THE CITY OF BENICIA CALIFORNIA

Master Fee Schedule

Effective July 1, 2026

Fees increased by 2026 CPI-W for Urban Wage Earners and Clerical SF-OAK-HAYWARD of 2.5% per Reso 23-46

Eligible fees based on Full Cost Recovery, rounded down to the nearest $0.05 and eligible fees based on Market Rates, rounded to the nearest $0.25 per Resolution 24-67.

Planning

#	Fee Description	Land Use Application Filing Fee?	Notes	Fee effective 07-01-2026
	Planning Applications			
1	Land Use Application Filing Fee	n/a		$120.25
2	Public Notice Fee	n/a	Flat + invoice direct costs (e.g., printing, postage)	$222.00
3	General Plan Amendment	Yes	Reimbursement with minimum fee	$8,345.80
4	Zone Change (including map)	Yes	Reimbursement with minimum fee	$8,431.10
5	Annexation	Yes	Reimbursement with minimum fee	$12,931.60
6	Development Agreement	Yes	Reimbursement with minimum fee	$13,051.85
7	Ordinance Revision (text amendment)	Yes	Reimbursement with minimum fee	$7,232.45
8	Overlay District Plan	Yes	Reimbursement with minimum fee	$13,097.80
9	Planned Development Plan	Yes	Reimbursement with minimum fee	$12,421.90
	Use Permit			
10	Non-Residential Use Classifications up to 7,500 sq. ft. or Residential Use Classifications up to 6 units (Commission/Council Level)	Yes		$5,462.85
11	Non-Residential Use Classifications more than 7,501 sq. ft. or Residential Use Classifications 7 or more units (Commission/Council Level)	Yes	Reimbursement with minimum fee	$7,018.05
12	Condominium Conversion or Mobile Home Park Conversion Use Permit	Yes	Reimbursement with minimum fee	$7,898.45
13	Other Use Permits (e.g., solar or wind renewable energy, grading)	Yes	Reimbursement with minimum fee	$7,272.90
14	Use Permit (staff level)	Yes		$3,469.10
15	Use Permit (temporary)	Yes		$1,993.70
16	Use Permit Amendment	No		$3,451.60
	Variance			
17	Variance (Staff-Single Family Residences)	Yes		$3,891.25
18	Variance (Commission)	Yes		$4,905.05

Planning

#	Fee Description	Land Use Application Filing Fee?	Notes	Fee effective 07-01-2026
	Design Review			
19	Administrative Design Review (Historic District Single Family Alteration)	Yes		$844.25
20	Administrative Design Review (All other, includes Objective Design Review)	Yes		$2,671.80
21	Commission Design Review (Historic District Single Family Alteration)	Yes		$1,582.45
22	Commission Design Review (Existing Structure Alteration, exl. Single Family)	Yes		$4,537.60
23	Commission Design Review (New Structure or Major Alteration)	Yes		$6,295.15
24	Design Review - Minor Mod. to Approved Plans	Yes		$340.05
25	Design Review Amendment	No		$1,624.05
26	Design Review Exemption or Exception to Criteria	No		$253.65
	Housing			
27	Preliminary Housing Application 2+ Units (SB 330)	Yes	Preliminary Housing Application Fee Credit to Subsequent Planning Fee: 100%, if development application is received within 6 months	$3,834.40
28	Ministerial Housing Application - Parcel Map (SB 9)	Yes		$5,978.00
29	Ministerial Housing Application - By Right Development Review	Yes	Reimbursement with minimum fee	$6,953.50
	Subdivision Applications			
30	Tentative Map / Parcel Map - 4 or fewer lots	Yes		$8,412.50
31	Tentative Map - 5 or more lots	Yes	Reimbursement with minimum fee	$11,143.40
32	Vesting Tentative Map / Parcel Map - 4 or fewer lots	Yes		$10,595.45
33	Vesting Tentative Map - 5 or more lots	Yes	Reimbursement with minimum fee	$15,212.95
34	Lot Line Adjustment or Certificate of Compliance	Yes		$3,318.15
35	Parcel Merger/Unmerge	Yes		$3,571.90
36	Waiver of Parcel Map (includes Certificate of Compliance)	Yes	Reimbursement with minimum fee	$4,716.95
37	Reversion to Acreage	Yes	Reimbursement with minimum fee	$4,376.85

Planning

#	Fee Description	Land Use Application Filing Fee?	Notes	Fee effective 07-01-2026
38	Certificate of Correction- Minor Corrections approved by staff	Yes		$1,262.05
39	Amendment to Approved Map or Agreement needing Council/Commission action	Yes	Reimbursement with minimum fee	$4,733.35
40	Extension of Approved Map	No		$1,262.05
	Appeals and Extensions			
41	Appeal/Rehearing/Review	Yes		$1,749.85
42	Extension of Approval (Staff)	No		$924.10
43	Extension of Approval (Commission)	Yes		$1,910.60
	Signs			
44	Wall or Shingle Sign Permit (Per Site)	No		$190.25
45	Sign permit - Freestanding New or Structural Mod	No		$1,722.50
46	Sign Program (Multi-tenant Building)	Yes		$2,418.05
47	Amendment to Sign Program	No		$2,070.25
	Short Term Rentals			
48	Short Term Rental License -Hosted	No		$317.10
49	Short Term Rental LIcense - Unhosted	No		$1,464.40
50	Short Term Rental License - Renewal	No		$190.25
	Donation Bins			
51	Donation Bin Not-for Profit (Zoning Permit)	Yes		$602.55
52	Donation Bin For Profit (Zoning Permit)	Yes		$602.55
	Mills Act			
55	New Mills Act Contract	Yes		$6,376.10
56	Mills Act Contract Amendment	No		$3,960.15
57	Mills Act Inspection and Annual Report	No		$395.90

Planning

#	Fee Description	Land Use Application Filing Fee?	Notes	Fee effective 07-01-2026
	Other Zoning Actions			
58	Zoning Permit	Yes		$267.90
61	Zoning Compliance Letter	Yes		$267.90
62	*Zonning Permit - Minor (Effective 08/17/26)	No		$64.00
	Construction			
63	Construction Permit Review (1 check/1 re-check) - Minor Permits	No		$126.80
64	Construction Permit Review (1 check/1 re-check) - Non-Minor (e.g., New Structure, Building Addition, Compliance with MMRP or Conditions of Approval)	No		$635.35
65	Hourly Review of Construction Permits - 3rd and subsequent submittals	No	Reimbursement - Min 1 hour plus each additional 0.5 hour increment	$126.80
66	Field Inspection	No		$158.55
	Environmental Review			$0.00
67	Exemption from CEQA	No		$470.25
68	Initial Study/Negative Declaration	No	Reimbursement with minimum fee	$3,664.85

Planning

#	Fee Description	Land Use Application Filing Fee?	Notes	Fee effective 07-01-2026
69	Initial Study/Mitigated Negative Declaration	No	Reimbursement with minimum fee	$5,139.10
70	Environmental Impact Report	Yes	Reimbursement with minimum fee	$9,303.85
	Other Fees and Charges			
71	Pre-Application Meeting	No	Pre-Application Fee Credit to Subsequent Planning Fee: 100% if development application is received within 6 months	$2,975.85
72	Review of Engineering Applications/Permits	No	Reimbursement - Min 1 hour plus each additional 0.5 hour increment	$126.80
73	Consultant Services/ Contract Management	No		Cost of Service plus 25% of project cost for city administrative fees
74	ALUC Review	No	Flat fee + applicant payment of filing fee	$302.90
75	Document Copies and/or Imaging			Refer to Miscellaneous Fees
76	Document Recording (excludes CEQA)	No	Flat + applicant payment of recording fee	$296.35
77	Flood Plain Administrator	No		$188.05
78	Field Visit - By Owner/Applicant Request or for Permit Compliance	No		$158.55
79	General Plan and Advance Planning Update Fee		% of all Planning fees collected	7%

Planning

#	Fee Description	Land Use Application Filing Fee?	Notes	Fee effective 07-01-2026
80	Technology and Documentation Retention Fee		% of all Planning fees collected	21%

NOTES

(1) For services requested of City staff which have no fee listed in this fee schedule, the City Manager or the City Manager's designee shall determine the appropriate fee based on the established hourly rates for this division. Additionally, the City will pass-through to the applicant any discrete costs incurred from the use of external service providers if required to process the specific application.

(2) Any third party or regulatory fees or charges will be passed on directly to the applicant in addition to the fees listed in the fee schedule.

(3) Online payments will pay transaction fee that is assessed by payment processing platform through permit software.

