

City comparisons of cost recovery and Planning application fees

	Santa Rosa Current Fee	Santa Rosa Recommended Fee	Healdsburg	Windsor	Vacaville	Rohnert Park	Petaluma	Cotati	Sebastopol	Novato	Fairfield	Napa	Sonoma County
Activity													
<i>Are the fees set at "full cost recovery" (with few exceptions e.g. appeal, home occupation)?</i>	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES
<i>When staff time is charged, is it at a "fully burdened rate"?</i>	NO	YES (\$180/hr)	YES (\$162/hr)	YES (\$151/hr)	YES	YES	YES	YES	YES	YES	YES (\$93/hr)	YES	YES (\$142/hr)
<i>Do applicants sign an Agreement to pay the full cost of services?</i>	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES
<i>Are the fees set at a "FLAT" rate or as "Deposit plus time and materials"?</i>	FLAT	FLAT	FLAT	FLAT	FLAT	<i>DEPOSIT plus T & M</i>	<i>DEPOSIT plus T & M</i>	<i>DEPOSIT plus T & M</i>	<i>DEPOSIT plus T & M</i>	<i>DEPOSIT plus T & M</i>	<i>DEPOSIT plus T & M</i>	<i>DEPOSIT plus T & M</i>	<i>DEPOSIT plus T & M</i>
General Plan Amendment	\$7,093	\$10,887	\$3,324	\$4,204	\$12,064	\$5,000	\$5,844	\$6,800	\$2,980	\$8,775	\$6,168	\$5,000	\$5,853
Major Conditional Use Permit	\$12,812	\$10,141	\$2,621	\$3,739	\$6,784	\$1,000	\$4,982	\$1,400	\$1,220	\$2,661	\$3,215	\$2,500	\$7,026
Major Design Review	\$9,721	\$9,721	\$1,920	\$5,312	\$6,315	\$1,200	\$6,110	\$1,900	\$1,460	\$5,526	\$6,443	\$5,000	\$3,985
Major Subdivision	\$15,497 plus \$136/lot	\$18,100 plus \$136/lot	\$7,595	\$4,813 plus \$20/lot	\$8,833	\$4,000	\$8,567	\$5,780	\$5,090	\$4,791	\$8,499	\$5,000	\$6,370
Minor Conditional Use Permit	\$2,634	\$2,322	\$1,419	\$1,228	\$2,827	\$1,000	\$1,897	\$1,000	\$810	\$2,661	\$2,179	\$2,500	\$2,816
Minor Design Review	\$1,561	\$1,792	\$640	\$1,228	\$2,791	\$1,200	\$1,897	\$550	\$425	\$2,574	\$4,027	\$1,000	\$1,146
Preparation of a Mitigated Negative Declaration	\$2,457	\$6,319	\$3,584	\$1,494	\$5,795	\$2,000	\$5,856	\$2,000	\$2,275	\$9,543	\$5,164	T & M	\$4,257
Rezoning	\$7,042	\$7,475	\$3,429	\$3,526	\$11,895	\$6,450	\$6,311	\$3,000	\$2,880	\$6,518	\$5,495	\$5,000	\$5,093

T & M = Time and materials

City comparisons of cost recovery and Building plan check and permit fees

Activity	Santa Rosa Current Fee	SR 1st Year Strategy Fee	Healdsburg	Windsor	Vacaville	Rohnert Park	Petaluma	Novato	Sonoma County
<i>Are fees valuation based?</i>	Yes	No	Yes	Yes	Yes	No	Yes	Yes	Yes
<i>Does Jurisdiction have policy for cost recovery? If so, what is policy?</i>	Yes	Yes	Yes, 100%	Yes, "100% for most"	No	Yes, 100%	No	No	No
<i>Has jurisdiction completed a user fee study to determine cost of services?</i>	Yes	Yes	Yes	Yes, 2008	No	Yes, 100%	Yes	No	Internal by staff
<i>Does Jurisdiction have a special fee for disabled access?</i>	Yes	Built in to fee study	No	No	Yes	No	No	Yes	Yes
<i>Does Jurisdiction have a special fee for energy efficiency compliance?</i>	Yes	Built in to fee study	No	No	Yes	No	Yes	Yes	No
<i>Does Jurisdiction have a special fee for storm water drainage compliance?</i>	Yes	Built in to fee study	Yes	No	No	Yes	No	Yes	Yes
<i>Does Jurisdiction have a special fee for green compliance?</i>	NO	Built in to fee study	Yes	No		No	NO	No	Yes

Examples of Fees: Combined Plan check and Building permit fees only	Based up; City of SR Valuation Tables		Based upon ICC Valuation Tables	Based upon ICC Valuation Tables	Based upon ICC Valuation Tables	Based upon cost based fee schedule	Based upon ICC Valuation Tables	Based upon ICC Valuation Tables	Based upon ICC Valuation Tables
			Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
400 sq. ft. detached garage	\$375	\$1,173	\$510	\$468	\$312	\$1,215	\$608	\$353	\$640
1000 sq. ft. Single Family Dwelling	\$1,585	\$2,955	\$2,268	\$2,578	\$1,652	\$5,263	\$3,350	\$1,908	\$3,478
2,500 sq. ft. Single Family Dwelling	\$2,893	\$3,482	\$3,819	\$4,977	\$3,139	\$6,388	\$6,466	\$3,673	\$6,706
15,000 sq. ft. Multi-family dwelling	\$10,183	\$7,628	\$11,782	\$16,044	\$9,776	\$13,060	\$20,242	\$11,826	\$20,994
20,000 sq. ft. new medical office complete	\$13,259	\$8,082	\$18,204	\$23,992	\$15,314	\$10,679	\$29,136	\$17,692	\$28,008
2,000 Office Tenant improvement	\$2,081	\$3,388	\$2,465	\$2,876	\$1,996	\$2,148	\$3,740	\$2,130	\$3,698
Residential Roof Mount Photo Voltaic System	\$207	\$225	\$395	Unknown	Unknown	\$306	Unknown	\$208	\$548
Water Heater Replacement	\$65	\$119	\$95	\$61	\$50	\$88	\$54	\$40	\$78
FAU Replacement	\$73	\$119	\$95	\$61	\$50	\$86	\$54	\$92	\$78
200 Amp Electrical Service Upgrade	\$88	\$119	\$95	\$76	\$50	\$140	\$54	\$74	\$108