EXHIBIT 2

CITY OF ALAMEDA

Final Report for:

User Fees and Charges Update –

Planning, Building & Transportation Department

May 12, 2025

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TABLE OF CONTENTS

1. Executive Summary 1

1.1 Findings 1

1.2 Report Format 2

2. Introduction and Fundamentals 3

2.1 Scope of Study 3

2.2 Methods of Analysis 3

3. Planning 8

3.1 Cost of Service Analysis 8

3.2 Fee Establishment 9

3.3 Cost Recovery Evaluation 10

4. Building 11

4.1 Cost of Service Analysis 11

4.2 Fee Establishment 12

4.3 Cost Recovery Evaluation 12

5. Code Enforcement 14

5.1 Cost of Service Analysis 14

5.2 Fee Establishment 14

5.3 Cost Recovery Evaluation 14

6. Conclusion 16

Appendices

Cost of Service Analysis (Fee Tables)

Planning Appendix A.1

Building Appendix A.2

Code Enforcement Appendix A.3

1. EXECUTIVE SUMMARY

NBS performed a User Fees and Charges Update (Study) for the Planning, Building & Transportation Department of the City of Alameda (City). The purpose of this report is to describe the Study's findings and recommendations, which intend to defensibly update and establish user and regulatory fees for service for the City of Alameda, California. Throughout the process, the Study afforded much effort to ensure that not only are the fees and charges reasonable and equitable, but that they also meet industry standards and uphold the statutory requirements of the State of California.

California cities may impose user and regulatory fees for services and activities they provide through provisions set forth in the State Constitution, Article XIII C § 1. Under this legal framework, a fee may not exceed the reasonable cost of providing the service or performing the activity. For a fee to qualify as such, it must relate to a service or activity under the control of the individual/entity on which the fee is imposed, or their actions specifically cause the local government agency to perform additional activities. For example, the individual/entity requests service of the municipality or his or her actions specifically cause the municipality to perform additional activities. In this instance, the service or underlying action causing the local agency to perform the service is either discretionary and/or is subject to regulation. As a discretionary service or regulatory activity, the user fees and regulatory fees considered in this Study fall outside of the definition and statutory requirement to impose general taxes, special taxes, and fees as a result of property ownership.

The City's main reason for conducting this Study was twofold: (1) first, to ensure that existing fees do not exceed the costs of service, and (2) second, to provide an opportunity for the City to re-align fee amounts with localized cost recovery policies.

1.1 Findings

This Study examined user and regulatory fees charged by the City's Planning, Building & Transportation Department. Based on the volume of activity from Fiscal Year 2022-23, the Study identified approximately $6.8 million collected from fees for services, versus $7.4 million of eligible costs for recovery should the demand for these services remain the same. The following table provides a summary of results:

TABLE 1. REPORT SUMMARY

Fee Category	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Cost Recovery Surplus/ Deficit	Existing Cost Recovery Percentage	Annual Estimated Revenues at Staff Recommended Cost Recovery Fee	Recommended Cost Recovery Percentage
Planning	$ 946,631	$ 952,553	$ (5,922)	99.4%	$ 952,169	100.0%
Building	$ 5,536,415	$ 5,569,741	$ (33,326)	99.4%	$ 5,519,454	99.1%
Code Enforcement	$ 274,107	$ 886,576	$ (612,469)	30.9%	$ 712,798	80.4%
Total	**$ 6,757,153**	**$ 7,408,870**	**$ (651,717)**	**91.2%**	**$ 7,184,421**	**97.0%**

As shown in Table 1, the City is recovering approximately 91.2% of costs associated with providing these user and regulatory fee related services. Should the Council adopt fee levels at 100% of the full cost recovery amounts determined by this Study, an additional $652,000 in costs could be recovered.

However, as discussed in Section 2.2.3 of this report, there are often reasons for adopting fees at less than the calculated full cost recovery amount. As such, City staff provided initial recommended fee amounts for Council's consideration. If Council elects to adopt fee levels at staff's initial recommendations, an additional $427,000 in costs could be recovered, for a 97.0% cost recovery outcome for services provided.

1.2 Report Format

This report documents the analytical methods and data sources used throughout the Study, presents findings regarding current levels of cost recovery achieved from user and regulatory fees, and discusses City staff's recommended fee amounts for City Council's consideration.

The report is organized into the following sections:

- Section 2 – General approach and methodology to the Fee Study.
- Sections 3 through 5 – Results of the cost of service analysis performed, segmented by category of fee and/or department. The analysis applied to each category/department falls into studies of: the fully burdened hourly rate(s), the calculation of the costs of providing service, the cost recovery policies of each fee category, and the staff-recommended fees for providing services.
- Section 6 – Grand scope conclusion of the analysis provided in the preceding sections.
- Appendices – Additional details of the analysis performed.

The City's Staff Report will include a Master Fee Schedule document which incorporates recommendations contained within this report for review and adoption by City Council.

2. INTRODUCTION AND FUNDAMENTALS

2.1 Scope of Study

The following is a summarized list of fees included in the Study:

- Planning Division
- Building Division
- Code Enforcement Division

The scope of review specifically excluded development impact fees, utility rates, and any special tax assessments which fall under a different set of statutory and procedural requirements from the body of user and regulatory fees analyzed in this Study. Other types of fees excluded include those for facility and equipment rental, and most fines and penalties imposed by the City for violations of its requirements or codes.

2.2 Methods of Analysis

Three phases of analysis were completed for each City division or program studied:

2.2.1 COST OF SERVICE ANALYSIS

This Cost of Service Analysis is a quantitative effort that compiles the full cost of providing governmental services and activities. There are two primary types of costs considered: direct and indirect costs. Direct costs are those that specifically relate to an activity or service, including the real-time provision of the service. Indirect costs are those that support provision of services in general but cannot be directly or easily assigned to a singular activity or service.

Direct Costs:

- **Direct personnel costs –** Salary, wages and benefits expenses for personnel specifically involved in the provision of services and activities to the public.
- **Direct non-personnel costs –** Discrete expenses attributable to a specific service or activity performed, such as contractor costs, third-party charges, and materials used in the service or activity.

Indirect Costs:

- **Indirect personnel costs –** Personnel expenses supporting the provision of services and activities. This can include line supervision and departmental management, administrative

support within a department, and staff involved in technical support activities related to the direct services provided to the public.

- **Indirect non-personnel costs** – Expenses other than labor involved in the provision of services. In most cases, these costs are allocated across all services provided by a department, rather than directly assigned to individual fee/rate categories.
- **Overhead costs** – These are expenses, both labor and non-labor, related to agency-wide support services. Support services include general administrative services such as City Manager, Finance, Human Resources, etc. The amount of costs attributable to each division or program included in this Study were sourced from the operating budgets provided by the City.

All cost components in this Study use annual (or annualized) figures, representing a twelve-month cycle of expenses incurred by each division in the provision of all services and activities City-wide.

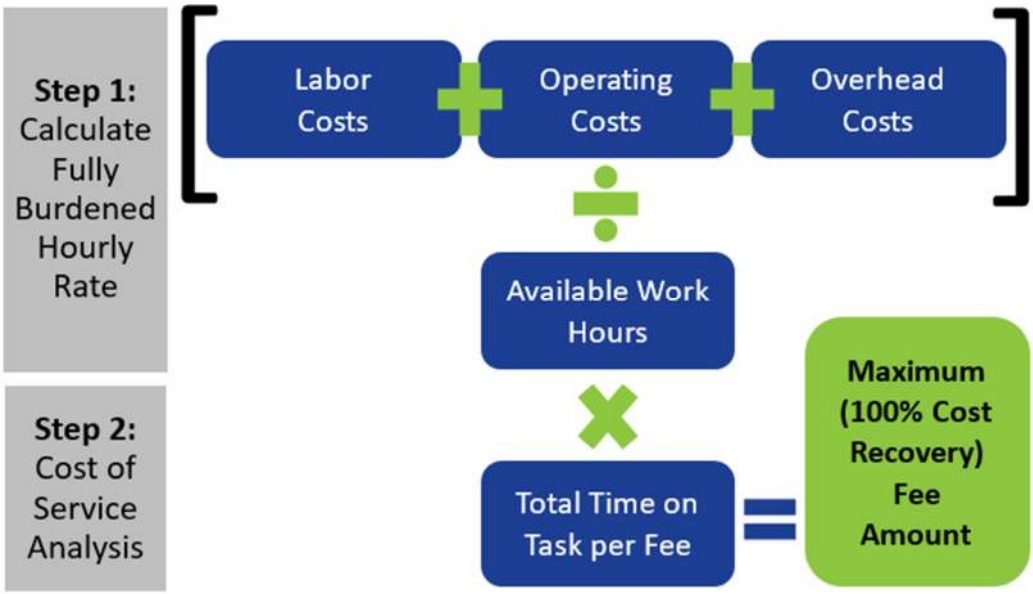
Nearly all the fees reviewed in this Study require specific actions on the part of City staff to provide the service or conduct the activity. Because labor is the primary underlying factor in these activities, the Study expresses the full cost of service as a fully burdened cost per labor hour. NBS calculated a composite, fully burdened, hourly rate for each division studied. This rate serves as the basis for further quantifying the average full cost of providing individual services and activities. Determining the fully burdened labor rate for each division requires two data sets: (1) the full costs of service, and (2) the number of staff hours available to perform those services. NBS derived the hours available based on the complete list of all City employees and/or service hours of its contracted professionals (where applicable).

The City has supplied NBS with the total number of paid labor hours for each employee involved in the delivery of services included in this Study. These available hours represent the amount of productive time available to provide both fee-recoverable and non-fee recoverable services and activities. Available labor hours divided into the annual full costs of service equals the composite fully burdened labor rate. Some agencies may also use the resulting rates for other purposes than setting fees, such as calculating the full cost of general services or structuring a cost recovery agreement with another agency or third party.

NBS also assisted the City with estimating the staff time for the services and activities listed in the City's fee schedule. Fully burdened labor rates applied at the individual fee level estimate an average full cost of providing each service or activity. This step required the development of staff time estimates for the services and activities listed in the City's fee schedule. The City does not systematically track the service time of activities for all departments, or all individual fee-level services provided. Therefore, NBS relied on interviews and questionnaires to develop the necessary data sets of estimated labor time. In many cases, the City provided estimates of the average amount of time (in minutes and hours) it takes to complete a typical service or activity considered on a per-occurrence basis.

Development of time estimates to inform various fee calculations was not a one-step process but required careful review by both NBS and department or division managers to assess the reasonableness of such estimates. Based on the results of this review, the City reconsidered its time estimates until all parties were comfortable that the fee models reasonably reflected the average service level provided by the City. Finally, the fully burdened labor rate(s) calculated in earlier steps were applied at the individual fee level

time estimates, yielding an average total cost of providing each fee for service or activity. The following provides a visual representation of the steps discussed in this section.



2.2.2 FEE ESTABLISHMENT

Establishing fees also includes a range of considerations, as described below:

- **Addition to and deletion of fees** – The Study provided each division with the opportunity to propose additions and deletions to their current fee schedules, as well as re-name, re-organize, and clarify which fees were to be imposed. Many of these fee revisions allowed for better adherence to current practices, as well as the improvement in the calculation, application, and collection of the fees owed by an individual. Some additions to the fee schedule were simply the identification of existing services or activities performed by City staff for which no fee is currently charged.
- **Revision to the structure of fees** – In most cases, the focus was to re-align the fee amount to match the costs of service and leave the current structure of fees unchanged. However, in several cases, fee categories and fee names had to be simplified or re-structured to increase the likelihood of full cost recovery or to enhance the fairness of how the fee is applied to the various types of fee payers.
- **Documentation of the tools used to calculate special cost recovery –** The City's fee schedule should include the list of fully burdened rates developed by the Study. Documenting these rates in the fee schedule provides an opportunity for the City Council to approve rates for cost recovery under a "time and materials" approach. It also provides clear publication of those rates so that all fee payers can readily reference the basis of any fee amounts. The fee schedule should provide language that supports special forms of cost recovery for activities and services not included in the adopted master fee schedule. In these rare instances, published rates are used to estimate a flat fee or bill on an hourly basis, which is at the department director's discretion.

2.2.3 COST RECOVERY EVALUATION

The NBS fee model compares the existing fee for each service or activity to the average total cost of service quantified through this analysis. Here are the possible outcomes of the fee analysis:

- Cost recovery rate of 0% - This signifies that there is currently no current recovery of costs from fee revenues (or insufficient information available for evaluation).
- Cost recovery rate of 100% - This means that the fee currently recovers the full cost of service.
- Cost recovery rate between 0% and 100% - This indicates partial recovery of the full cost of service through fees.
- Cost recovery rate greater than 100% - This means that the fee exceeds the full cost of service. User fees and regulatory fees should not exceed the full cost of service.

In all cases, the cost recovery rate achieved by a fee should not be greater than 100%. In most cases, imposing a fee above this threshold could change the definition of the charge from a cost of service based fee to a tax which has other procedural requirements, such as ballot protest or voter approval.

NBS assisted with modeling the "recommended" or "target" level of cost recovery for each fee, established at either 100% or any amount less than the calculated full cost of service. Targets and recommendations reflect discretion on the part of the agency based on a variety of factors, such as existing City policies and agency-wide or departmental revenue objectives, economic goals, community values, market conditions, level of demand, and others.

A general means of selecting an appropriate cost recovery target is to consider the public and private benefits of the service or activity in question.

- To what degree does the public at large benefit from the service?
- To what degree does the individual or entity requesting, requiring, or causing the service benefit?

When a service or activity benefits the public at large, there is generally little to no recommended fee amount (i.e., 0% cost recovery), reinforcing the fact that a service which truly benefits the public is best funded by general resources of the City, such as revenues from the General Fund (e.g., taxes). Conversely, when a service or activity wholly benefits an individual or entity, the cost recovery is generally closer to or equal to 100% of cost recovery from fees collected from the individual or entity.

In some cases, a strict public-versus-private benefit judgment may not be sufficient to finalize a cost recovery target. Any of the following factors and considerations may influence or supplement the public versus private benefit perception of a service or activity:

- If optimizing revenue potential is an overriding goal, is it feasible to recover the full cost of service?
- Will increasing fees result in non-compliance or public safety problems?
- Are there desired behaviors or modifications to behaviors of the service population helped or hindered through the degree of pricing for the activities?

- Does current demand for services support a fee increase without adverse impact to the citizenry served or current revenue levels? In other words, would fee increases have the unintended consequence of driving away the population served?
- Is there a good policy basis for differentiating between type of user (e.g., residents vs. non-residents, residential vs. commercial, non-profit entities and business entities)?
- Are there broader City objectives that inform a less than full cost recovery target from fees, such as economic development goals and local social values?

NBS provided the cost of service calculation based on 100% full cost recovery and the framework for the City's use to adjust the amount of cost recovery in accordance with its broader goals as they pertain to code compliance, cost recovery, economic development, and social values.

2.2.4 DATA SOURCES

The following data sources were used to support this Study:

- The City of Alameda's Adopted Budget for Fiscal Year 2024-25
- A complete list of all City personnel, salary/wage rates, regular hours, paid benefits, and paid leave amounts. Contracted positions and associated costs were also incorporated where applicable.
- Prevailing fee schedules
- Permit volume data from Fiscal Year 2022-23

The City's adopted budget serves as an important source of information that affects the cost of service results. NBS did not audit or validate the City's financial documents and budget practices, nor was the cost information adjusted to reflect different levels of service or any specific, targeted performance benchmarks. This Study accepts the City's budget as a legislatively adopted directive describing the most appropriate and reasonable level of City spending. NBS consultants accept the City Council's deliberative process and the City's budget plan and further assert that through this legislative process, the City has yielded a reasonable and valid expenditure plan to use in setting cost-based fees.