Building

#	Fee Description	Fee effective 07-01-2026
	ADMINISTRATIVE FEES	
1	Administrative fee minimum	$218.70
2	Alternative Materials & Methods Request (AMMR Review)	$352.10
3	Application Extension - Plan Review	$87.45
4	Application Fee (Permit)	$87.45
5	Appeal Filing Fee	$499.75
6	Contract Services Invoice Cost Recovery for Plan Review and Processing	Admin fee (15% of contract service invoice)
7	Permit Reactivation	Per BMC
8	General Plan and Advance Planning Update Fee	7%
9	Plan Duplication Request (Copyrighted By Design Professional)	$240.55
10	Refund (Application/Permit)	$218.70
11	Special Inspection List (Verify Professional)	$199.00
12	Stop Work Order (Work Without a Permit)	$1,000.00
13	Technician Processing Fee (TPC)	$42.60
14	Technology and Documentation Retention Fee	21%
15	Temporary Certificate of Occupancy Issuance	$357.60
	PLAN REVIEW FEES	
16	Plan Review (75% of building inspection fee)	Per Benicia Plan Review Fee Table-2A.
18	Plan Review Hourly Rate	$176.00
19	Plan Review - CASp (Up to first 3 hrs of review)	$528.20
20	Plan Review - CASp Hourly Rate	$176.00
21	Plan Review - Changes, additions, or revisions **not** affecting valuation	$176.00
22	Plan Review - Changes, Additions, or Revisions **increasing** valuation	Per Benicia Plan Review Fee Table-2A

Building

#	Fee Description	Fee effective 07-01-2026
23	Plan Review - Earthquake Fault (Alquist Priolo)	$176.00
24	Plan Review - Flood Plain (Commercial)	$376.15
25	Plan Review - Flood Plain (Residential)	$188.05
26	Plan Review - MEP's (Commercial)	Per Benicia Inspection Fee Table-4A
27	Plan Review - MEP's (Residential)	Per Benicia Inspection Fee Table-3A
28	Plan Review - Master Plans (Subdivisions, Apartments, etc.)	Per BMC
29	Plan Review - Unreinforced Masonry Buildings	$352.10
74	Plan Review – Pre-Approved Plan Sets (ADU, PADU, and HCD) Effective (08/17/2026)	$343.50
75	Plan Set Use Fee - Benicia's ADU Pre-Approved Plan Set Effective (08/17/2026)	$0.00
	INSPECTION FEES	
30	Inspection	Per Benicia Inspection Fee Table-2
31	Inspection (Hourly Rate)	$138.85
32	Inspection fees required by plan changes, additions, or revisions **increasing** valuation	Per Benicia Inspection Fee Table-2
33	Inspections - outside of normal business hours (minimum 4 hours @ 1.5 time)	$707.55
34	Life Safety Code Compliance - Inspection	$138.85
35	Re-inspection Fee and/or Phasing Inspection Fee	$159.60
	COMMERCIAL FEES:	
	CASp Fees (Commercial & Multi-Family):	
36	CASp Inspection	$176.00
	DEMOLITION FEES:	
37	Demolish (Interior Non-Structural)	$181.50
38	Demolish Structure ea.	$320.40
	Electrical Fees:	
39	Electrical Scope of Work	Per Commercial MEP Valuation Fee Table-4A

Building

#	Fee Description	Fee effective 07-01-2026
	Mechanical Fees:	
40	Mechanical Scope of Work	Per Commercial MEP Valuation Fee Table-4A
	Plumbing Fees:	
41	Plumbing Scope of Work	Per Commercial MEP Valuation Fee Table-4A
	Energy Improvements Fees:	
42	Electric Vehicle (EV) Charging System including transformer equipment plus 1 Charging Station	$109.35
43	Electric Vehicle (EV) each additional Charging Station	$54.65
44	PV Solar Includes Energy Storage System	Per Commercial Solar Table-5 (Mandated by State)
45	Thermal (Water) Systems	Per Commercial Solar Table-5A (Mandated by State)
	WELO Fees:	
46	MWELO Plan Review - Commercial	$352.10
47	MWELO Inspection - Commercial (500 - 2500 sf landscaping)	$176.00
48	MWELO Inspection - Commercial (2501 sf or greater landscaping)	$263.50
	RESIDENTIAL FEES	
49	**DEMOLITION FEES:**	
50	Demolish Pool/Spa ea.	$120.25
51	Demolish Structure ea.	$320.40
	Electrical Fees:	
	Electrical - Flat Fees:	
52	Electric Meter/Sub-Panel Replacement ea.	$138.85
53	Generator Installation (Including gas) ea.	$235.10
	Electrical - Valuation Based Fees:	
54	Electrical Work (Not in Flat Fees)	Per Residential MEP Valuation Table-3
	General Construction Type Fees:	
55	Foundation: CA Earthquake Retrofit Brace/Bolt Program	$193.55

Building

#	Fee Description	Fee effective 07-01-2026
56	Re-Roof	1st 10 squares @ $197.10 Additional 10 sq. @ $76.50
57	Window Replacement(s) (Remove & Replace No Framing Changes)	$277.75
	Mechanical Fees:	
	Mechanical - Flat Fees:	
58	Air Conditioning Replacement ea.	$101.65
59	Air Conditioning (1) & Furnace (1) Combination Replacement	$138.85
60	Furnace, Heat Pump, Wall Heater Replacement ea.	$101.65
61	Mini-Split each system	$101.65
	Mechanical - Valuation Based Fees:	
62	Mechanical Work (Not in Flat Fees)	Per Residential MEP Valuation Table-3
	Plumbing Fees:	
	Plumbing - Flat Fees:	
63	Gas Meter (Release Only)	$138.85
64	Gas Shut Off Device	$76.50
65	Sewer Line Replacement	$76.50
66	Water Heater (Tank or Tankless) Replacement in Same Location ea.	$76.50
	Plumbing - Valuation Based Fees:	
67	Plumbing Work (Not in Flat Fees)	Per Residential MEP Valuation Table-3
	Energy Improvements Fees:	
68	Electric Vehicle (EV) Charging System(s) or Outlet(s)	$51.35
69	PV Solar includes Backup Batteries & EV Charger	Per Residential Solar Table-6 (Mandated by State)
70	Thermal (Water) Systems	Per Residential Solar Table-6A (Mandated by State)
	WELO Fees:	
71	MWELO Plan Review - Residential	$176.00
72	MWELO Inspection - Residential (500 - 2500 sf landscaping)	$176.00
73	MWELO Inspection - Residential (2501 sf or greater landscaping)	$263.50

Building

#	Fee Description	Fee effective 07-01-2026
	For Services requested of City staff which have no fee listed in this fee schedule, the City Manager or the City Manager's designee shall determine the appropriate fee based on the established hourly rates for this department/division. Additionally, the City will pass through to the applicant any discrete costs incurred from the use of external services providers if required to process the specific application.	
	Application and Technician Processing Fee (TCP) fees are non-refundable.	

250 East L Street | Benicia, California 94510 | Building Safety: 707.746.4230 | Planning: 707.746.4320

Development Services Department

Fee Table Effective 2026-07-01

CPI-W (Feb 26):2.5% **9.2% Accumulative PI-W**

City of Benicia Valuation Table-1

Square Foot Construction Costs* *Building permit valuation shall include total value of the work for which a permit is being issued, such as electrical, gas, mechanical, plumbing equipment and other permanent systems, including materials and labor.*

Occupancy Groups	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	373.88	361.29	352.78	339.41	319.31	309.43	329.05	296.09	286.67
A-1 Assembly, theaters, without stage	342.15	329.56	321.05	307.68	287.58	277.70	297.31	264.36	254.94
A-2 Assembly, nightclubs	300.86	291.93	283.63	274.01	256.97	249.64	264.16	233.57	226.01
A-2 Assembly, restaurants, bars, banquet halls	299.76	290.84	281.44	272.91	254.78	248.55	263.07	231.38	224.92
A-3 Assembly, churches	347.17	334.57	326.07	312.69	293.09	283.22	302.33	269.88	260.45
A-3 Assmbly, gen., comm. halls, libraries, museums	296.17	283.58	273.98	261.70	240.82	232.04	251.34	217.60	209.27
A-4 Assembly, arenas	341.06	328.46	318.87	306.58	285.39	276.61	296.22	262.17	253.84
B Business	290.52	279.87	269.53	258.16	235.15	225.92	248.02	207.53	198.15
E Educational	309.17	298.59	290.74	278.21	259.69	246.57	268.62	226.98	219.90
F-1 Factory and industrial, moderate hazard	176.85	168.66	158.25	153.05	136.40	129.61	146.25	113.09	105.90
F-2 Factory and industrial, low hazard	175.76	167.57	158.25	151.95	136.40	128.51	145.16	113.09	104.81
H-1 High Hazard, explosives	164.98	156.79	147.47	141.18	125.96	118.08	134.38	102.65	0.00
H234 High Hazard	164.98	156.79	147.47	141.18	125.96	118.08	134.38	102.65	94.37
H-5 HPM	290.52	279.87	269.53	258.16	235.15	225.92	248.02	207.53	198.15
I-1 Institutional, supervised environment	294.32	284.23	275.77	264.63	243.36	236.64	264.97	218.17	211.62
I-2 Institutional, hospitals	483.82	473.17	462.84	451.46	427.20	0.00	441.33	399.59	0.00
I-2 Institutional, nursing homes	336.55	325.90	315.56	304.19	282.86	0.00	294.05	255.24	0.00
I-3 Institutional, restrained	329.72	319.07	308.74	297.36	276.32	266.00	287.23	248.70	237.14
I-4 Institutional, day care facilities	294.32	284.23	275.77	264.63	243.36	236.64	264.97	218.17	211.62
M Mercantile	224.44	215.52	206.12	197.59	180.27	174.04	187.75	156.88	150.41
R-1 Residential, hotels	297.42	287.33	278.87	267.73	246.11	239.38	268.08	220.91	214.36
R-2 Residential, multiple family	248.97	238.87	230.41	219.28	199.08	192.35	219.62	173.88	167.33
R-3 Residential, one- and two-family dwellings	231.86	225.58	219.76	214.35	208.10	200.57	210.71	193.06	181.64
R-4 Residential, care/assisted living facilities	294.32	284.23	275.77	264.63	243.36	236.64	264.97	218.17	211.62
S-1 Storage, moderate hazard	163.88	155.69	145.28	140.08	123.78	116.98	133.28	100.46	93.27
S-2 Storage, low hazard	162.79	154.60	145.28	138.99	123.78	115.89	132.19	100.46	92.18
U Utility, miscellaneous	126.30	119.15	112.26	107.32	96.78	89.56	102.65	76.29	72.70

