

MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY — PLANNING DIVISION FEES

(ORDINANCE 3529)

Effective January 3, 2011

Permit/Service Type	Fees	See Note(s)	Permit/Service Type	Fees	See Note(s)
1. COASTAL PERMITS			10. PLAN AMENDMENTS		
a. Coastal Permit – Administrative	5,425	L	a. Countywide Plan/Community Plan Amendment	36,645	C, L
b. Coastal Permit – Public Hearing	7,200	C, L	b. Local Coastal Program Amendment	36,645	C, L
c. Coastal Permit Amendment – Administrative	1,450	L	11. PLANNING REVIEW FEE – BUILDING PERMITS		
d. Coastal Permit Amendment – Public Hearing	5,505	C, L	a. Major Plan Check	845	L
e. Coastal Permit Exclusion	120		b. Minor Plan Check	340	
2. DESIGN REVIEW			c. New Residence Plan Check	1,695	L
a. Design Review –			d. Partial Demolition	85	
i. Accessory Structure/Design Review	1,440	L	e. Solar Panels, Air Conditioners, Arbors, etc.	85	
ii. Addition/Accessory Structure/Minor	1,440	L	f. Structural Plan Check (Under 300 square feet)	170	
iii. New Residence/Large Addition/Other	5,670	C, L	12. PRECISE DEVELOPMENT PLAN		
iv. Non-residential (Large Scale)	18,825	C, L	a. Precise Development Plan	11,615	C, L
v. Non-residential (Small Scale)	4,840	L	b. Precise Development Plan Amendment	4,650	C, L
b. Design Review Amendment (Major)	1,420	C, L	13. REZONING	39,765	C, L
c. Design Review Amendment (Minor)	1,135	L	14. SECOND UNITS		
d. Design Review Exemption	340		a. Certificate of Registration	400	
3. ENVIRONMENTAL REVIEW			b. Second Unit Permit	1,135	
a. Environmental Impact Review Overhead	30%	O	15. SIGNS		
b. Environmental Review – Exemption	370	O	a. Sign Permit	515	
c. Initial Study (Deposit)	14,500	C, O	b. Sign Review	2,425	
4. EXTENSIONS			16. SUBDIVISION MAP ACT		
a. Extension to Vest – Administrative	845		a. Certification of Compliance	2,940	
b. Extension to Vest – Master Plan	840		b. Lot Line Adjustment	1,765	
c. Extension to Vest – Public Hearing	1,385		c. Merger	260	
5. FIRE REVIEW			d. Plan Check – Maps/Improvement Plans (Deposit)	1,400	C
<i>(Fire fees collected pursuant to Ordinance 3550)</i>			e. Tentative Map (Major)	22,800	C, L
a. Fire Department Review for Discretionary Projects	310		f. Tentative Map (Minor)	11,400	L
b. Vegetation Management Plan Review	354		g. Tentative Map Amendment (Major)	6,465	C, L
c. Tentative Map Review	708		h. Tentative Map Amendment (Minor)	2,160	L
d. General Review and Consultation - per hour	177		i. Tentative Map – Extension to Vest	817	
e. CDA Administrative Fee - per project	32		j. Tentative Map Waiver	1,730	
6. FLOATING HOMES			17. TIDELANDS PERMITS		
a. Floating Home – Adjustment	6,720		a. Tidelands Permit	5,025	
b. Floating Home – Architectural Deviation	1,770		b. Tidelands Permit Amendment	1,905	
7. LONG RANGE PLANNING SURCHARGE	10.5%		18. TREE REMOVAL PERMITS		
8. MASTER PLANS			a. Tree Removal Permit (Major)	2,980	
a. Master Plan	31,040	C, L	b. Tree Removal Permit (Minor)	1,490	
b. Master Plan Amendment	24,940	C, L	19. USE PERMITS		
9. OTHER SERVICES			a. Use Permit (Major)	7,000	C, L
a. Appeals			b. Use Permit (Minor)	4,290	L
i. Appeal to the Board of Supervisors	770		c. Use Permit – Child Day-Care Center	500	
ii. Appeal to the Planning Commission	600		d. Use Permit – Large Family Day-Care Home	500	
b. Change In Address Initiated by Property Owner	440		e. Use Permit – Temporary	510	
c. General Staff Consultation/Prefiling Conference	290		f. Use Permit Amendment (Major)	5,335	C, L
d. Preapplication Review (Deposit)	3,700	C, M	g. Use Permit Amendment (Minor)	2,280	L
e. Property Status Determination/Research	2,100	C	h. Use Permit Renewal	3,230	C, L
f. Public Convenience and Necessity (ABC License)	790		20. VARIANCES		
g. Street Name Change	3,220		a. Variance (Major)	7,875	
			b. Variance (Minor)	4,360	
			c. Variance Amendment (Major)	2,710	
			d. Variance Amendment (Minor)	2,140	

NOTE: Permits/Services identified in bold and italics are charged on a deposit/at-cost basis. See Note C on page 2.