3. PLANNING

The City of Alameda's Planning Division is responsible for helping the City Council plan for Alameda's future growth and development. They review development proposals for compliance with the federal, state and local laws and policies, as well as provide public assistance on obtaining planning approvals in the Permit Center. The Planning Division supports the City's Planning Board and the Historical Advisory Board.

3.1 Cost of Service Analysis

The following table shows the Planning Division's estimated annual full cost of providing services on an annual basis and fully-burdened cost per hour developed for cost recovery purposes through fees for services.

TABLE 2. FULLY BURDENED HOURLY RATE

Cost Element	Public Counter/ General Information	Advance Planning Duties	Direct Permitting Services	Total
Labor	$ 160,804	$ 326,182	$ 342,399	$ 829,385
Recurring Non-Labor	4,925	134,991	135,488	275,404
Department / Citywide Overhead	75,187	152,513	160,095	387,795
Division Administration	83,653	213,089	221,525	518,268
Division Total	**$ 324,570**	**$ 826,775**	**$ 859,507**	**$ 2,010,852**
Cost Recovery Targeted from Fees	69%	0%	100%	54%
Amount Targeted for Consideration in Billings/Fees	223,953	-	859,507	1,083,460
Amount Requiring Another Funding Source	100,617	826,775	-	927,392
Fully Burdened Hourly Rate	**$ 58**	**$ -**	**$ 221**	**$ 279**
			Reference: Direct Hours Only	**3,884**

As shown in Table 2, the total cost of the Planning Division per year is approximately $2 million. However, the results of the Cost of Service Analysis identified $1.1 million as the reasonable targeted amount of cost for recovery in the City's fees for service, while approximately $927,000 are recommended for recovery through funding sources other than fees. All subsequent cost of service calculations at the individual fee level assumes a fully burdened hourly rate of **$279**.

Based on Division Staff interviews, the analysis separates the Division's overall services into three primary services provided: (1) Public Counter/General Information, (2) Advance Planning Duties, and (3) Direct Permitting Services. To clarify the costs and assumptions used to calculate the fully burdened hourly rate, the following provides summary descriptions of each cost category:

- **Public Counter/General Information –** Activities associated with responding to phone calls and general information requests that support the development review process. Typically, some portion of costs for the provision of general public information and assistance do not apply toward recovery from fees and are considered a basic function of governmental services to the public. Planning staff estimated that approximately 69% of these costs support land use

application review activities, while the remaining costs should not be considered in the calculation of fees for services.

- **Advance Planning Duties** – Planning staff supports the ongoing maintenance and cyclical update of the City's General Plan and local zoning ordinances. These costs are not targeted for recovery in the user and regulatory fees subject to this Study but are commonly recovered as part of a separate surcharge on top of relevant planning and building. Alameda currently has a surcharge of this nature in effect.
- **Direct Permitting Services** – Development review and approval comprises most of this Division's work efforts. 100% of these costs apply toward recovery from the Division's routine types of fees for service.

Significant analytical and policy decisions revolve around inclusion of categorized activity costs in the fully burdened hourly rate. The decision of whether to apply or exclude certain costs toward recovery in fees for service stems from the basic fee setting parameters offered by the California State Constitution and Statutes, which requires that any new fee that is levied or any existing fee that is increased should not exceed the estimated amount required to provide the service for which the charge is levied.

3.2 Fee Establishment

In general, the City proposes to charge for some services based on a "flat" fee amount, where the fee charged is a one-time, fixed amount, per service requested. For more complex services, the City proposes to charge for services by collecting an initial deposit amount, and then charging for services on an hourly basis against that deposit.

The following is a summary of overall changes made to the City's fee schedule for Planning:

- Deletion of fees that are no longer used or not needed, such as:
    - Re-Inspection (per trip) under Building Permit Plan Check/Inspection
    - Certificate of Compliance – Regulate Business
- Reorganization of fee categories or clarification of fee names to create a more user-friendly fee structure, such as:
    - Updated the naming structure of SB9 Applications to Ministerial Review for Senate Bill Housing Projects
    - Adjusted the Design Review Exemptions and Design Review categories to better adhere to the requirements by State housing law
    - Streamlined Preliminary Review Application section
    - Renamed Add-on fee for projects triggering an ad hoc Deed Restriction or other recorded document to Processing fee for each recorded document
- Addition of new fee categories, notated as "New" in the Current Fee / Deposit column of Appendix A.1:
    - Changes to Approved Design Review – Planning Director (Minimum Fee)
    - Changes to Approved Design Review – Planning Board
        - Minimum Fee
        - Plus Deposit

- Added a Plus Deposit tier to the Changes in Historical Building Study List/Monument Designation Status fee
- Public Convenience and Necessity (PCN) Determination
  - With a public hearing
- Added a Plus Deposit tier to the Sign Program/Amendment fee
- Time Extension with Public Hearing
- Non-Residential Condo Conversions
- Residential Condo Conversions
  - Plus fee per Residential Unit
- Added a Plus Deposit tier to Certificate of Compliance

3.3 Cost Recovery Evaluation

Appendix A.1 presents the results of the detailed cost recovery analysis for the City's Planning Division. In the Appendix, the "Cost of Service per Activity" column establishes the maximum adoptable fee amount for the corresponding service identified in the "Fee Name" list.

The City's Planning Division fees currently recover approximately 99.4% of the total cost of providing services. As shown in the following table, the City collects approximately $947,000 per year in revenues at current fee amounts. At full cost recovery, the same demand for these services would recover approximately $953,000.

TABLE 3. COST RECOVERY OUTCOMES

Fee Category	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Cost Recovery Surplus/ Deficit	Existing Cost Recovery Percentage	Annual Estimated Revenues at Staff Recommended Cost Recovery Fee	Recommended Cost Recovery Percentage
Planning	$ 946,631	$ 952,553	$ (5,922)	99.4%	$ 952,169	100.0%

NBS provided the full cost of service information and the framework for considering fees, while those closest to the fee-paying population, the Planning Division, considered appropriate cost recovery levels at or below that full cost. The "Staff Recommended Fee Level / Deposit" column in Appendix A.1 displays City staff's initial recommended fee amounts.

City staff recommends all fees to recover 100% of the costs of providing services, except for appeals and certificate of approval – removal of dead/fallen tree. These initial recommendations for adjusted fee amounts are still projected to recover approximately 100% of the total costs of providing fee related services, assuming current demand for services remains consistent.

4. BUILDING

The City of Alameda's Building Division supports construction permitting functions at the Permit Center, including public information, application review and acceptance, routing, fee collection, and issuance of all permit applications. This program manages the review of plans for work being performed within city limits to ensure compliance with required standards and regulations. The program also provides daily inspections of construction, plumbing, electrical, and mechanical work at job sites to ensure all work conforms to current code requirements.

4.1 Cost of Service Analysis

The following table shows the Building Division's estimated annual full cost of providing services on an annual basis and fully-burdened cost per hour developed for cost recovery purposes through fees for services.

TABLE 4. FULLY BURDENED HOURLY RATE

Cost Element	Public Information and Assistance	Direct Permitting Services	Total
Labor	$ 215,241	$ 2,072,762	$ 2,288,003
Recurring Non-Labor	20,964	596,880	617,844
Core Staffing Level Reserve	2,109	20,306	22,415
Department / Citywide Overhead	102,215	984,331	1,086,546
Division Administration	103,891	1,120,977	1,224,868
Division Total	**$ 444,420**	**$ 4,795,257**	**$ 5,239,677**
Cost Recovery Targeted from Fees	90%	100%	99%
Amount Targeted for Consideration in Billings/Fees	399,978	4,795,257	5,195,235
Amount Requiring Another Funding Source	44,442	-	44,442
Fully Burdened Hourly Rate	**$ 18**	**$ 218**	**$ 236**
Overtime Rate			**$ 267**
		Reference: Direct Hours Only	**22,029**

As shown in Table 4, the total cost of the Building Division per year is approximately $5.2 million. The results of the Cost of Service Analysis identified $5.2 million as the reasonable targeted amount of cost for recovery in the City's fees for service, while approximately $44,000 are recommended for recovery through funding sources other than fees. All subsequent cost of service calculations at the individual fee level assumes a fully burdened hourly rate of **$236** during normal business hours, and **$267** after business hours.

Based on Division Staff interviews, the analysis separates the Division's overall services into two primary services: (1) Public Information and Assistance, and (2) Direct Permitting Services. To clarify the costs and assumptions used to calculate the fully burdened hourly rate, the following provides summary descriptions of each cost category:

- **Public Information and Assistance** – Staff responds to phone calls and public inquiries not specifically associated with an active permit. Typically, some portion of costs for provision of

general public information and assistance are not linked for recovery from fees for building permit applications. Building staff estimates approximately 90% of this activity supports active building plan review and inspection activities, while 10% of the remaining costs should not be considered fee recoverable.

- **Direct Permitting Services** – Work activities associated with an active building permit application are 100% recoverable in Building's user and regulatory fees for service.

Significant analytical and policy decisions revolve around inclusion of categorized activity costs in the fully burdened hourly rate. The decision of whether to apply or exclude certain costs toward recovery in fees for service stems from the basic fee setting parameters offered by the California State Constitution and Statutes, which requires that any new fee that is levied or any existing fee that is increased should not exceed the estimated amount required to provide the service for which the charge is levied.

4.2 Fee Establishment

The Building Division fee schedule underwent a reorganization to better align with current practices and service offerings. Notable changes include:

- Adding a new tier level to Commercial Residential and Multifamily Residential Uses in the plan check and inspection section to better align with current projects and anticipated project sizes. The fee structure also now includes a 20% multiplier for the additional complexity of Construction Types I, II and III.
- Realigning the list of Miscellaneous fixed fee categories to better reflect the City of Alameda's current permitting environment. Updates also included adding additional tiers to some fees such as Commercial Re-roofing and Site Accessibility Improvements.
- Restructuring the mechanical, electrical, and plumbing section of the fee schedule to reflect an itemized list of the most common services provided. Additionally, a consolidated MEP fee structure was incorporated to capture time involved reviewing mechanical, electrical, and plumbing permits when associated with a building permit.

4.3 Cost Recovery Evaluation

Appendix A.2 presents the results of the detailed cost recovery analysis for the City's Building Division. In the Appendix, the "Cost of Service per Activity" column establishes the maximum adoptable fee amount for the corresponding service identified in the "Fee Name" list.

The City's Building Division fees currently recover approximately 99.4% of the total cost of providing services. As shown in the following table, the City collects approximately $5.5 million per year in revenues at current fee amounts. At full cost recovery, the same demand for these services would recover approximately $5.6 million.

TABLE 5. COST RECOVERY OUTCOMES

Fee Category	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Cost Recovery Surplus/ Deficit	Existing Cost Recovery Percentage	Annual Estimated Revenues at Staff Recommended Cost Recovery Fee	Recommended Cost Recovery Percentage
Building	$ 5,536,415	$ 5,569,741	$ (33,326)	99.4%	$ 5,519,454	99.1%

NBS provided the full cost of service information and the framework for considering fees, while those closest to the fee-paying population, the Building Division, considered appropriate cost recovery levels at or below that full cost. The “Staff Recommended Fee Level / Deposit” column in Appendix A.2 displays City staff’s initial recommended fee amounts.

City staff recommends all fees to recover 100% of the costs of providing services except any fee where State law mandates a lower fee, such as for Photovoltaic Systems (Solar permits), and gas shut off valve. These initial recommendations for adjusted fee amounts are projected to recover approximately 99.1% of the total costs of providing fee related services, assuming current demand for services remains consistent.

5. CODE ENFORCEMENT

The Code Enforcement Division responds to complaints received from community members, other City departments, and various outside agencies on work that is conducted without permits. Compliance is sought through a progression of Stop Work notices, letters, notice and orders, administrative citations, liens, and receiverships. In Alameda, code enforcement is a reactive program, whereas Staff responds to complaints rather than going out and looking for violations. Complaints come from any number of places. Often, they are received from neighbors and tenants.

5.1 Cost of Service Analysis

NBS developed a composite, fully burdened, hourly rate for the Code Enforcement Division as shown in the table below.

TABLE 6. FULLY BURDENED HOURLY RATE

Cost Element	Direct Permitting Services
Labor	$ 324,684
Department / Citywide Overhead	137,625
Division Administration	503,464
Division Total	**$ 965,772**
Fully Burdened Hourly Rate	**$ 318**
Reference: Direct Hours Only	**3,035**

Section 2.2, *Methods of Analysis*, further describes the types of expenditures and allocated costs considered in the development of the rate. As shown in Table 6, the total annual cost of the Code Enforcement Division is approximately $966,000. However, it should be noted that a portion of these costs are associated with non-fee activities therefore only a percentage of the total costs are eligible for recovery. All subsequent cost of service calculations at the individual fee level assumes a fully burdened hourly rate of **$318**.

5.2 Fee Establishment

City staff reviewed the current fee schedule for Code Enforcement and determined that there was a need to add a fee for Tobacco Business License Inspection to the structure of the current fee schedule.

5.3 Cost Recovery Evaluation

Appendix A.3 presents the results of the detailed cost recovery analysis for the City's Code Enforcement Division. In the Appendix, the "Cost of Service per Activity" column establishes the maximum adoptable fee amount for the corresponding service identified in the "Fee Name" list.

The City's Code Enforcement Division currently recovers approximately 30.9% of the total cost of providing services. As shown in the following table, the City collects approximately $274,000 per year in revenues at current fee amounts. At full cost recovery, the same demand for these services would recover approximately $887,000.

TABLE 7. COST RECOVERY OUTCOMES

Fee Category	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Cost Recovery Surplus/ Deficit	Existing Cost Recovery Percentage	Annual Estimated Revenues at Staff Recommended Cost Recovery Fee	Recommended Cost Recovery Percentage
Code Enforcement	$ 274,107	$ 886,576	$ (612,469)	30.9%	$ 712,798	80.4%

NBS provided the full cost of service information and the framework for considering fees, while those closest to the fee-paying population considered appropriate cost recovery levels at or below that full cost. The "Staff Recommended Fee Level / Deposit" column in Appendix A.3 displays City staff's initial recommended fee amounts.

City staff recommends all fees to recover 100% of the costs of providing services except for initial complaint verification and preliminary investigation as these costs are not eligible for recovery from fees. These initial recommendations for adjusted fee amounts are projected to recover approximately 80.4% of the total costs of providing fee related services, assuming current demand for services remains consistent.

6. CONCLUSION

Based on the Cost of Service Analysis, Fee Establishment, and Cost Recovery Evaluation outcomes presented in this Study, the proposed Master Fee Schedule has been prepared by the City for implementation and included in the accompanying Staff Report.

