	\$2,483	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
Administrative Permit	\$825.00 + \$90/hr	\$1,031	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
Administrative Permit Renewal	\$100.00 + \$90/hr	\$115	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170
<b>Other Project</b>			
Private Road Naming	\$922.00 + \$90/hr	\$1,060	Govt. Code 66014(a), Reso. #16-150, Reso #18-122, Reso. #19-170

<b>Misc. Project **Add On Fees:</b>			
Document Imaging (applies to every project)	\$111.00	\$128	Govt. Code 66014(a), Reso. #16-150, Reso #18-122
General Plan Maintenance (applies to every project)	\$116.00	\$175	Govt. Code 66014(a), Reso. #16-150, Reso #18-122
Environmental Review	\$735.00	\$2,400	Govt. Code 66014(a), Reso. #16-150, Reso #18-122
Coastal Zone Review (Does not apply to "Coastal Projects")	\$941.00	\$1,200	Govt. Code 66014(a), Reso. #16-150, Reso #18-122
MHRB Demo or Addition	\$869.00	\$1,086	Govt. Code 66014(a), Reso. #16-150, Reso #18-122
SMARA Annual Inspection/Report	\$2,060.00	\$2,575	Govt. Code 66014(a), Reso. #16-150, Reso #18-122
SMARA Exemption Determination	\$545.00	\$681	Govt. Code 66014(a), Reso. #16-150, Reso #18-122
Vested Right Determination	\$3,564.00	\$4,455	Govt. Code 66014(a), Reso. #16-150, Reso #18-122
Environmental Impact Report (EIR)	Cost +15%	<b>\$5,000 Deposit and Cost +15%</b>	Govt. Code 66014(a), Reso. #16-150, Reso #18-122
Special Planning Commission Hearing	\$1,619.00	\$2,024	Govt. Code 66014(a), Reso. #16-150, Reso #18-122
Inclusionary Housing In-Lieu Fee	Per MCC Chapter 20.238	Per MCC Chapter 20.238	Govt. Code 66014(a) Ord. 4219, Reso #18-122
Cell Tower GIS Add On	\$95.00	\$109	Govt. Code 66014(a), Reso. #16-150, Reso #18-122
Violation	Permit Amount	2X Application Fee or 3X Application Fee-Commercial	Govt. Code 66014(a), Reso. #16-150, Reso #18-122
GMAC Referral Fee	\$185.00	\$185	Govt. Code 66014(a), Reso. #16-150, Reso #18-122
Appeal to the Board of Supervisors	\$1,616.00	\$2,020	Govt. Code 66014(a), Reso. #16-150, Reso #18-122
Administrative Appeals	\$2,022.00	\$2,528	Govt. Code 66014(a), Reso. #16-150, Reso #18-122
Code Enforcement Appeal	\$1,140.00	\$1,710	Govt. Code 66014(a), Reso. #16-150, Reso #18-122
Application Update	\$436.00	\$545	Govt. Code 66014(a), Reso. #16-150, Reso #18-122
Major or Minor Subdivision Per Parcel Fee (also includes Resubdivisions, Boundary Line or Certificate of Compliance)	\$403.00	\$504	Govt. Code 66014(a), Reso. #16-150, Reso #18-122
Public Hearing Add On Fee	\$1,136.00	\$1,420	Govt. Code 66014(a), Reso. #16-150, Reso #18-122
SMARA Extraction-Multiple Sites	\$1,727.00	\$2,159	Govt. Code 66014(a), Reso. #16-150, Reso #18-122
Event/Gathering Add On to Admin Permits.	\$1,507.00	\$1,884	Govt. Code 66014(a), Reso. #16-150, Reso #18-122
15% Fee Reduction to CDP Base Fee to construct SFR	-\$720.00 (CDP Standard)/-\$482.00 (CDP Admin)	828.00 (CDP Stand)/554.00 (CDP Admin)	Govt. Code 66014(a), Reso #18-122
<b>Service Fees</b>			
Audio Reproduction Fee for Public Hearings	\$10.00	\$10.00	Govt. Code 66014(a), Reso. #16-150, Reso #18-122
Zoning Letter	\$204.00	\$255.00	Govt. Code 66014(a), Reso. #16-150, Reso #18-122
<b>LESS THAN 3 ACRE CONVERSION DETERMINATION</b>		<b>\$180 + \$90/HR</b>	
<b>Map Reproduction/Misc. Fees</b>			
Quadrangle-combine with GIS Maps	\$35.00	\$44	Govt. Code 66014(a), Reso. #16-150, Reso #18-122
GIS Maps (10 Min. minimum) per hour	\$57.00	\$71	Govt. Code 66014(a), Reso. #16-150, Reso #18-122
Population Information (per hour)	\$68.00	\$85	Govt. Code 66014(a), Reso. #16-150, Reso #18-122
<b>*CANNABIS FEES</b>			
<b>ALL FEES/APPLICATIONS DELETED FROM PLANNING &amp; BUILDING</b>			
Gannabis-Business License	\$421.00 + \$90/hr		Reso. # 19-170
Cannabis Preliminary Approval	\$536.00+ \$90/hr		Reso. # 19-170
Cannabis Pre-Application Conference	\$519.00+ \$90/hr		Reso. # 19-170
Cannabis Administrative Permit	\$1261.00+ \$90/hr		Reso. # 19-170
Cannabis Cottage Industry Use Permit	\$2220.00+ \$90/hr		Reso. # 19-170
Cannabis Minor Use Permit	\$2511.00+ \$90/hr		Reso. # 19-170
Cannabis Minor Use Permit Renewal/Modification	\$2148.00+ \$90/hr		Reso. # 19-170
Cannabis Major Use Permit	\$6620.00+ \$90/hr		Reso. # 19-170
Cannabis Major Use Permit Renewal/Modification	\$3777.00+ \$90/hr		Reso. # 19-170
