

PLANNING & DEVELOPMENT SERVICES FEES

CITY OF PALO ALTO



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ALTO

Development Services - Building

Building Permit Fees	
Base Fee for all Trades *Note: For standalone and combination trade (electrical, mechanical, and plumbing) only permits*	$158.21 per permit
Building Demolition Permit *Note: Price does not include C&D Fees*	$685.31 per permit
Building Permit Fee	1.76% of Construction Value for projects between $1.00 to $4,000,000.00; 1.18% of Construction Value for projects between $4,000,000.01 to $10,000,000; 0.58% of Construction Value for projects above $10,000,000.00, progressively applied in a tier structure as value increases; if project is out of scope from a traditional building structure and/or additional services are required then an alternative fee arrangement may be established by the Chief Building Official to achieve cost recovery.
Commercial Interior Non-Structural Demolition Permit *Note: Price does not include C&D Fees*	$246.39 per permit
SB 1186 Mandated Fee	$4.00 each
Work without a Permit	2 x building permit fee and plan review fee
Construction & Demolition	
Commercial and Multi-Family Projects greater than or equal to $25,000.00 in Valuation	$419.00 per permit
Single Family and Two Family Projects greater than $25,000.00 and less than $75,000.00 in Valuations *Note: Plus, if applicable, Construction & Demolition Ordinance Fee in Refuse Fund under Special Fees.*	$224.41 per permit
Single Family and Two Family Projects greater than $75,000.00 in Valuation *Note: Plus, if applicable, Construction & Demolition Ordinance Fee in Refuse Fund under Special Fees.*	$288.10 per permit
Electrical Permits	
Air Conditioners	$95.59 per unit
Busway, Power Duct, or Floor Duct *Note: Price per foot*	$80.90 each
Conditional Meter Release (Conditional Utility Agreement)	$323.71 each
Each Additional Meter (Group of 5)	$210.91 per group
Fixtures, Switches, and Outlets (Group of 20)	$80.90 per group
Generator	$608.12 each
Lighting, Power and/or Control Panel Board, Switchboard Cabinet or Panel	$95.59 each
Motor (Groups of 10)	$80.90 per group
Range, Electric Clothes Dryer, or Water Heater (Groups of 5)	$80.89 per group
Service Conductor/Switch - Greater than 800 ampere	$757.71 each

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Service Conductor/Switch - Less than 800 ampere	$505.09 each
Special Circuit (Not Listed Herein; Groups of 10)	$80.90 per group
Temporary Power Pole	$80.90 each
Temporary Wiring for Construction	$80.90 per permit
Electrical Permits - Electrical Vehicle Charging Stations	
Commercial (Level 1 and 2)	$490.41 plus $92.00 for each additional station
Commercial (Level 3 and 4)	$586.00 plus $115.19 for each additional station
Residential (Level 1 and 2)	$212.11 per station
Residential (Level 3)	$322.40 per station
Electrical Permits - Photovoltaic Systems	
Commercial System (10kW - 49kW)	$767.52 each
Commercial System (greater than 49kW)	$1,030.00 each
Commercial System (less than 10 kW)	$767.52 each
Residential Systems (greater than 10kW)	$355.50 each
Residential Systems (less than 10kW)	$226.81 each
General & Miscellaneous Fees	
Address Change *Note: Price for first address change; $274 each additional.*	$695.09 per address
All Other Publications	$20.80 each
Awnings - Residential & Commercial (Groups of 5)	$95.59 per group
Bathroom Remodel (Non-Structural)	$383.70 each
Deck *Note: New or repair.*	$288.10 for up to 1,000 sf and $94.96 for each additional 1000 sf
Doors, windows and skylights (Group of 5) *Note: Structural; commercial and residential.*	$383.70 per group
Doors, windows, and skylights (Group of 10) *Note: Non-structural; commercial and residential; new and alteration.*	$192.51 per group
Dryrot Repair/Replacement	$95.59 each
Electric Service and Safety Inspection	$269.70 per hour
Extension of Building Permit or Building Permit Application	$107.91 per application
Fees not Listed	Fees will be either based on applicable hourly rates or based on project valuation
Green Building Special Inspector *Note: Reviews applications and qualifications for certification.*	$583.84 for internal review and $291.21 for renewal update
Inspection Guidelines *Note: Available free online*	$51.50 each
Inspections and Investigations - Outside Normal Business Hours *Note: Rate is determined based on the time work is scheduled in relation to City labor agreements. Two hour minimum.*	$507.62 or $678.01 per hour

