



# DEVELOPMENT RELATED COST OF SERVICE FEE STUDY - SUPPLEMENTAL REPORT STAKEHOLDER OUTREACH & COMPARISON SURVEY

CITY OF SANTA ROSA, CALIFORNIA

**Final Report**

January 25, 2024



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## CHAPTER 1. Stakeholder Outreach

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MGT conducted two outreach sessions with external stakeholders at the beginning of the user fee study. The goal of each outreach was to obtain feedback from customers on the current fee schedule.

### **Qualtrics Online Survey**

A Qualtrics survey was launched on the City's website on August 15, 2022, and initially closed on September 6, 2022. The survey was provided in both English and Spanish. The intent of the survey was to gather stakeholder feedback on the City's Planning and Building fees, to determine if there are areas where subsidies should be considered and if there is a need to restructure how fees are being charged. The survey contained 16 questions.

The City received 145 responses in English and 2 in Spanish. The City requested that the survey be activated again to see if any additional responses could be collected. MGT reopened the survey on October 14, 2022, and closed it on October 31, 2022. In total, the City received 156 responses in English and 2 in Spanish.

The results of both outreach sessions were shared with the department's leadership and taken into consideration when restructuring the current fee structure.

### **In person development stakeholder meeting was held on May 31, 2023**

Prior to this meeting, the city sent out the Qualtrics survey mentioned above. The intent of the survey was to gather stakeholder feedback on the City's current Planning and Development fees in order to determine if there are areas where subsidies should be considered and if there is a need to restructure how fees are being charged (excludes impact fees). The city then held an in person stakeholder meeting to present their proposed structural changes to stakeholders before finalizing their recommendations.

The meeting allowed development stakeholders the opportunity to see the draft results of the fee study and provide comments on the structure and recommendations before it is presented to the City Council for final adoption.

This in-person meeting provided a very small turnout. Those that did attend the meeting did not express any concerns regarding the revised fee structure. The comments primarily focused on how the City would charge fees for projects that were currently in progress.

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## CHAPTER 2. Peer Comparison Survey

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The purpose of a peer comparison survey is to provide the city a sense of the local market pricing for services, and to use that information to gauge the impact of recommendations for fee adjustments. MGT worked with the City of Santa Rosa's staff to identify the list of fees that would be part of the peer

comparison survey. The following peer jurisdictions were included as part of the comparison survey for Building fees: City of Petaluma, San Rafael, Vacaville, Rohnert Park and Napa. The building prototype comparison also incorporated Sonoma County. The fee amounts were determined by the jurisdictions published fee schedules at the time of the survey. It should be noted that many of the comparison agencies are currently going through their own fee studies and may have changed their fees since the time the peer survey was conducted.

It is good to keep in mind that comparison surveys don't always provide a "apples to apples" comparison of the fee. When comparing fees there are several key factors to keep in mind:

- When was the last time that agency updated their fees?
- We don't know if the agency has set their fees below full cost recovery.
- Salaries and benefits can vary from agency to agency and can impact the cost of services.
- Often fee structures can differ, and a comparison is only an estimate of the fee that may be charged.

In general, a comparison survey paints only part of the picture and can only provide a high-level comparison. Results of the survey can be seen in [Appendix A](#) of this report.

## APPENDIX A. Peer Comparison Survey Results

### City of Santa Rosa, CA Comparison Survey Development Services Fees

Fee Type	Santa Rosa Current Fee	Santa Rosa Full Cost	Sonoma County	City of Petaluma	City of San Rafael
Advance Planning (General Planning) Surcharge Fee	1. New detached dwellings \$590 2. Dwelling Additions/Remodels \$104 3. New Attached & Multi-Family Dwellings \$417 4. Multi-Family Additions/Remodels \$104 5. Commercial-Business & Retail \$833 6. Commercial Additions/Remodels \$487 7. Industrial \$555 8. Industrial Additions/Remodels \$347	Based on the average actual revenue FY21, FY22 and projected revenue FY23 *Does not include any fire dev. Fees 12.26% if applied to Building Permits, Building Plan Review and Planning Fees	"Planning Administration Fee" 15% of Building Permit Fees	"Incremental Fee", which is calculated as .0061 times the building valuation	"General Plan Maintenance" 35.5% of Building Permit Fee
Technology Fee	1. New detached dwellings \$148 2. Dwelling Additions/Remodels \$25 3. New Attached & Multi-Family Dwellings \$104 4. Multi-Family Additions/Remodels \$28 5. Commercial-Business & Retail \$209 6. Commercial Additions/Remodels \$118 7. Industrial \$139 8. Industrial Additions/Remodels \$84	Based on the average actual revenue FY21, FY22 and projected revenue FY23 *Does not include any fire dev. Fees 5.69% if applied to Building, Planning and Engineering permits	Technology Enhancement Fee: 1.3% of permit fee	No technology fee.	Information was not available.