As discussed throughout this report, the intent of the proposed fee schedule is to improve the City's recovery of costs incurred to provide individual services, as well as adjust fees where the fees charged exceed the average costs incurred. Predicting the amount to which any adopted fee increases will affect City revenues is difficult to quantify. For the near-term, the City should not count on increased revenues to meet any specific expenditure plan. Experience with the revised fee amounts should be gained first before revenue projections are revised. However, unless there is some significant, long-term change in activity levels at the City, proposed fee amendments should enhance the City's cost recovery performance over time, providing it the ability to stretch other resources further for the benefit of the public at-large.

The City's Master Fee Schedule should become a living document, but handled with care:

- A fundamental purpose of the fee schedule is to provide clarity and transparency to the public and to staff regarding fees imposed by the City. Once adopted by City Council, the fee schedule is the final word on the amount and method in which fees should be charged and supersedes all previous fee schedules. If it is discovered that the master document is missing certain fees, those fees will eventually need to be added to the master fee schedule and should not exist outside the consolidated, master framework.
- The City should consider adjusting these user fees and regulatory fees on an annual basis to keep pace with cost inflation. For all fees and charges, for example, the City could use a Consumer Price Index adjustment that is applied to the new fee schedule. Conducting a comprehensive user fee Study is not an annual requirement and only becomes worthwhile over time as shifts in organization, local practices, legislative values, or legal requirements result in significant change.

As a final note, it is worth mentioning the path that fees, in general, have taken in the State of California. In recent years, there is more public demand for precise and equitable accounting of the basis for governmental fees and a greater say in when and how they are charged. It is likely that in the future, user and regulatory fees will require an even greater level of analysis and supporting data to meet the public's growing expectations. An agency's ability to meet these new pressures will depend on the level of technology they invest in their current systems. Continuous improvement and refinement of time tracking abilities will greatly enhance the City's ability to set fees for service and identify unfunded activities in years to come.

Disclaimer: In preparing this report and the opinions and recommendations included herein, NBS has relied on a number of principal assumptions and considerations with regard to financial matters, conditions and events that may occur in the future. This information and assumptions, including the City's budgets, time estimate data, and workload information from City staff, were provided by sources we believe to be reliable; however, NBS has not independently verified such information and assumptions. While we believe NBS' use of such information and assumptions is reasonable for the purpose of this report, some assumptions will invariably not materialize as stated herein and may vary significantly due to unanticipated events and circumstances. Therefore, the actual results can be expected to vary from those projected to the extent that actual future conditions differ from those assumed by us or provided to us by others.

APPENDIX A.1

Cost of Service Analysis – Planning Division

City of Alameda
Planning, Building & Transportation Department - User Fee Study FY 2025
Cost of Service Estimate for Fee Related Services and Activities - Planning Division

				Activity Service Cost Analysis			Cost Recovery Analysis					Annual Estimated Revenue Analysis			
Fee No.	Fee Name	Fee Unit / Type	Notes	Estimated Average Labor Time per Activity	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Staff Recommended Fee Level / Deposit	Staff Recommended Cost Recovery %	Staff Recommended Fee Level / Deposit with 2.7% CPI	Estimated Volume of Activity	Annual Estimated Revenue		
													Current Fee	Full Cost Recovery	Staff Recommended Fee
PLANNING DIVISION FEES															
			[5]												
	Ministerial Review for Senate Bill Housing Projects														
1	Ministerial Review Application - for applications subject to ministerial Planning review under state law.														
	Minimum Fee	flat		13.25	$ 279	**$ 3,696**	$ 3,755	102%	$ 3,696	100%	$ 3,796	-	$ -	$ -	$ -
	Plus deposit when a subdivision map is part of the project	deposit		10.00	$ 279	**$ 2,790**	$ 2,834	102%	$ 2,790	100%	$ 2,865	-	$ -	$ -	$ -
	APPEALS		[1]												
2	Appeal/Call for Review to Planning Board or City Council - Single Family Residential and Multi-family Residential Less than 5 Units														
	Minimum Fee	flat		10.00	$ 279	**$ 2,790**	$ 1,417	51%	$ 1,395	50%	$ 1,432	-	$ -	$ -	$ -
	Plus Deposit	deposit		5.00	$ 279	**$ 1,395**	$ 709	51%	$ 697	50%	$ 716	-	$ -	$ -	$ -
3	Appeal/Call for Review to Planning Board or City Council – Multi-Family Residential 5 Units or More/Commercial/ Industrial														
	Minimum Fee	flat		10.00	$ 279	**$ 2,790**	$ 1,417	51%	$ 1,395	50%	$ 1,432	-	$ -	$ -	$ -
	Plus Deposit	deposit		5.00	$ 279	**$ 1,395**	$ 709	51%	$ 697	50%	$ 716	-	$ -	$ -	$ -
	ZONING CHANGE / GENERAL PLAN AMENDMENT		[1]												
4	Amendments to the General Plan Text or Diagram	deposit		80.00	$ 279	**$ 22,317**	$ 22,673	102%	$ 22,317	100%	$ 22,919	-	$ -	$ -	$ -
5	Zoning Change / Zoning Text Amendment	deposit		80.00	$ 279	**$ 22,317**	$ 22,673	102%	$ 22,317	100%	$ 22,919	2	$ 45,346	$ 44,634	$ 44,634
	DESIGN REVIEW EXEMPTIONS														
6	Design Review Exempt Alterations - this fee applies to Minor alterations under the Design Review Ordinance (AMC 30-37) that are exempt from Design Review pursuant to AMC 30-37.2.b. Common examples include window and door replacements not removing character-defining features, siding repair and replacement, and other in-kind improvements. This fee does not apply to work that does not require a building permit as they are not subject to the Design Review Ordinance.	flat		0.50	$ 279	**$ 139**	$ 105	75%	$ 139	100%	$ 143	-	$ -	$ -	$ -
7	Design Review Exempt Additions - this fee applies to building additions and related improvements regulated under the Design Review Ordinance (AMC 30-37) that are exempt from Design Review pursuant to AMC 30-37.2.b. Common examples include single-story rear additions or additions to accessory structures that are less than 1,200 sf in size.	flat		3.00	$ 279	**$ 837**	NEW	%	$ 837	100%	$ 859	-	$ -	$ -	$ -
8	Design Review Exempt Wireless - Wireless Eligible Facilities Requests and Small Cell Wireless review	flat		2.00	$ 279	**$ 558**	$ 567	102%	$ 558	100%	$ 573	-	$ -	$ -	$ -

City of Alameda
Planning, Building & Transportation Department - User Fee Study FY 2025
Cost of Service Estimate for Fee Related Services and Activities - Planning Division

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Fee No.	Fee Name	Fee Unit / Type	Notes	Estimated Average Labor Time per Activity	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Staff Recommended Fee Level / Deposit	Staff Recommended Cost Recovery %	Staff Recommended Fee Level / Deposit with 2.7% CPI	Estimated Volume of Activity	Annual Estimated Revenue		
													Current Fee	Full Cost Recovery	Staff Recommended Fee
	DESIGN REVIEW (includes one public notice - 100 ft.)		[1]												
9	Design Review Minor Alterations - Alterations involving minor changes in floor area or the building footprint on the ground floor that is less than 50 sf in area (e.g. porches, stairwells, windows, stairs, doors, water heater closets, and siding that require Design Review under AMC 30-37). This fee applies to decks requiring Design Review.	flat		3.00	$ 279	**$ 837**	$ 850	102%	$ 837	100%	$ 859	20	$ 17,000	$ 16,738	$ 16,738
10	Design Review Accessory Buildings/Structures - the fee applies to new construction, additions to and alterations to accessory buildings and structures not exempt from Design Review pursuant to AMC 30-37.2.b.	flat		7.00	$ 279	**$ 1,953**	$ 1,984	102%	$ 1,953	100%	$ 2,005	6	$ 11,904	$ 11,716	$ 11,716
11	Design Review Additions - Additions and alterations not exempt from Design Review pursuant to AMC 30-37.2.b. Common examples include second story additions, raise a building, public facing additions, single story additions over 1,200 sf, and modifications to architecturally unique windows and doors and other features.	flat		13.25	$ 279	**$ 3,696**	$ 3,755	102%	$ 3,696	100%	$ 3,796	24	$ 90,120	$ 88,710	$ 88,710
12	Design Review - New Construction - Detached Single Family Dwelling or Duplex	flat		13.25	$ 279	**$ 3,696**	$ 3,755	102%	$ 3,696	100%	$ 3,796	25	$ 93,875	$ 92,406	$ 92,406
13	Design Review - New Construction - Multi-family buildings 3 - 9 units														
	Minimum Fee	flat		13.25	$ 279	**$ 3,696**	$ 3,755	102%	$ 3,696	100%	$ 3,796	5	$ 18,775	$ 18,481	$ 18,481
	Plus Deposit	deposit		10.00	$ 279	**$ 2,790**	$ 2,834	102%	$ 2,790	100%	$ 2,865	-	$ -	$ -	$ -
14	Design Review - New Construction - Multi-family buildings 10+ units / Non-residential or Mixed Use buildings.														
	Minimum Fee	flat		26.00	$ 279	**$ 7,253**	$ 7,369	102%	$ 7,253	100%	$ 7,449	5	$ 36,844	$ 36,265	$ 36,265
	Plus Deposit	deposit		10.00	$ 279	**$ 2,790**	$ 2,834	102%	$ 2,790	100%	$ 2,865	-	$ -	$ -	$ -
15	Changes to Approved Design Review - Planning Director														
	Minimum Fee	per hour		1.00	$ 279	**$ 279**	NEW	%	$ 279	100%	$ 286	-	$ -	$ -	$ -
16	Changes to Approved Design Review - Planning Board														
	Minimum Fee	flat		13.25	$ 279	**$ 3,696**	NEW	%	$ 3,696	100%	$ 3,796	-	$ -	$ -	$ -
	Plus Deposit	deposit		10.00	$ 279	**$ 2,790**	NEW	%	$ 2,790	100%	$ 2,865	-	$ -	$ -	$ -
	HISTORIC PRESERVATION		[1]												
17	Certificate of Approval - Demolition of Accessory Building	flat		5.00	$ 279	**$ 1,395**	$ 1,417	102%	$ 1,395	100%	$ 1,432	34	$ 48,181	$ 47,423	$ 47,423
18	Certificate of Approval with ADU - Demo of Accessory Building Concurrent with an ADU Application	flat		3.50	$ 279	**$ 976**	$ 992	102%	$ 976	100%	$ 1,003	-	$ -	$ -	$ -

City of Alameda
Planning, Building & Transportation Department - User Fee Study FY 2025
Cost of Service Estimate for Fee Related Services and Activities - Planning Division

				Activity Service Cost Analysis			Cost Recovery Analysis					Annual Estimated Revenue Analysis			
Fee No.	Fee Name	Fee Unit / Type	Notes	Estimated Average Labor Time per Activity	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Staff Recommended Fee Level / Deposit	Staff Recommended Cost Recovery %	Staff Recommended Fee Level / Deposit with 2.7% CPI	Estimated Volume of Activity	Annual Estimated Revenue		
													Current Fee	Full Cost Recovery	Staff Recommended Fee
19	Certificate of Approval - Removal of Protected Tree pursuant to AMC 13-21.7	flat		1.50	$ 279	**$ 418**	$ 238	57%	$ 418	100%	$ 430	-	$ -	$ -	$ -
	Plus Deposit for Tree Replacement In-Lieu Fee for two trees (deposit is refundable upon verification of replacement trees installation)	deposit	[6]				$ 1,500		$ 1,500		$ 1,500				
20	Certificate of Approval - Dead/Fallen Tree - this fee applies to trees that are dead or have fallen due to disease or natural disasters and causes.	flat		0.50	$ 279	**$ 139**	$ 113	81%	$ 108	77%	$ 111	-	$ -	$ -	$ -
	Plus Deposit for Tree Replacement In-Lieu Fee for two trees (deposit is refundable upon verification of replacement trees installation)	deposit	[6]				$ 1,500		$ 1,500		$ 1,500				
21	Tree Replacement In-Lieu Fee per AMC 13-21.7	deposit (per tree)	[6]				$ 750		$ 750		$ 750				
22	Certificate of Approval by Historical Advisory Board	flat		15.00	$ 279	**$ 4,184**	$ 2,834	68%	$ 4,184	100%	$ 4,297	-	$ -	$ -	$ -
23	Changes in Historical Building Study List/Monument Designation Status														
	Minimum Fee	flat		15.00	$ 279	**$ 4,184**	$ 2,834	68%	$ 4,184	100%	$ 4,297	-	$ -	$ -	$ -
	Plus Deposit	deposit		15.00	$ 279	**$ 4,184**	NEW	%	$ 4,184	100%	$ 4,297	-	$ -	$ -	$ -
	CORPORATE STREET NAMING														
24	Corporate Street Naming per City Street Naming Policy	flat		30.00	$ 279	**$ 8,369**	$ 8,502	102%	$ 8,369	100%	$ 8,595	-	$ -	$ -	$ -
	USE PERMIT & VARIANCE		[1]												
25	Use Permit or Variance/Amendment	flat		11.25	$ 279	**$ 3,138**	$ 3,188	102%	$ 3,138	100%	$ 3,223	25	$ 79,700	$ 78,458	$ 78,458
26	Public Convenience and Necessity (PCN) Determination	flat		1.00	$ 279	**$ 279**	NEW	%	$ 279	100%	$ 286	-	$ -	$ -	$ -
	With a public hearing	flat/each meeting		8.00	$ 279	**$ 2,232**	NEW	%	$ 2,232	100%	$ 2,292	-	$ -	$ -	$ -
	SIGN PERMIT		[1]												
27	Permanent Sign	flat		0.75	$ 279	**$ 209**	$ 213	102%	$ 209	100%	$ 215	41	$ 8,733	$ 8,578	$ 8,578
28	Sign Program/Amendment														
	Minimum Fee	flat		7.00	$ 279	**$ 1,953**	$ 1,984	102%	$ 1,953	100%	$ 2,005	2	$ 3,968	$ 3,905	$ 3,905
	Plus Deposit	deposit		16.00	$ 279	**$ 4,463**	NEW	%	$ 4,463	100%	$ 4,584	-	$ -	$ -	$ -
	TIME EXTENSION		[1]												
29	Extension of approved entitlement that is not yet vested	flat		0.50	$ 279	**$ 139**	$ 142	102%	$ 139	100%	$ 143	-	$ -	$ -	$ -
30	Extension with Public Hearing	flat		8.00	$ 279	**$ 2,232**	NEW	%	$ 2,232	100%	$ 2,292	-	$ -	$ -	$ -

City of Alameda
Planning, Building & Transportation Department - User Fee Study FY 2025
Cost of Service Estimate for Fee Related Services and Activities - Planning Division