*50% of the calculated value is used for alterations or repairs.

a. Private Garages use Utility, miscellaneous
b. For shell only buildings deduct 20 percent
c. N.P. = not permitted
d. Unfinished basements (Group R-3) = $23.20 per sq. ft.

Valuation per Benicia City Code 109.3.

250 East L Street | Benicia, California 94510 | Building Safety: 707.746.4230 | Planning: 707.746.4320

Development Services Department

Fee Table Effective 2026-07-01

Building Inspection Fee Table-2

Total Project Valuation:				Base Fee:	Incremental Increase:	Inspection Fee:
$0.01	-	$500.00	=	$138.85	n/a	$138.85
$500.01	-	$2,000.00	=	$138.85	$4.20	The first $500 plus $4.2 for each additional $100, or fraction thereof
$2,000.01	-	$25,000.00	=	$201.85	$19.15	The first $2,000 plus $19.15 for each additional $1,000, or fraction thereof
$25,000.01	-	$50,000.00	=	$642.30	$13.78	The first $25,000 plus $13.78 for each additional $1,000, or fraction thereof
$50,000.01	-	$100,000.00	=	$986.80	$9.58	The first $50,000 plus $9.58 for each additional $1,000, or fraction thereof
$100,000.01	-	$500,000.00	=	$1,465.80	$7.65	The first $100,000 plus $7.65 for each additional $1,000, or fraction thereof
$500,000.01	-	$1,000,000.00	=	$4,525.80	$6.51	The first $500,000 plus $6.51 for each additional $1,000, or fraction thereof
$1,000,000.01	-	and Up	=	$7,780.80	$4.20	The first $1,000,000 plus $4.2 for each additional $1,000, or fraction thereof

Table is for building inspection fees with Total Project Valuation including the full cost of labor & materials either provided by contract cost or by using the Benicia Valuation Table-1. Inspection fee tiers scale off of the minimum hourly inspector cost for one (1) site visit.

Building Plan Review Fee Table-2A

75% of the Building Inspection Fee:	Min 1 hour full cost recovery for staff or contract plan check

Valuation per Benicia City Code 109.3

250 East L Street | Benicia, California 94510 | Building Safety: 707.746.4230 | Planning: 707.746.4320

Development Services Department

Fee Table Effective 2026-07-01

Residential:
Mechanical-Electrical-Plumbing Inspection Fee Table-3

Valuation:				Base Fee:	Incremental Increase:	Inspection Fee:
$0.01	-	$2,540.00	=	$138.85	n/a	$138.85
$2,540.01	-	$5,000.00	=	$138.85	5.46%	"The first $2,540 = $138.85 plus 5.47% for each additional dollar"
$5,000.01	-	$10,000.00	=	$273.17	4.37%	The first $5,000 = $273.17 plus 4.38% for each additional dollar
$10,000.01	-	$15,000.00	=	$491.57	3.28%	The first $10,000 = $491.57 plus 3.28 % for each additional dollar
$15,000.01	-	$20,000.00	=	$655.37	2.73%	The first $15,000 = $655.37 plus 2.74% for each additional dollar
$20,000.01	-	and Up	=	$791.87	2.18%	The first $20,000 = $791.87 plus 2.18 % for each additional dollar

Residential:
Mechanical-Electrical-Plumbing Plan Review Fee Table-3A

75% of the MEP Inspection Fee: Min 1 hour full cost recovery for staff or contract plan check

*For projects where the scope of work **only** includes Mechanical, Electrical, and/or Plumbing work, use the valuation based MEP Table instead.*

Valuation per Benicia City Code 109.3

250 East L Street | Benicia, California 94510 | Building Safety: 707.746.4230 | Planning: 707.746.4320

Development Services Department

Fee Table Effective 2026-07-01

Commercial:
Mechanical-Electrical-Plumbing Inspection Fee Table-4

Valuation:				Base Fee:	Incremental Increase:	Inspection Fee:
$0.01	-	$6,350.00	=	$138.85	n/a	Minimum fee
$6,350.01	-	$1,000,000.00	=	$138.85	2.18%	The first $6,350 = $138.85 plus 2.18 % for each additional dollar
$1,000,000.01	-	and Up	=	$21,840.17	1.09%	The first $1,000,000 = $21,840.17 plus 1.09 % for each additional dollar

Commercial:
Mechanical-Electrical-Plumbing Plan Review Fee Table-4A

75% of the MEP Inspection Fee: Min 1 hour full cost recovery for staff or contract plan check

*For projects where the scope of work **only** includes Mechanical, Electrical, and/or Plumbing work, use the valuation based MEP Table instead.*

Valuation per Benicia City Code 109.3

250 East L Street | Benicia, California 94510 | Building Safety: 707.746.4230 | Planning: 707.746.4320

Development Services Department

Fee Table Effective 2026-07-01

Commercial - Solar System Table-5
Roof or Ground Mounted

System Size (Total kW):			Base Fee:	Incremental Increase	Permit Fee
0.00	-	50.00	$1,000.00	n/a	$1,000.00
50.01	-	250.00	$1,000.00	$7.00	The first 50 kW at $1,000, plus $7 for each additional 1 kW, or fraction thereof.
250.01	-	and Up	$1,400.00	$5.00	The first 250 kW @ $1,400 plus $5 for each additional 1 kW, or fraction thereof.

Commercial - Thermal System Table-5A
Roof or Ground Mounted

System Size (Total kW):			Base Fee:	Incremental Increase	Permit Fee
0.00	-	30.00	$1,000.00	n/a	$1,000.00
30.01	-	260.00	$1,000.00	$7.00	The first 30 kW at $1,000 plus $7 for each additional 1 kW, or fraction thereof.
260.01	-	and Up	$2,610.00	$5.00	The first 260 kW @ $2,610 plus $5 for each additional 1 kW, or fraction thereof.

Per Assembly Bill 1414
State Mandated Fees thru 1/1/25

250 East L Street | Benicia, California 94510 | Building Safety: 707.746.4230 | Planning: 707.746.4320

Development Services Department

Fee Table Effective 2026-07-01

Residential - Solar System Table-6
Roof or Ground Mounted

System Size (Total kW):			Base Fee:	Incremental Increase	Permit Fee
0.00	-	15.00	$450.00	n/a	$450.00
15.01	-	and Up	$450.00	$15.00	The first 15 kW at $450, plus $15 for each additional 1 kW, or fraction thereof.

Residential - Thermal System Table-6A
Roof or Ground Mounted

System Size (Total kW):			Base Fee:	Incremental Increase	Permit Fee
0.00	-	10.00	$450.00	n/a	$450.00
10.01	-	and Up	$450.00	$15.00	The first 10 kW at $450, plus $15 for each additional 1 kW, or fraction thereof.

Per Assembly Bill 1414
State Mandated Fees thru 1/1/25

Library

#	Fee Description	Fee effective 07-01-2026
1	**Lost or Damaged Material Charge**	
2	Cost of replacement as indicated in the materials record	Actual Cost
3	Library Card Replacement	$0.00
4	**Internet/Public Access Printer**	
5	Black & White - per page	$0.25
6	Color - per page	$0.25
7	**Public Copier**	
8	Black & White: 8.5" x 11" - per page	$0.25
9	B&W: 8.5" x 14" - per page	$0.25
10	B&W: 11" x 17" - per page	$0.25
11	Color: 8.5" x 11" , 8.5" x 14" - per page	$0.25
12	Color: 11" x 17" - per page	$0.50
13	**Room Rental Per Hour**	
14	Edna Clyne	$27.40
15	Dona Benicia	$43.80
16	Piano Use in Meeting Room	$11.00
17	**Proctoring Fee**	
18	First three hours	$25.00
19	**Monitored Proctoring Fee**	
20	First three hours	$50.00
21	**Items for Purchase**	
22	MP3 Cords	$1.60
23	Earbuds	$1.00
24	Earbuds with Microphone	$2.00
25	**Miscellaneous Other Fees**	
26	Refundable Rental Deposit	$75.00
27	Flash Drive - per item	$5.40
28	Blank Paper - per page	$0.05
29	Blank Business Envelope - per envelope	$0.25
30	Fax - per page	$1 - $25 max.
31	Equivalent Fees and Charges	
32	Determined by Department Director	Varies
33	Related Fee Reduction	
34	Determined by Department Director	Varies

For services requested of City staff which have no fee listed in this fee schedule, the City Manager or the City Manager's designee shall determine the appropriate fee based on the established hourly rates for this division. Additionally, the City will pass-through to the applicant any discrete costs incurred from the use of external service providers if required to process the specific application.

