

City of Belmont
Belmont Fire Protection District
Master Revenue Schedule



(AS AMENDED THROUGH JUNE 13, 2017)
The City's fees, charges and taxes are adopted at various times and through various actions and are compiled herein for convenience.

General Government

Fee Group	Fee Description	Unit	Notes	Fee
Appeals	Appeal of Planning Action to City Council		except approved hardship	\$983.00
Appeals	Appeal of Administrative Action to Planning Commission		except approved hardship	\$207.00
Recordings	Audio CD-ROM/DVD/USB Drive of Council/Commission Meeting *	per meeting		\$21.00
Returned Check Fee	First returned check		per Civil Code 1719	\$25.00
Returned Check Fee	Subsequent checks		per Civil Code 1719	\$35.00
Business License	Change of Address			\$21.00
Business License	Duplicate Business License			\$21.00
Business License	Business Name Change			\$21.00
Notary Services	Acknowledgement - per signature		per Gov Code 8211	\$10.00
Notary Services	Jurat - per signature		per Gov Code 8211	\$10.00
Other Reproduction Costs	Standard 8 1/2 x 11 Copy	per page	physical, electronic, or scanned	\$0.30
Other Reproduction Costs	Publications			Actual Cost
Other Reproduction Costs	Miscellaneous Reproductions			Actual Cost
Special Services	Business Data Mining	per hour	(for Accounting, Planning, Treasury, Debt & Risk Management Services) Includes business data mining, records requests, data compilation and bookkeeping.	\$212.00

* Fee may be waived for elected/appointed officials who are unable to attend related meeting.

The Finance Director has the authority to charge actual cost incurred including time, material, and overhead if a fee does not approximate actual cost incurred.

The Finance Director may establish procedures for evaluation of hardship requests for certain fees, where identified.

Business License Tax

Category	Notes	FY 2018 Tax
General Tax	Business License	\$319.00
SB 1186	Government Code Section 4467	\$1.00
Employee - FT	Per each full-time employee	\$33.00
Employee - PT	Per each part-time employee	\$11.00
Artists	Working Space Only	\$110.00
Storage - Parking Space	Per Space, in addition to General License Tax	\$2.04
Billiard Parlor		\$1,056.00
Bowling Alley		\$1,056.00
Real Estate Broker	Per Agent, in addition to General License Tax	\$105.00
Taxi Cab Company	Per Cab, in addition to General License Tax	\$68.00
Gas Station	Per Pump, plus employee schedule	\$159.00
Christmas Tree/Pumpkin Patch		\$160.00
Massage Parlors	Plus annual inspection and processing fee (see Police Fee Schedule)	\$4,218.00
Escort Services		\$4,218.00
Rental, Commercial*	Per Building, plus square footage	\$110.00
Rental, Commercial*	Per 100 Square Foot, plus Per Building	\$0.55
Auctioneer		\$319.00
Rental, Residential*	Four (4) or more units, per unit*	\$35.00
Laundry Equipment and/or Coin-Op*	1.5% of first \$21,142 of gross receipts (\$20,427 in FY17); 0.75% of gross receipts in excess of \$21,142 (\$20,427 in FY17)	See Note
Video/Vending Machines	15% of first \$2,115 of gross receipts (\$2,043 in FY17); 5% of gross receipts in excess of \$2,115 (\$2,043 in FY17)	See Note
Advertising-Billboard*	Per square foot of sign, non-illuminated	\$1.05
Advertising-Billboard*	Per square foot of sign, illuminated	\$0.80
Contractors/Subcontractors		\$319.00
Solicitors		\$319.00
Hotels/Motels		\$319.00
Business License Change of Address		\$21.00
Duplicate Business License		\$21.00
Business Name Change		\$21.00
Business License Valuation Tax		Valuation under \$50,000 = \$64.00 Over \$50,000 = \$2.13 per \$1,000.00

Increase based on CPI Rate of 3.5%, as of December 2016

** BUT NOT LESS THAN GENERAL TAX*

The Finance Director has the authority to charge actual cost incurred including time, material, and overhead if a fee does not approximate actual cost inc

The Finance Director may establish procedures for evaluation of hardship requests for certain fees, where identified.

Police

Fee Group	Fee Description	Unit	Notes	Fee
	Fingerprint Fee	per person	plus applicable state and federal fees	\$78.00
	Crime Report Fee		No charge to victim, 1st copy; \$0.3 per page thereafter	\$20.00
	Accident Report Fee		No charge to victim, 1st copy; \$0.3 per page thereafter	\$20.00
	Local Clearance Letter	per person		\$39.00
Photos	Digital 8½ x 11	per page		\$20.00
Photos	CD Rom	each	unlimited photos	\$39.00
	Solicitors Permit	per person		\$234.00
	Vehicle Release Fee	per vehicle	\$50 for storage	\$78.00
	Lost Citations	per citation		\$20.00
	Incident Print-out	per incident		\$20.00
	Records Search/Print-out	per hour	billed in 1/4 hr increments	\$234.00
	Audio Tape Duplication	per hour		\$234.00
	Ticket Sign-off (outside agency)	per vehicle		\$20.00
	Emergency Cost Recovery			Those costs in the amount allowed by statute
False Alarm Fees	1st and 2nd incident			\$0.00
False Alarm Fees	3rd incident			\$100.00
False Alarm Fees	4th incident			\$200.00
False Alarm Fees	5th incident or more			\$500.00
	Alarm Permit Fee	per address		\$50.00
	Alarm Permit Fee	per address	for Smart System	\$25.00
	Massage Annual Inspection Fee			\$150.00
	Massage Permit Processing Fee		per non-CAMTC Certified Owner + Live scan fee + DOJ & FBI fees (*if Live Scan done by PD)	\$2,500.00

The Finance Director has the authority to charge actual cost incurred including time, material, and overhead if a fee does not approximate actual cost incurred.

The Finance Director may establish procedures for evaluation of hardship requests for certain fees, where identified.

Fines

Fee Group	Fee Description	Bail
BCC 14-6	Old County Rd Parked on Right of Way Doing Work	\$40.00
BCC 14-7a	Old County Rd Parked on Right of Way (2000-0600 HRS)	\$40.00
BCC 14-7b	Old County Rd Parked 3' Easement (0600-2000 HRS)	\$40.00
BCC 14-10	Parked in Excess of 72 hrs	\$40.00
BCC 101-1	No Parking Anytime	\$40.00
BCC 101-1	Parking in Violation of Regulatory Sign	\$40.00
BCC 101-1	Timed Zone Parking	\$40.00
BCC 14-3.1	Wheels Not Curbed	\$40.00
CVC 4000a	Expired Registration	\$50.00
CVC 4462b	False Display of Registration (Tab)	\$50.00
CVC 5200	Front and/or Rear Plate Missing	\$40.00
CVC 5201	Improper Position of Plates	\$40.00
CVC 5202	Period of Display/License Plate	\$40.00
CVC 5204	Year and/or Month Tab Missing	\$40.00
CVC 21113a	Parked/Drive on Public Ground Without a Permit	\$40.00
CVC 21211b	Parked Blocking a Bicycle Lane	\$40.00
CVC 22500a	Parked in Intersection	\$40.00
CVC 22500b	Parked in Crosswalk	\$40.00
CVC 22500d	Parked Within 15' of Fire Station Driveway	\$40.00
CVC 22500e	Parked Blocking Driveway	\$40.00
CVC 22500f	Parked on Sidewalk	\$40.00
CVC 22500h	Double Parked	\$40.00
CVC 22500i	Parked in Bus Zone	\$255.00
CVC 22500l	Parked in Front of Lowered Curb/Access Ramp	\$355.00
CVC 22500.1	Parked in Posted Fire Lane	\$40.00
CVC 22502a	Parked on Wrong Side of Roadway/18" from Curb	\$40.00
CVC 22507.8a	Parked in Disabled Person Marking	\$355.00
CVC 22514	Parked Within 15' of Fire Hydrant	\$40.00
CVC 22521	Parked Within 7 ½' of Railroad Tracks	\$40.00
CVC 22522	Parked Within 3' of Sidewalk Access Ramp	\$355.00
CVC 22523a	Abandoned Vehicle	\$255.00
CVC 22523b	Abandoned Vehicle	\$255.00
CVC 22500.1	Parked in Fire Lane	\$40.00
BCC SECTION 30	Administrative Citations - Infractions - First Offense	\$100.00
BCC SECTION 30	Administrative Citations - Infractions - Second Offense	\$200.00
BCC SECTION 30	Administrative Citations - Infractions - Third Offense	\$500.00
BCC SECTION 30	Administrative Citations - Misdemeanor - First Offense	\$100.00
BCC SECTION 30	Administrative Citations - Misdemeanor - Second Offense	\$300.00
BCC SECTION 30	Administrative Citations - Misdemeanor - Third Offense	\$500.00