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Fee No.	Fee Name	Fee Unit / Type	Notes	Estimated Average Labor Time per Activity	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Staff Recommended Fee Level / Deposit	Staff Recommended Cost Recovery %	Staff Recommended Fee Level / Deposit with 2.7% CPI	Estimated Volume of Activity	Annual Estimated Revenue		
													Current Fee	Full Cost Recovery	Staff Recommended Fee
	PRELIMINARY REVIEW APPLICATION														
31	Preliminary Review Meeting														
	First Meeting	flat		1.00	$ 279	**$ 279**	NEW	%	No Charge	%	No Charge	-	$ -	$ -	$ -
	Each Additional Meeting	per hour		1.00	$ 279	**$ 279**	NEW	%	$ 279	100%	$ 286	-	$ -	$ -	$ -
32	Planning-only Review	flat		1.50	$ 279	**$ 418**	$ 425	102%	$ 418	100%	$ 430	3	$ 1,275	$ 1,255	$ 1,255
33	Review by Each Additional Department	flat		1.00	$ 279	**$ 279**	$ 709	254%	$ 279	100%	$ 286	-	$ -	$ -	$ -
34	Development Review Team (DRT) Review	flat		7.00	$ 279	**$ 1,953**	$ 3,826	196%	$ 1,953	100%	$ 2,005	-	$ -	$ -	$ -
35	SB 330 and other preliminary applications under state law	flat		13.50	$ 279	**$ 3,766**	$ 3,644	97%	$ 3,766	100%	$ 3,868	-	$ -	$ -	$ -
	Plus Deposit	deposit		5.00	$ 279	**$ 1,395**	$ 1,350	97%	$ 1,395	100%	$ 1,432	-	$ -	$ -	$ -
	MASTER PLAN/ PLANNED DEVELOPMENT AREAS		[1]												
36	Master Plan / Planned Development / Amendment	deposit		54.00	$ 279	**$ 15,064**	$ 12,754	85%	$ 15,000	100%	$ 15,405	6	$ 76,524	$ 90,384	$ 90,000
37	Final Development Plan / Amendment	deposit		54.00	$ 279	**$ 15,064**	$ 12,754	85%	$ 15,000	100%	$ 15,405	-	$ -	$ -	$ -
	DENSITY BONUS		[1]												
38	Density Bonus Application	deposit		40.00	$ 279	**$ 11,158**	$ 6,615	59%	$ 11,158	100%	$ 11,460	-	$ -	$ -	$ -
39	Density Bonus for 100% Affordable Housing	deposit		40.00	$ 279	**$ 11,158**	No Charge	%	No Charge	%	No Charge	-	$ -	$ -	$ -
	PROJECT AGREEMENTS		[1]												
40	New Development Agreement or Major Amendment	deposit		72.00	$ 279	**$ 20,085**	$ 17,005	85%	$ 20,000	100%	$ 20,540	-	$ -	$ -	$ -
41	Annual Review of Development Agreement	flat		8.00	$ 279	**$ 2,232**	$ 1,063	48%	$ 2,232	100%	$ 2,292	-	$ -	$ -	$ -
42	Performance Agreement (landscaping installation, maintenance, mitigation monitoring, subdivision improvements, public art, etc.)	deposit		20.00	$ 279	**$ 5,579**	$ 5,668	102%	$ 5,579	100%	$ 5,730	-	$ -	$ -	$ -
	REVIEW OF SUBDIVISION MAP ACT APPLICATIONS		[1]												
43	Lot Line Adjustment (includes 2 reviews)	flat		2.50	$ 279	**$ 697**	$ 709	102%	$ 697	100%	$ 716	-	$ -	$ -	$ -
	Plus Deposit	deposit		10.00	$ 279	**$ 2,790**	$ 2,834	102%	$ 2,790	100%	$ 2,865	-	$ -	$ -	$ -
44	Parcel Map (up to 4 lots)/Amendment	deposit		30.00	$ 279	**$ 8,369**	$ 8,502	102%	$ 8,369	100%	$ 8,595	-	$ -	$ -	$ -
	Plus Deposit	deposit		10.00	$ 279	**$ 2,790**	$ 2,834	102%	$ 2,790	100%	$ 2,865	-	$ -	$ -	$ -
45	Tentative Subdivision (Tract) Map (> 5 lots)/Amendment	deposit		40.00	$ 279	**$ 11,158**	$ 11,337	102%	$ 11,158	100%	$ 11,460	2	$ 22,673	$ 22,317	$ 22,317
	Plus Deposit	deposit		10.00	$ 279	**$ 2,790**	$ 2,834	102%	$ 2,790	100%	$ 2,865	-	$ -	$ -	$ -
46	Non-Residential Condo Conversions	deposit		40.00	$ 279	**$ 11,158**	NEW	%	$ 11,158	100%	$ 11,460	-	$ -	$ -	$ -

City of Alameda
Planning, Building & Transportation Department - User Fee Study FY 2025
Cost of Service Estimate for Fee Related Services and Activities - Planning Division

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Fee No.	Fee Name	Fee Unit / Type	Notes	Estimated Average Labor Time per Activity	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Staff Recommended Fee Level / Deposit	Staff Recommended Cost Recovery %	Staff Recommended Fee Level / Deposit with 2.7% CPI	Estimated Volume of Activity	Annual Estimated Revenue		
													Current Fee	Full Cost Recovery	Staff Recommended Fee
47	Residential Condo Conversions	deposit		40.00	$ 279	**$ 11,158**	NEW	%	$ 11,158	100%	$ 11,460	-	$ -	$ -	$ -
	Plus fee per residential unit	deposit		5.00	$ 279	**$ 1,395**	NEW	%	$ 1,395	100%	$ 1,432	-	$ -	$ -	$ -
	ENVIRONMENTAL REVIEW		[1]												
48	CEQA Exemption with Initial Study/Technical Reports	flat		30.00	$ 279	**$ 8,369**	$ 8,502	102%	$ 8,369	100%	$ 8,595	1	$ 8,502	$ 8,369	$ 8,369
49	Environmental Document - IS/ND/MND plus additional deposit based on consultant estimate)	deposit		60.00	$ 279	**$ 16,738**	$ 17,005	102%	$ 16,738	100%	$ 17,190	1	$ 17,005	$ 16,738	$ 16,738
50	Environmental Document - EIR (plus additional deposit based on consultant estimate and direct cost)	deposit		100.00	$ 279	**$ 27,896**	$ 28,341	102%	$ 27,896	100%	$ 28,649	1	$ 28,341	$ 27,896	$ 27,896
51	Other environmental review tasks not specified	hour		1.00	$ 279	**$ 279**	$ 283	102%	$ 279	100%	$ 286	-	$ -	$ -	$ -
	PUBLIC HEARINGS/STUDY SESSIONS (Additional)														
52	Public Hearing/Study Sessions - Board/Commissions or City Council	flat/ each hearing		8.00	$ 279	**$ 2,232**	$ 2,267	102%	$ 2,232	100%	$ 2,292	1	$ 2,267	$ 2,232	$ 2,232
	BUSINESS LICENSE ZONING APPROVALS														
53	Home Occupation Permit	flat		0.50	$ 279	**$ 139**	$ 142	102%	$ 139	100%	$ 143	166	$ 23,523	$ 23,154	$ 23,154
54	Work / Live Permit	flat		0.50	$ 279	**$ 139**	$ 142	102%	$ 139	100%	$ 143	1	$ 142	$ 139	$ 139
	Per AMC 30-15.5(b)														
55	Zoning Clearance	flat		0.50	$ 279	**$ 139**	$ 142	102%	$ 139	100%	$ 143	1	$ 142	$ 139	$ 139
	BUILDING PERMIT PLAN CHECK/INSPECTION														
56	Planning - Building Plan Review (Minor Projects)	flat	[3]	1.00	$ 279	**$ 279**	$ 283	102%	$ 279	100%	$ 286	24	$ 6,802	$ 6,695	$ 6,695
57	Planning - Building Plan Review (Major Projects)	flat	[4]	3.00	$ 279	**$ 837**	$ 850	102%	$ 837	100%	$ 859	208	$ 176,851	$ 174,072	$ 174,072
58	Planning - Each Inspection	flat		1.00	$ 279	**$ 279**	$ 283	102%	$ 279	100%	$ 286	-	$ -	$ -	$ -
	MISCELLANEOUS FEES														
59	Zoning Verification Letter - City letter with zoning information requiring no property research	flat		1.00	$ 279	**$ 279**	$ 283	101%	$ 279	100%	$ 286	-	$ -	$ -	$ -
60	Zoning Compliance Determination - City letter with zoning information requiring property research, conformance review with approved plans, nonconforming use certificates, and other determinations of compliance with the Zoning Ordinance. This fee also applies to specified Planning Director approvals per the Zoning Ordinance.	flat		3.00	$ 279	**$ 837**	$ 850	102%	$ 837	100%	$ 859	14	$ 11,900	$ 11,716	$ 11,716

City of Alameda
Planning, Building & Transportation Department - User Fee Study FY 2025
Cost of Service Estimate for Fee Related Services and Activities - Planning Division

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													Current Fee	Full Cost Recovery	Staff Recommended Fee
61	Processing fee for each recorded document	flat		4.00	$ 279	**$ 1,116**	$ 1,134	102%	$ 1,116	100%	$ 1,146	-	$ -	$ -	$ -
62	Filing Fee														
	Standard	per project		0.33	$ 279	**$ 92**	$ 94	102%	$ 92	100%	$ 95	-	$ -	$ -	$ -
63	Technology Fee	percent of permit	[2]				5% of permit fees		6% of permit fees		6% of permit fees				
64	Community Planning Fee	percent of permit	[2]				.5% of permit fees ($5 min)		.5% of permit fees ($5 min)		.5% of permit fees ($5 min)				
65	Planning Services Hourly Rate	hourly		1.00	$ 279	**$ 279**	$ 283	101%	$ 279	100%	$ 286	-	$ -	$ -	$ -
66	Certificate of Compliance	flat		2.50	$ 279	**$ 697**	$ 709	102%	$ 697	100%	$ 716	-	$ -	$ -	$ -
	Plus Deposit	deposit		5.00	$ 279	**$ 1,395**	NEW	%	$ 1,395	100%	$ 1,432	-	$ -	$ -	$ -
67	Meeting with a Project Planner (available upon request)	hourly		1.00	$ 279	**$ 279**	$ 283	101%	$ 279	100%	$ 286	-	$ -	$ -	$ -
Recon	Ongoing project support	flat		1.00	$ 279	**$ 279**	$ 270	97%	$ 279	100%	$ 286	431	$ 116,237	$ 120,131	$ 120,131
68	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 service providers if required to process the specific application.	hourly		1.00	$ 279	**$ 279**	$ 283	101%	$ 279	100%	$ 286	-	$ -	$ -	$ -
TOTAL													$ 946,631	$ 952,553	$ 952,169

[Notes]
[1] Additional Hearing fee may be required, see Public Hearing
[2] Fee to be added to all permits. NBS did not analyze. When construction valuation is unavailable during Planning entitlements, valuation shall be calculated based on the sum of Planning application fees.
[3] Minor: Single-family dwelling/ Multi-family less than 5 units. Includes ADU.
[4] Major: Multi-family development 5 units or more/ Commercial/ Industrial, and any WELO review
[5] Projects requiring third-party consultant review or special studies will be charged at actual cost
[6] Set by City ordinance. NBS did not analyze.

APPENDIX A.2

Cost of Service Analysis – Building Division

Fee No.	Fee Name	Fee Unit	Activity Service Cost Analysis: Estimated Average Labor Time per Activity	Activity Service Cost Analysis: Fully Burdened Hourly Rate	Activity Service Cost Analysis: Cost of Service per Activity	Cost Recovery Analysis: Current Fee [1]	Cost Recovery Analysis: Existing Cost Recovery Percentage	Cost Recovery Analysis: Staff Recommended Fee [2,3]	Cost Recovery Analysis: Staff Recommended Cost Recovery Percentage	Cost Recovery Analysis: Staff Recommended Fee Level / Deposit with 2.7% CPI	Annual Estimated Revenue Analysis: Estimated Volume of Activity	Annual Estimated Revenue: Current Fee	Annual Estimated Revenue: Full Cost Recovery	Annual Estimated Revenue: Staff Recommended Fee
PLAN CHECK: NEW CONSTRUCTION, ADDITIONS, AND MAJOR REMODELS														
NOTE: For Construction Types I - II and III, a 20% fee will be added due to the complexity														
1	**Commercial Uses - Structural** (All newly constructed or added space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule)													
	Square Footage:													
	2,000	per project	16.00	$ 236	**$ 3,773**	$ 4,005	106%	$ 3,773	100%	$ 3,875	5	$ 20,026	$ 18,867	$ 18,867
	each additional s.f. or fraction thereof		0.003	$ 236	**$ 0.59**	$ 0.46	%	$ 0.59	%	$ 0.61	-	$ -	$ -	$ -
	10,000	per project	36.00	$ 236	**$ 8,490**	$ 7,724	91%	$ 8,490	100%	$ 8,719	3	$ 23,173	$ 25,471	$ 25,471
	each additional s.f. or fraction thereof		0.001	$ 236	**$ 0.14**	$ 0.19	%	$ 0.14	%	$ 0.15	59,430	$ 11,477	$ 8,410	$ 8,410
	50,000	per project	60.00	$ 236	**$ 14,150**	$ 15,449	109%	$ 14,150	100%	$ 14,532	-	$ -	$ -	$ -
	each additional s.f. or fraction thereof		0.001	$ 236	**$ 0.28**	$ 0.31	%	$ 0.28	%	$ 0.29	-	$ -	$ -	$ -
2	**Commercial Residential and Multifamily Residential Uses -** (All newly constructed or added space for residential occupancies classified as CBC Group R (except R-3), or other residential occupancies not specifically addressed elsewhere in this Fee Schedule)													
	Square Footage:													
	2,000	per project	16.00	$ 236	**$ 3,773**	$ 2,575	68%	$ 3,773	100%	$ 3,875	-	$ -	$ -	$ -
	each additional s.f. or fraction thereof		0.004	$ 236	**$ 0.88**	$ 0.32	%	$ 0.88	%	$ 0.91	-	$ -	$ -	$ -
	10,000	per project	46.00	$ 236	**$ 10,849**	$ 5,150	47%	$ 10,849	100%	$ 11,141	12	$ 61,795	$ 130,183	$ 130,183
	each additional s.f. or fraction thereof		0.0009	$ 236	**$ 0.20**	$ 0.13	%	$ 0.20	%	$ 0.21	157,678	$ 20,299	$ 31,609	$ 31,609
	50,000	per project	80.00	$ 236	**$ 18,867**	$ 10,299	55%	$ 18,867	100%	$ 19,376	1	$ 10,299	$ 18,867	$ 18,867
	each additional s.f. or fraction thereof		0.001	$ 236	**$ 0.19**	$ 0.21	%	$ 0.19	%	$ 0.19	89,738	$ 18,485	$ 16,931	$ 16,931
	100,000	per project	120.00	$ 236	**$ 28,301**	$ 20,598	73%	$ 28,301	100%	$ 29,065	-	$ -	$ -	$ -
	each additional s.f. or fraction thereof		0.001	$ 236	**$ 0.28**	$ 0.21	%	$ 0.28	%	$ 0.29	-	$ -	$ -	$ -
3	**Shell Buildings for all Commercial Uses -** (The enclosure for all newly constructed or added space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule where the interior is not completed or occupiable)													
	Square Footage:													
	2,000	per project	12.00	$ 236	**$ 2,830**	$ 2,575	91%	$ 2,830	100%	$ 2,906	-	$ -	$ -	$ -
	each additional s.f. or fraction thereof		0.003	$ 236	**$ 0.59**	$ 0.32	%	$ 0.59	%	$ 0.61	-	$ -	$ -	$ -
	10,000	per project	32.00	$ 236	**$ 7,547**	$ 5,150	68%	$ 7,547	100%	$ 7,751	-	$ -	$ -	$ -
	each additional s.f. or fraction thereof		0.0005	$ 236	**$ 0.11**	$ 0.13	%	$ 0.11	%	$ 0.11	-	$ -	$ -	$ -
	50,000	per project	50.00	$ 236	**$ 11,792**	$ 10,299	87%	$ 11,792	100%	$ 12,110	-	$ -	$ -	$ -
	each additional s.f. or fraction thereof		0.001	$ 236	**$ 0.24**	$ 0.21	%	$ 0.24	%	$ 0.24	-	$ -	$ -	$ -