**City of Santa Rosa, CA**  
**Comparison Survey**  
**Development Services Fees**

Fee Type	Santa Rosa Current Fee	Santa Rosa Full Cost	City of Vacaville	City of Napa	City of Rohnert Park
Advance Planning (General Planning) Surcharge Fee	1. New detached dwellings \$590 2. Dwelling Additions/Remodels \$104 3. New Attached & Multi-Family Dwellings \$417 4. Multi-Family Additions/Remodels \$104 5. Commercial-Business & Retail \$833 6. Commercial Additions/Remodels \$487 7. Industrial \$555 8. Industrial Additions/Remodels \$347	Based on the average actual revenue FY21, FY22 and projected revenue FY23 *Does not include any fire dev. Fees 12.26% if applied to Building Permits, Building Plan Review and Planning Fees	"General Plan Implementation Fee" 9.9% of Building Permit Fee	Advance Planning Fee" of 5% of the Building Permit fee on permits of \$1,000 or more.	"General Plan Maintenance Fee" 0.5% of the total construction valuation of building permits for new construction and commercial and industrial additions
Technology Fee	1. New detached dwellings \$148 2. Dwelling Additions/Remodels \$25 3. New Attached & Multi-Family Dwellings \$104 4. Multi-Family Additions/Remodels \$28 5. Commercial-Business & Retail \$209 6. Commercial Additions/Remodels \$118 7. Industrial \$139 8. Industrial Additions/Remodels \$84	Based on the average actual revenue FY21, FY22 and projected revenue FY23 *Does not include any fire dev. Fees 5.69% if applied to Building, Planning and Engineering permits	No technology fee.	No technology fee. Transitioning to digital submissions next year and may add technology fee at that time.	No technology fee.

Fee Type	Santa Rosa Current Fee	Santa Rosa Full Cost	Sonoma County	City of Petaluma	City of San Rafael
Engineering Fees					
Encroachment Permit	Processing fee: \$128 Plan check: 5% of estimated construction cost Inspection: 7% of estimated construction cost Traffic Control Review: \$147	Minor Encroachment: Flat fees varying based on type of encroachment - for example: Residential Sidewalk Repair/Replace: \$55 processing fee, \$122 plan review, \$650 inspection (total \$827) Major Encroachment: Processing fee: \$56 Plan check/Inspection: based on same valuation percentage as Public Improvement fees. Minor Traffic Control Review: \$122 Complex Traffic Control Review: \$162	Encroachment Plan Review: \$233 Encroachment Site Review/Evaluation (as needed): \$240 Encroachment Inspection: \$5,450 Encroachment Linear Constr Insp: \$1,150/1st 100 lf, \$255 per addt'l 100 feet	Minor: Varies depending on type of encroachment - for example: Residential sidewalk/driveway: \$569 Major (development review): Hourly	Minor: \$368 Major Continuing Encroachment: \$2,394 Utility/SD Encroachment: \$919 (addt'l fees if staff work exceeds 2 hrs. engineer time, 2 hrs. PW Asst Dir time, 5 hrs. PW Dir time)
Public Improvement Plans - Review and Inspection	Fees include plan review & inspection: Up to \$1,000,000: 12% of cost (5% plan review & lot inspection, 7% inspection/materials testing) \$1M - \$2M: \$120,000 + 10% of cost >\$1M \$2M - \$3M: \$220,000 + 8% of cost >\$2M \$3M-\$4M: \$300,000 + 6% of cost <\$3M over \$4M: \$360,000 + 4% of cost <\$4M  plus \$150/lot for subdivisions	13 sample parcels were analyzed. Full cost % shown is for combined plan review/inspection: Parcel #1: \$143,651: 32% of cost Parcel #2: \$98,375: 49% of cost Parcel #3: \$380,175: 88% of cost Parcel #4: \$704,300: 14% of cost Parcel #5: \$845,500: 10% of cost Parcel #6: \$1,101,750: 11% of cost Parcel #7: \$1,147,900: 9% of cost Parcel #8: \$2,763,880: 8% of cost Parcel #9: \$3,841,780: 7% of cost Parcel #10: \$4,911,930: 6% of cost Parcel #11: \$6,132,065: 4% of cost Parcel #12: \$6,954,180: 4% of cost Parcel #13: \$9,481,710: 4% of cost Plus \$7,603 for 1st three sheets of subdivision plan check with 4 or fewer lots), \$11,013 for 1st three map sheets of subdivision plan check with more than 4 lots)	Minor Subdivision Plan Check: at cost w/\$5,000 deposit) Major Subdivision Plan Check: at cost w/\$10,000 deposit) Non-Subdivision Plan Check: (at cost w/\$4,472 deposit) Inspection: 5.75% of engineer's estimate of construction cost	up to \$500,000: 6% of est cost or \$2,188 + staff time & mat'l's \$500,000-\$1M: 4% of est cost + staff time & mat'l's over \$1M: 2% of est cost + staff time & mat'l's	Plan Check: Subdivision plan checking (all valuations): \$2,615 Inspection: Subdiv & Assess Distr: (all valuations): \$1,464