Finance

#	Fee Description	Fee effective 07-01-2026
1	**Business License**	
2	Third Party Processing Business License Fee - Pass Through	$19.65
3	**Checks and Payments**	
4	Return Check Fee - Trust	
5	1st Returned Check	$25.00
6	2nd and Subsequent Returned Checks	$35.00
7	**Miscellaneous**	
8	Equivalent Fees and Charges - Per Hour	$114.80
9	Related Fee Reduction - Per Hour	$114.80

For services requested of City staff which have no fee listed in this fee schedule, the City Manager or the City Manager's designee shall determine the appropriate fee based on the established hourly rates for this division.
The City will pass-through to the applicant any discrete costs incurred from the use of external service providers if required to process the specific application.

Fire

#	Fee Description	Fee effective 07-01-2026
1	**Construction - Field Inspections - Plan Review**	
2	*Preliminary Plan Review - Consultations - Meetings*	
3	In office design review/preliminary plan consultation meetings	$260.60
4	Out of office design and/or consultation meetings	$260.60
5	*Subdivisions*	
6	Major Subdivision Plan Review (21 or More Lots/Parcels)	$10,024.50
7	Major Subdivision Plan Review (5 to 20 Lots/Parcels)	$8,036.40
8	Minor Subdivision Plan Review (1 to 4 Lots/Parcels)	$6,048.35
9	Single Family Home Review – access & water supply	$408.05
10	*Water Supply – Fire Service Mains – Fire Hydrants*	
11	Private Fire Service Mains -Plan review time only	$390.90
12	Private Fire Service System - Flush	$260.60
13	Private Fire Service System - Hydrostatic Test	$260.60
14	Rural Water Supply	$521.25
15	*Building Construction – New Buildings and Tenant Improvements*	
16	New Construction or Building Additions Plan Review, under 1,000 s.f.	$521.25
17	New Construction or Building Additions Plan Review, 1,000 to 2,000 s.f.	$1,042.55
18	>2,000 s.f., per s.f. charge	$0.60
19	Tenant Improvement Plan Review, first 1,000 s.f.	$456.10
20	Tenant Improvement Plan Review, 1,001 to 2,000 s.f.	$651.55
21	>2,000 s.f., per s.f. charge	$0.60
22	*Fire Protection Systems*	
23	Tenant Improvement Fire Sprinklers (without calculations) - Up to 10 Heads	$781.90
24	Plus each additional 10 heads charge in excess of 10 heads	$130.25
25	Tenant Improvement Fire Sprinklers (with calculations) Up to 10 Heads	$1,042.55
26	Plus each additional 10 heads charge in excess of 10 heads	$130.25
27	New Commercial/Multi-Family Fire Sprinkler System (13 & 13R systems) - Up to 10 Heads	$1,042.55
28	Plus each additional 10 heads charge in excess of 10 heads	$130.25
29	Residential Fire Sprinkler System (single family home)	$781.90
30	Standpipe System	$1,042.55
31	Spray or Dipping Booth (includes booth and fire extinguishing system)	$521.25
32	Pre-Action Fire Suppression System	$1,042.55
33	Fixed Fire Suppression System – (wet/dry chem., water mist, etc.)	$521.25
34	Clean Agent Fire Suppression System	$781.90
35	Fire Pump Installation and Related Equipment	$3,650.55
36	Commercial Cooking (Hood and Duct) Fire Suppression System	$521.25

Fire

#	Fee Description	Fee effective 07-01-2026
37	Smoke & Heat Vents	$781.90
38	Smoke Management/Control System	$2,606.50
39	Explosion Control (includes: vents, dust collection, etc.)	$1,303.20
40	Fire Alarm Systems	
41	Fire Alarm System - Up to 10 Devices	$1,303.20
42	Plus charge per initiating and notification device in excess of 10 devices	$13.00
43	Dedicated Function Fire Alarm System (i.e. sprinkler monitoring, elevator recall, etc.)	$390.90
44	Alarm Panel Communication Upgrade	$390.90
45	Fire Alarm Panel Replacement Only	$390.90
46	Flammable and Combustible Liquids (Storage - Piping - Dispensing)	
47	Install Underground Tanks	$651.55
48	Remove Underground Tank	$521.25
49	Install Aboveground Tank	$521.25
50	Each additional tank	$130.25
51	Abandon Underground Tank in Place	$260.60
52	Environmental Upgrade (vapor recovery and processing systems, spill control, secondary containment and environmental agency requirements)	$521.25
53	Apply Interior Coating to Flammable Liquid Tanks	$521.25
54	Compressed Gas Systems: LPG – CNG - Medical – Cryogenics	
55	Container Exchange Programs; LPG Tank Installation Without Dispensing	$260.60
56	LPG – CNG – Hydrogen (Tank Install and/or Dispensing)	$651.55
57	Medical or Compressed Gas Systems	$651.55
58	Cryogenics Fixed Installation	$1,042.55
59	Compressed Gas Storage	$521.25
60	Special Hazards - Hazardous Materials	
61	Energy Storage Systems	$1,290.30
62	Fuel Cell Power Systems	$1,290.30
63	CO2 Enrichment System	$1,042.55
64	Dust Collection Systems	$1,563.85
65	Explosives Storage	$1,159.95
66	Hazardous Materials Compliance Review	$781.90
67	Hazardous Materials – Storage – Dispensing – Open/Closed Systems	$781.90
68	Each additional tank	$130.25
69	Plant Extraction System	$1,355.80
70	Mechanical Refrigeration Systems	$781.90
71	Solar Photovoltaic Power Systems	$504.10

Fire

#	Fee Description	Fee effective 07-01-2026
72	Gas Detection Systems	$781.90
73	Motor Vehicle Repair Rooms and Booths	$651.55
74	Industrial Ovens	$651.55
75	High-Pile Rack Storage Systems	
76	High-Piled Combustible Storage (Rack, Solid Pile, Palletized)	$651.55
77	Temporary Access Roads & Water Supply	
78	Install a Temporary Access Road – Residential and Commercial	
79	One and two family homes	$521.25
80	Large development and commercial projects	$1,042.55
81	Install a Temporary Water Supply System	$1,042.55
82	Miscellaneous Submittals - Alternative Means and Methods	
83	Miscellaneous Submittals or Plans Review	$625.70
84	Alternative Means and Methods Requests or Code Interpretation Review	$717.00
85	Expedite Plan Review Requests Reviews Expedited as a Result of Working without Approved Plans	$390.90
86	Demolition Permit Pursuant to Chapter 33, CFC	$521.25
87	Emergency Responder Communication Coverage Systems	$730.10
88	Speical Event Structures	$730.10
89	Gates and Barricades Across Fire Apparatus Access Roads	$323.25
90	**FIRE CODE OPERATIONAL PERMITS**	
91	Additive Manufacturing	
92	Primary/First Permit	$305.95
93	Additional Permits	$110.40
94	Aerosol Products, Aerosol Cooking Spray Products and Plastic Aerosol 3 Products	
95	Primary/First Permit	$175.60
96	Additional Permits	$110.40
97	Amusement Buildings	
98	Primary/First Permit	$566.60
99	Additional Permits	$110.40
100	Aviation Facilities	
101	Primary/First Permit	$305.95
102	Additional Permits	$110.40
103	Candles, Open Flame - A Occupancy	
104	Primary/First Permit	$305.95
105	Additional Permits	$110.40
106	CO2 Systems, Beverage Dispensing	
107	Primary/First Permit	$305.95
108	Additional Permits	$110.40

Fire

#	Fee Description	Fee effective 07-01-2026
109	CO2 Enrichment System	
110	Primary/First Permit	$305.95
111	Additional Permits	$110.40
112	Carnivals - Fairs	
113	Primary/First Permit	$305.95
114	Additional Permits	$110.40
115	Cellulose Nitrate Film - Storage	
116	Primary/First Permit	$305.95
117	Additional Permits	$110.40
118	Combustible Dust-Producing Operations	
119	Primary/First Permit	$305.95
120	Additional Permits	$110.40
121	Combustible Fibers	
122	Primary/First Permit	$305.95
123	Additional Permits	$110.40
124	Combustible Liquid Storage	
125	Primary/First Permit	$305.95
126	Additional Permits	$110.40
127	Compressed Gases	
128	Primary/First Permit	$305.95
129	Additional Permits	$110.40
130	Cryogens	
131	Primary/First Permit	$305.95
132	Additional Permits	$110.40
133	Cutting and Welding	
134	Primary/First Permit	$305.95
135	Additional Permits	$110.40
136	Dry Cleaning Plants	
137	Primary/First Permit	$305.95
138	Additional Permits	$110.40
139	Energy Storage Systems	
140	Primary/First Permit	$305.95
141	Additional Permits	$110.40
142	Exhibits and Trade Shows	
143	Primary/First Permit	$305.95
144	Additional Permits	$110.40
145	Explosive-Blasting Agents	
146	Primary/First Permit	$305.95
147	Additional Permits	$110.40
148	Fireworks/Pyrotechnical - Special Effects/Fireworks - Special Use Permit	