Fee No.	Fee Name	Fee Unit	Activity Service Cost Analysis: Estimated Average Labor Time per Activity	Activity Service Cost Analysis: Fully Burdened Hourly Rate	Activity Service Cost Analysis: Cost of Service per Activity	Cost Recovery Analysis: Current Fee [1]	Cost Recovery Analysis: Existing Cost Recovery Percentage	Cost Recovery Analysis: Staff Recommended Fee [2,3]	Cost Recovery Analysis: Staff Recommended Cost Recovery Percentage	Cost Recovery Analysis: Staff Recommended Fee Level / Deposit with 2.7% CPI	Annual Estimated Revenue Analysis: Estimated Volume of Activity	Annual Estimated Revenue: Current Fee	Annual Estimated Revenue: Full Cost Recovery	Annual Estimated Revenue: Staff Recommended Fee
4	**Commercial Tenant Improvement - Structural - (Structurally** remodeled space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule where the structure is not altered)													
	Square Footage:													
	2,000	per project	8.00	$ 236	**$ 1,887**	$ 1,717	91%	$ 1,887	100%	$ 1,938	35	$ 60,079	$ 66,035	$ 66,035
	each additional s.f. or fraction thereof		0.001	$ 236	**$ 0.24**	$ 0.21	%	$ 0.24	%	$ 0.24	81,290	$ 17,442	$ 19,171	$ 19,171
	10,000	per project	16.00	$ 236	**$ 3,773**	$ 3,433	91%	$ 3,773	100%	$ 3,875	17	$ 58,362	$ 64,148	$ 64,148
	each additional s.f. or fraction thereof		0.0004	$ 236	**$ 0.09**	$ 0.09	%	$ 0.09	%	$ 0.10	226,181	$ 19,412	$ 21,337	$ 21,337
	50,000	per project	32.00	$ 236	**$ 7,547**	$ 6,866	91%	$ 7,547	100%	$ 7,751	1	$ 6,866	$ 7,547	$ 7,547
	each additional s.f. or fraction thereof		0.0006	$ 236	**$ 0.15**	$ 0.14	%	$ 0.15	%	$ 0.16	19,000	$ 2,609	$ 2,868	$ 2,868
5	**Commercial Tenant Improvement - Non Structural - (Non-structurally** remodeled space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule where the structure is not altered)													
	Square Footage:													
	2,000	per project	7.00	$ 236	**$ 1,651**	$ 1,430	87%	$ 1,651	100%	$ 1,695	29	$ 41,483	$ 47,875	$ 47,875
	each additional s.f. or fraction thereof		0.001	$ 236	**$ 0.24**	$ 0.14	%	$ 0.24	%	$ 0.24	12,977	$ 1,856	$ 3,060	$ 3,060
	10,000	per project	15.00	$ 236	**$ 3,538**	$ 2,575	73%	$ 3,538	100%	$ 3,633	3	$ 7,724	$ 10,613	$ 10,613
	each additional s.f. or fraction thereof		0.0004	$ 236	**$ 0.09**	$ 0.06	%	$ 0.09	%	$ 0.10	21,723	$ 1,398	$ 2,049	$ 2,049
	50,000	per project	31.00	$ 236	**$ 7,311**	$ 5,150	70%	$ 7,311	100%	$ 7,508	1	$ 5,150	$ 7,311	$ 7,311
	each additional s.f. or fraction thereof		0.0006	$ 236	**$ 0.15**	$ 0.10	%	$ 0.15	%	$ 0.15	56,700	$ 5,840	$ 8,291	$ 8,291
6	**Single Family Dwellings -** (All newly constructed space for residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule. This category includes the model home or a custom home project)													
	Square Footage:													
	1,000	per project	8.00	$ 236	**$ 1,887**	$ 2,289	121%	$ 1,887	100%	$ 1,938	51	$ 116,724	$ 96,222	$ 96,222
	each additional s.f. or fraction thereof		0.003	$ 236	**$ 0.63**	$ 0.76	%	$ 0.63	%	$ 0.65	6,273	$ 4,786	$ 3,945	$ 3,945
	4,000	per project	16.00	$ 236	**$ 3,773**	$ 4,577	121%	$ 3,773	100%	$ 3,875	-	$ -	$ -	$ -
	each additional s.f. or fraction thereof		0.002	$ 236	**$ 0.47**	$ 0.57	%	$ 0.47	%	$ 0.48	-	$ -	$ -	$ -
	8,000	per project	24.00	$ 236	**$ 5,660**	$ 6,866	121%	$ 5,660	100%	$ 5,813	-	$ -	$ -	$ -
	each additional s.f. or fraction thereof		0.003	$ 236	**$ 0.71**	$ 0.86	%	$ 0.71	%	$ 0.73	-	$ -	$ -	$ -
7	**Residential Repeat / Subsequent Lot Plan Check**	per project	4.00	$ 236	**$ 943**	$ 572	61%	$ 943	100%	$ 969	-	$ -	$ -	$ -

Fee No.	Fee Name	Fee Unit	Activity Service Cost Analysis: Estimated Average Labor Time per Activity	Activity Service Cost Analysis: Fully Burdened Hourly Rate	Activity Service Cost Analysis: Cost of Service per Activity	Cost Recovery Analysis: Current Fee [1]	Cost Recovery Analysis: Existing Cost Recovery Percentage	Cost Recovery Analysis: Staff Recommended Fee [2,3]	Cost Recovery Analysis: Staff Recommended Cost Recovery Percentage	Cost Recovery Analysis: Staff Recommended Fee Level / Deposit with 2.7% CPI	Annual Estimated Revenue Analysis: Estimated Volume of Activity	Annual Estimated Revenue: Current Fee	Annual Estimated Revenue: Full Cost Recovery	Annual Estimated Revenue: Staff Recommended Fee
8	**Structural Residential Remodels and Additions -** (All newly constructed additions to, or structurally remodeled areas of, residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule)													
	Square Footage:													
	200	per project	4.00	$ 236	**$ 943**	$ 1,144	121%	$ 943	100%	$ 969	136	$ 155,632	$ 128,296	$ 128,296
	each additional s.f. or fraction thereof		0.005	$ 236	**$ 1.18**	$ 1.43	%	$ 1.18	%	$ 1.21	39,260	$ 56,159	$ 46,295	$ 46,295
	1,000	per project	8.00	$ 236	**$ 1,887**	$ 2,289	121%	$ 1,887	100%	$ 1,938	36	$ 82,394	$ 67,921	$ 67,921
	each additional s.f. or fraction thereof		0.008	$ 236	**$ 1.89**	$ 2.29	%	$ 1.89	%	$ 1.94	11,589	$ 26,524	$ 21,865	$ 21,865
	2,000	per project	16.00	$ 236	**$ 3,773**	$ 4,577	121%	$ 3,773	100%	$ 3,875	12	$ 54,929	$ 45,281	$ 45,281
	each additional s.f. or fraction thereof		0.008	$ 236	**$ 1.89**	$ 2.29	%	$ 1.89	%	$ 1.94	7,398	$ 16,932	$ 13,958	$ 13,958
9	**Non-Structural Residential Remodels and Additions -** (All newly constructed additions to, or non-structurally remodeled areas of, residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule)													
	Square Footage:													
	200	per project	2.00	$ 236	**$ 472**	$ 572	121%	$ 472	100%	$ 484	142	$ 81,249	$ 66,978	$ 66,978
	each additional s.f. or fraction thereof		0.003	$ 236	**$ 0.59**	$ 0.72	%	$ 0.59	%	$ 0.61	22,679	$ 16,221	$ 13,371	$ 13,371
	1,000	per project	4.00	$ 236	**$ 943**	$ 1,144	121%	$ 943	100%	$ 969	27	$ 30,898	$ 25,471	$ 25,471
	each additional s.f. or fraction thereof		0.004	$ 236	**$ 0.94**	$ 1.14	%	$ 0.94	%	$ 0.97	6,379	$ 7,300	$ 6,018	$ 6,018
	2,000	per project	8.00	$ 236	**$ 1,887**	$ 2,289	121%	$ 1,887	100%	$ 1,938	1	$ 2,289	$ 1,887	$ 1,887
	each additional s.f. or fraction thereof		0.004	$ 236	**$ 0.94**	$ 1.14	%	$ 0.94	%	$ 0.97	40	$ 46	$ 38	$ 38
INSPECTION: NEW CONSTRUCTION, ADDITIONS, AND MAJOR REMODELS **NOTE: For Construction Types I - II and III, a 20% fee will be added due to the complexity**														
1	**Commercial Uses - Structural** (All newly constructed or added space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule)													
	Square Footage:													
	2,000	per project	16.00	$ 236	**$ 3,773**	$ 2,861	76%	$ 3,773	100%	$ 3,875	5	$ 14,304	$ 18,867	$ 18,867
	each additional s.f. or fraction thereof		0.003	$ 236	**$ 0.71**	$ 0.36	%	$ 0.71	%	$ 0.73	-	$ -	$ -	$ -
	10,000	per project	40.00	$ 236	**$ 9,434**	$ 5,722	61%	$ 9,434	100%	$ 9,688	2	$ 11,444	$ 18,867	$ 18,867
	each additional s.f. or fraction thereof		0.002	$ 236	**$ 0.35**	$ 0.14	%	$ 0.35	%	$ 0.36	39,620	$ 5,667	$ 14,016	$ 14,016
	50,000	per project	100.00	$ 236	**$ 23,584**	$ 11,444	49%	$ 23,584	100%	$ 24,221	-	$ -	$ -	$ -
	each additional s.f. or fraction thereof		0.002	$ 236	**$ 0.47**	$ 0.23	%	$ 0.47	%	$ 0.48	-	$ -	$ -	$ -

Fee No.	Fee Name	Fee Unit	Activity Service Cost Analysis: Estimated Average Labor Time per Activity	Activity Service Cost Analysis: Fully Burdened Hourly Rate	Activity Service Cost Analysis: Cost of Service per Activity	Cost Recovery Analysis: Current Fee [1]	Cost Recovery Analysis: Existing Cost Recovery Percentage	Cost Recovery Analysis: Staff Recommended Fee [2,3]	Cost Recovery Analysis: Staff Recommended Cost Recovery Percentage	Cost Recovery Analysis: Staff Recommended Fee Level / Deposit with 2.7% CPI	Annual Estimated Revenue Analysis: Estimated Volume of Activity	Annual Estimated Revenue: Current Fee	Annual Estimated Revenue: Full Cost Recovery	Annual Estimated Revenue: Staff Recommended Fee
2	**Commercial Residential and Multifamily Residential Uses -** (All newly constructed or added space for residential occupancies classified as CBC Group R (except R-3), or other residential occupancies not specifically addressed elsewhere in this Fee Schedule)													
	Square Footage:													
	2,000	per project	18.00	$ 236	**$ 4,245**	$ 4,291	101%	$ 4,245	100%	$ 4,360	-	$ -	$ -	$ -
	each additional s.f. or fraction thereof		0.007	$ 236	**$ 1.53**	$ 1.97	%	$ 1.53	%	$ 1.57	-	$ -	$ -	$ -
	10,000	per project	70.00	$ 236	**$ 16,509**	$ 20,026	121%	$ 16,509	100%	$ 16,954	19	$ 380,498	$ 313,665	$ 313,665
	each additional s.f. or fraction thereof		0.003	$ 236	**$ 0.62**	$ 0.36	%	$ 0.62	%	$ 0.64	273,551	$ 97,825	$ 169,349	$ 169,349
	50,000	per project	175.00	$ 236	**$ 41,272**	$ 34,331	83%	$ 41,272	100%	$ 42,386	1	$ 34,331	$ 41,272	$ 41,272
	each additional s.f. or fraction thereof		0.001	$ 236	**$ 0.21**	$ 0.69	%	$ 0.21	%	$ 0.22	89,738	$ 61,615	$ 19,047	$ 19,047
	100,000	per project	220.00	$ 236	**$ 51,884**	$ 68,661	132%	$ 51,884	100%	$ 53,285	-	$ -	$ -	$ -
	each additional s.f. or fraction thereof		0.002	$ 236	**$ 0.52**	$ 0.69	%	$ 0.52	%	$ 0.53	-	$ -	$ -	$ -
3	**Shell Buildings for all Commercial Uses -** (The enclosure for all newly constructed or added space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule where the interior is not completed or occupiable)													
	Square Footage:													
	2,000	per project	16.00	$ 236	**$ 3,773**	$ 2,861	76%	$ 3,773	100%	$ 3,875	-	$ -	$ -	$ -
	each additional s.f. or fraction thereof		0.002	$ 236	**$ 0.47**	$ 0.18	%	$ 0.47	%	$ 0.48	-	$ -	$ -	$ -
	10,000	per project	32.00	$ 236	**$ 7,547**	$ 4,291	57%	$ 7,547	100%	$ 7,751	-	$ -	$ -	$ -
	each additional s.f. or fraction thereof		0.0010	$ 236	**$ 0.22**	$ 0.07	%	$ 0.22	%	$ 0.23	-	$ -	$ -	$ -
	50,000	per project	70.00	$ 236	**$ 16,509**	$ 7,152	43%	$ 16,509	100%	$ 16,954	-	$ -	$ -	$ -
	each additional s.f. or fraction thereof		0.001	$ 236	**$ 0.33**	$ 0.14	%	$ 0.33	%	$ 0.34	-	$ -	$ -	$ -
4	**Commercial Tenant Improvement - Structural - (Structurally** remodeled space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule where the structure is not altered)													
	Square Footage:													
	2,000	per project	10.00	$ 236	**$ 2,358**	$ 2,861	121%	$ 2,358	100%	$ 2,422	33	$ 94,409	$ 77,827	$ 77,827
	each additional s.f. or fraction thereof		0.001	$ 236	**$ 0.29**	$ 0.29	%	$ 0.29	%	$ 0.30	75,531	$ 21,609	$ 22,266	$ 22,266
	10,000	per project	20.00	$ 236	**$ 4,717**	$ 5,150	109%	$ 4,717	100%	$ 4,844	19	$ 97,842	$ 89,619	$ 89,619
	each additional s.f. or fraction thereof		0.0004	$ 236	**$ 0.09**	$ 0.05	%	$ 0.09	%	$ 0.10	214,928	$ 10,760	$ 20,275	$ 20,275
	50,000	per project	36.00	$ 236	**$ 8,490**	$ 7,152	84%	$ 8,490	100%	$ 8,719	1	$ 7,152	$ 8,490	$ 8,490
	each additional s.f. or fraction thereof		0.001	$ 236	**$ 0.17**	$ 0.14	%	$ 0.17	%	$ 0.17	19,000	$ 2,718	$ 3,226	$ 3,226