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Inspections and Investigations - Unclassified *Note: Inspections and investigations for which no fee is specifically indicated (2-hour minimum).*	$338.41 per hour
Kitchen Remodel (non structural)	$288.10 each
Miscellaneous Planning Plan Check & Inspection	$264.80 per hour
Progress & Partial Inspections *Note: up to 20 minutes inspection*	$75.99 per inspection
Reactivation of Expired Building Permit - All Others	50% of original Building Permit Fee not to exceed the full cost to perform remaining inspections as determined by the Chief Building Official
Reactivation of Expired Building Permit - Final Inspection Only	$351.921 or 50% of original Building Permit Fee, whichever is less
Reactivation of Expired Building Permit Application	$214.61 per permit plus Plan Check Fees as applicable
Real Property Research Fee (1-hour minimum)	$315.10 per hour
Records Retention	$7.88 per plan sheet
Reinspection Fee - Multi-Family Residential and Non-Residential *Note: up to 20 minutes inspection*	$187.61 each
Reinspection Fee - Single Family Residential *Note: primary 40 minutes; secondary 20 minutes*	$193.70 each primary inspection type; $104.19 each secondary inspection type.
Request for Release of Building Plans *Note: Priced per request*	$105.39 each
Re-Roof (Commercial & Multifamily)	$383.70 for first 5,000 sf and $94.96 for each additional 2,500 sf
Re-Roof (Residential Overlay)	$95.59 per permit
Re-Roof (Residential)	$383.70 per permit
Retaining Walls	$127.50 for first 100 LF and $63.82 for each additional 100 LF
Siding Repair/Replacement *Note: commercial and residential*	$192.50 each
Sign Permit (Group of 5)	$159.41 each
Special Inspection - Materials Testing Lab Certification *Note: special inspection up to 4 hours*	$2,172.54 per inspection
Stucco Repair/Replacement *Note: commercial and residential*	$288.10 each
Utilities Plan Review	$159.41 per permit
Green Building	
A. New Commercial 1,000-25,000 SF	$1,700.53 per permit
B. New Commercial 25,001 - 50,000 SF	$2,095.23 per permit
C. New Commercial 50,000 SF	$2,491.24 per permit
Alterations and additions for single and multifamily 1,000 sq ft	$1,001.60 per permit
Alterations and additions for single family and multifamily < 1,000 sq ft and increases conditioned space	$606.92 per permit

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If the project is over $100,000 Energy Star is required after 12 months of occupancy	$197.40 per permit
Landscape Inspection	$261.09 per permit
Landscape Plan Review - Non-Residential & Multi-Family	$2,667.84 per permit
Landscape Plan Review - Single Family Residential	$1,640.43 per permit
Multi Family New Construction of 1-3 (attached) units	$1,305.72 per permit
Multi Family New Construction of 4 or More	$2,095.23 per permit
New Single Family	$1,305.72 per permit
Tenant improvements, renovations or alterations 5,000 SF *Note: includes replacement or alteration of at least two of the following: HVAC systems, building envelope, hot water system, or lighting system and project greater than $200,000*	$910.92 per permit
Mechanical Permits	
Air Handlers up to and including 10,000 cfm	$65.00 each
Boilers, Compressors, and Absorption Systems	$127.50 each
Furnace, Flue and Associated Ducts	$127.50 per permit
Miscellaneous *Note: Price for each appliance or piece of equipment regulated by this code, but not classed in other appliance categories, or for which no other fee is listed.*	$65.00 each
Process Piping System	$63.82 per permit
Process Piping System - Hazardous	$65.00 per permit
Swimming Pool Heater	$75.99 per permit
Ventilation and Exhaust	$65.00 each
Parking Permit - Commercial/Construction	
"No Parking" Sign (on-street) *Note: Per space*	$28.00 per day
Commercial/Construction - Building/Relocation (City) *Note: Plus cash deposit or bond*	$863.00 each
Commercial/Construction - Building/Relocation (Outside City) *Note: Plus cash deposit or bond*	$168.00 each
On-Street Parking Permit (University Avenue & California Avenue) *Note: Per space*	$27.00 per day
RPP Construction Parking Permit	$112.00 per month
Plan Review Fees	
Additional Plan Review *Note: Required by changes, additions, or revisions to plans including Alternative Means and Methods (2-hour minimum). For Elective (3rd party) and over-the-counter reviews (half hour minimum).*	$262.40 per hour
Building Plan Check	75% of Building Permit Fee for projects between $1.00 to $4,000,000; 50% of Building Permit Fee for projects between $4,000,000.01 to $10,000,000; 25% of Building Permit Fee for projects above $10,000,000, progressively applied in a tier structure as value increases.
Certified Access Specialist (CASp) Review/Consultation	$505.10 per hour