Fire

#	Fee Description	Fee effective 07-01-2026
149	Primary/First Permit	$973.20
150	Flammable Liquids	
151	Primary/First Permit	$305.95
152	Additional Permits	$110.40
153	Floor Finishing	
154	Primary/First Permit	$305.95
155	Additional Permits	$110.40
156	Fruit and Crop Ripening	
157	Primary/First Permit	$305.95
158	Additional Permits	$110.40
159	Hazardous Materials	
160	Primary/First Permit	$436.25
161	Additional Permits	$110.40
162	High-Piled Combustible Stock	
163	Primary/First Permit	$305.95
164	Additional Permits	$110.40
165	Hot-Work Operations	
166	Primary/First Permit	$305.95
167	Additional Permits	$110.40
168	HPM Facilities	
169	Primary/First Permit	$305.95
170	Additional Permits	$110.40
171	Indoor Growing Operation	
172	Primary/First Permit	$305.95
173	Additional Permits	$110.40
174	Industrial Ovens	
175	Primary/First Permit	$305.95
176	Additional Permits	$110.40
177	Liquid or Gas Fueled Vehicles or Equipment in Assembly Buildings	
178	Primary/First Permit	$305.95
179	Additional Permits	$110.40
180	Lithium Batteries	
181	Primary/First Permit	$305.95
182	Additional Permits	$110.40
183	LPG storage use	
184	Primary/First Permit	$305.95
185	Additional Permits	$110.40
186	Lumber Yards and Woodworking Plants	
187	Primary/First Permit	$305.95
188	Additional Permits	$110.40

Fire

#	Fee Description	Fee effective 07-01-2026
189	Magnesium Working	
190	Primary/First Permit	$305.95
191	Additional Permits	$110.40
192	Miscellaneous Combustible Storage	
193	Primary/First Permit	$305.95
194	Additional Permits	$110.40
195	Mobile Fueling of Hydrogen Fueled Vehicles	
196	Primary/First Permit	$305.95
197	Additional Permits	$110.40
198	Motor Vehicle Fuel Dispensing	
199	Primary/First Permit	$305.95
200	Additional Permits	$110.40
201	Open Burning/Vendor Booth	
202	Primary/First Permit	$347.70
203	Additional Permits	$110.40
204	Open Flames and Torches	
205	Primary/First Permit	$305.95
206	Additional Permits	$110.40
207	Organic Coatings	
208	Primary/First Permit	$305.95
209	Additional Permits	$110.40
210	Ovens - Industrial	
211	Primary/First Permit	$305.95
212	Additional Permits	$110.40
213	Outdoor Assembly Event	
214	Primary/First Permit	$305.95
215	Additional Permits	$110.40
216	Places of Assembly	
217	Primary/First Permit	$436.25
218	Additional Permits	$110.40
219	Plant Extraction Systems	
220	Primary/First Permit	$436.25
221	Additional Permits	$110.40
222	Pyrotechnics and Special Effects Materials	
223	Primary/First Permit	$973.20
224	Additional Permits	$110.40
225	Pyroxylin Plastics	
226	Primary/First Permit	$305.95
227	Additional Permits	$110.40
228	Refrigeration Equipment	

Fire

#	Fee Description	Fee effective 07-01-2026
229	Primary/First Permit	$305.95
230	Additional Permits	$110.40
231	Repair Garages and Motor Fuel-Dispensing Facilities	
232	Primary/First Permit	$305.95
233	Additional Permits	$110.40
234	Rooftop Heliports	
235	Primary/First Permit	$305.95
236	Additional Permits	$110.40
237	Spraying - Dipping	
238	Primary/First Permit	$305.95
239	Additional Permits	$110.40
240	Storage of Scrap Tire and Tire Byproduct	
241	Primary/First Permit	$305.95
242	Additional Permits	$110.40
243	Tents - Canopies	
244	Primary/First Permit	$305.95
245	Additional Permits	$110.40
246	Tire Rebuilding Plant	
247	Primary/First Permit	$305.95
248	Additional Permits	$110.40
249	Waste Handling	
250	Primary/First Permit	$305.95
251	Additional Permits	$110.40
252	Wood Products - Storage	
253	Primary/First Permit	$305.95
254	Additional Permits	$110.40
255	Fire Code Permit Inspections	
256	Additional Inspection - Related to Operational Permits	$305.95
257	**OTHER SERVICES AND CHARGES**	
258	State Mandated Inspections - Multi-Family Residential - Hotels	
259	3-14 units (Primary/First Permit)	$175.60
260	15-99 units (Primary/First Permit)	$305.95
261	100-249 units (Primary/First Permit)	$436.25
262	250 + units (Primary/First Permit)	$566.60
263	State Required - Community Care Licensing Pre-Inspections	
264	Family Care Homes	$827.25
265	Day Care	$165.40
266	Private Schools	$827.25

Fire

#	Fee Description	Fee effective 07-01-2026
267	Additional Charges and Inspection Time	
268	Additional inspection time during normal business hours hourly	$175.60
269	Overtime and weekend inspections (2 hour min.) per hour	$305.95
270	Additional site inspection - Proir or during construction per hour	$175.60
271	Excessive Fire Inspection Fee	$240.75
272	Re-submittals or revisions per hour	$305.95
273	Additional plan review time per hour	$305.95
274	Planning Application Review per hour	$566.60
275	Other Routine Annual Inspections per hour	$305.95
276	After hours per hour	$305.95
277	Engine Company Inspections	$305.95
278	Fire Clearance Fee-Business License	$305.95
279	Consultant Services / Contract Management	Invoiced cost plus 15% administrative fee
280	Fire Department Response Charges	
281	First Responder Fee	$527.10
282	Truck Company per hour	$752.45
283	Engine Company per hour	$743.85
284	Water Tender per hour	$507.60
285	Brush Engine per hour	$717.40
286	Paramedic-Rescue per hour	$743.85
287	Air Unit per hour	$308.10
288	Specialized Equipment per hour	$752.45
289	Staff Vehicles - Prevention per hour	$272.80
290	Staff Vehicles - Suppression per hour	$363.00
291	Supplies/equipment used	Actual Cost + 15%
292	False Alarm Fees	
293	1st false alarm	$0.00
294	2nd false alarm within 12 months of 1st false alarm	$374.05
295	3rd false alarm within 12 months of last false alarm	$748.10
296	4th false alarm within 12 months of last false alarm	$1,122.25
297	Additional false alarms within 12 months of last false alarm	$1,496.30
298	Miscellaneous Charges	
299	Fire Report Copy	Variable
300	Fire Extinguisher Training	$390.90
301	Equivalent Fees and Charges - Determined by Fire Chief	Varies
302	Related Fee Reduction - Determined by Fire Chief	Varies

Fire

#	Fee Description	Fee effective 07-01-2026
303	General Plan and Advance Planning Update Fee	$0.07
304	Technology and Documentation Retention Fee	$0.21
305	Industrial Health and Safety Ordinance Fees	
306	Group 1 Facilities Annual Fee	$3,969.00
307	Group 2 Facilities Annual Fee	$7,145.00
308	Group 3 Facilities Annual Fee	$19,593.00
309	Group 4 Facilities Annual Fee	$73,824.00
310	Late Payment Fee	10% of invoice every 30 days late

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Miscellaneous Administrative

#	Fee Description	Fee effective 07-01-2026
1	**General Documents (8.5"x 11.0")**	
3	Non-Bound (Std)	$0.30
4	Non-Bound (Color)	$0.45
5	Bound Documents (Comb/Spiral)	$21.30
6	**Copies (GC Sec. 81008)**	
7	Any related documents	$0.10
8	**Retrieval Fee (GC Sec. 81008)**	
9	Limited to docs in storage >= 5 Years	$5.00
10	**Registration of Neglected, Vacant & Foreclosed Properties**	
11	Registration of Neglected, Vacant & Foreclosed Properties (per property)	$168.50
12	First Violation	$100.00
13	Second Violation and subsequent violations within a one year period	$1,000.00
14	**Appeal Fee**	
15	Processing Fee for damage to City Property	18%
16	General City decisions	$720.45