Fee Type	Santa Rosa Current Fee	Santa Rosa Full Cost	City of Vacaville	City of Napa	City of Rohnert Park
Engineering Fees					
Encroachment Permit	Processing fee: \$128 Plan check: 5% of estimated construction cost Inspection: 7% of estimated construction cost Traffic Control Review: \$147	Minor Encroachment: Flat fees varying based on type of encroachment - for example: Residential Sidewalk Repair/Replace: \$55 processing fee, \$122 plan review, \$650 inspection (total \$827) Major Encroachment: Processing fee: \$56 Plan check/Inspection: based on same valuation percentage as Public Improvement fees. Minor Traffic Control Review: \$122 Complex Traffic Control Review: \$162	Single family, non-subdivision: deposit plus 7.62% fee (\$540 min) All others: deposit plus 11.5% fee (\$918 min) Utility construction: \$252 plus \$227/hour for inspection	Permit requiring no inspection or traffic control: \$170 Permit requiring inspection but no traffic control: \$250 Permit requiring inspection & traffic control (basic): \$349 Permit requiring inspection & traffic control (complex): actual cost, minimum deposit of \$500	Minor Permit/Inspection: \$373 Minor Permit/Inspection - single family residential sidewalk repair: \$0 Major Permit/Inspection: \$1,544 Major Permit/Inspection requiring time and mat'l's with initial deposit: Actual cost
Public Improvement Plans - Review and Inspection	Fees include plan review & inspection: Up to \$1,000,000: 12% of cost (5% plan review & lot inspection, 7% inspection/materials testing) \$1M - \$2M: \$120,000 + 10% of cost >\$1M \$2M - \$3M: \$220,000 + 8% of cost >\$2M \$3M-\$4M: \$300,000 + 6% of cost <\$3M over \$4M: \$360,000 + 4% of cost <\$4M  plus \$150/lot for subdivisions	13 sample parcels were analyzed. Full cost % shown is for combined plan review/inspection: Parcel #1: \$143,651: 32% of cost Parcel #2: \$98,375: 49% of cost Parcel #3: \$380,175: 88% of cost Parcel #4: \$704,300: 14% of cost Parcel #5: \$845,500: 10% of cost Parcel #6: \$1,101,750: 11% of cost Parcel #7: \$1,147,900: 9% of cost Parcel #8: \$2,763,880: 8% of cost Parcel #9: \$3,841,780: 7% of cost Parcel #10: \$4,911,930: 6% of cost Parcel #11: \$6,132,065: 4% of cost Parcel #12: \$6,954,180: 4% of cost Parcel #13: \$9,481,710: 4% of cost Plus \$7,603 for 1st three sheets of subdivision plan check with 4 or fewer lots), \$11,013 for 1st three map sheets of subdivision plan check with more than 4 lots)	up to \$100,000: 9.61% of value \$100,000-\$200,000: 8.11% of value over \$200,000: 6.61% of value  Preliminary fee at time of plan submittal: \$408 per lot	Actual cost	Actual cost



