

**PROJECT APPLICATION / PLAN CHECK FEE SCHEDULE
TOWN OF CORTE MADERA**

DEPT.	FEE	FEE AMOUNT	REQ'D?
PLANNING DEPT.	General Plan Amendment	Time & materials (\$2500.00 initial deposit)	
	Zoning Ordinance Amendment	Time & materials (\$2500.00 initial deposit)	
	Rezoning	Time & materials (\$2500.00 initial deposit)	
	Environmental Review	Initial Study/Neg. Dec. or EIR = time & materials (\$2500.00 initial deposit)	
	Preliminary Plan (for special purpose overlay districts)	Time & materials (\$2500.00 initial deposit)	
	Precise Plan (for special purpose overlay districts)	Time & materials (\$2500.00 initial deposit)	
	Subdivision Application	Certificate of compliance, lot line adjustment, parcel map, tentative map, final map, each time & materials (\$2500.00 initial deposit)	
	Design Review Application	ZA review, minor improvements, hot tubs, fences, signs, etc. = \$412.00; ZA approval = \$1320; PC approval = time & materials (\$2000 initial deposit).	
	Conditional Use Application	ZA approval = \$1320.00; PC approval = time & materials (\$2000.00 initial deposit)	
	Variance Application	ZA approval = \$1320.00; PC approval = time & materials (\$2000.00 initial deposit)	
	Sign Design Review	ZA review = \$412.00; conforming to master sign program = no fee ; PC review, freestanding sign or new master sign program = time & materials (\$1500.00 initial deposit)	
	Second Unit Permit	Flat Fee = \$1195.00	
	Large Family Day Care Home Permit	Flat Fee = \$500.00	
	Appeals	Flat Fee = \$300.00	
	Tree Permit	No charge.	
	Time Extension for Approved Permit	Flat Fee = \$100.00	
	Additional Noticing	Time & materials (\$300.00 initial deposit)	
	Permit Amendment	Time & materials (\$300.00 initial deposit)	
	Park Land Dedication or <i>In-lieu</i> fee (for Residential Subdivisions)	Dedicate 480-540 sq. ft. of land per unit or payment of equivalent current value of land (per Muni. Code Sec. 17.30)	
	Affordable Housing Dedication or <i>In-Lieu</i> Fee (for Residential Subs.)	Construction of affordable unit(s) or payment into Affordable Housing Fund (per Muni. Code Sec. 18.24.120)	
Affordable Housing Fund (for Non-Residential Development)	Depending on non-residential use, \$0.40 - \$8.38 per sq. ft. of new construction into Affordable Housing Fund (per Muni. Code Sec. 3.48)		
Traffic Impact Mitigation Fund	Payment based on type/location of new construction (per Muni. Code Sec. 3.32, Town Council Reso. No. 2207)		