Public Works - Engineering

#	Fee Description	Fee effective 07-01-2026
1	**PERMITS**	
2	**Encroachment Permits**	
3	***Minor Work***	
4	Public right-of-way improvements or temporary storage - 500 SF or less, including driveway approach, drainage, sewer lateral, or water service for residence.	
5	Permit Fee, includes permit issuance & 0.5 hour inspection	$501.95
6	Plan Check Fee, if required	$264.65
7	Additional Inspection Fee, if required	$143.20
8	Performance Bond (cash deposit)	$520.00
9	***Major Work***	
10	Public right-of-way improvements - greater than 500 SF and/or improvements requiring engineering plans and traffic control plan.	
11	Permit Fee, includes permit issuance, 1 plan check & up to 2 inspections	$983.15
12	Additional Plan Check Fee, if required	$264.65
13	Additional Inspection Fee, if required	$215.40
14	Performance Bond (est. costs)	$2,080.50
15	***Utilities - Major work***	
16	Major work defined as greater than $25,000 performed by public utilities - PG&E, AT&T, cable, fiber optics	
17	Permit Fee, includes permit issuance, 1 plan check & up to 2 inspections	$1,153.75
18	Additional Plan Check Fee, if required	$264.65
19	Additional Inspection Fee, if required	$215.40
20	**Private Developments**	
21	Work not listed under Encroachment Permits that require plan review	
22	Plan Check Fee	
23	Up to $50,000 estimated cost, up to 2 plan checks	$699.90
24	$50,001 to $250,000 estimated cost	$1,229.25
25	Over $250,000 estimated cost	$1,759.70
26	Additional Plan Check Fee, if required	$264.65
27	Inspection Fee	
28	Up to $50,000 estimated cost, up to 2 inspections	$431.95
29	$50,001 to $250,000 estimated cost, up to 8 inspections	$719.60
30	Over $250,000 estimated cost, up to 16 inspections	$1,440.30
31	Additional Inspection Fee, if required	$215.40
32	Performance Bond (Based on Estimated Costs)	$10,722.50
33	**Grading Permits**	
34	***Minor Work***	
35	Grading less than 5,000 cubic yards, with cuts/fills less than 4 feet and/or engineered grading not required by City Engineer.	
36	Permit Fee	$320.40

Public Works - Engineering

#	Fee Description	Fee effective 07-01-2026
37	Plan Check Fee	$699.90
38	Inspection Fee	$719.60
39	Performance Bond (est. costs)	$2,144.50
40	***Major Work / Development***	
41	Grading more than 5,000 cubic yards, cuts/fills over 4 feet, and/or engineered grading required by the City Engineer.	
42	Permit Fee	$406.80
43	Plan Check Fee	
44	Up to $50,000 estimated cost, 1 plan check	$870.50
45	$50,001 to $250,000 estimated cost, up to 2 plan checks	$1,229.25
46	Over $250,000 estimated cost, up to 2 plan checks	$1,587.95
47	Additional Plan Check Fee, if required	$170.60
48	Inspection Fee	
49	Up to $50,000 estimated cost, 1 inspection	$0.00
50	$50,001 to $250,000 estimated cost, up to 4 inspections	$1,151.60
51	Over $250,000 estimated cost, up to 12 inspections	$1,727.95
52	Additional Inspection Fee, if required	$215.40
53	Performance Bond (est. costs)	$5,361.20
54	Misc. Other - Swimming Pool	
55	Permit Fee, in addition to Encroachment Permit (if required)	$392.60
56	**Construction Hydrant Permit**	
57	Permit Fee	
58	Hydrant meter set and removal	$94.00
59	Meter Hydrant Deposit	$2,000.00
60	**OTHER FEES**	
61	**Final Parcel Map / Map Check Fee**	
62	This involves staff review of legal maps including parcel maps, subdivision maps and certificates of compliance.	
63	Minimum processing fee	$1,870.15
64	Plan check fee	$1,870.15
65	**Street / Alley Vacation Process Fee**	
66	This involves staff review of street/alley vacations and taking the application through the approval process.	
67	Minimum processing fee	$1,652.50
68	Plan check fee	$825.65
69	Registered Land Surveyor Review, if required	$2,408.20
70	**Miscellaneous Administrative Fees**	
71	Long-term Encroachment Agreement, term per agreement	$1,635.00
72	Additional Agreement Fee, if required	$935.05
73	News rack Permit Fee, per 2-year agreement	$286.05
74	News rack Permit Fee, bi-annual (twice yearly) permit	$214.40

Public Works - Engineering

#	Fee Description	Fee effective 07-01-2026
75	Outdoor Dining Permit Fee, per establishment - one-time	$217.60
76	Tree Permit Application Fee	$82.00
77	Tree Replacement Fee	$109.15
78	Tree Replacement Fee after first	$82.00
79	Commerical Tree Replacement	$191.15
80	Photocopies	
81	Set of Standard Plans & Design Criteria (per set)	$117.00
82	Other City Documents (per page)	$0.25
83	Transportation Oversize / Overload Permit	
84	This involves staff review and notification to police for vehicles exceeding legal limits.	$200.75
85	Equivalent Fees and Charges	
86	Determined by Department Director	Varies
87	Related Fee Reduction	
88	Determined by Department Director	Varies
89	General Plan and Advance Planning Update Fee	7%
90	Technology and Documentation Retention Fee	21%
91	**Storm Water Inspection**	
92	Grading per lot of a subdivision	$675.85
93	Storm Water Inspection	
94	Cost of project is $0 - $4,999	$675.85
95	Cost of project is $5,000 - $24,999	$1,037.85
96	Cost of project is $25,000 - $99,999	$1,182.20
97	Cost of project is $100,000 and above	$1,497.20
98	**Water Fees**	
99	Returned Check Fee	
100	1st Returned Check	$25.00
101	2nd and Subsequent Returned Checks	$35.00
102	Delinquent Charge	10%
103	Tampering Fee	$48.05
104	Labor Cost - per hour (In addition to tampering fee if applicable; material at	$122.45
105	Excessive Inspection Fee (more than 3 in any 6 month period)	$96.15
106	Start Service (same day)	$84.20
107	Reconnect fee	$53.35
108	Backflow Administration Fee	$52.45
109	Non-compliant Backflow Fine	$400.00
110	Fire Flow Testing Fee	$244.95
111	Excessive Reconnection Penalty	$155.51

Public Works - Engineering

#	Fee Description	Fee effective 07-01-2026
112	**Sewer Fees**	
113	Returned Check Fee	
114	1st Returned Check	$25.00
115	2nd and Subsequent Returned Checks	$35.00
116	Delinquent Charge	10%
117	Pretreatment Inspection Fee	$395.90
118	Pretreatment Permit Fee	$395.90
119	Post-construction Best Management Practice Monitoring Fee - Residential annual inspection fee for homes which have a maintenance and operations agreement with the City	$454.90
120	Post-construction Best Management Practice Monitoring Fee - Commercial annual inspection fee for commercial which have a maintenance and operations agreement with the City	$527.10
121	Consultant Services / Contract (Effective 08/17/2026)	Invoiced cost plus 15% administrative fee

For services requested of City staff which have no fee listed in this fee schedule, the City Manager or the City Manager's designee shall determine the appropriate fee based on the established hourly rates for this division.

The City will pass-through to the applicant any discrete costs incurred from the use of external service providers if required to process the specific application.

Community Services

#	Fee Description		Unit	Fee effective 07-01-2026
	AQUATICS			
1	Individual Swim Pass	adult	20 swims	$125.00
2		adult non-resident	20 swims	$160.00
3		senior	20 swims	$95.00
4		senior non-resident	20 swims	$125.00
5	Lifeguard Training	resident	session	$196.75
6		non-resident	session	$246.00
7	Lap Swim	adult resident	day	$6.25
8		adult non-resident	day	$8.00
9		senior resident (55+)	day	$4.75
10		senior non-resident	day	$6.25
11	Recreation Swim	3-17 years resident	day	$5.25
12		3-17 years non-res	day	$6.50
13		18-55 years resident	day	$6.25
14		18-55 years non-res	day	$8.00
15		senior resident (55+)	day	$4.75
16		senior non-resident	day	$6.25
17	Senior Zone	senior resident (55+)	day	$4.75
18		senior non-resident	day	$6.25
19	Group Swim Lessons	resident	2-week session	$82.00
20		non-resident	2-week session	$102.50
21	Weekday Private Swim Lessons	resident	1-week session	$135.50
22		non-resident	1-week session	$169.25
23	Weekend Private Swim Lessons	resident	day	$37.00
24		non-resident	day	$46.75
25	Water Polo	resident	8-class session	$65.50
26		non-resident	8-class session	$83.00
	RECREATION ACTIVITIES			
27	Adventures Day Camp	resident	1-week session all day	$218.50
28		resident sibling	1-week session all day	$196.75
29		non-resident	1-week session all day	$273.25
30		non-resident sibling	1-week session all day	$246.00
31	Kids Kaleidoscope/MS K2	res/non-resident	1-month session all day	$415.25
32		sibling fee	1-month session all day	$373.75
33	Tiny Tots	resident	MWF	$513.50
34		resident sibling	MWF	$463.00
35		non-resident	MWF	$642.50
36		non-resident sibling	MWF	$579.50
37		resident	T/TH	$196.75
38		resident sibling	T/TH	$177.00
39		non-resident	T/TH	$246.00
40		non-resident sibling	T/TH	$221.75