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Fire and Life Safety Plan Check	54% of Building Permit Fee for projects between $1.00 to $4,000,000; 35% of Building Permit Fee for projects between $4,000,000.01 to $10,000,000; 18% of Building Permit Fee for projects above $10,000,000, progressively applied in a tier structure as value increases.
Public Works Plan Check	44% of Building Permit Fee for projects between $1.00 to $4,000,000; 30% of Building Permit Fee for projects between $4,000,000.01 to $10,000,000; 15% of Building Permit Fee for projects above $10,000,000, progressively applied in a tier structure as value increases.
Zoning Plan Check	35% of Building Permit fee
Plumbing Permits	
Atmospheric-type vacum Breakers	$158.21 each
Backflow protective device other than atmospheric-type	$229.31 each
Building Sewer Line Replacement	$154.52 per permit
Gas Piping System	$229.31 per permit
Industrial Waste Pretreatment Interceptor *Note: Including trap and vent, except kitchen-type grease interceptors functioning as fixture traps*	$229.31 each
Medical Gas Piping System	$229.31 per permit
Plumbing Fixtures (Groups of 5) *Note: For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping, and backflow protection therefore).*	$159.41 per group
Solar Hot Water System	$229.31 each
Storm Drain System	$229.31 each
Swimming Pool	$75.99 each
Water Heater, Vent or Other	$116.50 each
Water Piping *Note: Installation, alteration or repair of water piping, water treatment equipment or both*	$116.50 per permit
Plumbing Permits - Graywater Systems	
Clotheswasher System	$95.59 per permit
Complex System *Note: Plus plan review at cost*	$229.31 each plus plan review at cost
Simple System *Note: Plus plan review at cost*	$95.59 each plus plan review at cost
SB 1473 Fee	
A. $1.00 - $25,000.00 Permit Valuation *Note: per unit increment*	$1.00 per unit
B. $25,001.00 - $50,000.00 Permit Valuation *Note: per unit increment*	$2.00 per unit
C. $50,001.00 - $75,000.00 Permit Valuation *Note: per unit increment*	$3.00 per unit
D. $75,001.00 - $100,000.00 Permit Valuation *Note: per unit increment*	$4.00 per unit

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E. Each $25,000.00 Increment or Fraction Thereof Above $100,000.00 *Note: per unit increment*	$1.00 per unit
F. Minimum	$1.00 per unit
Strong Motion Instrument Program	
Commercial	$28.00 per $100,000.00 permit valuation ($0.50 minimum)
Residential	$13.00 per $100,000.00 permit valuation ($0.50 minimum)
Use & Occupancy Permits	
Certificate of Use and Occupancy	$1,506.84 each
Certificate of Use and Occupancy - Replacement	$301.00 each
Temporary Occupancy Permit - Multi-Family Residential, Non-Residential, and Other Commercial	$1,136.52 each
Temporary Occupancy Permit - Single Family Residential and Commercial Tenant Improvement less than 10,000 sq. ft.	$833.72 each

Development Services - Fire

Compliance Fees	
Emergency Response Fee - Hazmat (PAMC 17.24.050)	$480.60 per hour
Installation or Closure Without Approved Plans and/or Permits	$78.80 - $1,119.31 average fee range
Documents	
Emergency Planning Guide	$348.21 each
Long-term Offsite Document Storage	$0.36 per page
Microfilm Copy/Print	$4.27 per blueprint page; $0.45 per specification/calculation page
Photographs	$41.44 first print; $075 each additional print
General & Miscellaneous Fees	
Miscellaneous Fire Prevention Plan Check	$262.40 per hour
Hazardous Materials Classification Permits	
Compressed Gas	$481.80 annually
Corrosives	$481.80 annually
Cryogenic Fluid	$481.80 annually
Flammable and Combustible Liquids	$481.80 annually
Flammable Gas	$480.80 annually
Flammable Solids	$481.80 annually
Health Hazard (Liquids & Solids)	$481.80 annually
Liquefied Petroleum Gases	$481.80 annually
Organic Coatings	$481.80 annually
Organic Peroxides	$481.80 annually
Other Hazardous Materials - Unclassified *Note: Inspections and investigations for which no fee is specifically indicated (1-hour maximum)*	$481.80 annually
Ovens - Industrial Baking or Drying	$481.80 annually
Oxidizers (Liquids & Solids)	$481.80 annually
Oxidizing Gas	$481.80 annually
Pyrophoric Gas	$481.80 annually
Pyrophoric Materials (Liquids & Solids)	$481.80 annually
Pyrotechnical Special Effects Material	$481.80 annually
Radioactive Materials	$481.80 annually
Refrigeration Equipment	$517.44 annually
Spraying/Dipping	$462.00 annually
Tire Recapping/Tire Storage	$1,921.11 annually