			Activity Service Cost Analysis			Cost Recovery Analysis					Annual Estimated Revenue Analysis			
Fee No.	Fee Name	Fee Unit	Estimated Average Labor Time per Activity	Fully Burdened Hourly Rate	Cost of Service per Activity	Current Fee [1]	Existing Cost Recovery Percentage	Staff Recommended Fee [2,3]	Staff Recommended Cost Recovery Percentage	Staff Recommended Fee Level / Deposit with 2.7% CPI	Estimated Volume of Activity	Annual Estimated Revenue		
												Current Fee	Full Cost Recovery	Staff Recommended Fee
5	**Commercial Tenant Improvement - Non Structural - (Non-structurally** remodeled space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule where the structure is not altered)													
	Square Footage:													
	2,000	per project	9.00	$ 236	**$ 2,123**	$ 2,289	108%	$ 2,123	100%	$ 2,180	31	$ 70,950	$ 65,799	$ 65,799
	each additional s.f. or fraction thereof		0.001	$ 236	**$ 0.21**	$ 0.25	%	$ 0.21	%	$ 0.21	13,799	$ 3,454	$ 2,848	$ 2,848
	10,000	per project	16.00	$ 236	**$ 3,773**	$ 4,291	114%	$ 3,773	100%	$ 3,875	3	$ 12,874	$ 11,320	$ 11,320
	each additional s.f. or fraction thereof		0.0004	$ 236	**$ 0.09**	$ 0.04	%	$ 0.09	%	$ 0.10	21,723	$ 932	$ 2,049	$ 2,049
	50,000	per project	32.00	$ 236	**$ 7,547**	$ 6,008	80%	$ 7,547	100%	$ 7,751	1	$ 6,008	$ 7,547	$ 7,547
	each additional s.f. or fraction thereof		0.0006	$ 236	**$ 0.15**	$ 0.12	%	$ 0.15	%	$ 0.16	56,700	$ 6,813	$ 8,558	$ 8,558
6	**Single Family Dwellings -** (All newly constructed space for residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule. This category includes the model home or a custom home project)													
	Square Footage:													
	1,000	per project	15.00	$ 236	**$ 3,538**	$ 4,291	121%	$ 3,538	100%	$ 3,633	46	$ 197,401	$ 162,728	$ 162,728
	each additional s.f. or fraction thereof		0.002	$ 236	**$ 0.39**	$ 0.48	%	$ 0.39	%	$ 0.40	4,112	$ 1,961	$ 1,616	$ 1,616
	4,000	per project	20.00	$ 236	**$ 4,717**	$ 5,722	121%	$ 4,717	100%	$ 4,844	-	$ -	$ -	$ -
	each additional s.f. or fraction thereof		0.002	$ 236	**$ 0.47**	$ 0.57	%	$ 0.47	%	$ 0.48	-	$ -	$ -	$ -
	8,000	per project	28.00	$ 236	**$ 6,603**	$ 8,010	121%	$ 6,603	100%	$ 6,782	-	$ -	$ -	$ -
	each additional s.f. or fraction thereof		0.004	$ 236	**$ 0.83**	$ 1.00	%	$ 0.83	%	$ 0.85	-	$ -	$ -	$ -
7	**Structural Residential Remodels and Additions -** (All newly constructed additions to, or structurally remodeled areas of, residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule)													
	Square Footage:													
	200	per project	6.00	$ 236	**$ 1,415**	$ 1,430	101%	$ 1,415	100%	$ 1,453	144	$ 205,984	$ 203,764	$ 203,764
	each additional s.f. or fraction thereof		0.008	$ 236	**$ 1.77**	$ 1.79	%	$ 1.77	%	$ 1.82	40,006	$ 71,533	$ 70,762	$ 70,762
	1,000	per project	12.00	$ 236	**$ 2,830**	$ 2,861	101%	$ 2,830	100%	$ 2,906	37	$ 105,853	$ 104,712	$ 104,712
	each additional s.f. or fraction thereof		0.004	$ 236	**$ 0.94**	$ 1.43	%	$ 0.94	%	$ 0.97	11,766	$ 16,831	$ 11,099	$ 11,099
	2,000	per project	16.00	$ 236	**$ 3,773**	$ 4,291	114%	$ 3,773	100%	$ 3,875	13	$ 55,787	$ 49,054	$ 49,054
	each additional s.f. or fraction thereof		0.008	$ 236	**$ 1.89**	$ 2.15	%	$ 1.89	%	$ 1.94	7,530	$ 16,157	$ 14,207	$ 14,207

			Activity Service Cost Analysis			Cost Recovery Analysis					Annual Estimated Revenue Analysis			
Fee No.	Fee Name	Fee Unit	Estimated Average Labor Time per Activity	Fully Burdened Hourly Rate	Cost of Service per Activity	Current Fee [1]	Existing Cost Recovery Percentage	Staff Recommended Fee [2,3]	Staff Recommended Cost Recovery Percentage	Staff Recommended Fee Level / Deposit with 2.7% CPI	Estimated Volume of Activity	Annual Estimated Revenue		
												Current Fee	Full Cost Recovery	Staff Recommended Fee
8	**Non-Structural Residential Remodels and Additions -** (All newly constructed additions to, or non-structurally remodeled areas of, residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule)													
	Square Footage:													
	200	per project	4.00	$ 236	**$ 943**	$ 858	91%	$ 943	100%	$ 969	148	$ 127,023	$ 139,616	$ 139,616
	each additional s.f. or fraction thereof		0.008	$ 236	**$ 1.77**	$ 1.79	%	$ 1.77	%	$ 1.82	21,732	$ 38,858	$ 38,439	$ 38,439
	1,000	per project	10.00	$ 236	**$ 2,358**	$ 2,289	97%	$ 2,358	100%	$ 2,422	23	$ 52,640	$ 54,243	$ 54,243
	each additional s.f. or fraction thereof		0.004	$ 236	**$ 0.94**	$ 1.14	%	$ 0.94	%	$ 0.97	7,843	$ 8,975	$ 7,399	$ 7,399
	2,000	per project	14.00	$ 236	**$ 3,302**	$ 3,433	104%	$ 3,302	100%	$ 3,391	1	$ 3,433	$ 3,302	$ 3,302
	each additional s.f. or fraction thereof		0.007	$ 236	**$ 1.65**	$ 1.72	%	$ 1.65	%	$ 1.70	40	$ 69	$ 66	$ 66
9	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 service providers if required to process the specific application.	hourly	1.00	$ 236	**$ 236**	NEW	%	$ 236	100%	$ 242	-	$ -	$ -	$ -
TOTAL												$ 2,889,567	$ 2,824,101	$ 2,824,101

[Notes]

[1] Current fee amounts reflect those published in the July 2024 version of the City's Master Fee Schedule

[2] Recommended fee amounts include City staff or Council input regarding recommendations to adopt any particular fee amount at or beneath the full cost recovery fee level

[3] Fees do not include charges by the Fire Department and/or the Alameda Municipal Power.

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis							Cost Recovery Analysis					
				Estimated Average Labor Time per Activity			Fully Burdened Hourly Rate	Cost of Service per Activity			Current Fee [1]	Existing Cost Recovery Percentage	Staff Recommended Fee [2]			Staff Recommended Cost Recovery Percentage
				Proc/Insp	Plan Check	Total		Proc/Insp	Plan Check	Total			Proc/Insp	Plan Check	Total	
MISCELLANEOUS PERMITS																
1	**Permit Center Processing Fee**															
	Standard Submittals	each		0.50	0.00	0.50	$ 236	$ 118	$ -	$ 118	$ 94	80%	$ 118	$ -	$ 118	100%
	Express Permit															
	Without Plan Check	each		0.50	0.00	0.50	$ 236	$ 118	$ -	$ 118	$ 48	41%	$ 118	$ -	$ 118	100%
	With Plan Check	each		0.50	1.00	1.50	$ 236	$ 118	$ 236	$ 354	$ 48	14%	$ 118	$ 236	$ 354	100%
2	**Building Plan Check Hourly Rates**															
	Pre-Plan Check Meeting (each staff member)	per hour		0.00	1.00	1.00	$ 236	$ -	$ 236	$ 236	$ 286	121%	$ -	$ 236	$ 236	100%
	Standard Hourly Rate Plan Check	per hour		0.00	1.00	1.00	$ 236	$ -	$ 236	$ 236	$ 286	121%	$ -	$ 236	$ 236	100%
	Rechecks after 3 plan checks	per hour		0.00	1.00	1.00	$ 236	$ -	$ 236	$ 236	$ 286	121%	$ -	$ 236	$ 236	100%
3	**Building Deferred Submittal Plan Checks**															
	Residential Trusses	per hour (2 hr min)		0.00	2.00	2.00	$ 236	$ -	$ 472	$ 472	NEW	%	$ -	$ 472	$ 472	100%
	Non Residential Trusses	per hour (3 hr min)		0.00	3.00	3.00	$ 236	$ -	$ 708	$ 708	NEW	%	$ -	$ 708	$ 708	100%
	Non Residential Pre-manufactures Stair Cases	per flight		0.00	3.00	3.00	$ 236	$ -	$ 708	$ 708	NEW	%	$ -	$ 708	$ 708	100%
4	**Fire Plan Check Hourly Rates**															
	Fire Plan Checks	per approved fire fee schedule									per approved fire fee schedule		per approved fire fee schedule			
	Fire Plan Checks Hourly	per approved fire fee schedule									per approved fire fee schedule		per approved fire fee schedule			
5	**Hourly Rate Inspections**															
	Standard Hourly Rate Inspection	per hour		1.00	0.00	1.00	$ 236	$ 236	$ -	$ 236	$ 286	121%	$ 236	$ -	$ 236	100%
	Overtime Hourly Rate Inspection	per hour		1.00	0.00	1.00	$ 267	$ 267	$ -	$ 267	$ 317	119%	$ 267	$ -	$ 267	100%
	Reinspection Fees	per hour		1.00	0.00	1.00	$ 236	$ 236	$ -	$ 236	$ 286	121%	$ 236	$ -	$ 236	100%
6	**Refunds - 80% of inspection/Plan check fees if no inspections/plan check was performed**										80%		80%			

Fee No.	Fee Name	Fee Unit	Notes	Cost Recovery Analysis			Annual Estimated Revenue Analysis			
				Staff Recommended Fee wirh 2.7% CPI [2]			Estimated Volume of Activity	Annual Estimated Revenue		
				Proc/Insp	Plan Check	Total		Current Fee	Full Cost Recovery	Staff Recommended Fee
MISCELLANEOUS PERMITS										
1	**Permit Center Processing Fee**									
	Standard Submittals	each		$ 121	$ -	$ 121	4,511	$ 425,880	$ 531,933	$ 531,933
	Express Permit									
	Without Plan Check	each		$ 121	$ -	$ 121	1,029	$ 49,138	$ 121,280	$ 121,280
	With Plan Check	each		$ 121	$ 242	$ 363	1,029	$ 49,138	$ 363,839	$ 363,839
2	**Building Plan Check Hourly Rates**									
	Pre-Plan Check Meeting (each staff member)	per hour		$ -	$ 242	$ 242	-	$ -	$ -	$ -
	Standard Hourly Rate Plan Check	per hour		$ -	$ 242	$ 242	1,273	$ 364,191	$ 300,222	$ 300,222
	Rechecks after 3 plan checks	per hour		$ -	$ 242	$ 242	105	$ 30,039	$ 24,763	$ 24,763
3	**Building Deferred Submittal Plan Checks**									
	Residential Trusses	per hour (2 hr min)		$ -	$ 484	$ 484	-	$ -	$ -	$ -
	Non Residential Trusses	per hour (3 hr min)		$ -	$ 727	$ 727		$ -	$ -	$ -
	Non Residential Pre-manufactures Stair Cases	per flight		$ -	$ 727	$ 727		$ -	$ -	$ -
4	**Fire Plan Check Hourly Rates**									
	Fire Plan Checks	per approved fire fee schedule		per approved fire fee schedule						
	Fire Plan Checks Hourly	per approved fire fee schedule		per approved fire fee schedule						
5	**Hourly Rate Inspections**									
	Standard Hourly Rate Inspection	per hour		$ 242	$ -	$ 242	-	$ -	$ -	$ -
	Overtime Hourly Rate Inspection	per hour		$ 274	$ -	$ 274		$ -	$ -	$ -
	Reinspection Fees	per hour		$ 242	$ -	$ 242		$ -	$ -	$ -
6	**Refunds - 80% of inspection/Plan check fees if no inspections/plan check was performed**			80%						

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis							Cost Recovery Analysis					
				Estimated Average Labor Time per Activity			Fully Burdened Hourly Rate	Cost of Service per Activity			Current Fee [1]	Existing Cost Recovery Percentage	Staff Recommended Fee [2]			Staff Recommended Cost Recovery Percentage
				Proc/Insp	Plan Check	Total		Proc/Insp	Plan Check	Total			Proc/Insp	Plan Check	Total	
7	**Certificate of Occupancy and Business License Inspections**															
	New Construction Certificate of Occupancy	each		1.00	0.00	1.00	$ 236	**$ 236**	**$ -**	**$ 236**	$ 215	91%	$ 236	$ -	$ 236	100%
	Duplication/Issuance after special Occupancy Inspection (no occupancy change)	each		3.00	0.00	3.00	$ 236	**$ 708**	**$ -**	**$ 708**	NEW	%	$ 708	$ -	$ 708	100%
	Occupancy Inspection for business license	each		1.00	0.00	1.00	$ 236	**$ 236**	**$ -**	**$ 236**	NEW	%	$ 236	$ -	$ 236	100%
8	**Permit and Plan Check Extensions**															
	Renewal within 6 months after permit expiration	each		1.00	0.00	1.00	$ 236	**$ 236**	**$ -**	**$ 236**	$ 143	61%	$ 236	$ -	$ 236	100%
	Renewal after 6 months - staff time plus outstanding inspections/plan check	actual cost									Actual Cost			Actual Cost		
9	**Address Assignment**															
	Existing	each		2.00	0.00	2.00	$ 236	**$ 472**	**$ -**	**$ 472**	$ 572	121%	$ 472	$ -	$ 472	100%
	New	each		2.00	0.00	2.00	$ 236	**$ 472**	**$ -**	**$ 472**	$ 572	121%	$ 472	$ -	$ 472	100%
10	**Other Process**															
	Research Fee	per hour		1.00	0.00	1.00	$ 236	**$ 236**	**$ -**	**$ 236**	$ 286	121%	$ 236	$ -	$ 236	100%
	Duplication of job cards/documents	each		0.50	0.00	0.50	$ 236	**$ 118**	**$ -**	**$ 118**	$ 94	80%	$ 118	$ -	$ 118	100%
	Building Board of Appeals	each		8.00	0.00	8.00	$ 236	**$ 1,887**	**$ -**	**$ 1,887**	$ 715	38%	$ 1,887	$ -	$ 1,887	100%
11	**Boarded/Vacant Building Fee**															
	Monitoring Fee	each		12.00	0.00	12.00	$ 236	**$ 2,830**	**$ -**	**$ 2,830**	$ 1,430	51%	$ 2,830	$ -	$ 2,830	100%
	Ordinance Fee	actual cost									Actual Cost			Actual Cost		
12	**Cell Site/Commercial Antenna**															
	New	each		6.00	4.00	10.00	$ 236	**$ 1,415**	**$ 943**	**$ 2,358**	$ 2,146	91%	$ 1,415	$ 943	$ 2,358	100%
	Modification to existing site	each		2.00	4.00	6.00	$ 236	**$ 472**	**$ 943**	**$ 1,415**	NEW	%	$ 472	$ 943	$ 1,415	100%
	Additional up to 10 items modified such as antennas, cabinets, etc.	each		1.00	1.00	2.00	$ 236	**$ 236**	**$ 236**	**$ 472**	NEW	%	$ 236	$ 236	$ 472	100%
13	**Awning/Canopy**	each		1.00	1.00	2.00	$ 236	**$ 236**	**$ 236**	**$ 472**	$ 787	167%	$ 236	$ 236	$ 472	100%
14	**Balcony Repairs**															
	Like for Like	per unit		4.00	0.00	4.00	$ 236	**$ 943**	**$ -**	**$ 943**	NEW	%	$ 943	$ -	$ 943	100%
	With plan check	per unit		4.00	2.00	6.00	$ 236	**$ 943**	**$ 472**	**$ 1,415**	NEW	%	$ 943	$ 472	$ 1,415	100%
15	**Construction Trailer**	each		1.00	1.00	2.00	$ 236	**$ 236**	**$ 236**	**$ 472**	$ 1,001	212%	$ 236	$ 236	$ 472	100%