Development Review Fees

Fee Group	Fee Description	Planning Fee	Engineering Fee
Design Review	New Building Construction	\$7,404.00	\$3,828.00
Design Review	Additions	\$6,984.00	
Design Review	Building or Sign Colors, Planning Commission Review	\$1,260.00	
Design Review	Preliminary Design Review	\$2,101.00	\$1,914.00
Design Review	Administrative Design Review - exterior modifications	\$1,996.00	
Design Review	Administrative Sign Review	\$630.00	
Design Review*	Single-Family Design Review - Tier 2 <i>(Zoning Administrator Review w/o ZA hearing)</i>	\$1,799.00	\$775.00
	Single-Family Design Review - Tier 2 <i>(Zoning Administrator Review w/ ZA hearing)</i>	\$2,780.00	\$775.00
	Single-Family Design Review - Tier 3 <i>(Planning Commission Review)</i>	\$3,944.00	\$1,722.00
Design Review	Temporary Banner Permit	\$210.00	
Conditional Use Permit	No New Construction	\$6,354.00	\$1,436.00
Conditional Use Permit	All Others	\$6,984.00	\$1,436.00
Conditional Use Permit	Administrative Permit	\$1,996.00	\$1,436.00
Variance		\$3,944.00	
Floor Area Exception		\$3,944.00	
Combination Projects - Development Fee	SFDR + CUP or VAR or FAE	\$6,143.00	\$1,722.00
Combination Projects - Development Fee	DR + CUP - new bldg const	\$9,505.00	
Combination Projects - Development Fee	DR + VAR + CUP - new const	\$11,605.00	
Combination Projects - Development Fee	DR + VAR - new bldg const	\$9,505.00	
Combination Projects - Development Fee	DR + CUP	\$8,035.00	
Combination Projects - Development Fee	DR + VAR + CUP	\$10,135.00	
Combination Projects - Development Fee	DR + VAR	\$8,665.00	

* Single Family Design Review Tier 1 only requires a building permit.

Development Review Fees

Fee Group	Fee Description	Planning Fee	Engineering Fee
Geologic Review	Geotechnical/Geologic Report	\$2,626.00	\$1,914.00
Geologic Review	Map Modification	\$2,626.00	\$1,914.00
Geologic Review	Exception (a, b, and c) City Code Sec. 7-12	\$2,626.00	\$1,914.00
Geologic Review	Exception (d) City Code Sec. 7-12	\$2,626.00	\$1,914.00
Environmental Fees	Base Fee (Categorical - CEQA exemptions)	\$210.00	
Environmental Fees	Initial Study - Staff	\$6,302.00	\$2,393.00
Environmental Fees	Negative Declaration - Staff	\$840.00	\$2,393.00
Environmental Fees	Mitigated Negative Declaration	\$11,921 plus Cost of Contract x 1.3	\$2,393.00

Development Review Fees

Fee Group	Fee Description	Planning Fee	Engineering Fee
Environmental Fees	EIR	\$24,629 plus Cost of Contract x 1.3	\$2,393.00
Additional Plan Fees	Subdivision Ordinance and City Code Exception	\$7,404.00	\$2,393.00
Additional Plan Fees	General Plan Amendment, Rezoning, or Zoning Ordinance Amendment	\$11,605.00	
Additional Plan Fees	Historic Building Alteration, Planning Commission Review	\$7,352.00	
Additional Plan Fees	Grading Plan, Planning Commission Review	\$6,302.00	\$2,871.00
Additional Plan Fees	Appeals	NA	
Additional Plan Fees	Extension of Permits	\$630.00	
Additional Plan Fees	Lot Line Adjustment, Certificate of Compliance	\$1,996.00	\$2,393.00
Additional Plan Fees	Record of Survey		\$3,828.00
Additional Plan Fees	Property Profile Report	\$840.00	
Additional Plan Fees	Landscape Plan Checking	NA	NA
Additional Plan Fees	Arborist Fees	\$735.00	

Development Review Fees

Additional Plan Fees	Tentative Parcel Map	\$8,402.00	\$9,571.00
Additional Plan Fees	Resubmittal Fee (after 2nd resubmittal)		\$479.00
Additional Plan Fees	Street Modifications		\$2,393.00
Additional Plan Fees	Retaining Walls		\$2,393.00
Additional Plan Fees	Sewers		\$2,393.00
Additional Plan Fees	Storm Drains		\$2,393.00
Additional Plan Fees	Grading (No P.C. Review)		\$2,393.00
Additional Plan Fees	New Street		\$2,393.00

* Fees include review cost for 3 submittals only. Hourly rate of \$210 per hour (Planning) and \$239 (Engineering) to be charged for review time in excess of 3 submittals.

Fee Group	Fee Description	Planning Fee	Engineering Fee
Complex Project	1. Minimum, non-refundable fee	\$16,804.00	\$10,767.00
Complex Project	2. Charges for City staff time in excess of: 70 hours Community Development, 45 hours Engineering	\$210.00	\$239.00
Complex Project	3. Services provided by private consultants are charged at actual cost plus 30%.		
Complex Project	4. All complex project charges must be paid prior to public hearing.		

Development Review Fees

Fee Group	Fee Description	Fee
Tree Removal Permit	Trees 10" DBH or greater, excluding trees determined by the City Arborist to be dead, diseased or damaging property. (See notes 1, 2 and 3 below).	\$75.00
Tree Replacement Fee	Tree Planting In-Lieu Fee/per tree not replaced	\$497.00
Tree Removal Permit Appeal	Appeal of tree permit	\$425.00

1 Payment shall be made prior to the issuance of a grading permit for development projects. If no grading permit is required, payment shall be made prior to the issuance of a building permit. If no building permit is required, payment shall be made prior to removal of any protected tree.

2 DBH = the diameter of the tree at breast height; measured across the widest face of the tree trunk, at 4½ feet above natural grade. On a slope, the 4½ foot height is measured from the center of the trunk, halfway between the uphill and downhill side. In the case of multiple stemmed trees, the measurement shall be the sum of the diameters of all stems measured at 4½ feet above natural grade.

3 Protected Trees as defined in Chapter 25 of the City Code

Fee Group	Fee Description	Fee
Public Notice Fee		\$292.00

NOTES

All fees to be paid at time of filing an application.

Fees are additive; multiple applications require multiple fees.

Each parcel requires separate Use Permit or Variance Fee.

City geologist services will be charged at full cost to City. If deposit does not cover costs, applicant will be notified and billed for the additional work. Unused funds deposited for geologic services will be refunded to the applicant.

City projects are subject to the fee schedule.

For Development Review applications requiring Engineering review, but with no fee specified in the fee schedule, the MASTER REVENUE SCHEDULE allows the Engineering Division to collect up to 10 hours staff time as deposit and at an hourly rate of \$252/hr plus 130% of actual consultant costs.

The Finance Director has the authority to charge actual cost incurred including time, material, and overhead if a fee does not approximate actual cost incurred. The Finance Director may establish procedures for evaluation of hardship requests for certain fees, where identified.

Building Permit

Fee Group	Fee Description	Plan Check Hrs	Building Insp Hrs	Plumbing Insp Hrs	Mechanical Insp Hrs	Electrical Insp Hrs	Fee
Remodels and Additions	Alteration Nonstructural	1 hrs	1.5 hrs				\$543.00
Remodels and Additions	Alteration Structural	1 hrs	1.5 hrs				\$543.00
Remodels and Additions	Basement (Unfinished to Finished)	1 hrs	1.5 hrs				\$543.00
Remodels and Additions	Bathroom	1 hrs	1 hrs				\$435.00
Remodels and Additions	Cellular Antenna	2 hrs	1 hrs				\$652.00
Remodels and Additions	Deck	1.5 hrs	1 hrs				\$543.00
Remodels and Additions	Drainage System	1 hrs	1.5 hrs				\$543.00
Remodels and Additions	Fireplace Insert	1 hrs	.5 hrs				\$326.00
Remodels and Additions	Garage (Detached Framed)	2 hrs	2 hrs				\$869.00
Remodels and Additions	Garage (Detached Masonry)	2 hrs	2 hrs				\$869.00
Remodels and Additions	Kitchen Remodel	1 hrs	1 hrs				\$435.00
Remodels and Additions	Patio Cover (lattice)	2 hrs	1 hrs				\$652.00
Remodels and Additions	Patio Cover (metal)	2 hrs	1 hrs				\$652.00
Remodels and Additions	Patio Cover (wood)	2 hrs	1 hrs				\$652.00
Remodels and Additions	Pool Cabana	2 hrs	1 hrs				\$652.00
Remodels and Additions	Residing	1 hrs	1 hrs				\$435.00
Remodels and Additions	Retaining Wall (masonry)	2 hrs	1.5 hrs				\$761.00
Remodels and Additions	Retaining Wall (wood)	2 hrs	1.5 hrs				\$761.00
Remodels and Additions	Roof Structural Replacement	2 hrs	1.5 hrs				\$761.00
Remodels and Additions	Spray Booth	2 hrs	1 hrs				\$652.00
Remodels and Additions	Storage Shed	1 hrs	1.5 hrs				\$543.00
Remodels and Additions	Swimming Pool	2 hrs	1.5 hrs				\$761.00
Remodels and Additions	Termite Repairs (Structural)	1 hrs	1.5 hrs				\$543.00
Remodels and Additions	Unfinished Room	2 hrs	2 hrs				\$869.00
Remodels and Additions	Vinyl Siding Replacement or Repair	1 hrs	2 hrs				\$652.00
Remodels and Additions	Voluntary Foundation Upgrade	1 hrs	2 hrs				\$652.00
Remodels and Additions	Voluntary Seismic Upgrade	1 hrs	1.5 hrs				\$543.00
Remodels and Additions	Windows	1 hrs	1.5 hrs				\$543.00

1) The City hereby sets the UBC valuation schedule methodology as a minimum fee.