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Toxic, Highly Toxic, Moderately Toxic, Health Hazard Gas *Note: Includes pesticides, fumigants, and etiologic agents.*	$481.80 annually
Toxic, Highly Toxic, Moderately Toxic, Health Hazard Materials	$481.80 annually
Unstable Reactive Gas	$481.80 annually
Unstable Reactive Materials (Liquids & Solids)	$481.80 annually
Water Reactive Materials (Liquids & Solids)	$481.80 annually
Hazardous Materials Storage Permits	
Additional Approvals for Hazardous Materials Storage Permit *Note: Additional approval for permit to construct, temporary closure, permanent closure, otherwise modify a hazardous materials storage facility. See CEQA for additional fees.*	$1,047.00 per occurrence plus $685.31 per hour for time above two hours
Business Plan (HMBP)	$685.31 per location
Late Fee for Hazardous Materials Storage Permit	25% of total Hazardous Material permit fee
Level I Facility *Note: Annual amount. Includes 1 hr of inspection time. Minimal storage as defined by having no hazardous materials over CFC permit amounts as specified in CFC section 105.*	$481.80 per location
Level II Facility *Note: Annual amount plus other hazardous materials classification permit if applicable. Includes 2 hrs of inspection time. For quantities exceeding CFC permit threshold, but are less than 50 gal., 500lbs or 200 cu. ft. Category also includes dry cleaning, fixed medical gas, auto or aircraft repair, and service stations.*	$967.31 per location
Level III Facility *Note: Annual amount plus other hazardous materials classification permit if applicable. Includes 4 hrs inspection time. For quantities that exceed 50 gal., 500lbs, or 200 cu. ft. and are not categorized as Level II.*	$1,934.62 per location
Petroleum Aboveground Storage Tank *Note: Includes 2 hrs inspection time.*	$967.31 annually
Provisional (6 Month) *Note: Plus other hazardous materials classification permit fees if applicable. Includes 2 hrs inspection time.*	$967.31 each
Inspection Fees	
Additional Inspection or Reinspection Fee	$962.42 for up to 2 hours reinspection plus $479.40 per hour (during business hours)
After Hours Inspection Fee *Note: 4 hour minimum. Fee for before or after normal business hours; weekends and holidays included. Fee is to be paid in advance of inspection.*	$720.92 per hour
As-Built Plan Check and Additional Work *Note: Priced per review*	$962.42 each
Care Facility Inspection Including Fire Clearance	$479.40 per inspection for facilities with 7-25 clients; $962.42 per inspection for facilities with more than 25 clients
Christmas Tree Lot/Pumpkin Patch	$479.40 each
High Rise Building - Certificate of Compliance *Note: Certificate of compliance inspection for each high rise building which is required by state law to be inspected and certified annually as meeting minimum compliance with applicable state of California fire and life safety standards for existing high rise buildings (CFC 111.4.3).*	$2,153.55 annually for up to 4 hours; $515.36 for each additional hour

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Outside Cooking Booths/Food Trucks	$720.92 each
Standby Fire Watch	$479.40 per hour
Temporary Occupancy Permit for Vendors/Stock Occupancy *Note: requires at least one additional inspection*	$1,548.42 per occurrence
Use and Occupancy Fire Inspection	$479.40 per inspection
Investigations & Consultations	
Additional Hours Over Plan Review/Inspection	$343.31 per hour
Alternate Means and Methods Application *Note: 2 hr maximum.*	$1,026.23 per application
Appeals to Decisions	$479.40 per hour
Consultation Fee	$479.40 per hour
Emergency Responder Radio Coverage Testing Fee	$678.01 each
Hydrant Flow Fee	$479.40 per occurrence
Life Safety & Fire Protection	
Hydrant Installation/Modification - Private	$241.49 per device
Automatic Fire Sprinkler Installation/Modification *Note: Includes hydrostatic test*	$1,072.81 for 1-19 Sprinkler Heads; $2,372.33 plus $3.95 per head for 20 or more Sprinkler Heads
Express Fire Protection Plan Check Fee	$239.11 per occurrence
Fire Alarm System Installation and Modification	$1,402.32 plus $31.60 a device or contract point
Fire and Life Safety Plan Check	54% of Building Permit Fee for projects between $1.00 to $4,000,000; 35% of Building Permit Fee for projects between $4,000,000.01 to $10,000,000; 18% of Building Permit Fee for projects above $10,000,000, progressively applied in a tier structure as value increases.
Fire Prevention Inspection of Private Schools	$962.42 annually
Multifamily dwellings, hotels & motels 51-100 units	$962.42 annually
Multifamily dwellings, hotels & motels greater than 100 units	$1,441.82 annually
Multifamily dwellings, hotels, motels 4-50 Units	$479.40 annually
Other Automatic Fire Extinguishing System *Note: Includes hood and duct, FM 200, Inergen, and C02. If a system has a release panel, Fire Alarm fees apply as well.*	$1,304.52 per occurrence
Site Disaster Planning	$479.40 per hour
Standpipe System - Wet, Dry, or Combination *Note: Priced per riser*	$962.42 each
Temporary Certificate of Occupancy *Note: Fee may be used for Hazmat related TCO.*	$1,040.92 per occurrence
Underground Fire Service Line *Note: Includes 4 hrs of inspection and 1 hr of plan check*	$2,265.63 per occurrence
Verification of Fire Protection System Maintenance and Certification	$88.31 annually