Fee No.	Fee Name	Fee Unit	Notes	Cost Recovery Analysis			Annual Estimated Revenue Analysis			
				Staff Recommended Fee wirh 2.7% CPI [2]			Estimated Volume of Activity	Annual Estimated Revenue		
				Proc/Insp	Plan Check	Total		Current Fee	Full Cost Recovery	Staff Recommended Fee
7	**Certificate of Occupancy and Business License Inspections**									
	New Construction Certificate of Occupancy	each		$ 242	$ -	$ 242	46	$ 9,870	$ 10,849	$ 10,849
	Duplication/Issuance after special Occupancy Inspection (no occupancy change)	each		$ 727	$ -	$ 727		$ -	$ -	$ -
	Occupancy Inspection for business license	each		$ 242	$ -	$ 242		$ -	$ -	$ -
8	**Permit and Plan Check Extensions**									
	Renewal within 6 months after permit expiration	each		$ 242	$ -	$ 242	-	$ -	$ -	$ -
	Renewal after 6 months - staff time plus outstanding inspections/plan check	actual cost		Actual Cost						
9	**Address Assignment**									
	Existing	each		$ 484	$ -	$ 484		$ -	$ -	$ -
	New	each		$ 484	$ -	$ 484		$ -	$ -	$ -
10	**Other Process**									
	Research Fee	per hour		$ 242	$ -	$ 242	-	$ -	$ -	$ -
	Duplication of job cards/documents	each		$ 121	$ -	$ 121		$ -	$ -	$ -
	Building Board of Appeals	each		$ 1,938	$ -	$ 1,938		$ -	$ -	$ -
11	**Boarded/Vacant Building Fee**									
	Monitoring Fee	each		$ 2,906	$ -	$ 2,906		$ -	$ -	$ -
	Ordinance Fee	actual cost		Actual Cost						
12	**Cell Site/Commercial Antenna**									
	New	each		$ 1,453	$ 969	$ 2,422		$ -	$ -	$ -
	Modification to existing site	each		$ 484	$ 969	$ 1,453		$ -	$ -	$ -
	Additional up to 10 items modified such as antennas, cabinets, etc.	each		$ 242	$ 242	$ 484		$ -	$ -	$ -
13	**Awning/Canopy**	each		$ 242	$ 242	$ 484		$ -	$ -	$ -
14	**Balcony Repairs**									
	Like for Like	per unit		$ 969	$ -	$ 969		$ -	$ -	$ -
	With plan check	per unit		$ 969	$ 484	$ 1,453		$ -	$ -	$ -
15	**Construction Trailer**	each		$ 242	$ 242	$ 484		$ -	$ -	$ -

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis							Cost Recovery Analysis					
				Estimated Average Labor Time per Activity			Fully Burdened Hourly Rate	Cost of Service per Activity			Current Fee [1]	Existing Cost Recovery Percentage	Staff Recommended Fee [2]			Staff Recommended Cost Recovery Percentage
				Proc/Insp	Plan Check	Total		Proc/Insp	Plan Check	Total			Proc/Insp	Plan Check	Total	
16	**Deck for single family dwellings**															
	Ground Floor (repair like for like)	each		1.50	2.00	3.50	$ 236	$ 354	$ 472	$ 825	$ 429	52%	$ 354	$ 472	$ 825	100%
	Second Story and above (repair like for like)	each		2.00	2.00	4.00	$ 236	$ 472	$ 472	$ 943	$ 1,001	106%	$ 472	$ 472	$ 943	100%
	Ground Floor (replacement)	each		3.00	3.00	6.00	$ 236	$ 708	$ 708	$ 1,415	NEW	%	$ 708	$ 708	$ 1,415	100%
	Second Story and above	each		3.00	3.00	6.00	$ 236	$ 708	$ 708	$ 1,415	NEW	%	$ 708	$ 708	$ 1,415	100%
17	**Decks/Walkways Repairs (Multifamily)**															
	Walkway including decking, guard rails. Like for like (first deck/walkway up to 300 s.f.)	each		4.00	0.00	4.00	$ 236	$ 943	$ -	$ 943	NEW	%	$ 943	$ -	$ 943	100%
	Like for like repairs (each additional ~~deck~~ 300 s.f.)	each		2.00	0.00	2.00	$ 236	$ 472	$ -	$ 472	NEW	%	$ 472	$ -	$ 472	100%
	Walkway including decking, guard rails. With plan check (first walkway up to 300 s.f.)	each		4.00	3.00	7.00	$ 236	$ 943	$ 708	$ 1,651	NEW	%	$ 943	$ 708	$ 1,651	100%
	With plan check (each additional deck)	each		2.00	1.00	3.00	$ 236	$ 472	$ 236	$ 708	NEW	%	$ 472	$ 236	$ 708	100%
18	**Demolition**															
	Residential	each		3.25	0.50	3.75	$ 236	$ 766	$ 118	$ 884	$ 930	105%	$ 766	$ 118	$ 884	100%
	Commercial	each		5.00	2.00	7.00	$ 236	$ 1,179	$ 472	$ 1,651	NEW	%	$ 1,179	$ 472	$ 1,651	100%
	Accessory Structures or interior finishes	each		2.00	1.00	3.00	$ 236	$ 472	$ 236	$ 708	NEW	%	$ 472	$ 236	$ 708	100%
19	**Dryrot/Termite Repair**															
	Value of <$10,000 like for like per report	each		4.00	0.00	4.00	$ 236	$ 943	$ -	$ 943	NEW	%	$ 943	$ -	$ 943	100%
	Value of >$10,000 with plan check	each		4.00	2.00	6.00	$ 236	$ 943	$ 472	$ 1,415	$ 1,359	96%	$ 943	$ 472	$ 1,415	100%
20	**Fence or Free Standing Wall**															
	Fence or Freestanding Wall (light frame)															
	> six feet in height	up to 100 l.f.		1.50	0.00	1.50	$ 236	$ 354	$ -	$ 354	$ 429	121%	$ 354	$ -	$ 354	100%
	Each additional l.f.	each 100 l.f.		0.25	0.00	0.25	$ 236	$ 59	$ -	$ 59	NEW	%	$ 59	$ -	$ 59	100%
	Fence or Freestanding Wall (masonry or concrete)															
	> four feet in height	up to 100 l.f.		1.50	1.00	2.50	$ 236	$ 354	$ 236	$ 590	$ 1,502	255%	$ 354	$ 236	$ 590	100%
	Each additional l.f.	each 100 l.f.		0.50	0.25	0.75	$ 236	$ 118	$ 59	$ 177	$ 143	81%	$ 118	$ 59	$ 177	100%
21	**Retaining Walls**															
	Retaining Wall-Special Design-≤6 ft high-First 100 lineal feet	up to 100 l.f.		2.50	2.00	4.50	$ 236	$ 590	$ 472	$ 1,061	NEW	%	$ 590	$ 472	$ 1,061	100%
	each additional 100 ft	each 100 l.f.		0.75	0.50	1.25	$ 236	$ 177	$ 118	$ 295	NEW	%	$ 177	$ 118	$ 295	100%

Fee No.	Fee Name	Fee Unit	Notes	Cost Recovery Analysis			Annual Estimated Revenue Analysis			
				Staff Recommended Fee wirh 2.7% CPI [2]			Estimated Volume of Activity	Annual Estimated Revenue		
				Proc/Insp	Plan Check	Total		Current Fee	Full Cost Recovery	Staff Recommended Fee
16	**Deck for single family dwellings**									
	Ground Floor (repair like for like)	each		$ 363	$ 484	$ 848		$ -	$ -	$ -
	Second Story and above (repair like for like)	each		$ 484	$ 484	$ 969		$ -	$ -	$ -
	Ground Floor (replacement)	each		$ 727	$ 727	$ 1,453		$ -	$ -	$ -
	Second Story and above	each		$ 727	$ 727	$ 1,453		$ -	$ -	$ -
17	**Decks/Walkways Repairs (Multifamily)**									
	Walkway including decking, guard rails. Like for like (first deck/walkway up to 300 s.f.)	each		$ 969	$ -	$ 969		$ -	$ -	$ -
	Like for like repairs (each additional ~~deck~~ 300 s.f.)	each		$ 484	$ -	$ 484		$ -	$ -	$ -
	Walkway including decking, guard rails. With plan check (first walkway up to 300 s.f.)	each		$ 969	$ 727	$ 1,695		$ -	$ -	$ -
	With plan check (each additional deck)	each		$ 484	$ 242	$ 727		$ -	$ -	$ -
18	**Demolition**									
	Residential	each		$ 787	$ 121	$ 908		$ -	$ -	$ -
	Commercial	each		$ 1,211	$ 484	$ 1,695		$ -	$ -	$ -
	Accessory Structures or interior finishes	each		$ 484	$ 242	$ 727		$ -	$ -	$ -
19	**Dryrot/Termite Repair**									
	Value of <$10,000 like for like per report	each		$ 969	$ -	$ 969		$ -	$ -	$ -
	Value of >$10,000 with plan check	each		$ 969	$ 484	$ 1,453		$ -	$ -	$ -
20	**Fence or Free Standing Wall**									
	Fence or Freestanding Wall (light frame)									
	> six feet in height	up to 100 l.f.		$ 363	$ -	$ 363		$ -	$ -	$ -
	Each additional l.f.	each 100 l.f.		$ 61	$ -	$ 61		$ -	$ -	$ -
	Fence or Freestanding Wall (masonry or concrete)									
	> four feet in height	up to 100 l.f.		$ 363	$ 242	$ 606		$ -	$ -	$ -
	Each additional l.f.	each 100 l.f.		$ 121	$ 61	$ 182		$ -	$ -	$ -
21	**Retaining Walls**									
	Retaining Wall-Special Design-≤6 ft high-First 100 lineal feet	up to 100 l.f.		$ 606	$ 484	$ 1,090		$ -	$ -	$ -
	each additional 100 ft	each 100 l.f.		$ 182	$ 121	$ 303		$ -	$ -	$ -

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis							Cost Recovery Analysis					
				Estimated Average Labor Time per Activity			Fully Burdened Hourly Rate	Cost of Service per Activity			Current Fee [1]	Existing Cost Recovery Percentage	Staff Recommended Fee [2]			Staff Recommended Cost Recovery Percentage
				Proc/Insp	Plan Check	Total		Proc/Insp	Plan Check	Total			Proc/Insp	Plan Check	Total	
22	**Fire Damage to Single Family Dwelling**															
	Up to 30% Fire Damage Miscellaneous - includes 4 plan check/inspections only (MEP is extra)	each		4.00	4.00	8.00	$ 236	$ 943	$ 943	$ 1,887	NEW	%	$ 943	$ 943	$ 1,887	100%
	30%-70% Fire Damage (MEP is extra)	each		8.00	5.00	13.00	$ 236	$ 1,887	$ 1,179	$ 3,066	NEW	%	$ 1,887	$ 1,179	$ 3,066	100%
	70%-100% Fire Damage (fee for new single family dwelling) (MEP is extra)	each									See Plan Check & Inspection Fee Schedule		See Plan Check & Inspection Fee Schedule			
23	**Fireplace**															
	Masonry	each		4.00	2.00	6.00	$ 236	$ 943	$ 472	$ 1,415	$ 1,430	101%	$ 943	$ 472	$ 1,415	100%
	Pre-fabricated/Metal	each		4.25	1.00	5.25	$ 236	$ 1,002	$ 236	$ 1,238	$ 1,216	98%	$ 1,002	$ 236	$ 1,238	100%
24	**Flag Pole**	each		1.50	1.00	2.50	$ 236	$ 354	$ 236	$ 590	$ 1,001	170%	$ 354	$ 236	$ 590	100%
25	**Residential Patio Cover**															
	Open, all types	each		4.00	2.00	6.00	$ 236	$ 943	$ 472	$ 1,415	$ 572	40%	$ 943	$ 472	$ 1,415	100%
	Enclosed, all types	each		6.00	4.00	10.00	$ 236	$ 1,415	$ 943	$ 2,358	$ 1,144	49%	$ 1,415	$ 943	$ 2,358	100%
26	**Piles or Pier/Pile Foundations**															
	Cast in place Concrete (1st 10 piers)	up to 10		3.00	2.00	5.00	$ 236	$ 708	$ 472	$ 1,179	$ 2,003	170%	$ 708	$ 472	$ 1,179	100%
	Additional Piers (each 10)	up to 10		1.00	1.00	2.00	$ 236	$ 236	$ 236	$ 472	$ 858	182%	$ 236	$ 236	$ 472	100%
	Driven (steel, pre-stressed concrete, helical)	up to 10		2.00	2.00	4.00	$ 236	$ 472	$ 472	$ 943	$ 1,717	182%	$ 472	$ 472	$ 943	100%
	Additional Piles (each 10)	each 100 l.f.		0.50	0.50	1.00	$ 236	$ 118	$ 118	$ 236	$ 143	61%	$ 118	$ 118	$ 236	100%
27	**Residential Re-Reroofing (up to 3,000 s.f.)**															
	Re-Roof over existing one layer roofing	flat		1.00	0.00	1.00	$ 236	$ 236	$ -	$ 236	$ 215	91%	$ 236	$ -	$ 236	100%
	Re-Roof with sheathing	flat		1.50	0.00	1.50	$ 236	$ 354	$ -	$ 354	$ 429	121%	$ 354	$ -	$ 354	100%
28	**Commercial Re-Roofing**															
	Re-Roof over existing one layer roofing (up to 20,000 square feet)	flat		3.00	0.00	3.00	$ 236	$ 708	$ -	$ 708	NEW	%	$ 708	$ -	$ 708	100%
	each additional 20,000 square feet	flat		1.00	0.00	1.00	$ 236	$ 236	$ -	$ 236	NEW	%	$ 236	$ -	$ 236	100%
	Re-Roof with sheathing or insulation (up to 20,000 square feet)	flat		6.00	2.00	8.00	$ 236	$ 1,415	$ 472	$ 1,887	NEW	%	$ 1,415	$ 472	$ 1,887	100%
	each additional 20,000 square feet	flat		2.00	0.25	2.25	$ 236	$ 472	$ 59	$ 531	NEW	%	$ 472	$ 59	$ 531	100%
29	**Site Accessibility Improvements**															
	Per ramp	flat		1.50	2.00	3.50	$ 236	$ 354	$ 472	$ 825	NEW	%	$ 354	$ 472	$ 825	100%
	Per stairway	flat		3.00	2.00	5.00	$ 236	$ 708	$ 472	$ 1,179	NEW	%	$ 708	$ 472	$ 1,179	100%
	Per accessible parking	flat		2.00	2.00	4.00	$ 236	$ 472	$ 472	$ 943	NEW	%	$ 472	$ 472	$ 943	100%
	Per elevator/lift	flat		6.00	4.00	10.00	$ 236	$ 1,415	$ 943	$ 2,358	NEW	%	$ 1,415	$ 943	$ 2,358	100%
	Parking lot restripe for up to 100 parking spaces	flat		1.00	1.00	2.00	$ 236	$ 236	$ 236	$ 472	NEW	%	$ 236	$ 236	$ 472	100%

