



Planning Division (415) 435-7390
www.townoftiburon.org

ABRIDGED PLANNING DIVISION FEE SCHEDULE

This is an abridged version of the Town of Tiburon's Planning Division Fee Schedule, intended to provide a general guide as to the fees required to file an application with the Tiburon Planning Division. Some applications are "fixed-fee" in nature, while others are "deposits" from which actual staff processing time and costs are subtracted. In the case of "deposits", a partial refund may be issued, or additional fees required, depending on the Town's actual costs expended in processing the application. Please ask Town Staff to assist you with the calculation of actual filing fees. The complete Planning Division Fee Schedule is available from the Planning Division counter during business hours.

SITE PLAN AND ARCHITECTURAL REVIEW (DESIGN REVIEW) PERMITS

Existing Building/Developed Lot

| | |
|--|-------------------|
| Over-the Counter (Ministerial)..... | \$50 |
| Minor Alteration (staff level) and amendments thereto..... | \$255 |
| Design Review of less than 500 sq. ft. that do not qualify for staff level review..... | \$485 |
| Design Review of between 500 and 1,000 sq. ft. | \$945 |
| Design Review of 1,000 sq. ft. or more | \$1,325 |
| Amendment to Design Review approval | 50% of filing fee |
| (unless the application qualifies for staff-level review, then) | \$255 |

New Residential or Non-Residential Building

| | |
|---|-------------------|
| Initial Approval | \$2,825 |
| Minor Amendment (qualifies for staff-level review) | \$255 |
| Major Amendment involving increased floor area and/or significant design changes | 50% of filing fee |

Residential Floor Area Exception\$230

Grading, Filling, or Earthwork requiring design review approval\$805

SIGN PERMITS

| | |
|-------------------------------|-------|
| Staff level..... | \$90 |
| Minor Exception Required..... | \$125 |
| Major Exception Required..... | \$300 |

PLANNING & ZONING PERMITS

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|---|--|
| General Plan Amendment, Rezoning, or Zoning Text Amendment | \$3,500 |
| Annexation Agreement..... | \$255 |
| Prezoning: Multiple Parcels/Undeveloped Parcel/Single Developed Lot | \$3,500/\$1,870/\$1,870 |
| Precise Development Plan..... | \$6,760/\$ + \$260/each unit |
| a. Amendment..... | \$1,870 + \$70/each unit |
| b. Single Lot Residential Amendment..... | \$1,540 |
| Conceptual Master Plan..... | \$3,500 + \$140/each unit |
| Conditional Use Permit and Amendment thereto | |
| a. Minor..... | \$1,540 |
| b. Major..... | \$6,760 |
| Condominium Conversion Conditional Use Permit and Amendment: | |
| a. 4 units or less = Minor Conditional Use Permit..... | \$1,540 |
| b. 5 units or more = Major Conditional Use Permit..... | \$6,750 |
| Secondary Dwelling Unit Permit..... | \$595 |
| Junior Accessory Dwelling Unit..... | \$250 |
| Keeping of Chickens or Bees Permit** (staff-level)..... | \$250 |
| Variance..... | \$450 |
| Reasonable Accommodation Request..... | \$640 |
| Tidelands Permit..... | \$450 |
| Temporary Use Permit..... | \$540 |
| Wireless Communications Facility Permit (Administrative/Expedited) | \$1,000* |
| Tree Permit | |
| a. Single tree | \$170 |
| b. 2 through 4 trees..... | \$260 |
| c. 5+ trees..... | \$280 plus \$55 per each additional tree |
| Water Well Drilling Permit and Amendment thereto | |
| a. Potable Well..... | \$1,490 |
| b. Non-potable Well..... | \$880 |
| Home Occupation Permit | |
| a. Initial | \$100 |
| b. Annual Renewal..... | \$50 |
| Extension of Time..... | 50% of initial fee |
| Street Name Change..... | \$1520 |
| Change of Street Address..... | \$170 |

SUBDIVISION AND RELATED PERMITS AND SERVICES

| | |
|---|----------|
| Lot Line Adjustment (Minor: four or fewer parcels)..... | \$960 |
| Lot Line Adjustment (Major: five or more parcels)..... | \$2,040 |
| Lot Merger (Voluntary) | \$230 |
| Tentative Map, where Final Map required: | |
| a. For the first 5 lots..... | \$19,840 |
| b. For each additional lot | \$500 |
| c. Amendment to previously approved Tentative Map..... | \$4,160 |
| Tentative Map, where Parcel Map required | \$4,160 |
| Planning Division Review of Final and Parcel Maps | \$9,950 |

| | |
|---|----------|
| Extension of Time for Tentative Map | \$2,840 |
| Certificate of Compliance..... | \$1,540 |
| Reversion to Acreage..... | \$16,580 |

APPEALS

| | |
|---------------------------------------|-------|
| a. If applicant is appellant..... | \$500 |
| b. If applicant is not appellant..... | \$300 |

CALIFORNIA ENVIRONMENTAL QUALITY ACT FEES (CEQA)

CEQA fees are pass-through fees collected by the Town for the County and/or State. These fees are not established by the Town of Tiburon and are subject to change without notice. The fees below are in effect as of 1/1/2015.

| | |
|---|-------------|
| a. Fish & Game and Filing Fee for Negative Declaration | \$2,210.00* |
| b. Fish & Game and Filing Fee for Mitigated Negative Declaration..... | \$2,210.00* |
| c. Fish & Game and Filing Fee for Environmental Impact Report..... | \$3,069.75* |
| d. Environmental Document per Certified Regulatory Program..... | \$1,043.75* |
| e. Notice of Exemption (County Clerk processing fee)..... | \$50.00 |

*Includes County Clerk \$50 processing fee

GENERAL FEE PROVISIONS

- A. Fees shall be submitted in full at the time of application submittal to the Town. A penalty fine equal to 100% of the regular filing fee is assessed for after-the-fact permit applications.
- B. Pursuant to a written request, the Town Council may grant a full or partial waiver of fees pursuant to fee waiver policies adopted by Resolution of the Town Council.
- C. Portions of fees may be refunded upon withdrawal of an application; the amount of the refund shall be determined by the Director based upon the amount of work done by the Town prior to withdrawal.
- D. Full fee credits may be granted by the Director toward resubmitted applications if withdrawn and resubmitted within 60 days from the date of withdrawal.
- E. Where work requires more than one permit, the full fee shall be collected for each and every permit required.
- F. Pursuant to Municipal Code Chapter 16, some fee waivers are applicable to projects providing below market rate housing units.
- G. If the Director determines that a contract planner will be required to process an application, or assist Town Staff with processing of an application, the applicant shall be responsible for all reasonable costs associated with said contract planner.

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