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Specific Hazard Permits	
Candles and Open Flames in Assembly Areas	$479.40 annually
Hot Work (Welding) Operations	$538.20 each
Liquid, Gas-Fueled or Battery Powered Equipment/Generator	$479.40 each
Occupant Load Increase - Temporary Public Assembly	$479.40 each
Operate a Tank Vehicle to Transport Flammable/Combustible Liquids *Note: Priced per vehicle*	$681.72 each
Place of Assembly	$967.31 per occurrence
Place of Public Assembly - Temporary	$479.40 each
Tent or Air Supported Structure *Note: Tent or air-supported structure having an area in excess of 200 sq. ft. or canopies in excess of 400 sq. ft. Fee includes a public assembly permit of $125.00 for all tents.*	$1,009.02 each

Development Services - Public Works

Encroachment Permit	
A. Dumpster, Container	$414.00 each
B. Non-Residential - Single Day	$1,658.00 each
C. Non-Residential Short-Term (Less than 5 days)	$1,934.00 each
D. Non-Residential Long-Term (More than 5 days)	$2,652.00 each
E. Additional Non-Residential Long-Term (More than 5 days) Monthly	$932.00 per month
Engineering	
A. 101 - 1,000 cubic yards	$251.00 for the first 100 cubic yards, plus $251.00 for each additional 100 cubic yards or fraction thereof
B. 1,001 - 10,000 cubic yards	$2,510 for the first 1,000 cubic yards plus $237.00 for each additional 1,000 cubic yards or fraction thereof
C. 10,001 or more cubic yards	$4,880 for the first 10,000 cubic yards plus $921.00 for each additional 10,000 cubic yard or fraction thereof
General & Miscellaneous Fees	
Miscellaneous Public Works Inspection	$258.00 per hour
Miscellaneous Public Works Plan Check	$303.00 per hour
Inspection Fees	
Tree Inspection for Private Development	$240.00 per inspection
Wet Season Construction Site Stormwater Inspection *Note: MRP requirement for sites 1 acre and/or high priority (hillside, near creek, prior violation)*	$366.00 per inspection plus $122.00 per hour thereafter, charged monthly October thru April.
Map/Plan Review Fees	
Architectural Review - Minor Project Trees (ARB Review)	$1,421.00 per application
Architectural Review - Minor Project Trees (Staff Review)	$274.00 per hour
Permit Fees	
1. Temporary Discharge to Storm Drain from Non-Exclusionary Construction Site Dewatering *Note: Per request to discharge*	$18,510.00 each
2. Additional Temporary Discharge to Storm Drain from Non-Exclusionary Construction Site Dewatering *Note: Per PAMC 16.28.155*	$394.00 per week for the duration of dewatering activities
A. Construction in Public Right-of-Way ($1.00 - $5,999) *Note: Including public or private subdivision streets*	$831.00 per occurrence
B. Construction in Public Right-of-Way ($6,000 - $25,999) *Note: Including public or private subdivision streets*	$831.00 + 10.7% of value greater than $6,000.00
C. Construction in Public Right-of-Way ($26,000 - $100,999) *Note: Including public or private subdivision streets*	$2,971.00 + 13.7% of value greater than $26,000.00

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D. Construction in Public Right-of-Way ($101,000 +) *Note: Including public or private subdivision streets*	$13,246.00 + 10.7% of value greater than $101,000.00
Polychlorinated Biphenyls (PCBs) Permit Review Fee	$261.00 per hour
Right of Way Closure Management *Note: Price per closure*	$105.00 each
Storm Drain Plan Check Fee *Note: Priced per project*	$1,245.00 each

Impact & In-Lieu Fees

Development Impact Fees - Non-Residential		
	Commercial/Industrial	**Office/Institutional**
General Government Facilities	Commercial: $939.00 per 1,000 sq. ft. or fraction thereof; Industrial: $312.00 per 1,000 sq. ft. or fraction thereof	$1,256.00 per 1,000 sq. ft. or fraction thereof
Public Safety Facilities	Commercial: $746.00 per 1,000 sq. ft. or fraction thereof; Industrial: $249.00 per 1,000 sq. ft. or fraction thereof	$996.00 per 1,000 sq. ft. or fraction thereof
	Commercial/Industrial	**Hotel/Motel**
Community Center Impact Fee	$1,480.00 per net new 1000 sq. ft.	$252.00 per net new 1000 sq. ft.
Library Impact Fee	$883.00 per net new 1000 sq. ft.	$150.00 per net new 1000 sq. ft.
Park Impact Fee *Note: ADUs under 750 sq ft exempt.*	$19,150.00 per net new 1000 sq. ft.	$3,250.00 per net new 1000 sq. ft.
	Office/R&D	**Hotel/Retail/Other**
Housing Impact Fee - Non-Residential	$77.00 per sq. ft Office/R&D	$26.00 per sq. ft. Hotel, Retail, Other Non-residential