Fee Type	Santa Rosa Current Fee	Santa Rosa Full Cost	Sonoma County	City of Petaluma	City of San Rafael
<b>Engineering Fees</b>					
Sample Project #5: Subdivision with 12 lots: Engineer's estimated cost of \$845,505	Plan Review & Lot Inspection: \$42,275 (5% of cost) Inspection & Materials Testing: \$59,185 (7% of cost) Plus \$150 per lot = \$1,800  Total fee: \$103,260	Plan Review & Lot Inspection: \$37,160 (4% of cost) Inspection & Materials Testing: \$49,158 (6% of cost) Plus \$11,159 subdivision plan check fee  Total fee: \$97,477	Plan Check - actual cost Inspection - \$48,617  Total fee can't be determined because all or part of fee is based on actual cost	\$33,820 plus staff time & materials  Total fee can't be determined because all or part of fee is based on actual cost	Plan Check: \$2,615 Inspection: \$1,464  Total fee = \$4,079
<b>Planning Fees</b>					
Pre-Zoning Annexation Fee	\$15,936	\$30,561	cannot find anything for annexation fee.	Annexation is \$8,214 plus \$3,000 deposit for engineering technical review, plus Time and materials in excess of base fee	\$7,176 Initial deposit based on 70% of anticipated typical application cost. Staff time billed at FBHR. Submittals which include multiple deposit-based applications may reduce the initial deposit amount by 25%.
SB 35/AB 2162 (change to Major Ministerial)	\$3,569	\$23,216	Design Review Administrative Major (> 1,000 sq ft): at cost min. deposit \$1817 Design Review Commercial Major: at cost min. deposit \$4110 Design Review Residential Major: at cost min. deposit \$5862	\$3,633 Preliminary Review- Plus time and materials in excess of the base fee	Design review - zoning admin without DRB \$2,258 deposit w/T&M <i>not sure if that's comparable</i>
SB 35/AB 2162 (change to Minor Ministerial)	new fee: prior would have charged \$3,569	\$6,296	Design Review Administrative Minor (< 1,000 sq ft): \$801 Design Review Commercial Minor: at cost min. deposit \$1889 Design Review Residential Minor: at cost min. deposit \$3486	no difference listed between major and minor.	
Subdivision Tentative Maps	Minor - \$17,421 Major - \$36,033	Minor - \$9,571 Major - \$18,504	This fee is under Surveyor Services & Land Development: Minor subdivision map review and processing (at cost , minimum deposit \$2500) Major subdivision map review and processing (at cost , minimum deposit \$5000)	\$10,189 base fee plus time and materials in excess of base fee	\$7,293 Initial deposit based on 70% of anticipated typical application cost. Staff time billed at FBHR. Submittals which include multiple deposit-based applications may reduce the initial deposit amount by 25%.

Fee Type	Santa Rosa Current Fee	Santa Rosa Full Cost	City of Vacaville	City of Napa	City of Rohnert Park
<b>Engineering Fees</b>					
Sample Project #5: Subdivision with 12 lots: Engineer's estimated cost of \$845,505	Plan Review & Lot Inspection: \$42,275 (5% of cost) Inspection & Materials Testing: \$59,185 (7% of cost) Plus \$150 per lot = \$1,800  Total fee: \$103,260	Plan Review & Lot Inspection: \$37,160 (4% of cost) Inspection & Materials Testing: \$49,158 (6% of cost) Plus \$11,159 subdivision plan check fee  Total fee: \$97,477	Total fee = \$55,887	Total fee can't be determined because all or part of fee is based on actual cost	Total fee can't be determined because all or part of fee is based on actual cost
<b>Planning Fees</b>					
Pre-Zoning Annexation Fee	\$15,936	\$30,561	Annexation Application \$7,229 plus \$227 per acre (per acre fee is to assist with the City's LAFCO contribution). Annexation Agreement \$2,502	Falls under Major permits requiring Council, Commission, or Committee Review: Annexation \$Min Deposit of \$2,500. Charged T&M against deposit	Annexation: Actual cost of T&M charged against an initial deposit as determined by staff
SB 35/AB 2162 (change to Major Ministerial)	\$3,569	\$23,216	Preliminary Review (prior to official submittal) \$1,275 \$3,494 "Design Review: Multi family"	planning commission, \$2500 deposit -- Review by city council \$5000 deposit	Actual cost of T&M charged against an initial deposit as determined by staff
SB 35/AB 2162 (change to Minor Ministerial)	new fee: prior would have charged \$3,569	\$6,296	no difference listed between major and minor.	no difference listed between major and minor.	no difference listed between major and minor.
Subdivision Tentative Maps	Minor - \$17,421 Major - \$36,033	Minor - \$9,571 Major - \$18,504	Tract Maps (tentative Subdivision Maps: 5-49 lots: \$14,730 50-199 lots: \$22,095 20-499 lots: \$27,620 500+ lots: base fee for 499 lots plus \$2,356 per additional 100 lots	\$5,000 Flat deposit	Tentative Map Major (5+ lots): Actual cost of time & materials charged against an initial deposit determined by staff  Minor (4 or fewer lots): Actual cost of time & materials charged against an initial deposit of \$4,937