2) If projects do not fit into one of the categories defined in listed Building Permit Fees, the Building Official should either: a) substitute another category of occupancy that best fits the nature of the project, or b) base the fee on the valuation found in the most recent edition of the Building Standards Magazine as published by the International Code Conference (ICC).

3) If a project requires significantly more work than average, the Building Official may require the applicant be charged on an hourly basis (i.e., each inspection

4) City projects are subject to the fee schedule.

Building Permit

Fee Group	Fee Description	Unit	Notes	Fee
Additional Fees	Plan Check Fee	% of Building Fee		65%
Additional Fees	Microfilm	% of Building Fee		5%
Additional Fees	State Energy	% of Building Fee		25%
Additional Fees	Noise Insulation	% of Building Fee	For apartments and condominiums only	8%
Additional Fees	Accessibility Plan Check	% of Building Fee		25%
Additional Fees	Planning Plan Check	% of Building Fee		35%
Additional Fees	Engineering Plan Check		See Engineering fees section, Subsection: Building Permit Plan Check	NA
Additional Fees	Business License Valuation			\$64.00 per structure up to \$50,000 valuation, over \$50,000, \$2.13 per \$1,000
Additional Fees	General Plan Maintenance Fee	% of Building Valuation		0.30%
Other Inspections and Fees	Inspections outside of normal business hours	per hour	minimum charge - 2 hrs	\$217.00
Other Inspections and Fees	Reinspection fees assessed under provisions of Section 108.8 of the Uniform Building Code			\$217.00
Other Inspections and Fees	Inspections for which no fee is specifically indicated		minimum charge - 1/2 hr	\$217.00
Other Inspections and Fees	Additional plan review required by changes, additions or revisions to approved plans		minimum charge - 1/2 hr	\$217.00
Other Inspections and Fees	For use of outside consultants for plan checking and inspections, or both			Actual Cost + 30%

Building Permit

Electrical Permit Fees

Fee Group	Fee Description	Unit	Notes	Fee
Permit Issuance	Issuance of each electrical permit			\$139.00
Permit Issuance	Issuance of each supplemental electrical permit			\$16.00
System Fee Schedule	Multifamily	per sq ft		\$0.10
System Fee Schedule	Single and Two Family	per sq ft		\$0.10
System Fee Schedule	Other types	per sq ft		\$0.10
System Fee Schedule	Private Swimming Pools	each		\$384.00
System Fee Schedule	Carnivals & Cruises: generators and rides	each		\$50.00
System Fee Schedule	Carnivals & Cruises: mechanical rides, walkthroughs or electric displays	each		\$16.00
System Fee Schedule	Carnivals & Cruises: system of area and booth lighting	each		\$16.00
System Fee Schedule	Temporary Power Service: temp power pole or pedestal	each		\$128.00
System Fee Schedule	Temporary Power Service: temp distribution and lighting and receptacles	each		\$118.00
Unit Fee Schedule	Receptacle, Switch and Light Outlets: First 20	each		\$2.00
Unit Fee Schedule	Receptacle, Switch and Light Outlets: each additional	each		\$1.00
Unit Fee Schedule	Lighting Fixtures: First 20	each		\$3.00
Unit Fee Schedule	Lighting Fixtures: each additional	each		\$1.00
Unit Fee Schedule	Lighting Fixtures: Pole or platform-mounted lighting fixtures	each		\$3.00
Unit Fee Schedule	Lighting Fixtures: Theatrical-type lighting fixtures or assemblies	each		\$3.00
Unit Fee Schedule	Residential Appliances	each		\$10.00
Unit Fee Schedule	Nonresidential Appliances	each		\$10.00
Unit Fee Schedule	Power Apparatus: Up to and including 1	each		\$10.00
Unit Fee Schedule	Power Apparatus: over 1 and not over 10	each		\$1.00
Unit Fee Schedule	Power Apparatus: over 10 and not over 50	each		\$53.00
Unit Fee Schedule	Power Apparatus: over 50 and not over 100	each		\$105.00
Unit Fee Schedule	Power Apparatus: over 100	each		\$160.00
Unit Fee Schedule	Busways			\$16.00
Unit Fee Schedule	Signs, Outline Lighting and Marquees: Signs	each		\$49.00
Unit Fee Schedule	Signs, Outline Lighting and Marquees: Addn'l branch circuits within same sign	each		\$10.00
Unit Fee Schedule	Services: < 600 volts or < 200 amperes	each		\$138.00
Unit Fee Schedule	Services: < 600 volts or 200-1000 amperes	each		\$138.00
Unit Fee Schedule	Services: > 600 volts or > 1000 amperes	each		\$279.00

Building Permit

Electrical Permit Fees (continued)

Other Inspections and Fees	Solar Permit				\$435.00
Other Inspection and Fees	Inspection outside of normal business hours	per hour	2 hr minimum		\$326.00
Other Inspection and Fees	Reinspection fees assessed under provisions of Section 305.8	per hour			\$217.00
Other Inspection and Fees	Inspection for which no fee is specifically indicated	per hour	1/2 hr minimum		\$217.00
Other Inspection and Fees	Additional plan review required by changes, additions or revisions to approved plans	per hour	1/2 hr minimum		\$217.00

Building Permit

Plumbing Permit Fees

Fee Group	Fee Description	Unit	Notes	Fee
Permit Issuance	Issuance of each plumbing permit			\$141.00
Permit Issuance	Issuance of each supplemental plumbing permit			\$63.00
Unit Fee Schedule	Fixtures and Vents: plumbing fixture or trap or set of fixtures	each		\$20.00
Unit Fee Schedule	Fixtures and Vents repair or alteration of drainage or vent piping	each		\$10.00
Unit Fee Schedule	Sewers, Disposal Systems and Interceptors: building or trailer park sewer	each		\$54.00
Unit Fee Schedule	Sewers, Disposal Systems and Interceptors: rainwater systems	per drain		\$20.00
Unit Fee Schedule	Sewers, Disposal Systems and Interceptors: cesspool	each		\$80.00
Unit Fee Schedule	Sewers, Disposal Systems and Interceptors: private sewage disposal system	each		\$162.00
Unit Fee Schedule	Sewers, Disposal Systems and Interceptors: industrial waste pretreatment interceptor	each		\$43.00
Unit Fee Schedule	Water Piping and Water Heaters: install., alter., or repair of piping and/or equip.	each		\$10.00
Unit Fee Schedule	Water Piping and Water Heaters: repair or alteration of drainage or piping	each		\$10.00
Unit Fee Schedule	Water Piping and Water Heaters: water heater including vent	each		\$130.00
Unit Fee Schedule	Gas Piping Systems: 1-5 outlets	each		\$130.00
Unit Fee Schedule	Gas Piping Systems: each additional outlet over 5	each		\$26.00
Unit Fee Schedule	Lawn Sprinklers, Vacuum Breakers and Backflow Devices: lawn sprinkler system on one meter	each		\$34.00
Unit Fee Schedule	Lawn Sprinklers, Vacuum Breakers and Backflow Devices: atmospheric-type vacuum breakers: 1-5 devices	each		\$26.00
Unit Fee Schedule	Lawn Sprinklers, Vacuum Breakers and Backflow Devices: atmospheric-type vacuum breakers: over 5 devices	each		\$5.00
Unit Fee Schedule	Lawn Sprinklers, Vacuum Breakers and Backflow Devices: other backflow protective device: 2 inches and smaller	each		\$26.00
Unit Fee Schedule	Lawn Sprinklers, Vacuum Breakers and Backflow Devices: other backflow protective device: over 2 inches	each		\$54.00
Unit Fee Schedule	Swimming Pools: Public pool	each		\$198.00
Unit Fee Schedule	Swimming Pools: Public spa	each		\$131.00
Unit Fee Schedule	Swimming Pools: Private pool	each		\$131.00
Unit Fee Schedule	Swimming Pools: Private spa	each		\$66.00
Unit Fee Schedule	Miscellaneous	each		\$20.00