Development Impact Fees - Residential		
	Single Family	**Multi-Family**
Community Center Impact Fee *Note: ADUs under 750 sq ft exempt.*	$5,047.71 per unit	$3,734.03 per unit
General Government Facilities *Note: ADUs under 750 sq ft exempt*	$1,684.20 per unit	$1,346.36 per unit
Housing Impact Fee - Residential *Note: Residential Housing Impact Fees apply to all residential rental development and mixed use projects with one or two residential ownership units*	$25.00 per sq. ft. apartments (rentals)	
Library Impact Fee *Note: ADUs under 750 sq ft exempt.*	$3,008.38 per unit	$2,224.72 per unit
Park Impact Fee *Note: ADUs under 750 sq ft exempt.*	$65,308.60 per unit	$48,302.43 per unit
Public Safety Facilities *Note: ADUs under 750 sq ft exempt.*	$1,336.38.00 per unit	$1,069.91 per unit

Development In-Lieu Fees - Residential		
	Single Family	**Multi-Family**
Housing In-Lieu Fee - Residential *Note: In lieu fees for single family attached, single family detached, and condos apply to fractional units and in cases where the Council agrees to accept payment of fees in lieu of building affordable units on site. ADUs under 750 sq ft exempt.*	$96.00 per sq. ft. Single family detached; $64.00 per sq. ft. single family attached	$64.00 per sq. ft. condos

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Parking In-Lieu Fees		
Parking In-Lieu Fee for Downtown Assessment District *Note: Each parking space*	$130,823.17 each	
Parkland Dedication Fee		
	Single Family	**Multi-Family**
Parkland Dedication Fee - In-Lieu Fee *Note: Only applies to residential projects that require a subdivision or parcel map. Land dedication is required for subdivisions resulting in more than 50 parcels. When parkland dedication applies, park impact fees do not apply.*	$79,029.40 per unit	$54,472.24 per unit
Parkland Dedication Fee - Land	531 sq. ft. per unit	366 sq. ft. per unit
Public Art In-Lieu Fee		
Public Art Fee *Note: Applies to new commercial buildings including new construction, remodels, additions, and reconstruction that have a floor area of 10,000 sq. ft. or more and a construction value of $200,000.00 or more, and new residential projects of five units or more, with some exclusions.*	1 percent of first $128.06 million construction valuation and 0.9 percent of construction valuation for valuation in excess of $128.06 million	
Traffic Impact Fees		
Charleston Arastradero - Commercial *Note: ADUs exempt*	$0.49 per square foot	
Charleston Arastradero - Residential *Note: Per residential unit*	$1,684.00 per unit	
Citywide Transportation Impact Fee *Note: Per net new PM peak hour trip*	$9,754.23 each	

Planning

Appeals and Legal Review Fees	
Appeal Costs Exceeding Appeals Filing Fee *Note: Initial deposit plus any applicable Other Application fees. All costs will be recovered from the applicant in the event that an appeal is filed by a third party and the appeal is upheld and in the event that the applicant files an appeal that is denied.*	$4,484.00 per deposit
Appeals and Request for Hearing before City Council or Planning & Transportation Commission *Note: The fee is refunded if the City Council chooses not to hear an appeal. Also, the fee shall not be charged if a fee for Director's Hearing has been paid.*	$700.00 per application
Legal Review (Legislative review, zone change, plan amendment, etc.)	$14,957.00 each
Legal Review ARB Major	$7,997.00 each
Legal Review Environmental	$14,110.00 each
Legal Review for Additional Hearings	Additional hearings are charged at 1/3 of the applicable fee.
Legal Review Mitigation Monitoring - Environmental Impact Report	$748.00 per application
Architectural Review	
Architectural Review - Major Project *Note: Initial deposit plus Legal Review fees and applicable Other Application fees. 100 percent of processing costs will be recovered plus any Environmental Impact Assessment and any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.*	$15,346.00 per deposit
Architectural Review - Minor Project (ARB Review) *Note: Plus applicable Other Application fees*	$10,406.00 each
Architectural Review - Minor Project (Staff Review) *Note: Plus applicable Other Application fees*	$3,995.00 each
Design Enhancement Exception *Note: Plus applicable Other Application fees*	$8,287.00 each
Preliminary Review *Note: Plus applicable Other Application fees*	$8,149.00 each
Signs - (ARB Review) *Note: Plus applicable Other Application fees. (Master Sign Program)*	$5,219.00 per application
Signs - (Exceptions) *Note: Plus applicable Other Application fees*	$5,447.00 per application
Signs, Minor Facade Changes, Landscaping, Accessory Structures, or Similar Minor Changes to a Building Exterior - (Staff Review) *Note: Plus applicable Other Application fees*	$1,248.00 per application
Temporary Sign Permit *Note: Per 15 days plus applicable Other Application fees*	$230.00 each