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BUILDING DEPT.	Plan Check Fees	Time & materials (deposit at time of permit application, per adopted fee schedule)																									
	Building Permit Fees	Flat fee to cover cost of inspector's and administrative costs (per adopted fee schedule)																									
	SMIP Fee	Assessed with each issued Building Permit for State seismic studies (nominal rate per state guidelines)																									
	Plan Retention Fee	\$1.00 per plan sheet, to mitigate costs of Building Permit plan storage & microfiching																									
FIRE DEPT.	Fire Sprinklers	1 & 2 family dwelling: \$348.00 Tenant Improvement: \$261.00 Commercial: \$785.00																									
	Other fire Suppression System	\$174.00																									
	Fire Alarm System	\$696.00																									
	Plan Check Fees	Time & materials (deposit at time of permit application, per adopted fee schedule)																									
PUBLIC WORKS	<i>In-lieu</i> Parking Fee (for Old Corte Madera Village Square)	Payment of \$10,120 per additional required parking space (per Town Council Reso. No. 2594)																									
	Sanitary Sewer Permit	Spot Repair/Over-the-Counter - \$250 (Flat Fee); New/Replacement - \$450 (Flat Fee). Multiple Dwellings: Up to 4 parcels - \$500 per parcel up to \$2,000 (initial deposit); 5 or more parcels - \$2,300 plus \$300 each additional parcel (Deposit). (Ordinance No. 37)																									
	Street Impact Fee	1 percent of project valuation for projects greater than \$10,000 valuation.																									
	Erosion & Sediment Control Permit	Surface improvement, less than 1,000 sq. ft. = \$225 (flat fee); surface improvement, 1,000 to 5,000 sq. ft. = \$475 (flat fee); surface improvement greater than 5,000 and less than 10,000 sq. feet = \$1,500 (initial deposit); greater than 10,000 sq. feet = \$2,500 (initial deposit)																									
	Grading & Drainage Permit	Over the counter, less than 100 cubic yards: \$275 (flat fee); Minor improvement, 100 to less than 1,000 cubic yards: \$525 (flat fee); Major improvement, 1,000 to 10,000 cubic yards: \$1,500 (initial deposit); Major improvement, greater than 10,000 cubic yards: \$2,500 (initial deposit)																									
	Encroachment Permit	Debris box: \$30; Minor improvement (up to \$10,000) \$225; Major improvement (over \$10,000): \$425; Permanent encroachment (license agreement): \$1,000 (initial deposit). Project deposit \$500 min.																									
	Floodplain Development Permit (for FEMA Special Flood Hazard Areas)	Cumulative improvement ratios: Less than 40% = \$225 (fee recovered under bldg. permit); 40-50% = \$275 (fee recovered under bldg. permit); greater than 50% = \$500.00 (initial deposit)																									
	Watercourse Alteration/Relocation Permit	Minor Improvement = \$300.00; Major Improvement = \$550.00																									
	Subdivision Map Fee	Time and materials.																									
	Damage Deposit (After the project has been finaled, property owner contacts Town and requests return of deposit, at which time PW ensures that all depts. have finaled project. If finaled by all depts., Finance will fax a letter to the bank telling them to release the funds and the bank will prepare a check and notify the property owner.)	<table border="0"> <tr> <td colspan="2"><u>Estimated Project Cost:</u></td> <td><u>Deposit:</u></td> </tr> <tr> <td>Up to \$10,000</td> <td></td> <td>\$ 500</td> </tr> <tr> <td>From \$10,001</td> <td>To \$100,000</td> <td>\$2,000</td> </tr> <tr> <td>\$100,001</td> <td>\$500,000</td> <td>\$4,000</td> </tr> <tr> <td>\$500,001</td> <td>\$1,000,000</td> <td>\$6,000</td> </tr> <tr> <td>\$1,000,001</td> <td>\$1,500,000</td> <td>\$8,000</td> </tr> <tr> <td>\$1,500,001</td> <td>\$2,000,000</td> <td>\$10,000</td> </tr> <tr> <td>\$2M and over</td> <td>0.5% of project cost</td> <td></td> </tr> </table>	<u>Estimated Project Cost:</u>		<u>Deposit:</u>	Up to \$10,000		\$ 500	From \$10,001	To \$100,000	\$2,000	\$100,001	\$500,000	\$4,000	\$500,001	\$1,000,000	\$6,000	\$1,000,001	\$1,500,000	\$8,000	\$1,500,001	\$2,000,000	\$10,000	\$2M and over	0.5% of project cost		
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Plan Check/Inspection Fees	Per Hourly Rate Schedule																										

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MMWD	Water Connection Fees	Based on estimated annual consumption; a one-time fee collected during application for new/expanded water service. If estimated usage is higher than existing water entitlement, additional fees are collected. Connection fee is \$29,260 /acre-feet of estimated annual water consumption; residential use is based on area average annual consumption. The area averages in Corte Madera/Larkspur range from .19 acre-feet (\$5,111) to .46 acre-feet (\$12,374). There are 15 areas, each with a different average.	
SCHOOL DISTRICTS	School Impact fee	LARKSPUR: on additions of 500 sq. ft. or more: \$2.63 per sq. ft. new residential construction or residential reconstruction; \$0.42 per sq. ft. new senior housing construction ; \$0.42 per sq. ft. new commercial construction (per State Education Code, collected prior to building permit issue). REED: on additions of 500 sq. ft. or more: residential \$1.40 sq. ft.; commercial \$0.30 sq. ft.	

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