Building Permit

Plumbing Permit Fees (continued)

Other Inspection and Fees	Inspection outside of normal business hours	per hour	2 hr minimum	\$326.00
Other Inspection and Fees	Reinspection fees assessed under provisions of Section 305.8	per hour		\$217.00
Other Inspection and Fees	Inspection for which no fee is specifically indicated	per hour	1/2 hr minimum	\$217.00
Other Inspection and Fees	Additional plan review required by changes, additions or revisions to approved plans	per hour	1/2 hr minimum	\$217.00

Building Permit

Mechanical Permit Fees

Fee Group	Fee Description	Unit	Notes	Fee
Permit Issuance	Issuance of each mechanical permit			\$142.00
Permit Issuance	Issuance of each supplemental mechanical permit			\$17.00
Unit Fee Schedule	Furnaces: Install. or Reloc. of forced-air or gravity-type: up to 100,000 Btu/h	each		\$141.00
Unit Fee Schedule	Furnaces: Install. or Reloc. of forced-air or gravity-type: over 100,000 Btu/h	each		\$141.00
Unit Fee Schedule	Furnaces: Install. or Reloc. of floor furnace	each		\$34.00
Unit Fee Schedule	Furnaces: Install. or Reloc. of suspended/recessed wall/floor-mounted unit heater	each		\$34.00
Unit Fee Schedule	Appliance Vents	each		\$17.00
Unit Fee Schedule	Repairs or Additions	each		\$30.00
Unit Fee Schedule	Boilers, Compressors and Absorption Systems: Install. or Reloc.: up to 100,000 Btu/h	each		\$142.00
Unit Fee Schedule	Boilers, Compressors and Absorption Systems: Install. or Reloc.: 100,000 - 500,000 Btu/h	each		\$59.00
Unit Fee Schedule	Boilers, Compressors and Absorption Systems: Install. or Reloc.: 500,000 - 1,000,000 Btu/h	each		\$80.00
Unit Fee Schedule	Boilers, Compressors and Absorption Systems: Install. or Reloc.: 1,000,000 - 1,750,000 Btu/h	each		\$118.00
Unit Fee Schedule	Boilers, Compressors and Absorption Systems: Install. or Reloc.: over 1,750,000 Btu/h	each		\$199.00
Unit Fee Schedule	Air Handlers: up to and including 10,00 cubic feet per min.	each		\$0.00
Unit Fee Schedule	Air Handlers: over 10,00 cfm	each		\$39.00
Unit Fee Schedule	Evaporative Coolers			\$117.00
Unit Fee Schedule	Ventilation and Exhaust: Fan connected to a single duct	each		\$17.00
Unit Fee Schedule	Ventilation and Exhaust: Separate system	each		\$24.00
Unit Fee Schedule	Ventilation and Exhaust: Install. Of each hood served by mechanical exhaust	each		\$24.00
Unit Fee Schedule	Incinerators: domestic type	each		\$39.00
Unit Fee Schedule	Incinerators: commercial or industrial type	each		\$32.00
Unit Fee Schedule	Miscellaneous			\$24.00
Other Inspection and Fees	Inspection outside of normal business hours	per hour	2 hr minimum	\$326.00
Other Inspection and Fees	Reinspection fees assessed under provisions of Section 305.8	per hour		\$217.00
Other Inspection and Fees	Inspection for which no fee is specifically indicated	per hour	1/2 hr minimum	\$217.00

Building Permit

Mechanical Permit Fees (continued)

Other Inspection and Fees	Additional plan review required by changes, additions or revisions to approved plans per hour	1/2 hr minimum	\$217.00
---------------------------	---	----------------	-----------------

The Finance Director has the authority to charge actual cost incurred including time, material, and overhead if a fee does not approximate actual cost incurred.

The Finance Director may establish procedures for evaluation of hardship requests for certain fees, where identified.

Building Valuation Table Current (All New Construction)

Minimum Value	Maximum Value	FY 2018 Proposed Rate	For every	FY 2018 Proposed Rate
0	0	\$0	0	\$0
1	500	\$25.24	0	\$0.00
501	2,000	\$25.24	100	\$3.27
2,001	25,000	\$74.37	1,000	\$15.04
25,001	50,000	\$498.13	1,000	\$10.85
50,001	100,000	\$1,050.48	1,000	\$7.52
100,001	500,000	\$3,914.50	1,000	\$6.01
500,001	1,000,000	\$6,471.66	1,000	\$5.10
1,000,001	9,999,999,999	\$9,023.71	1,000	\$3.92

Engineering

Fee Group	Fee Description	Unit	Notes	Fee
Subdivision Maps	Parcel Map - Deposit		Deposit equivalent to 32 hours; hourly rate in excess	\$7,925.00
Subdivision Maps	Final Maps - Deposit		Deposit equivalent to 50 hours; hourly rate in excess	\$12,382.00
Subdivision Maps	Hourly Rate in excess of deposit	per hour		\$247.00
Subdivision Maps	Consultant Cost			Actual Cost + 30%
Building Permit Plan Check	Estim. Project cost under \$4,000: Initial			\$247.00
Building Permit Plan Check	Estim. Project cost under \$4,000: Per hour	per hour	in excess of 1 hour	\$247.00
Building Permit Plan Check	Estim. Project cost \$4,001-\$10,000: Initial			\$496.00
Building Permit Plan Check	Estim. Project cost \$4,001-\$10,000: Per hour	per hour	in excess of 2 hour	\$247.00
Building Permit Plan Check	Estim. Project cost \$10,001-\$50,000: Initial			\$866.00
Building Permit Plan Check	Estim. Project cost \$10,001-\$50,000: Per Hour	per hour	in excess of 3.5 hour	\$247.00
Building Permit Plan Check	Estim. Project cost \$50,001-\$100,000: Initial			\$1,190.00
Building Permit Plan Check	Estim. Project cost \$50,001-\$100,000: Per Hour	per hour	in excess of 5 hour	\$247.00
Building Permit Plan Check	Estim. Project cost \$100,001-\$250,000: Initial			\$1,734.00
Building Permit Plan Check	Estim. Project cost \$100,001-\$250,000: Per Hour	per hour	in excess of 7 hour	\$247.00
Building Permit Plan Check	Estim. Project cost over \$250,000: Initial		\$4025 minimum	\$3,962.00
Building Permit Plan Check	Estim. Project cost over \$250,000: Per Hour	per hour	in excess of deposit	\$247.00
Building Permit Plan Check	Estim. Project cost over \$250,000: Consultant			Actual Cost + 30%
	Hauling Permit			\$247 + \$3/CY over 50 CY
Grading Permit Fees	Over 50 CY			\$740 + \$3/CY over 50 CY

Engineering

Fee Group	Fee Description	Unit	Notes	Fee
Grading Permit Fees	Over 50 CY and a complex geotechnical condition initial deposit		\$2515 minimum; e.g., landslide, creek improvement, San Juan Area steep hillside, Bay mud, or as determined by City Engineer	5% of improvement cost
Grading Permit Fees	Over 50 CY in excess of deposit	per hour	in excess of deposit	\$247.00
NPDES Inspection Fees	Commercial less than 1 Acres			\$2,848.00
NPDES Inspection Fees	Residential less than 1 Acres			\$743.00
NPDES Inspection Fees	Commercial and Residential 1-5 Acres			\$3,343.00
NPDES Inspection Fees	Commercial and Residential >5 Acres		Deposit equivalent to 30 hours; hourly rate in excess	\$7,429.00
Encroachment Permit	Permanent: Minor Structure		plus Actual Consultant cost + 30%	\$3,587.00
Encroachment Permit	Permanent: Major Structure after Ord. 994		plus Actual Consultant cost + 30%	\$4,330.00
Encroachment Permit	Permanent: Major Structure before Ord. 994		plus Actual Consultant cost + 30%	\$1,359.00
Encroachment Permit	Permanent: Administrative			\$430.00
Encroachment Permit	Sidewalk: Minor-100sqft of work or less		Repairs, minor work	\$496.00
Encroachment Permit	Sidewalk: 101 sq ft of work or more			\$743.00
Encroachment Permit	Driveway approach		Repairs, minor work	\$866.00
Encroachment Permit	Temporary Sewer Lateral in easement on private property			\$434.00
Encroachment Permit	Sewer Lateral in R/W			\$805.00
Encroachment Permit	Other Street Improvement: Initial Deposit		\$1258 minimum	5% of improvement cost
Encroachment Permit	Other Street Improvement: per hour in excess of deposit	per hour		\$247.00
	Stop Work Notice			200% of appropriate fees
	Surety Deposit		\$500 minimum cash deposit	100% of construction value