NOTES TO FEE SCHEDULE:

The following notes apply to the entire fee schedule and as specified to individual permits.

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- A. Fees shall be submitted in full at the time of application submittal to the County. Where a project requires more than one permit, the full fee shall be collected for each and every permit required.
- B. Pursuant to a written request, the Board of Supervisors may waive or reduce fees upon a finding that such waiver or reduction is in the public interest and that the applicant or appellant is unable to afford such fees.
- C. **Fees for specified applications are charged on a deposit/at cost basis. The fees noted in the fee schedule are minimum fees to be paid at the time of application filing to cover the average County cost of review. A signed agreement for payment of application processing fees between the County and the applicant shall be required at the time of application filing. Should actual costs exceed the amount of the fee, the applicant will be billed for additional costs. The Agency Director shall have the ability to refund part of the fee deposit if the actual processing costs are substantially less than the original fee deposit. Services are charged at a rate of \$128/hour.**
- D. The Agency reserves the right to charge actual cost (at a rate of \$128/hour) on large, complex, unusual, and/or time consuming projects in order to ensure that the fee will cover the actual cost of service.
- E. Portions of fees may be refunded upon withdrawal of the application; the amount of refund shall be determined by the Agency Director, based upon the amount of work done by the County prior to withdrawal.
- F. Full fee credits may be granted toward resubmittal of applications if applications are withdrawn and resubmitted within 60 days from the date of withdrawal with the prior written authorization of the Agency Director.
- G. Other development-related fees which may be required include, but are not necessarily limited to, the following fees: building, grading, well, septic, creek, encroachment, fire review, improvement plan review, transportation facilities, road impact, housing impact, inclusionary housing, park mitigation, and school fees.
- H. In the event that any work has been undertaken or use made of the property without legal authority prior to completing the requisite procedures necessary to authorize such work or use, the applicant shall pay two times to four times the specified amount, based on the criteria set forth in Marin County Code, Section 1.05.050 D, that is hereby incorporated by reference as is fully set forth herein, unless waived by the Agency Director based on a finding that such a waiver is in the public interest and that the applicant is expeditiously correcting the violation.
- I. The Agency Director shall have the ability to waive or transfer from the In-Lieu Housing Trust Fund up to 100% of the planning fees for projects which include below market rate housing units subject to the requirement that the project meet the eligibility standards for state or federal housing funding. The amount of fees waived to be determined based on the proportion of the project, which is below market rate housing, and the permanency of the housing subsidy.
- J. The Agency Director is authorized to waive up to 35% of the planning fees for projects undertaken by community-based non-profit agencies or organizations which provide services resulting in public benefits.
- K. The Agency Director is authorized to waive up to 100% of the Design Review, Coastal Permit, and the Community Development Agency's environmental review exemption fees for solar photovoltaic projects that are consistent with applicable codes and guidelines.
- L. **The Long Range Community Planning Surcharge applies to Planning Permits 1.a-d, 2.a.i-v, 2.b-c, 8.a-b, 10.a-b, 11.a, 11.c, 12.a-b, 13, 16.e-h, 19.a-b, 19.f-h, and Building Permits.**
- M. **50% of pre-application fees shall be applied as a credit toward a Master Plan, Major Tentative Map (Subdivision), Plan Amendment, or Rezoning if application is submitted within one year.**
- N. The charge for returned checks is \$35 (which includes a \$10 Central Collections fee).
- O. **Per Senate Bill 1535, County Clerk filing fee of \$50 is collected for exemption (included with Fee #3b above) and Fish and Game Negative Declaration/ Environmental Impact Report (EIR) filings. Additional Fish and Game Negative Declaration fee of \$2,044 and EIR fee of \$2,839.25 are required pursuant to California Fish and Game Code Section 711.4.**
- P. An hourly rate of \$128 shall be charged for other services, including but not limited to, performance/professional services agreement administration, affordable housing monitoring/administration, mitigation monitoring and condition compliance review, and zoning enforcement expenses.