Fee Type	Santa Rosa Current Fee	Santa Rosa Full Cost	Sonoma County	City of Petaluma	City of San Rafael
<b>Planning Fees</b>					
EIR Administrative Fee	15% of contract administrative review of a consultant-prepared EIR	15% of contract administrative review of a consultant-prepared EIR	Environmental Review peer review of technical reports : (at cost minimum deposit \$521)	"Consultant fee plus 25% administrative overhead and the actual costs of the staff, time and materials"	Actual cost for Environmental Consultant plus 25% surcharge for staff administration
EIR (report): Pre-EIR Administration (e/g. request for proposals and contract administration)	\$29,663	\$15,556	Environmental Review Level 1 (at cost minimum deposit \$3531) Environmental Review Level 2 (at cost minimum deposit \$5204) Environmental Review Level 3 (at cost minimum deposit \$6250)	"Consultant fee plus 25% administrative overhead and the actual costs of the staff, time and materials"	Actual cost for Environmental Consultant plus 25% surcharge for staff administration
Initial Study & Mitigated/Negative Declaration: Standard (City prepared CEQA document with administrative review of up to four related technical studies)	\$13,978	\$37,722	not specifically stated. See above fees	\$6,964 plus time and materials in excess of base fee	Negative Declaration: \$10,346 deposit T&M Monitoring a of mitigation measures and conditions of approval: \$6,540 deposit T&M
<b>Building Fees</b>					
Single Family Custom or Model Home 2,000 sq ft (R-2.1/R-3/R-3.1/R-4 ) (estimated valuation \$300,000)	Plan Check \$2,887 + Inspection \$1,958= \$4,845	Plan Check \$3023.99 Inspection \$1660.14= \$4684.13	PC \$2404 Insp \$2816 = \$5220	Permit \$3045.99 PC 100% of permit \$3045.99= \$6091.98	Permit \$3156.99 PC 65% of permit \$2052.04= \$5,209.04
Multi-Family Residential Home 75,000 sq ft (R-1, R-2) (Single Family Resid. - Remodel without MPE) (estimated valuation \$11,625,000)	Plan Check \$21,083.50 + Inspection \$8,002.50=\$29,086	Plan Check \$36,947.44Inspection \$17,218.89= \$54,166.33	PC \$33,602.25 Insp \$20,831.75 = \$54,434	Permit \$50,670 PC 100% of permit \$50,670= \$101,340	Permit \$52801 PC 65% of permit \$34320.65= \$87,121.65
Factory and Industrial, Storage 10,000 sq ft (F,S) (Storage-Complete) (estimated valuation \$750,000)	Plan Check \$6,421 + Inspection \$2,682= \$9,103	Plan Check \$5,108.62 Inspection \$4,861.14= \$9,969.77	PC \$6,282 Insp \$4,950 = \$11,323	Permit \$6,209.99 PC 100% of permit \$6,209.99= \$12,419.98	Permit \$6548.50 PC 65% of permit \$4256.53= \$10,805.03

Fee Type	Santa Rosa Current Fee	Santa Rosa Full Cost	City of Vacaville	City of Napa	City of Rohnert Park
<b>Planning Fees</b>					
EIR Administrative Fee	15% of contract administrative review of a consultant-prepared EIR	15% of contract administrative review of a consultant-prepared EIR	15% "Environmental Impact Report (of Contract Price)"	actual cost (Advance amount determined by contract)	not specifically listed however it is likely it is actual cost
EIR (report): Pre-EIR Administration (e/g. request for proposals and contract administration)	\$29,663	\$15,556	nothing listed	actual cost (Advance amount determined by contract)	Preliminary CEQA Analysis: Actual cost of T&M charged against an initial deposit\$5,460
Initial Study & Mitigated/Negative Declaration: Standard (City prepared CEQA document with administrative review of up to four related technical studies)	\$13,978	\$37,722	Notice of Exemption: \$548 Negative Declaration: \$3,625 Mitigated Negative Declaration: \$7,253	Falls under Major permits requiring Council, Commission, or Committee Review: Annexation \$Min Deposit of \$2,500. Charged T&M against deposit	Actual cost of T&M charged against an initial deposit \$16,380
<b>Building Fees</b>					
Single Family Custom or Model Home 2,000 sq ft (R-2.1/R-3/R-3.1/R-4 ) (estimated valuation \$300,000)	Plan Check \$2,887 + Inspection \$1,958=\$4,845	Plan Check \$3023.99 Inspection \$1660.14=\$4684.13	Permit \$1412 PC 75% of permit \$1059= \$2471 They put valuation at \$232,665 which puts their fees much lower than your. At \$300,000 valuation fees are Permit \$1709.22 PC 75% of permit \$1281.91= \$2991.13	\$3,475.23 (PC and Insp)	Permit \$7911 PC \$6917 =\$14828. This assumes VA, VB
Multi-Family Residential Home 75,000 sq ft (R-1, R-2) (Single Family Resid. - Remodel without MPE) (estimated valuation \$11,625,000)	Plan Check \$21,083.50 + Inspection \$8,002.50=\$29,086	Plan Check \$36,947.44Inspection \$17,218.89= \$54,166.33	Permit \$31491.7 PC 75% of permit \$23618.80= \$55110.50	\$58,536.46 (PC and Insp)	Permit \$14362 PC \$19896 =\$34258. This assumes VA, VB
Factory and Industrial, Storage 10,000 sq ft (F,S) (Storage-Complete) (estimated valuation \$750,000)	Plan Check \$6,421 + Inspection \$2,682=\$9,103	Plan Check \$5,108.62 Inspection \$4,861.14=\$9,969.77	Permit \$3552.14 PC 90% of permit \$3196.92= \$6749.06	\$11,212 (PC and Insp)	Permit \$3302 PC \$5388 =\$8690. This assumes VA, VB