Engineering

Fee Group	Fee Description	Unit	Notes	Fee
Miscellaneous	Engineering and inspection services not covered by any of the above	per hour		\$247.00
Miscellaneous	Services provided by private consultant are charged at actual cost plus 30%			Actual Cost + 30%
Miscellaneous	Work performed by Public Works maintenance: Labor	per hour		\$247.00
Miscellaneous	Work performed by Public Works maintenance: Material			Actual cost & 30% markup
Miscellaneous	Work performed by Public Works maintenance: Equipment		Based on current Caltrans rates	Equip. Rental Rates
Miscellaneous	Easement Vacation		Deposit	\$4,458.00
Miscellaneous	Easement Vacation		in excess of 18 hours	\$247.00
Miscellaneous	Street Vacation		Deposit	\$5,696.00
Miscellaneous	Street Vacation: per hour	per hour	in excess of 23 hours	\$247.00
Miscellaneous	Street Closure Request	per request		\$100.00
Miscellaneous	Deferred Improvement Agreement			\$128.00
Copies of Documents	Microfilm Re-production			\$55.00
	Banner Permit Fee			\$250.00
	Transportation Permit		single trip; per DOT	\$16.00

The Finance Director has the authority to charge actual cost incurred including time, material, and overhead if a fee does not approximate actual cost incurred.

The Finance Director may establish procedures for evaluation of hardship requests for certain fees, where identified.

Recreation Fees

Recreation fees are charged based on the following formula:

$$\text{Actual Costs} \\ (\text{Actual Costs} \times \text{Subsidy \%}) = \text{Fee}$$

Subsidy policy levels are as follows:

Teens, Seniors, and Aquatics	67% - 100%
Camps Summer School, and Special Events	34% - 66%
Adult Sports, Special Classes, and Daycare	0% - 33%

Recreation Program Fees will not exceed the cost of the individual program.

Youth sports organizations will be charged Player Registration Fees (per player, per season, per sport): \$22.00 - per Resident Player, and \$45 per Non-Resident Player

The Finance Director has the authority to charge actual cost incurred including time, material, and overhead if a fee does not approximate actual cost incurred.

The Finance Director may establish procedures for evaluation of hardship requests for certain fees, where identified.

Facility Use

Facility	Belmont Based Non-Profits *	Non-Belmont Based Non-Profits *	Private Resident	Private Non-Resident	Commercial
Barrett Multi-Use Room	\$45	\$70	\$85	\$135	\$170
Deposit	\$300	\$300	\$300	\$300	\$300
Set Up Fee	\$30	\$30	included	included	included
*No Kitchen, sink use only	N/A	N/A	N/A	N/A	N/A
Alcohol Permit (Optional)	\$115	\$115	\$115	\$115	\$115
Barrett Classroom	\$35	\$40	\$35	\$50	\$65
Deposit	\$300	\$300	\$300	\$300	\$300
Set Up Fee	\$30	\$30	included	included	included
*No Kitchen	N/A	N/A	N/A	N/A	N/A
Alcohol Permit (Optional)	\$115	\$115	\$115	\$115	\$115
Twin Pines Cottage	\$50	\$60	\$75	\$90	\$115
Deposit	\$300	\$300	\$300	\$300	\$300
Set Up Fee	\$30	\$30	included	included	included
Alcohol Permit (Optional)	\$115	\$115	\$115	\$115	\$115
Cleaning Waiver (Optional)	\$100	\$100	\$100	\$100	\$100
Twin Pines Lodge (Entire Facility)	\$55	\$80	\$130	\$200	\$210
Deposit	\$400	\$400	\$400	\$400	\$400
Set Up Fee	\$30	\$30	included	included	included
Alcohol Permit (Optional)	\$125	\$125	\$125	\$125	\$125
Cleaning Waiver (Optional)	\$150	\$150	\$150	\$150	\$150
Twin Pines Lodge - Meeting Room 4 Only	\$30	\$40	\$50	\$60	\$75
Deposit	\$400	\$400	\$400	\$400	\$400
Set Up Fee	\$30	\$30	included	included	included
*No Kitchen	N/A	N/A	N/A	N/A	N/A
Alcohol Permit (Optional)	\$125	\$125	\$125	\$125	\$125
Twin Pines Manor	\$55	\$80	\$130	\$200	\$210
Deposit	\$550	\$550	\$550	\$550	\$550
Set Up Fee	\$30	\$30	included	included	included
*No Kitchen, Refrigerator use only	Included	Included	Included	Included	Included
Alcohol Permit (Optional)	\$125	\$125	\$125	\$125	\$125
Cleaning Waiver (Optional)	\$160	\$160	\$160	\$160	\$160

Facility Use

Facility	Belmont Based Non-Profits *	Non-Belmont Based Non-Profits *	Private Resident	Private Non-Resident	Commercial
Sports Complex and Conference Center	\$55	\$75	\$135	\$200	\$250
Deposit	\$400	\$400	\$400	\$400	\$400
Set Up Fee guests <100/100 +	\$45/\$60	\$45/\$60	included	included	included
*No Kitchen, sink use only	N/A	N/A	N/A	N/A	N/A
Alcohol Permit (Optional)	\$125	\$125	\$125	\$125	\$125
Cleaning Waiver (Optional)	\$160	\$160	\$160	\$160	\$160
Technology Access Fee (Optional)	\$75	\$75	\$75	\$75	\$75
TPSCC Craft Room Only	\$30	\$35	\$40	\$45	\$65
Deposit	\$100	\$100	\$100	\$100	\$100
Set Up Fee	\$30	\$30	included	included	included
*No Kitchen, sink use only	N/A	N/A	N/A	N/A	N/A
Alcohol Permit (Optional)	\$135	\$135	\$135	\$135	\$135
TPSCC Entire Facility	\$90	\$115	\$195	\$275	\$325
Deposit	\$400	\$400	\$400	\$400	\$400
Set Up Fee guests <150/150 +	\$45/\$60	\$45/\$60	included	included	included
Alcohol Permit (Optional)	\$135	\$135	\$135	\$135	\$135
Cleaning Waiver (Optional)	\$160	\$160	\$160	\$160	\$160
Photography Fee	N/A	N/A	N/A	N/A	\$100/day
Filming Fee	N/A	N/A	N/A	N/A	\$1,200/day
Picnic Rentals					
All Day Flat Rate	\$99	\$99	\$99	\$180	\$500
Alcohol Permit (Optional)	\$50	\$50	\$50	\$50	\$50
Special Equipment Fee (Optional)	\$100	\$100	\$100	\$100	\$100
Special Equipment Deposit	\$250	\$250	\$250	\$250	\$250
Additional Fees					
Processing Fee	\$30	\$30	\$30	\$30	\$30
Change of Date Fee (Facilities)	\$50	\$50	\$50	\$50	\$50
Change of Date Fee (Picnics)	\$25	\$25	\$25	\$25	\$25
Athletic Field Rental - Youth Activity - per hour (2 hr min)					
Belmont Sports Complex	\$30	\$45	\$30	\$60	\$75
All Others	\$20	\$30	\$20	\$30	\$50

Facility Use

Facility	Belmont Based Non-Profits *	Non-Belmont Based Non-Profits *	Private Resident	Private Non-Resident	Commercial
Athletic Field Rental - Adult Activity - per hour (2 hr min)					
Belmont Sports Complex	\$45	\$60	\$45	\$60	\$100
All Others	\$35	\$50	\$35	\$50	\$75
Athletic Field Rental - Youth Sports Camp per hour (4 hr min)					
Belmont Sports Complex	\$30	\$45	NA	NA	\$75
All Others	\$20	\$30	NA	NA	\$50
Lights - per hour					
Belmont Sports Complex	\$15	\$20	\$15	\$20	\$30

* The fee can be waived for Belmont and Non Belmont-Based Non-Profits during business hours and with no food service

Belmont-Based Non-Profits	Recreation events, programs, and non-profit organizations, whose scope and purpose are recognized primarily as a recreation service to the citizens of Belmont. (Typical groups in this category would be the local non-profits such as youth sports organizations and Park & Recreation partners.) These organizations must: <ul style="list-style-type: none"> a.) Be based in the City of Belmont b.) Be non-profit making and show evidence thereof; or evidence that an application has been made for non-profit status c.) Have an official organizational structure and status and show evidence thereof d.) Require that membership must be open to the general public e.) Have 50% or more Belmont resident membership
Non Belmont-Based Non-Profits	Non-profit organizations, activities, and events not meeting the criteria in the School District or Belmont-Based Non-Profit section, such as participants representing less than 50% Belmont residents, and government agency meetings.
Private Groups	Private use and any other activities and events not meeting the criteria in the previous classifications. <ul style="list-style-type: none"> a.) Activities such as weddings, receptions, dinners, private parties, industrial conferences, and training seminars. b.) Rental fees will be charged for all events.
Commercial	Commercial business or professionals engaged in activities for private gain or profit.