Community Services

#	Fee Description		Unit	Fee effective 07-01-2026
41	Late Pick-Up Fees	All Children's Programs	Every 5 min or fraction thereof per family	$10.75
42	Late Payment Fees	All Children's Programs	Per Day Per Child	$0.00
43	Preschool Summer Fun Camp	resident	3 day	$82.00
44		non-resident		$102.75
	SENIOR RECREACTION ACTIVITIES			
45	Senior Luncheon	res/non-res	per person	$10.75
46	Senior Café	res/non-res	per person	$2.00
47	Active Adult Exercise	resident	per class	$2.00
48		non-resident	per class	$2.50
49		resident	10 classes	$16.25
50		non-resident	10 classes	$20.50
51		resident	20 classes	$32.75
52		non-resident	20 classes	$41.00
	SPECIALTY CLASSES			
53	Wiggle Room	resident	per child	$4.25
54		non-resident	per child	$5.25
55	Wiggle Room Punch Pass	resident	10 entries	$42.50
56		non-resident	10 entries	$52.50
57	Kinder gym	resident	1st child	$8.50
58		resident	2nd child	$7.25
59		non-resident	1st child	$10.75
60		non-resident	2nd child	$9.50
61	Kinder gym Punch Pass	resident	5 entries	$42.50
62		non-resident	5 entries	$53.75
	SPORTS			
63	Adult Softball	resident	team	$577.25
64		non-resident	player	$21.75
65	Adult Volleyball (sixes)	resident	team	$339.00
66		non-resident	player	$21.75
67	Adult Volleyball (fours)	resident	team	$218.50
68		non-resident	player	$21.75
69	Youth Basketball	resident	player	$178.00
70		non-resident	player	$222.75
71	Youth Basketball Adaptive or Kindergarten	resident	player	$161.50
72		non-resident	player	$202.00
73	Participant Fee	League Players	player	$27.00

Community Services

#	Fee Description		Unit	Fee effective 07-01-2026
	FACILITIES - INDOOR *			
74	Clock Tower	deposit	event	$546.75
75		deposit local non-profit	event	$164.00
76		local non-profit	Mon-Sun per hour	$92.25
77			Fri - Sun per hour	$106.50
78		resident	Mon-Thur per hour	$184.75
79		non-resident	Mon-Thur per hour	$306.00
80		resident	Fri-Sun per hour	$213.00
81		non-resident	Fri-Sun per hour	$384.75
82		alcohol fee	event	$127.75
83	City Gym	deposit	event	$273.25
84		Sport Deposit	per event	$54.50
85		local non-profit	per hour	$48.25
86		resident	per hour	$97.00
87		non-resident	per hour	$133.25
88		drop in resident	per program	$4.25
89		drop in non-resident	per program	$5.25
90		drop in youth	per program	$2.00
91	Gym - Kinder gym Parties	resident	for 10 kids	$137.50
92		non-resident	for 10 kids	$171.50
93		deposit	event	$65.50
94		extra kids	up to 10 extra	$6.55
95	Senior Center	local non-profit	Mon - Thu per hour	$50.00
96			Fri - Sun per hour	$54.50
97		resident	Mon- Thur per hour	$100.25
98		non-resident	Mon-Thur per hour	$190.00
99		resident	Fri-Sun per hour	$109.00
100		non-resident	Fri-Sun per hour	$204.25
101		deposit	event	$273.25
102		deposit local non-profit		$164.00
103		alcohol fee	event	$127.75
104	Community Center	local non-profit	Mon - Thu per hour	$50.00
105		local non-profit	Fri - Sun per hour	$54.50
106		resident	Mon-Fri per hour	$100.25
107		non-resident	Mon-Fri per hour	$190.00
108		resident	Sat-Sun per hour	$109.00
109		non-resident	Sat-Sun per hour	$204.25
110		deposit	event	$273.25
111		deposit local non-profit	event	$164.00

Community Services

#	Fee Description		Unit	Fee effective 07-01-2026
	FACILITIES - OUTDOOR *			
112	Jumper Fee			$34.75
113	City Park Gazebo	resident		$263.25
114		non-resident		$342.00
115		deposit		$273.25
116	Fields Rental	resident	per field/per day	$31.50
117		non-resident	per field/per day	$39.00
118	Field Light Fee	Resident	per field/per day/per hour	$5.25
119		Non-resident	per field/per day/per hour	$6.50
120	Marina Green Lawn or Pavilion	deposit	area/event	$273.25
121		resident		$263.25
122		non-resident		$428.50
123	Picnic Areas	resident	per section/per day	$116.75
124		non-resident	per section/per day	$344.25
125	Pool - Group User Rental Lane Line Fee	Resident	hourly / per lane	$6.25
126		Non-resident	hourly/ per lane	$8.00
127	Pool Rentals	resident	1-30 persons/hr	$145.25
128		non-resident	1-30 persons/hr	$181.25
129		resident	31-75 persons/hr	$172.50
130		non-resident	31-75 persons/hr	$216.50
131		resident	76+ persons/hr	$191.00
132		non-resident	76+ persons/hr	$238.25
133		wading pool resident	hr	$53.50
134		wading pool non-res	hr	$68.50

Community Services

#	Fee Description		Unit	Fee effective 07-01-2026
	CEMETERY FEES**			
135	Burial Site	Plot Fee		$1,867.75
136	Opening/Closing Fee	Reg Business Hours		$4,678.50
137		After hours/Weekend		$5,289.00
138	Cremation Section	Plot Fee		$953.50
139	Opening/Closing Fee	Reg Business Hours		$1,093.50
140		After hours/Weekend		$1,235.50
141	Vault Fee			$746.75
142	Multiple Use Fee	Cremation Remains Only		$1,093.50
143	Marker Placement Fee			$698.75
144	Plastic Liner Fee			$173.50
145	Disinterment			$4,678.50
	MISCELLANEOUS			
146	Filming Permit	Application	event	$114.75
147		Still photography	day	$56.50
148		Video production	day	$114.75
149		Facilities and park rentals	day	$286.25
150		Television/film production	day	$114.75
151	Special Event Permit	Application	processing	$56.50
152	Equivalent Fees and Charges ***			Determined by Director
153	Related Fee Reduction ***			Determined by Director
154	Annual Medallion Display		Per Sign	$150.00

Police

#	Fee Description	Fee effective 07-01-2026
1	**SERVICES & CHARGES**	
2	Cassette Tapes, Audio & Video	
3	Per Tape/CD/DVD	$40.00
4	False Alarm Charge	
5	Registration Fee	$25.00
6	First false alarm in calendar year	$0.00
7	Second false alarm in calendar year	$100.00
8	Third false alarm in calendar year	$200.00
9	Fourth and subsequent false alarm in calendar year	$300.00
10	Response to non-registered alarm	$100.00
11	Late Fee for invoice over 30 days	10% of invoice
12	Fingerprinting	
13	DOJ Live Scan	$32.00
14	FBI Live Scan	$17.00
15	Live Scan (Non- profit employees, school employees, volunteers, foster/adoptive parent applicants, POST Napa Police Academy students)	$29.25
16	Live Scan (All others)	$75.60
17	Parking Violation	
18	Benicia Municipal Code Violations	$51.50
19	Disabled Parking Violation	$375.25
20	Photographs	
21	Per Compact Disk (CD)	$94.45
22	Reports	
23	Traffic Collision Report	
24	First Five Pages	$18.15
25	Each Additional Page	$0.10
26	Crime Reports	
27	First Fifty Pages	$18.15
28	Each Additional Page	$0.10
29	Stolen Vehicle Reports	
30	First Two Pages	$18.15
31	Each Additional Page	$0.10
32	Storage of Firearm(s)	
33	Administration Fee	$227.00
34	Daily Storage Fee after Owner Notification	n/a
35	Vehicle Tow Releases	
36	Involving an Arrest, 14601 VC or 12500 VC Violation	$201.10
37	All Other Towed Vehicles	$201.10
38	Traffic Collision or Victim of Crime	$201.10

Police

#	Fee Description	Fee effective 07-01-2026
39	Other Services & Charges	
40	ABC Letters (for-profit)	$556.95
41	ABC Letters (non-profit)	$5.40
42	Local Records Check	$75.60
43	Repossessed Vehicle Release	$15.00
44	VIN Verification	$92.30
45	**LICENSES & PERMITS**	
46	Adult Business	
47	Initial Application Fee	$781.95
48	Annual regulatory license renewal fee	$112.75
49	Adult Business Non-Performer	
50	Initial Application Fee	$281.45
51	Annual license renewal	$112.75
52	Adult Performer	
53	Initial Application Fee	$281.45
54	Annual license renewal	$112.75
55	Bingo Permit	
56	(Per BMC 5.12.040) Not to Exceed	$75.60
57	Renewal Permit	$37.80
58	Bicycle License & Registration	
59	Initial License	$37.80
60	Renewal	$37.80
61	Cardroom Employees Permit	
62	Initial Permit	$281.45
63	Renewal Permit	$110.40
64	Permit Transfer	$37.80
65	Concealed Weapons Permit	
66	Fortune Telling Permit	
67	Initial Permit	$281.45
68	Renewal Permit	$110.40
69	Massage Registration Certificate	
70	Registration Certificate	$53.55
71	Mobile Food Vendor's Permit	
72	Initial Permit	$281.45
73	Renewal Permit	$110.40
74	Public Safety License	
75	Cannabis Public Safety License	$12,697.50
76	Cannabis Public Safety Permit Renewal	$6,485.40
77	Solicitor Permit	
78	Initial Permit	$281.45
79	Renewal Permit	$111.85