Fee Type	Santa Rosa Current Fee	Santa Rosa Full Cost	Sonoma County	City of Petaluma	City of San Rafael
<b>Building Fees</b>					
TI for A, H, E, I Minor Tenant Improvement (Educational Building TI) - 5,000 sq ft (estimated valuation \$250,000)	Plan Check \$4,929 + Inspection \$1,928= \$6,857	Plan Check 3238.38 Inspection \$1962.99= \$5201.37	Minor is charged as Repair in Kind \$438	Permit \$2645.99 PC 100% of permit \$2645.99= \$5291.98	Permit \$2736.99 PC 65% of permit \$1779.04= \$4,516.04
TI for A, H, E, I Standard Tenant Improvement (Church and Religious Bldg. TI) - 5,000 sq ft (estimated valuation \$500,000)	Plan Check \$5,026 + Inspection \$1,971= \$6,997	Plan Check \$4,794.47 Inspection \$2,734.17= \$7,528.65	Standard is no structural floor or roof changes are 45% of valuation PC \$2,413.25 Insp \$2,747 = \$5,160.25	Permit \$4710 PC 100% of permit \$4710= \$9420	Permit \$4711 PC 65% of permit \$3062.15= \$7,773.15
TI for A, H, E, I Major Tenant Improvement (Assembly Group: Restaurants TI) - 5,000 sq ft (estimated valuation \$150,000)	Plan Check \$5,333 Inspection \$1,814= \$7147	Plan Check \$5,859.82 Inspection \$3,084.71= \$8,944.53	Major is structural changes are 65% of valuation PC \$1,392.15 Insp \$1,735.35 = \$3,127.50	Permit \$1846 PC 100% of permit \$1846= \$3692	Permit \$1896.99 PC 65% of permit \$1233.04= \$3,130.04
TI for B, M Minor Tenant Improvement (Medical Offices TI) 2,000 sq ft (estimated valuation \$225,000)	Plan Check \$4967 Inspection \$1730= \$6697	Plan Check \$2,181.56 Inspection \$1,771.27= 3,952.83\$	Minor is charged as Repair in Kind \$438	Permit \$2440 PC 100% of permit \$2440= \$4880	Permit \$2526.99 PC 65% of permit \$1642.54= \$4,169.54
TI for B, M Standard Tenant Improvement (Offices TI) 3,000 sq ft (estimated valuation \$255,000)	Plan Check \$3879 Inspection \$2213= \$6092	Plan Check \$2994.57 Inspection \$2656.90= \$5651.48	Standard is no structural floor or roof changes are 45% of valuation PC \$1534.56 Insp \$1887.05 = \$3421.61	Permit \$2680 PC 100% of permit \$2680= \$5360	Permit \$2779 PC 65% of permit \$1806.35= \$4585.35
TI for B, M Major Tenant Improvement (Retail Sales) 5,000 sq ft (estimated valuation \$300,000)	Plan Check \$4080.50 Inspection \$1,917.50= \$5998	Plan Check \$3686.82 Inspection \$2898.44= \$6585.26	Major is structural changes are 65% of valuation PC \$2,174.15 Insp \$2,513 = \$4,687.15	Permit \$3040 PC 100% of permit \$3040= \$6080	Permit \$3157 PC 65% of permit \$2052.05= \$5209.05
TI for F, S Minor Tenant Improvement (Industrial Building TI) 10,000 sq ft (estimated valuation \$300,000)	Plan Check \$6346 Inspection \$2071= \$8417	Plan Check 4337.43 Inspection \$2041.51= \$6378.95	Minor is charged as Repair in Kind \$438	Permit \$3040 PC 100% of permit \$3040= \$6080	Permit \$3157 PC 65% of permit \$2052.05= \$5209.05
TI for F, S Standard Tenant Improvement (Storage TI) 20,000 sq ft (estimated valuation \$400,000)	Plan Check \$4612 Inspection \$1819= \$6431	Plan Check \$5976.14 Inspection \$2532.26= \$8508.40	Standard is no structural floor or roof changes are 45% of valuation PC \$2,054.60 Insp \$2,396 = \$4,450.60	Permit \$3840 PC 100% of permit \$3840= \$7680	Permit \$3997 PC 65% of permit \$2598.05= \$6595.05
TI for F, S Major Tenant Improvement (Repair Garage & Services TI/remodel) 30,000 sq ft (estimated valuation \$500,000)	Plan Check \$7492 Inspection \$2,318= \$9,810	Plan Check \$7811.15 Inspection \$3611.91= \$11423.06	Major is structural changes are 65% of valuation PC 3210.25+3527 = \$6737.25	Permit \$4640 PC 100% of permit \$4640= \$9280	Permit \$4711 PC 65% of permit \$3062.15= \$7773.15