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Comprehensive Plan Change	
Comprehensive Plan Change *Note: Initial deposit. 100 percent of processing costs will be recovered plus any Environmental Impact Assessment and any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.*	$9,144.00 per deposit
Comprehensive Plan Maintenance Fee *Note: Per $1,000 of construction valuation. Collected at Building Permit issuance.*	$1.26 each
Development Agreement	
Development Agreement - Annual Review *Note: Initial deposit plus Legal Review fees and applicable Other Application fees. 100 percent of processing costs will be recovered.*	$3,694.00 per deposit
Development Agreement *Note: Initial deposit plus Legal Review fees and applicable Other Application fees. 100 percent of processing costs will be recovered plus any Environmental Impact Assessment and any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.*	$10,551.00 per deposit
Director's Approval	
Home Improvement Exception *Note: Plus applicable Other Application fees*	$4,648.19 each
Planning Fee Waiver	At the recommendation of the Planning and Development Services Director, the City Manager may waive all or a portion of a Planning fee when the applicant is a non-profit organization or another governmental entity, and the following findings can be made: (1) the proposed project would advance a public purpose benefiting the residents of Palo Alto; and (2) General Fund support is available to back-fill the fee(s) waived. The City Manager will report annually to the City Council about fee waivers granted pursuant to this provision as part of the closing of the budget. Impact fees are not eligible for this waiver.
Documents & Photocopies	
Administrative Extensions and Zoning Letters	Applicable hour rate/1 hr. minimum
Comprehensive Plan *Note: Plus mailing costs*	$467.00 each
Property Research requiring more than 30 minutes	Applicable hourly rate/1 hr. minimum
Zoning Map Booklet *Note: Plus mailing costs*	$135.34 each
Environmental Impact Assessment	
CEQA Categorical Exemption	$675.00 each
Environmental Document (Consultant Prepared) *Note: If estimated costs exceed $100,000, alternative deposit and payment schedule arrangements may be made at the discretion of the Planning and Development Services Director. 100 percent of processing costs will be recovered.*	Initial deposit of 100 percent of estimated costs due upon application plus 25% for contract administration and applicable Legal Review fees and Other Application fees

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Environmental Document (Staff prepared) *Note: Initial deposit plus any applicable Other Application fees. 100 percent of processing costs will be recovered plus any other entitlements necessary to complete the project, whether indicated at 100 percent cost recovery in this schedule or not.*	$7,475.00 per deposit
Environmental Impact Assessment - Mitigated Negative Declaration	Initial deposit of 100 percent of estimated costs due upon application plus 25% for contract administration and applicable Legal Review and Other Application fees.
Mitigation Monitoring - Environmental Impact Report *Note: Initial deposit plus applicable Other Application fees. 100 percent of processing costs will be recovered, including any charges for specialized consultants*	$5,487.00 per deposit
Mitigation Monitoring - Mitigated Negative Declaration *Note: Initial deposit plus applicable Other Application fees. 100 percent of processing costs will be recovered, including any charges for specialized consultants*	$1,828.00 per deposit
Historic Resource	
Demolition Application for Historic Buildings *Note: Plus applicable Other Application fees*	$1,496.00 each
Historic Resource Review - Major Project *Note: Plus applicable Other Application fees*	$2,245.25 each
Historic Resource Review - Minor Project (Staff Review) *Note: Plus applicable Other Application fees*	$1,496.87 each
Historic Resource Review of Individual Review Application *Note: Plus Individual Review fees and applicable Other Application fees*	$374.24 each
Mills Act Contract - Establish or Withdraw *Note: Initial deposit plus Legal Review fees and applicable Other Application fees. 100 percent of processing costs will be recovered.*	$2,744.00 per deposit
Transfer of Development Rights Projects *Note: Initial deposit plus Legal Review fees. 100 percent of processing costs will be recovered plus any Environmental Impact Assessment and any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.*	$881.41 per deposit
Williamson Act Contract - Establish or Withdraw *Note: Initial deposit plus any applicable Other Application fees. 100 percent of processing costs will be recovered plus any Environmental Impact Assessment and any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.*	$2,883.05 per deposit
Individual Review	
Expansion of Existing Two-Story greater than 150 sq. ft. *Note: Plus applicable Other Application fees and any other entitlements necessary to complete the project, including historic review*	$8,432.00 each
Individual Review - Minor Revisions to Approved Projects *Note: Plus cost of notices*	$4,382.00 each
Individual Review Refund Fee *Note: This fee recovers the cost of staff time to calculate and process the refund due when an applicant decides to withdraw an IR application. The refund will be further reduced by the cost of effort spent on the project prior to withdrawal.*	2 hr. applicable hourly rate
New Two-Story Addition or New Two-Story Home *Note: Plus applicable Other Application fees and any other entitlements necessary to complete the project, including historic review*	$10,534.00 each