The Finance Director has the authority to charge actual cost incurred including time, material, and overhead if a fee does not approximate actual cost incurred.

The Finance Director may establish procedures for evaluation of hardship requests for certain fees, where identified.

DEDICATION/PARK IN LIEU FEES

Effective 7/1/14

- A. This Section is enacted pursuant to the authority granted by Subdivision Map Act of the State of California. As a condition of approval of a final subdivision or parcel map, the subdivider shall dedicate land, pay a fee in lieu thereof, or both, at the option of the City for parks or recreational purposes as herein set forth.
- B. It is hereby found and determined that the public interest, convenience, health, welfare and safety require that five (5) acres of property for each one thousand (1,000) persons residing within the City be devoted to local park and recreational purposes.
- C. The subdivider shall dedicate land or pay fees in lieu thereof for parks and recreational facilities to serve the residents of the subdivision. The amount of land to be provided or fees paid shall be determined pursuant to the following formula:

- 1. The amount of land to be dedicated shall be equal to:

The estimated number of residents of the subdivision based on the average number of persons per household by unit as disclosed by the most recent available Federal census or a census taken pursuant to Chapter 17 (commencing with Section 40200 of Part 2, Division 3 of Title 4 of the Government Code), multiplied by .005 acres.

- 2. If the subdivider provides park and recreational improvements to the dedicated land, the value of the improvements together with any equipment located thereon shall be a credit against the payment of fees or dedication of land required by this ordinance.
- 3. Planned developments and real estate developments, as defined in Sections 11003 and 11003.1 respectively of the Business and Professions Code, not including condominium developments, shall be eligible to receive a credit, as determined by the City Council against the amount the fee imposed pursuant to this Section, for the value of private open space within the development which is usable for active recreational uses, provided that the following standards are met:

Turf Playfield	1.00 - 3.00
Swimming Pool (42' x 75') with adjacent deck and lawn area	.25 - .50
Recreational Center Building	.15 - .25

- 4. Only the payment of fees shall be required in subdivisions containing fifty (50) parcels or less.
- 5. Whether land shall be dedicated or fees paid or both in subdivisions containing more than fifty (50) parcels shall be determined by the City Council.
- D. When a fee is required to be paid in lieu of park land dedication, the amount of the fee shall be based upon the average estimated fair market value of the land which would otherwise be required to be dedicated. The fair market value shall be as determined by prevailing market rates at the time of final map or parcel map approval. If the subdivider and the City do not agree on the fair market value of the property, the value shall be determined by a qualified real estate appraiser. All cost to obtain such appraisal shall be borne by the subdivider.

- E. The fees paid in lieu of the dedication of property shall be used only for the purpose of providing park or recreational facilities reasonably related to serving the subdivision by way of the purchase of necessary land, or, the improving of City land for park and recreational purposes consistent with State law. Said fee shall be committed within five (5) years after payment or the issuance of building permits on one half of the lots created by the subdivision, whichever occurs later. If the fees are not committed, they, without any deductions, shall be distributed and paid to the then record owners of the subdivision in the same proportion that the size of their lot bears to the total area of all lots within the subdivision.

(Ordinance 757, 11-25-86)

PARK IN-LIEU FEES

Effective 12/27/14

PARK IN-LIEU FEES - RESIDENTIAL SUBDIVISION

Per Dwelling Unit

1. Park In-Lieu Fee

Fee per dwelling unit contained in residential subdivisions:

Single-Family Detached Housing:

453 land sq. ft. per unit x \$2,928,000 / 43,560 = \$30,450

Single-Family Attached Housing:

403 land sq. ft. per unit x \$2,928,000 / 43,560 = \$27,089

Multifamily Housing:

339 sq. ft. per unit x \$2,928,000 / 43,560 = \$22,787

"Single-Family Detached Housing" means free-standing dwelling units on separate parcels that do not share a common wall.

"Single-Family Attached Housing" means one-family dwelling units on separate parcels that share a common wall, such as townhomes.

"Multifamily Housing" means dwelling units contained in buildings designed for two or more families that are not on separate parcels, such as condominiums.

2. Credits

Credits may be given for dedication of land, improvements to dedicated parkland, or private recreational facilities meeting the standards described in Belmont City Code Chapter 17, Article IV.

3. Land Value

Park in-lieu fees are based on a land value of \$2,928,000 per acre. A subdivider may request that the City complete an appraisal to determine the fair market value of the subdivider's property as described in Section 17-105 of the Belmont City Code.

PARK IMPACT FEES

Effective 12/27/14

PARK IMPACT FEES	Per Dwelling Unit
------------------	-------------------

1. Residential Development

Fee per dwelling unit:

Single-Family Detached Housing:	\$5,257
Single-Family Attached Housing:	\$4,671
Multifamily Housing:	\$3,928
Second Dwelling Unit:	\$1,954

"Single-Family Detached Housing" means free-standing dwelling units on separate parcels that do not share a common wall.

"Single-Family Attached Housing" means one-family dwelling units on separate parcels that share a common wall, such as townhomes.

"Multifamily Housing" means dwelling units contained in buildings designed for two or more families that are not on separate parcels, such as condominiums.

"Second Dwelling Unit" means a dwelling unit constructed under the second dwelling unit provisions contained in Belmont Zoning Ordinance Section 24.

2. Non-Residential Development

square Foot

Retail and Other Commercial Uses:	\$0.36
Office Uses:	\$0.52
Industrial Uses:	\$0.35

"Second Dwelling Unit" means a dwelling unit constructed under the second dwelling unit provisions contained in Belmont Zoning Ordinance Section 24.

"Office Uses" means general, professional, and medical offices.

"Industrial Uses" means all manufacturing facilities.

3. Credits

Credits shall be given for dedication of land, payment of park in-lieu fees, improvements to dedicated parkland, or private recreational facilities approved by the City and provided under the Parkland Dedication Ordinance (Belmont City Code Chapter 17, Article IV).

Residential and Non-Residential Housing Mitigation Fees

Effective 02/23/17

Fee Group	Fee Description	Current Fee Per Square Foot
Commercial Development Mitigation Fee		
	Retail Development	\$5.00
	Hotel Development	\$4.00
	Office Development	\$12.00
	<i>"Retail Development" includes restaurants</i>	
	<i>"Office Development" includes all other commercial uses that are neither retail nor hotel development</i>	
Residential Development Mitigation Fee		
	Single-family development	\$20.00
	Multi-family development	\$20.00
	<i>"Single-Family Housing" means either free-standing dwelling units on separate parcels that do not share a common wall, or one-family dwelling units on separate parcels that share a common wall, such as townhomes.</i>	
	<i>"Multifamily Housing" means dwelling units contained in buildings designed for two or more families that are not on separate parcels, such as condominiums. "Multifamily Housing" includes mobile homes.</i>	
Inclusionary Zoning In-Lieu Fee		
	Small for-sale residential projects of fewer than 25 units will either pay an in-lieu fee or provide an alternative, as defined in the ordinance. If in-lieu fees are levied, they are the same as the Residential Development Mitigation Fee, above:	
	Single-family development	\$20.00
	Multi-family development	\$20.00
	<u>Annual Adjustment to Housing Mitigation Fees.</u> The City Council May review housing mitigation fees from time to time. For any annual period during which City Council does not review the housing mitigation fee, fee amounts shall be adjusted once by the Finance Director each July 1st based on the percentage increase in the Consumer Price Index for All Urban Consumers for San Francisco-Oakland-San Jose, California for the preceding December 31st.	
	<u>Area Standard Wage Policy:</u> In recognition of the reduced impact of projects paying Area Standard Wages, the Community Development Director may provide a 25% rebate of Housing Mitigation Fees to all commercial development projects that voluntarily enter and perform an agreement with the City to pay Area Standard Wages.	

The Finance Director has the authority to charge actual cost incurred including time, material, and overhead if a fee does not approximate actual cost incurred. The Finance Director may establish procedures for evaluation of hardship requests for certain fees, where identified.