Fee Type	Santa Rosa Current Fee	Santa Rosa Full Cost	City of Vacaville	City of Napa	City of Rohnert Park
<b>Building Fees</b>					
TI for A, H, E, I Minor Tenant Improvement (Educational Building TI) - 5,000 sq ft (estimated valuation \$250,000)	Plan Check \$4,929 + Inspection \$1,928= \$6,857	Plan Check 3238.38 Inspection \$1962.99= \$5201.37	Permit \$1486.72 PC 90% of permit \$1338.04= \$2824.76	non structural TI \$4,112 PC and Insp)	Permit \$6421 PC 2705 =\$9126 This assumes VA, VB
TI for A, H, E, I Standard Tenant Improvement (Church and Religious Bldg. TI) - 5,000 sq ft (estimated valuation \$500,000)	Plan Check \$5,026 + Inspection \$1,971= \$6,997	Plan Check \$4,794.47 Inspection \$2,734.17= \$7,528.65	Permit \$2599.64 PC 90% of permit \$2339.68= \$4939.32	\$5,891 (PC & Insp)	Permit \$6421 PC 2705 =\$9126 This assumes VA, VB
TI for A, H, E, I Major Tenant Improvement (Assembly Group: Restaurants TI) - 5,000 sq ft (estimated valuation \$150,000)	Plan Check \$5,333 Inspection \$1,814= \$7147	Plan Check \$5,859.82 Inspection \$3,084.71= \$8,944.53	Permit \$1041.72 PC 90% of permit \$937.54= \$1979.26	\$5,891 (PC & Insp)	Permit \$6421 PC 2705 =\$9126 This assumes VA, VB
TI for B, M Minor Tenant Improvement (Medical Offices TI) 2,000 sq ft (estimated valuation \$225,000)	Plan Check \$4967 Inspection \$1730= \$6697	Plan Check \$2,181.56 Inspection \$1,771.27= 3,952.83\$	Permit \$1375.47 PC 90% of permit \$1237.92= \$2613.38	non structural TI \$2606 PC and Insp)	Permit \$3609.30 PC \$1974.85 =\$5584.15. This assumes VA, VB
TI for B, M Standard Tenant Improvement (Offices TI) 3,000 sq ft (estimated valuation \$255,000)	Plan Check \$3879 Inspection \$2213= \$6092	Plan Check \$2994.57 Inspection \$2656.90= \$5651.48	Permit \$1508.97 PC 90% of permit \$1358.07= \$2867.03	\$4002 (PC & Insp)	Permit \$4056.85 PC \$2189.95 =\$6246.80 This assumes VA, VB
TI for B, M Major Tenant Improvement (Retail Sales) 5,000 sq ft (estimated valuation \$300,000)	Plan Check \$4080.50 Inspection \$1,917.50= \$5998	Plan Check \$3686.82 Inspection \$2898.44= \$6585.26	Permit \$1709.22 PC 90% of permit \$1538.29= \$3247.51	\$5891 (PC & Insp)	Permit \$4880.30 PC \$3533.35 =\$8413.65. This assumes VA, VB
TI for F, S Minor Tenant Improvement (Industrial Building TI) 10,000 sq ft (estimated valuation \$300,000)	Plan Check \$6346 Inspection \$2071= \$8417	Plan Check 4337.43 Inspection \$2041.51= \$6378.95	Permit \$1709.22 PC 90% of permit \$1538.29= \$3247.51	non structural TI \$6348 PC and Insp)	Permit \$5338 PC \$3533.35 =\$8871.35. This assumes VA, VB
TI for F, S Standard Tenant Improvement (Storage TI) 20,000 sq ft (estimated valuation \$400,000)	Plan Check \$4612 Inspection \$1819= \$6431	Plan Check \$5976.14 Inspection \$2532.26= \$8508.40	Permit \$2154.22 PC 90% of permit \$1938.79= \$4093.01	non structural TI \$8413 PC and Insp)	Permit \$8221 PC \$5351=\$13572. This assumes VA, VB
TI for F, S Major Tenant Improvement (Repair Garage & Services TI/remodel) 30,000 sq ft (estimated valuation \$500,000)	Plan Check \$7492 Inspection \$2,318= \$9,810	Plan Check \$7811.15 Inspection \$3611.91= \$11423.06	Permit \$2599.64 PC 90% of permit \$2339.68= \$4939.32	\$9610 (PC & Insp)	Permit \$8084 PC \$6421 =\$14505. This assumes VA, VB