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Preliminary Individual Review with Architect	$561.00 per occurrence
Other Application Fees	
Contract Administration *Note: 25% Contract Administration and project management costs are in addition to direct costs of consultant services and will be charged to deposit-based fees.*	25 percent of direct cost
Planning Compliance Fee *Note: Note: 100 percent of processing costs will be recovered plus any Environmental Impact Assessment and any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.*	Initial deposit equal to 3 hrs of applicable staff rate
Pre-Screening fee *Note: Initial deposit plus any applicable Legal Review and Other Application fees. All costs will be recovered for the prescreening of applicants proposing rezoning, zoning text amendments, development agreements, Comp Plan amendments, or specific plans.*	$4,484.53 per deposit
Public Noticing - 150 ft. Radius *Note: If noticing is required. Covers cost of up to three rounds of noticing.*	$766.00 each
Public Noticing - 600 ft. Radius *Note: If noticing is required. Covers cost of up to three rounds of noticing.*	$1,345.00 each
Public Noticing beyond 600 ft. Radius	$1,793.00 each
Recording Fee with County	County cost of recording, if required
Records Retention *Note: Per plan sheet*	$7.56 each
Site & Design	
Site and Design Major *Note: Initial deposit plus anyLegal Review fees and applicable Other Application fees. 100 percent of processing costs and legal costs will be recovered plus any Environmental Impact Assessment and any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.*	$33,671.00 per deposit
Subdivision (Minor)	
Parcel Map *Note: Plus any applicable Other Application fees*	$5,829.67 each
Preliminary Parcel Map, Minor *Note: Plus Legal Review fees and applicable Other Application fees plus Environmental Impact Assessment fees*	$6,984.00 each
Subdivision (Minor) with Exception	
Parcel Map, Minor with Exception *Note: Plus any applicable Other Application fees*	$4,268.10 each
Preliminary Parcel Map, Minor with Exception *Note: Plus any applicable Other Application fees plus Environmental Impact Assessment fees*	$11,045.00 each
Subdivision - Five or More Parcels	
Subdivision Final Map *Note: Plus any applicable Other Application fees*	$6,970.00 each

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Tentative Map *Note: Initial deposit plus Legal Review fees and applicable Other Application fees. 100 percent of processing costs will be recovered plus any Environmental Impact Assessment and any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.*	$12,889.30 per deposit
Use Permit	
Conditional Use Permit - additional upon hearing request *Note: There is no fee to request a hearing; this fee represents the applicant's responsibility for the full cost of the hearing, regardless of who requests it, plus any applicable Other Application fees.*	$14,418.00 each
Conditional Use Permit - Amendment for Alcohol Services	$4,536.00 each
Conditional Use Permit - Director Level *Note: Plus any applicable Other Application fees*	$8,600.00 each
Day Care Center	$213.00 each
Pre-Application Staff Consultation Fee	$866.00 each
SB 330 Fee	$2,961.84 each
Temporary Use Permit - Minor *Note: Plus any applicable Other Application fees*	$1,708.00 each
Variance	
Variance - additional upon hearing *Note: There is no fee to request a hearing; this fee represents the applicant's responsibility for the full cost of the hearing, regardless of who requests it.*	$14,418.86 each
Variance - Director's Level *Note: Plus any applicable Other Application fees*	$5,494.30 each
Wireless Permit	
Wireless Tier 1 *Note: Initial deposit plus any applicable Other Application fees. Refer to Municipal Code 18.42.110.*	$3,994.79 per deposit
Wireless Tier 2 *Note: Initial deposit plus any applicable Other Application fees. Refer to Municipal Code 18.42.110.*	$8,600.89 per deposit
Wireless Tier 3 *Note: Initial deposit plus any applicable Other Application fees. Refer to Municipal Code 18.42.110.*	$9,134.22 per deposit
Zone Change	
Planned Community Zone Change - Minor Change *Note: Initial deposit. 100 percent of processing and legal costs will be recovered*	$2,243.42 per deposit
Planned Community Zone Change *Note: Initial deposit. 100 percent of processing and legal costs will be recovered*	$10,976.20 per deposit
Zone Change Regular *Note: Initial deposit. 100 percent of processing and legal costs will be recovered*	$9,144.54 per deposit