Cannabis Variance	\$2233.00+ \$90/hr		Reso. # 19-170
Coastal Development Standard Permit	\$5826.00 + \$90/hr		Reso. # 19-170
<b>* Subject to full cost recovery with time billed at \$90 per hour (Reso. # 11-072 and Reso. # 19-170)</b>			



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	Mendocino County Building Valuation Table 2021															
2	Group (2018 International Building Code)	IIA	IIB	VA	VB			Attachment E								
3	A-1 Assembly, theaters, with stage	235.63	226.10	197.45	190.33											
4	A-1 Assembly, theaters, without stage	214.66	205.12	176.48	169.35											
5	A-2 Assembly, nightclubs	185.62	178.02	151.89	146.71											
6	A-2 Assembly, restaurants, bars, banquet halls	183.62	177.02	149.89	145.71											
7	A-3 Assembly, churches	217.29	207.75	179.48	172.35											
8	A-3 Assembly, general, community halls, libraries, museums	178.41	169.87	140.23	134.10											
9	A-4 Assembly, arenas	212.66	204.12	174.48	168.35											
10	B Business	188.44	179.18	143.89	137.46											
11	E Educational	198.82	190.25	155.00	150.26											
12	F-1 Factory and industrial, moderate hazard	107.38	103.45	76.33	71.73											
13	F-2 Factory and industrial, low hazard	107.38	102.45	76.33	70.73											
14	H-1 High Hazard, explosives	100.62	95.69	69.81	0.00											
15	H234 High Hazard	100.62	95.69	69.81	64.20											
16	H-5 HPM	188.44	179.18	143.89	137.46											
17	I-1 Institutional, supervised environment	186.97	179.69	148.44	143.75											
18	I-2 Institutional, hospitals	325.08	315.82	279.79	0.00											
19	I-2 Institutional, nursing homes	221.62	212.37	177.82	0.00											
20	I-3 Institutional, restrained	216.17	206.91	173.11	164.69											
21	I-4 Institutional, day care facilities	186.97	179.69	148.44	143.75											
22	M Mercantile	134.70	128.11	101.61	97.44											
23	R-1 Residential, hotels	188.87	181.59	150.09	145.40											
24	R-2 Residential, multiple family	156.10	148.82	118.57	113.88											
25	R-3 Residential, one- and two-family	149.31	145.53	131.34	123.68											
26	R-4 Residential, care/assisted living facilities	186.97	179.69	148.44	143.75											
27	S-1 Storage, moderate hazard	98.62	94.69	67.81	63.20											
28	S-2 Storage, low hazard	98.62	93.69	67.81	62.20											
29	U Utility, miscellaneous	75.42	72.03	51.21	48.79											
30	Other Valuations:															
31	Residential Roof/Ground Mount Solar fees	15 kw or less= Flat Fee- \$450			More than 15 kw= \$500 + \$15 per kw above 15 kw											
32	Residential Generator fees with solar	Generator Job Cost plus \$450														
33	Residential Battery fees with Solar	\$450.00														
34	Commercial Roof/Ground Mount Solar fees	50 kw or less= \$1,000			50 kw to 250 kw = \$1,000 + \$7 per kw			More than 250 kw \$2,400 plus % Per kw								
35	Commercial Generator fees with Solar	Generator Job Cost plus \$450.														
36	Commercial Battery fees with Solar	Battery Job Cost plus Solar fee														
37	Swimming Pools Residential & Commercial	Job Cost														
38	Water Storage Tanks	Job Cost or \$2.32. per gallon														
39	Ag Exempt Fees Policy	\$145.65 plus other department fees or \$291.30 if constructed prior to exemption approval														
40	Foundation only	\$9.44 sq. ft. Residential / \$12.44 sq. ft. Commercial														
41	Building Shell with Foundation (subtract 20% of the building fees)															
42	Re-Roof	Residential	4.55	Comm.	7.73											
43	Re-Roof with Sheeting	Residential	6.19	Comm.	10.41											
44	Exterior Accessible site parking and Path of travel	Evaluation per foot \$9.44														
45	Sprinklers	Residential \$3.36 / Commercial \$4.20														
46	Deck	Residential \$9.30 / Commercial \$11.63														
47	Deck with Porch	Residential \$18.59 / Commercial \$23.24														
48	Carport	\$23.24														
49	Garage	\$45.73														
50	Parking lot MS4 (fee per foot)	\$2.00 sq.ft. for parking lot / When a Bio-Retention is included, Job Cost for the Bio-Retention will be added														
51	Greenhouse (Not Ag Exempt)	Reisdential	\$17.43	Commercial	\$ 21.79											
52																
53	Valuations not on this list shall be designated to a use or hazard that is most similar															