SEWER & CONNECTION FEES

Effective 7/1/14

Service charges shall be the sum of a collection charge and a treatment charge determined as follows:

1. Collection

- | | | |
|--|----------|---|
| a. Residential Customers (single-family and multi-family): | \$242.29 | per dwelling unit per year. |
| CURRENT \$297.87 | | per dwelling unit per year. |
| Flow Charge Low Strength: | \$3.19 | per hundred cubic feed (hcf) of
estimated annual wastewater
discharge |
| b. Commercial Customers | \$242.29 | |
| CURRENT \$297.87 | | |
| Flow Charge Low Strength: | \$3.19 | per hundred cubic feed (hcf) of |
| Flow Charge High Strength: | \$6.21 | estimated annual wastewater
discharge |

2. Treatment

- | | | |
|--|----------|---|
| a. Residential Customers (single-family and multi-family): | \$108.36 | per dwelling unit per year. |
| CURRENT \$297.87 | | per dwelling unit per year. |
| Flow Charge Low Strength: | \$1.55 | per hundred cubic feed (hcf) of
estimated annual wastewater
discharge |
| b. Commercial Customers | \$108.36 | |
| CURRENT \$297.87 | | |
| Flow Charge Low Strength: | \$1.55 | per hundred cubic feed (hcf) of |
| Flow Charge High Strength: | \$3.02 | estimated annual wastewater
discharge |

Notes:

- * Annual wastewater discharge for a sewer connection will be estimated as twelve times the estimated monthly winter water use at the location served by the connection.
- * The winter water use for a location will be estimated as the average of the meter readings provided by the Mid-Peninsula Water District for the December through March period from the second year prior to the year for which charges are calculated. If December through March readings are not available for that year, but are available for the December through March period from the year prior to the year for which the charges are calculated, then the later readings shall be used for the average.
- * If December through March readings are not available for a residential connection (as when a connection is established after the most recent December), then annual wastewater discharge will be estimated based on an estimated monthly winter water use of 8 hcf.
- * For non-residential connections, if December through March readings are not available, or, where in the determination of the Director of Finance, the type of business using the commercial connection has changed such that prior readings cannot accurately predict future wastewater discharge, annual wastewater discharge will be estimated by the Director of Finance based upon his or her best estimation based upon the type of use of the connection, but in no event shall the estimated flow in such case be less than half of the average estimated flow for all commercial connections in the City during the prior year.
- * Sewer charges will be billed on the San Mateo County tax rolls with a pass-through charge to the ratepayer of \$1.35 per parcel to cover county fees related to collecting the sewer charges on the tax roll.
- * The \$245.40 standby charge for parcels that are undeveloped and not currently using sewer service or being charged a sewer service charge will continue unchanged.

SEWER & CONNECTION FEES

Effective 7/1/14

Service charges shall be the sum of a collection charge and a treatment charge determined as follows:

1. Collection

- a. Residential Customers (single-family and multi-family): \$242.29 per dwelling unit per year.

Connection Fee:

Residential Use - including but not limited to:

1. Single family dwellings, duplex and multiple family dwellings apartments and multiple dwelling structures used for human inhabitation, per living unit.	<i>Belmont System Component</i>	\$9,889.11	
	<i>SBSA Treatment Component</i>	\$2,135.70	
	Total Fee	\$12,024.81	

2. Non Residential Use

Occupancies where the calculated flow to the sanitary sewer is less than 270 gallons per day, per connection.	<i>Belmont System Component</i>	\$9,889.11	270 GPD per City ordinance
	<i>SBSA Treatment Component</i>	\$2,135.70	
	Total Fee	\$12,024.81	

Occupancies where the calculated flow to the sanitary sewer is greater than 270 gallons per day, per connection.	<i>Belmont System Component</i>	\$9,889.11	270 GPD per City ordinance
	<i>plus</i>	\$36.63	(Vi-270)
	<i>SBSA Treatment Component</i>	\$2,135.70	
	<i>plus</i>	\$7.91	(Vi-270)
	Total Fee	\$12,024.81	
	plus	\$44.54	(Vi-270)

Where:

Vi = Volume of waste water in gallons per day to be discharged from the nonresidential use.

270 GPD is the maximum flow, per City ordinance, not subject to the additional fee

Sewer Lateral Certificate Application Review Fee: \$150.00

SOLID WASTE CHARGES

Effective 1/1/14

Solid Waste Service Rates

Residential Service

Progressive Rates, 1x per week garbage service - Quarterly Rate

Number of Cans	Typical Service Subscriptions	Rate
1	20 gallon	\$21.61
1	32 gallon	\$35.79
1	64 gallon	\$78.86
1	96 gallon	\$127.49

Commercial Can Service

Progressive Rates, Frequency Surcharges - Service 1 to 7 times per week - Monthly Rate

Pickup Frequency	Volume (gallons)	Rate
1 x weekly	20	\$39.05
2 x weekly	20	\$80.33
3 x weekly	20	\$119.59
1 x weekly	32	\$43.38
2 x weekly	32	\$89.27
3 x weekly	32	\$132.88
1 x weekly	64	\$83.87
2 x weekly	64	\$169.21
3 x weekly	64	\$256.72
1 x weekly	96	\$121.21
2 x weekly	96	\$248.27
3 x weekly	96	\$376.76

Commercial Bins

Progressive Rates, Frequency Surcharges - Service 1 to 3 times per week - Monthly Rate

Pickup Frequency	Volume (yards)	Rate
1 x weekly	1	\$203.38
2 x weekly	1	\$414.06
1 x weekly	2	\$409.10
2 x weekly	2	\$824.91
3 x weekly	2	\$1,244.65
1 x weekly	3	\$617.00
2 x weekly	3	\$1,241.44
3 x weekly	3	\$1,869.52

Garbage Compactors

Per Yard Pulled Monthly	1	\$114.35
-------------------------	---	----------

NPDES

Fee Description	Unit	Notes	Current Fee
Single Family	per acre	1 acre minimum charge	\$30.00
Institutional	per acre		\$30.00
Condominium	per unit		\$30.00
Multi-Family	per unit x 2/3		\$30.00
Commercial	per acre x 20		\$30.00
Undeveloped	per acre		\$30.00
Additional County Transaction Fee	per parcel		\$1.35

Fire Protection District Fees

Master Revenue Schedule

Fee Group	Fee Description	Unit	Notes	Fee
Documents	Incident Reports	per incident	\$0.3 per page thereafter	\$23.00
Documents	Publications and various reproductions			Actual Cost
Documents	Photocopies		per page	\$0.30
Documents	Fire Search (Providing Research, Reports, etc.)	per 1/2 hr		\$136.00
Fire Board	Appeals to the Fire Board			\$271.00
Fire Board	Audio CD-ROM/DVD of Board Meeting *			\$21.00
Returned Check Fee	First returned check		per Civil Code 1719	\$25.00
Returned Check Fee	Subsequent checks		per Civil Code 1719	\$35.00
Finance	Financial Statement			Actual Cost
Finance	Budget, Bound Copy			Actual Cost

Hourly Rates - Vehicles and Staff

Fee Group	Fee Description	Unit	Notes	Fee
	Staff Time Consultation	per hour	billed in 1/4 hr increments	\$271.00
	Command Vehicle			\$78.00
	Engine			\$111.00
	Truck			\$146.00
	Utility Vehicle			\$70.00

Fire Protection District Fees

Inspection Fees: State of California Mandated Annual Fire Inspection

Fee Group	Fee Description	Unit	Notes	Fee
	Group A - Assembly related occupancies (50+ persons) Group I - Institutions (hospitals)	Annual	Base fee (represents 3/4 hour), plus \$0.0251 per square foot	\$203.00
	Group B - Businesses/commercial (multiple story commercial building over four stories - public areas only; high rise building - over 75 feet in height; shopping center, business center, or storage center over six units - public areas only) Group E - Education occupancies (public/private) Group M - Mercantile Group U - Utilities	Annual	Base fee (represents 3/4 hour), plus \$0.0219 per square foot	\$203.00
	Group F - Factories/fabrication Group S - Storage/warehouse	Annual	Base fee (represents 3/4 hour), plus \$0.0292 per square foot	\$203.00
	Group H - Hazardous (labs, semi conductors)	Annual	Base fee (represents 3/4 hour), plus-\$0.0350 per square foot	\$203.00
Group R - Apartment, Hotel, Motel, Condominium /Townhouse, Apartment Building	10 or fewer units	Annual	Per building, represents 3/4 hour	\$203.00
Group R - Apartment, Hotel, Motel, Condominium /Townhouse, Apartment Building	11 to 25 units	Annual	Per building, represents 1 hour	\$271.00
Group R - Apartment, Hotel, Motel, Condominium /Townhouse, Apartment Building	26 or greater units	Annual	Per building, represents 1/4 hour	\$68.00