Fee Type	Santa Rosa Current Fee	Santa Rosa Full Cost	Sonoma County	City of Petaluma	City of San Rafael
Shell Building (Offices) 10,000 sq ft (estimated valuation \$1,000,000)	Plan Check \$5,942 Inspection \$2,653= \$8,595	Plan Check \$5966.88 Inspection \$4880.45= \$10,847.33	shell = reduce valuation 20% PC \$,6617 Insp \$4,961 = \$11,578	Permit \$8170 PC 100% of permit \$8170= \$16340	Permit \$8176 PC 65% of permit \$5314.40= \$13,490.40 They don't indicate a reduced fee for shell buildings
Residential Plot Plans (Single Family (production/repeat) 229,690 sq ft (estimated valuation \$28,711,250)	Plan Check \$43,873.79 Inspection \$112,552.10= \$156,425.89	Plan Check \$153,455.26 Inspection \$99,952.04= \$253,407.30	PC \$82,981.51 Isp \$51,416.14 = \$135,397.65	Permit \$119015 PC 100% of permit \$119015= \$238,030 this assumes they use the valuation table for this fee	Permit \$124,563.25 PC 65% of permit \$80,966.11= \$205,529.36
Swimming pool / spa: Residential (SFD/Duplex) Pool and or Spa	\$391	\$1,377	based on pool valuation table plus minimum fees for MEP	swimming pool inspection fee based on pool valuation plus \$54 for each plumbing, electrical and mechanical	they do not specifically identify pools. They refer to valuation
Swimming pool / spa: Commercial / Multifamily	\$512	\$1,377	based on pool valuation table plus minimum fees for MEP	swimming pool inspection fee based on pool valuation plus \$54 for each plumbing, electrical and mechanical	they do not specifically identify pools. They refer to valuation
Pool/Spa Replastering/Renovations (Commercial or Res)	New Fee	\$1,377	based on pool valuation table plus minimum fees for MEP	does not specifically state for renovations or replastering.	they do not specifically identify pools. They refer to valuation

Fee Type	Santa Rosa Current Fee	Santa Rosa Full Cost	City of Vacaville	City of Napa	City of Rohnert Park
Shell Building (Offices) 10,000 sq ft (estimated valuation \$1,000,000)	Plan Check \$5,942 Inspection \$2,653= \$8,595	Plan Check \$5966.88 Inspection \$4880.45= \$10,847.33	Permit \$4504.22 PC 90% of permit \$4053.80= \$8,558.02 This assumes they do not offer any discount for a shell building since it is not listed on their fee schedule	\$9,362 (PC and Insp)	Permit \$85,691 PC \$73,318 based on VA, VB = 159,009
Residential Plot Plans (Single Family production/repeat) 229,690 sq ft (estimated valuation) \$28,711,250	Plan Check \$43,873.79 Inspection \$112,552.10= \$156,425.89	Plan Check \$153,455.26 Inspection \$99,952.04= \$253,407.30	Permit \$74,890.801 PC 75% of permit \$56168.10= \$131,059 this assumes they use the valuation table for this fee	The fee represents Plan Review, Inspection, Fire Plan Check and Planning Plan Check. \$137,133.20 \$786 subsequent lot check fee	Permit \$71,203.92 PC \$51,223.06 based on VA, VB = 122,426.98
Swimming pool / spa: Residential (SFD/Duplex) Pool and or Spa	\$391	\$1,377	they just charge plumbing \$65 flat fee for pool and spas	Pool/Spa combo \$595	Vinyl-lined up to 800 SF \$816 Fiberglass \$816 each Gunite up to 800 SF \$816 Additional pool over 800 SF or portion thereof \$482 Spa or Hot Tub (pre-fabricated) \$860 each
Swimming pool / spa: Commercial / Multifamily	\$512	\$1,377	they just charge plumbing \$65 flat fee for pool and spas	nothing or multi family just commercial pool/spa combo \$594	see above
Pool/Spa Replastering/Renovations (Commercial or Res)	New Fee	\$1,377	they just charge plumbing \$65 flat fee for pool and spas	Pool remodel Residential \$456 / Commercial \$594	see above