Police

#	Fee Description	Fee effective 07-01-2026
80	Taxi Permit	
81	Initial Permit	$281.45
82	Renewal Permit	$110.40
83	Tobacco Retail License	
84	Initial Permit	$546.80
85	Renewal Permit	$492.15
86	Equivalent Fees and Charges	
87	Determined by Director	Varies
88	Related Fee Reduction	
89	Determined by Director	Varies
90	**ANIMAL CONTROL**	
91	Dog Licensing Fees	
92	1 Year	$60.00
93	2 Years	$120.00
94	3 Years	$180.00
95	Dog License - Altered Dog	
96	1 Year	$25.00
97	2 Years	$40.00
98	3 Years	$60.00
99	Dog License - Unaltered Dog - Senior (65+) Rate	
100	1 Year	$30.00
101	2 Years	$60.00
102	3 Years	$90.00
103	Dog License - Altered Dog - Senior (65+) Rate	
104	First Dog	$0.00
105	Additional Dogs - 1 Year	$15.00
106	Additional Dogs - 2 Years	$20.00
107	Additional Dogs - 3 Years	$25.00
108	Dog License - Late Fees	
109	After 30 days	$16.00
110	After 60 Days	$26.75
111	Mini Pig Licensing Fees	
112	Mini Pig License - Unaltered	
113	1 Year	$64.25
114	2 Years	$122.25
115	3 Years	$181.25
116	Mini Pig License - Altered	
117	1 Year	$23.50
118	2 Years	$42.75
119	3 Years	$63.25

Police

#	Fee Description	Fee effective 07-01-2026
120	Other Animal Control Fees	
121	Pick Up Trapped Animals (Domestic)	$227.80
122	Dog Redemption	
123	1st Offense	$42.75
124	2nd Offense	$64.25
125	3rd Offense	$80.25
126	Future Offenses	$75 plus $15 Per Additional Violation
127	Animal Disposal	$113.90
128	Pick Up for Surrender	$227.80
129	Bee Keeping Permit	$53.50

RESOLUTION NO. 23- 46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BENICIA APPROVING MASTER FEE SCHEDULE CHANGES TO IMPLEMENT THE USER FEE STUDY

WHEREAS, the City of Benicia conducted a user fee study to determine the full costs incurred by the City to support the various activities for which the City charges user fees; and

WHEREAS, the master fee schedule is a listing of all user fees and increases to fees are intended to provide cost recovery for specific programs services benefiting the user and limiting the general fund subsidy and cost burden of the community as a whole; and

WHEREAS, the City Council has reviewed the proposed fee schedules for these divisions and departments and has determined that the fees in the Master Fee Schedule are appropriate for the various types of applications; and

WHEREAS, the highlighted fees in the master fee schedule (Exhibit A) are being altered, amended, or increased. All other fees set forth in Exhibit A will remain in effect as originally adopted with resolutions 17-133,19-53a, 19-53b. 19-105, 20-09, 20-08, and 20-32.

WHEREAS, fees allowable for annual increase will be adjusted annually on July 1 at a rate equivalent to the annual April to April change of the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) for the San Francisco-Oakland-Hayward, CA area; and

WHEREAS, notice of the time and place of the meeting, including a general explanation of the matter to be considered, was published in Benicia Herald, a newspaper of general circulation, on April 30, 2023, and May 5, 2023 in accordance with Government Code §6062a; and

WHEREAS, the adjusted development and other fees do not exceed the estimated reasonable costs of providing the services in accordance with Government Code §§66013 and 66014; and

WHEREAS, the adoption of processing fees does not constitute a project as defined by §15378(b)(4) of the California Environmental Quality Act Guidelines.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Benicia does herby approve the Master Fee Schedule (Exhibit A).

BE IT FURTHER RESOLVED THAT this resolution shall become effective July 16, 2023, following a 60-day waiting period because some fees such as Building and Planning fees require a waiting period.

BE IT FURTHER RESOLVED THAT Planning design review fees number 19, 20, 21, 22 which are applicable to a project in the H overlay district shall become effective January 1, 2024.

*****

On motion of Council Member **Scott**, seconded by Council Member **Campbell**, the above Resolution was adopted, as amended, by the City Council of the City of Benicia at a regular meeting of said Council held on the 16th day of May 2023 by the following vote:

Ayes: **Council Members Birdseye, Campbell, Macenski, Scott, and Mayor Young**

Noes: **None**

Absent: **None**

Abstain: **None**

Steve Young, Mayor

Attest:

Lisa Wolfe, City Clerk

May 18, 2023

Date

RESOLUTION NO. 23- 144

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BENICIA APPROVING REVISIONS TO THE MASTER FEE SCHEDULE – PLANNING FEES

WHEREAS, the City of Benicia conducted a user fee study to determine the full costs incurred by the City to support the various activities for which the City charges user fees; and

WHEREAS, the Master Fee Schedule is a listing of all user fees and increases to fees are intended to provide cost recovery for specific programs services benefiting the user and limiting the general fund subsidy and cost burden of the community as a whole; and

WHEREAS, the adopted the Master Fee Schedule on May 16, 2023 and at that time directed that implementation of fees for design review in historic districts be deferred until January 1, 2024, to allow for completion of zoning amendments to modify and streamline design review procedures; and

WHEREAS, City Council Priority Project 4.5 for FY 23-24 is to enhance downtown via fiscal incentives by establishing a program to credit the cost of pre-application meetings to subsequent Planning applications for certain commercial, mixed-use, and residential projects; and

WHEREAS, on November 7, 2023 the City Council conducted a public hearing and introduced an ordinance to streamline design review procedures, received a recommendation concerning fee revisions for design review and preliminary housing and pre-applications, and directed preparation of a resolution revising the Master Fee Schedule; and

WHEREAS, upon review of design review fees, it was noted that staffing changes resulted in some modest changes to the user fee study and a corresponding reduction of certain Planning fees for various types of development applications; and

WHEREAS, on City Council has reviewed the proposed revisions to the fee schedule for the Planning Division and has determined that the fees in the Master Fee Schedule are appropriate for the various types of applications; and

WHEREAS, the fees in the Master Fee Schedule (Exhibit A) are being altered, amended, or increased. All other fees set forth in Exhibit A will remain in effect as originally adopted with resolutions 17-133,19-53a, 19-53b. 19-105, 20-09, 20-08, 20-32 and 23-46; and

WHEREAS, notice of the time and place of the meeting, including a general explanation of the matter to be considered, was published in Benicia Herald, a newspaper of general circulation, on November 5, 2023, and November 12, 2023 in accordance with Government Code §6062a; and

WHEREAS, the adjusted development and other fees do not exceed the estimated reasonable costs of providing the services in accordance with Government Code §§66013 and 66014; and

WHEREAS, the update to the Master Fee Schedule is statutorily exempt from CEQA as it is an administrative activity of the City that does not have the potential for direct or indirect physical change on the environment, and is therefore not a "project" as defined in section 15378 of the CEQA Guidelines and as provided in section 15060(c).

WHEREAS, the User Fee Study shall be updated to include the fully burdened hourly rate for the Deputy Public Works Director – Engineering in alphabetical order as provided below; and

Department	Position	S&B Hourly Rate	Direct %	Indirect %	Fully Burdened Hourly Rate
010: PUBLIC WORKS ADMIN	PW Admin - DEPUTY PUBLIC WORKS DIRECTOR/CITY ENGINEER	**158.46**	**12%**	**0%**	**$180.07**

WHEREAS, the Planning Fees No. 5, 6, 8, 9, 11 through 13, 19 through 40, and 70 of the Master Fee Schedule and notes shall be revised and updated (Exhibit A).

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Benicia does herby approve the Master Fee Schedule (Exhibit A).

BE IT FURTHER RESOLVED THAT the reduced fees of this resolution shall become effective immediately. Any increased fees shall become effective on January 20, 2024 following a 60-day waiting period because some fees such as Building and Planning fees require a waiting period.

*****

On motion of Council Member **Birdseye**, seconded by Council Member **Scott**, the above Resolution was adopted by the City Council of the City of Benicia at a regular meeting of said Council held on the 21st day of November 2023 by the following vote:

Ayes: **Council Members Birdseye, Campbell, Macenski, Scott, and Mayor Young**

Noes: **None**

Absent: **None**

Abstain: **None**

Steve Young, Mayor

Attest:

Lisa Wolfe, City Clerk

November 27, 2023

Date