Fire Protection District Fees

Inspection Fees: California Fire Code

Fee Group	Fee Description	Unit	Notes	Fee
	Pre-Inspection Residential Care and Day Care Facilities	Single Inspection		\$203.00
	Residential Care and Day Care Facilities	Annual		\$203.00
	Aerosol Products	Annual		\$203.00
	Auto Repair Garage	Annual		\$271.00
	Auto Body & Paint	Annual		\$271.00
	Automobile Wrecking/Junk Yard	Annual		\$203.00
	Business/Office Use	Annual		\$203.00
	Candles/Open Flame in Assembly Areas	Annual		\$203.00
	Christmas Tree Lots	Single Inspection		\$203.00
	Compressed Gases	Annual		\$271.00
	Cryogens	Annual		\$271.00
	Display of any liquid/gas fueled equipment	Annual		\$271.00
	Dry Cleaning Plants	Annual		\$203.00
	Dust Producing Operations	Annual		\$271.00
	Explosives or Blasting Agents	Annual		\$339.00
	Fire Alarm	Annual		\$203.00
	Class 1 - More than 5 gallons inside; more than 10 gallons outside	Annual		\$271.00
	Class 2 - More than 25 gallons inside; more than 60 gallons outside	Annual		\$271.00
	High Piled Combustible Storage	Annual		\$203.00
	Lumber Yards (greater than 100,000 board feet)	Annual		\$203.00
	Mall, Covered	Annual		\$203.00
	Temporary Use as a Place of Assembly	Annual		\$271.00
	Use of an Open flame or Flame Producing devices	Annual		\$271.00
	Oil and Natural Gas Wells	Annual		\$271.00
	Refrigeration Equipment	Annual		\$203.00
	Spraying or Dipping Operations	Annual		\$271.00
	Tire Recapping	Annual		\$203.00
	Waste Material Handling Plant	Annual		\$271.00
	Welding and Cutting Operations ("Hotwork" as defined in CFC)	Annual		\$271.00
	All Other Operational Permits as Defined in the CFC	Annual		\$203.00

Fire Protection District Fees

Construction Inspection Plan Check and Fees: Development Service Plan Check

Fee Group	Fee Description	Unit	Notes	Fee
Development Service Plan Check	Building or Planning Plan Check			\$543.00
Development Service Plan Check	Inspection Prior to Final Approval for Construction Projects			\$543.00
Emergency Responder Radio Coverage System	Sprinkler & Special Systems		Rate per hour	\$271.00
Specialized Permits and Specific Cost Recovery Fee	Fire Alarm Systems: Plan Check			\$543.00
Specialized Permits and Specific Cost Recovery Fee	Fire Alarm Systems: Permit for monitoring systems			\$271.00
Specialized Permits and Specific Cost Recovery Fee	Fire Alarm Systems: Permit for manual systems			\$271.00
Specialized Permits and Specific Cost Recovery Fee	Fire Alarm Systems: Permit for automatic systems			\$271.00
Specialized Permits and Specific Cost Recovery Fee	Fire Alarm Systems: Permit for combination systems			\$271.00
Specialized Permits and Specific Cost Recovery Fee	False Alarm Fee		two or more in a 90 day period	\$631.00

Fire alarm systems that suffer persistent electrical, mechanical, or malicious false alarms are subject to the assessment of False Alarm Fees. Persistent, as used in the above sentence and here forth, shall be defined as "two or more activations within any 90 day period".

Persistent false alarms are subject to fees being assessed at the discretion of the Fire Chief/Fire Marshal and/or the Board of Fire Directors. The fee for false alarm beginning after the second shall be \$631, and an additional \$631 for each subsequent false alarm thereafter. The owner or operator of the fire alarm system shall be responsible for payment of any fees assessed.

- 1) More than two reported ringing alarms at a building site which requires a response assignment in a 90-day cycle, in which the system was activated maliciously. Person or persons responsible for the malicious activation will be billed.
- 2) Reported alarm activation(s) in which the system has continually malfunctioned, or is in disrepair, and a response assignment was dispatched in a 90-day cycle.

Fire Protection District Fees

Construction Inspection Plan Check and Fees: Sprinkler Systems & Special Systems

Fee Group	Fee Description	Unit	Notes	Fee
One or Two Family Dwelling Fire Sprinkler System (NFPA 13D)	Plan Check			\$407.00
One or Two Family Dwelling Fire Sprinkler System (NFPA 13D)	Permit			\$271.00
Fire Protection Underground PRIVATE (NFPA 24)	Plan Check			\$407.00
Fire Protection Underground PRIVATE (NFPA 24)	Permit without a Fire Pump			\$407.00
Fire Protection Underground PRIVATE (NFPA 24)	Permit with a Fire Pump			\$543.00
Residential or Commercial Fire Sprinkler System (NFPA 13)	Plan Check			\$543.00
Residential or Commercial Fire Sprinkler System (NFPA 13)	Permit - Single Story (includes T.I.)			\$271.00
Residential or Commercial Fire Sprinkler System (NFPA 13)	Permit - Multi-Story			\$543.00
Residential or Commercial Fire Sprinkler System (NFPA 13)	Plus Number of Risers over One	per riser		\$271.00
Residential or Commercial Fire Sprinkler System (NFPA 13)	Plus Number of Floors - in excess of one	per floor		\$271.00
Fixed Extinguishing Systems	Plan Check			\$543.00
Fixed Extinguishing Systems	Permit			\$271.00
Standpipe Systems NFPA 14	Plan Check			\$543.00
Standpipe Systems NFPA 14	Permit			\$271.00
Tanks - Above or Underground	Plan Review		plus \$271 each tank over 2	\$543.00
Tanks - Above or Underground	Permit		plus \$271 each tank over 2	\$271.00
Hazardous Materials Storage and Systems Including Flammable and Combustible Liquids	Storage Location or Process System Plan Review			\$678.00
Hazardous Materials Storage and Systems Including Flammable and Combustible Liquids	Storage Location or Process System Permit			\$271.00
Propane Tank Installation/Storage of Portable Tanks	Propane Tank Installation Plan Review			\$543.00
Propane Tank Installation/Storage of Portable Tanks	Propane Tank Installation Permit			\$271.00
Propane Tank Installation/Storage of Portable Tanks	Permit			\$271.00
High Piled Storage Solid Pile and Rack Storage as Prescribed in the CFC	Storage Location or Process System Plan Review			\$678.00
High Piled Storage Solid Pile and Rack Storage as Prescribed in the CFC	Storage Location or Process System Permit			\$271.00
Paint or Spray Booths	Paint or Spray Booth Plan Review			\$407.00
Paint or Spray Booths	Paint or Spray Booth Permit			\$271.00
Repair of Existing Systems-Fire Sprinkler, Alarm or Underground	Plan Review		Like-for-Like exchange of parts only (excluding Fire Alarm Control Panel)	\$407.00

Fire Protection District Fees

Construction Inspection Plan Check and Fees: Sprinkler Systems & Special Systems (continued)

Repair of Existing Systems-Fire Sprinkler, Alarm or Underground	Permit	Like-for-Like exchange of parts only (excluding Fire Alarm Control Panel)	\$271.00
Repetitive Plan Check	For 3rd and each subsequent re-submittal without correction or response	Discretionary fee	\$407.00
Additional Inspection Fees	Outside of normal Inspection Hours: Minimum 2 hr Charge	All additional Inspection Fees are Due Prior to Final Sign-Off	\$543.00
Additional Inspection Fees	Re-Inspection Fees for 3rd inspection and each subsequent Re-Inspection	Discretionary Fee	\$271.00
Haunted House/Holiday Display	Haunted House/Holiday Plan Review		\$271.00
Haunted House/Holiday Display	Haunted House/Holiday Inspection		\$271.00
Haunted House/Holiday Display	Carnivals, Fairs and Other Special Events		\$543.00
Haunted House/Holiday Display	Carnivals, Fairs and Other Special Events	per hour	2 hour minimum; ½ hour increments thereafter
Automotive Wrecking/Junk Yard-Plan Check	Automotive Wrecking/Junk Yard Plan Review		\$543.00
Automotive Wrecking/Junk Yard-Plan Check	Automotive Wrecking/Junk Yard Inspection		\$543.00
Investigation of Construction Without Permit	Investigation and Processing of Work Begun Without Permit: Initial	Actual Time - Two Hour Minimum: Plus \$136 each 1/2 hour thereafter	\$271.00
New Business License	Inspection of New Business Location or Owner		\$271.00
License Occupancy Inspection Residential Care Facility, Day Care Facility	Inspection of New License or Owner		\$271.00

Hazardous Material Permit Fees and Incident Cost Recovery

Fee Group	Fee Description	Unit	Notes	Fee
Hazardous Material Fees (in accordance with CFC Table 105.6.20)	Dispense, Use and Handling 1-5 Chemicals	Annual		\$678.00
Hazardous Material Fees (in accordance with CFC Table 105.6.20)	Dispense, Use and Handling each additional 5 chemicals	Annual		\$271.00
Hazardous Material Fees (in accordance with CFC Table 105.6.20)	Storage 1-5 Chemicals	Annual		\$407.00

The Finance Director has the authority to charge actual cost incurred including time, material, and overhead if a fee does not approximate actual cost incurred.

The Finance Director may establish procedures for evaluation of hardship requests for certain fees, where identified.