Fee No.	Fee Name	Fee Unit	Notes	Cost Recovery Analysis			Annual Estimated Revenue Analysis			
				Staff Recommended Fee wirh 2.7% CPI [2]			Estimated Volume of Activity	Annual Estimated Revenue		
				Proc/Insp	Plan Check	Total		Current Fee	Full Cost Recovery	Staff Recommended Fee
22	**Fire Damage to Single Family Dwelling**									
	Up to 30% Fire Damage Miscellaneous - includes 4 plan check/inspections only (MEP is extra)	each		$ 969	$ 969	$ 1,938		$ -	$ -	$ -
	30%-70% Fire Damage (MEP is extra)	each		$ 1,938	$ 1,211	$ 3,149		$ -	$ -	$ -
	70%-100% Fire Damage (fee for new single family dwelling) (MEP is extra)	each		See Plan Check & Inspection Fee Schedule						
23	**Fireplace**									
	Masonry	each		$ 969	$ 484	$ 1,453		$ -	$ -	$ -
	Pre-fabricated/Metal	each		$ 1,029	$ 242	$ 1,272		$ -	$ -	$ -
24	**Flag Pole**	each		$ 363	$ 242	$ 606		$ -	$ -	$ -
25	**Residential Patio Cover**									
	Open, all types	each		$ 969	$ 484	$ 1,453		$ -	$ -	$ -
	Enclosed, all types	each		$ 1,453	$ 969	$ 2,422		$ -	$ -	$ -
26	**Piles or Pier/Pile Foundations**									
	Cast in place Concrete (1st 10 piers)	up to 10		$ 727	$ 484	$ 1,211		$ -	$ -	$ -
	Additional Piers (each 10)	up to 10		$ 242	$ 242	$ 484		$ -	$ -	$ -
	Driven (steel, pre-stressed concrete, helical)	up to 10		$ 484	$ 484	$ 969		$ -	$ -	$ -
	Additional Piles (each 10)	each 100 l.f.		$ 121	$ 121	$ 242		$ -	$ -	$ -
27	**Residential Re-Reroofing (up to 3,000 s.f.)**									
	Re-Roof over existing one layer roofing	flat		$ 242	$ -	$ 242	249	$ 53,427	$ 58,724	$ 58,724
	Re-Roof with sheathing	flat		$ 363	$ -	$ 363	109	$ 46,775	$ 38,560	$ 38,560
28	**Commercial Re-Roofing**									
	Re-Roof over existing one layer roofing (up to 20,000 square feet)	flat		$ 727	$ -	$ 727	-	$ -	$ -	$ -
	each additional 20,000 square feet	flat		$ 242	$ -	$ 242	-	$ -	$ -	$ -
	Re-Roof with sheathing or insulation (up to 20,000 square feet)	flat		$ 1,453	$ 484	$ 1,938	-	$ -	$ -	$ -
	each additional 20,000 square feet	flat		$ 484	$ 61	$ 545	-	$ -	$ -	$ -
29	**Site Accessibility Improvements**									
	Per ramp	flat		$ 363	$ 484	$ 848	-	$ -	$ -	$ -
	Per stairway	flat		$ 727	$ 484	$ 1,211	-	$ -	$ -	$ -
	Per accessible parking	flat		$ 484	$ 484	$ 969	-	$ -	$ -	$ -
	Per elevator/lift	flat		$ 1,453	$ 969	$ 2,422	-	$ -	$ -	$ -
	Parking lot restripe for up to 100 parking spaces	flat		$ 242	$ 242	$ 484	-	$ -	$ -	$ -

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis							Cost Recovery Analysis					
				Estimated Average Labor Time per Activity			Fully Burdened Hourly Rate	Cost of Service per Activity			Current Fee [1]	Existing Cost Recovery Percentage	Staff Recommended Fee [2]			Staff Recommended Cost Recovery Percentage
				Proc/Insp	Plan Check	Total		Proc/Insp	Plan Check	Total			Proc/Insp	Plan Check	Total	
30	**Skylight**															
	Less than 10 s.f.	each		1.00	0.00	1.00	$ 236	$ 236	$ -	$ 236	$ 715	303%	$ 236	$ -	$ 236	100%
	Greater than 10 s.f. or structural	each		1.00	1.00	2.00	$ 236	$ 236	$ 236	$ 472	$ 930	197%	$ 236	$ 236	$ 472	100%
31	**Stairs**															
	Stairs and hand/guard rails. Repairs includes plan check.	first flight		1.50	2.00	3.50	$ 236	$ 354	$ 472	$ 825	$ 1,216	147%	$ 354	$ 472	$ 825	100%
	Each Additional Flight	per flight		1.00	0.50	1.50	$ 236	$ 236	$ 118	$ 354	$ 501	142%	$ 236	$ 118	$ 354	100%
	Stairs and hand/guard rails. Replacement includes plan check.	first flight		2.50	2.00	4.50	$ 236	$ 590	$ 472	$ 1,061	$ 1,216	115%	$ 590	$ 472	$ 1,061	100%
	Each Additional Flight	per flight		1.50	0.50	2.00	$ 236	$ 354	$ 118	$ 472	$ 501	106%	$ 354	$ 118	$ 472	100%
32	**Storage Racks**															
	First 500 l.f.	first 500 l.f.		3.00	3.00	6.00	$ 236	$ 708	$ 708	$ 1,415	$ 501	35%	$ 708	$ 708	$ 1,415	100%
	Each Additional 100 l.f.	each 100 l.f.		0.50	0.25	0.75	$ 236	$ 118	$ 59	$ 177	$ 215	121%	$ 118	$ 59	$ 177	100%
33	**Window or Doors for Single Family Dwelling, Duplex or Multifamily up to 10 units.** (for multifamily over 10 units, additional trips will be added as determined by the Building official based on complexity)															
	Replacement type know as retrofits	Up to 10		1.50	0.00	1.50	$ 236	$ 354	$ -	$ 354	$ 501	142%	$ 354	$ -	$ 354	100%
	Additional Replacement	each 10		0.75	0.00	0.75	$ 236	$ 177	$ -	$ 177	$ 501	283%	$ 177	$ -	$ 177	100%
	New Construction Window (requires exterior changes without framing)	Up to 5		2.50	0.00	2.50	$ 236	$ 590	$ -	$ 590	$ 501	85%	$ 590	$ -	$ 590	100%
	Additional new window	each 5		1.00	0.00	1.00	$ 236	$ 236	$ -	$ 236	$ 501	212%	$ 236	$ -	$ 236	100%
	New Construction Window with framing work	Up to 5		3.50	1.00	4.50	$ 236	$ 825	$ 236	$ 1,061	$ 501	47%	$ 825	$ 236	$ 1,061	100%
	Additional new window	each 5		1.00	0.50	1.50	$ 236	$ 236	$ 118	$ 354	$ 501	142%	$ 236	$ 118	$ 354	100%
	Window Non-Residential-new/changeout (Each storefront)	each		2.00	2.00	4.00	$ 236	$ 472	$ 472	$ 943	$ 501	53%	$ 472	$ 472	$ 943	100%
	Fixed Permit Fees for Residential Projects															
34	Bathroom Remodel like for like - Less than 300 sq ft (no structural or exterior changes)	flat		6.00	0.00	6.00	$ 236	$ 1,415	$ -	$ 1,415	$ 1,717	121%	$ 1,415	$ -	$ 1,415	100%
35	Kitchen Remodel like for like - Less than 300 sq ft (no structural or exterior changes)	flat		5.25	0.00	5.25	$ 236	$ 1,238	$ -	$ 1,238	$ 1,502	121%	$ 1,238	$ -	$ 1,238	100%
36	**Siding/Stucco**															
	Repair up to 500 square feet	flat		3.00	0.00	3.00	$ 236	$ 708	$ -	$ 708	$ 501	71%	$ 708	$ -	$ 708	100%
	Repair/replacement up to 2,000 square feet	flat		4.00	0.00	4.00	$ 236	$ 943	$ -	$ 943	$ 501	53%	$ 943	$ -	$ 943	100%
	Replacements up to 3,000 square feet	flat		4.50	0.00	4.50	$ 236	$ 1,061	$ -	$ 1,061	$ 501	47%	$ 1,061	$ -	$ 1,061	100%

Fee No.	Fee Name	Fee Unit	Notes	Cost Recovery Analysis			Annual Estimated Revenue Analysis			
				Staff Recommended Fee wirh 2.7% CPI [2]			Estimated Volume of Activity	Annual Estimated Revenue		
				Proc/Insp	Plan Check	Total		Current Fee	Full Cost Recovery	Staff Recommended Fee
30	**Skylight**									
	Less than 10 s.f.	each		$ 242	$ -	$ 242		$ -	$ -	$ -
	Greater than 10 s.f. or structural	each		$ 242	$ 242	$ 484		$ -	$ -	$ -
31	**Stairs**									
	Stairs and hand/guard rails. Repairs includes plan check.	first flight		$ 363	$ 484	$ 848		$ -	$ -	$ -
	Each Additional Flight	per flight		$ 242	$ 121	$ 363		$ -	$ -	$ -
	Stairs and hand/guard rails. Replacement includes plan check.	first flight		$ 606	$ 484	$ 1,090		$ -	$ -	$ -
	Each Additional Flight	per flight		$ 363	$ 121	$ 484		$ -	$ -	$ -
32	**Storage Racks**									
	First 500 l.f.	first 500 l.f.		$ 727	$ 727	$ 1,453		$ -	$ -	$ -
	Each Additional 100 l.f.	each 100 l.f.		$ 121	$ 61	$ 182		$ -	$ -	$ -
33	**Window or Doors for Single Family Dwelling, Duplex or Multifamily up to 10 units.** (for multifamily over 10 units, additional trips will be added as determined by the Building official based on complexity)									
	Replacement type know as retrofits	Up to 10		$ 363	$ -	$ 363	239	$ 119,657	$ 84,548	$ 84,548
	Additional Replacement	each 10		$ 182	$ -	$ 182		$ -	$ -	$ -
	New Construction Window (requires exterior changes without framing)	Up to 5		$ 606	$ -	$ 606		$ -	$ -	$ -
	Additional new window	each 5		$ 242	$ -	$ 242		$ -	$ -	$ -
	New Construction Window with framing work	Up to 5		$ 848	$ 242	$ 1,090		$ -	$ -	$ -
	Additional new window	each 5		$ 242	$ 121	$ 363		$ -	$ -	$ -
	Window Non-Residential-new/changeout (Each storefront)	each		$ 484	$ 484	$ 969		$ -	$ -	$ -
	Fixed Permit Fees for Residential Projects									
34	Bathroom Remodel like for like - Less than 300 sq ft (no structural or exterior changes)	flat		$ 1,453	$ -	$ 1,453	332	$ 569,888	$ 469,790	$ 469,790
35	Kitchen Remodel like for like - Less than 300 sq ft (no structural or exterior changes)	flat		$ 1,272	$ -	$ 1,272	155	$ 232,805	$ 191,913	$ 191,913
36	**Siding/Stucco**									
	Repair up to 500 square feet	flat		$ 727	$ -	$ 727	78	$ 39,051	$ 55,186	$ 55,186
	Repair/replacement up to 2,000 square feet	flat		$ 969	$ -	$ 969		$ -	$ -	$ -
	Replacements up to 3,000 square feet	flat		$ 1,090	$ -	$ 1,090		$ -	$ -	$ -

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis: Estimated Average Labor Time per Activity			Fully Burdened Hourly Rate	Activity Service Cost Analysis: Cost of Service per Activity			Cost Recovery Analysis: Current Fee [1]	Existing Cost Recovery Percentage	Cost Recovery Analysis: Staff Recommended Fee [2]			Staff Recommended Cost Recovery Percentage
				Proc/Insp	Plan Check	Total		Proc/Insp	Plan Check	Total			Proc/Insp	Plan Check	Total	
37	Gas Shut off Valve	each		1.00	0.00	1.00	$ 236	**$ 236**	**$ -**	**$ 236**	$ 72	30%	$ 118	$ -	$ 118	50%
	Gas Shut off Valve permit reissuance to new owner or contractor	each		0.50	0.00	0.50	$ 236	**$ 118**	**$ -**	**$ 118**	NEW	%	$ 59	$ -	$ 59	50%
38	Marsh Crust, (per Muni Code 13-56)	each		3.00	0.00	3.00	$ 236	**$ 708**	**$ -**	**$ 708**	$ 858	121%	$ 708	$ -	$ 708	100%
39	**Swimming Pools**															
	Private, residential, in-ground swimming pools - includes a complete system of necessary branch circuit wiring, bonding, grounding, underwater lighting, water pumping and other similar electrical equipment directly related to the operation of a swimming pool	each		7.00	3.00	10.00	$ 236	**$ 1,651**	**$ 708**	**$ 2,358**	$ 2,074	88%	$ 1,651	$ 708	$ 2,358	100%
	Public non-residential, in-ground swimming pools - includes a complete system of necessary branch circuit wiring, bonding, grounding, underwater lighting, water pumping and other similar electrical equipment directly related to the operation of a swimming pool	each		7.00	4.00	11.00	$ 236	**$ 1,651**	**$ 943**	**$ 2,594**	NEW	%	$ 1,651	$ 943	$ 2,594	100%
	All other types of swimming pools, therapeutic whirlpools, spas, and alterations to existing swimming pools	each		1.50	0.50	2.00	$ 236	**$ 354**	**$ 118**	**$ 472**	$ 429	91%	$ 354	$ 118	$ 472	100%
40	**Seismic Retrofit/Strengthening (Residential)**	up to 100 l.f.		2.00	1.00	3.00	$ 236	**$ 472**	**$ 236**	**$ 708**	$ 1,216	172%	$ 472	$ 236	$ 708	100%
	Each additional 100 l.f.	each 100 l.f.		1.00	0.50	1.50	$ 236	**$ 236**	**$ 118**	**$ 354**	$ 286	81%	$ 236	$ 118	$ 354	100%
41	Seismic Retrofit/Strengthening per ABAG Plan or 2006 IEBC	each		1.50	0.50	2.00	$ 236	**$ 354**	**$ 118**	**$ 472**	$ 1,001	212%	$ 354	$ 118	$ 472	100%
42	Special Events Permits (Fees waived for Non-Profit/Public Benefit events)	actual cost									actual cost		actual cost			
43	Alameda Municipal Power Connect/Disconnect Fee (Overhead or Underground)		[3]													
	During work hours	flat									$ 490		$		490	
	After work hours	actual cost									Actual Costs		Actual Costs			
44	Technology Fee	percent of permit	[4]								5% of Applicable Permit Fees		6% of Applicable Permit Fees			

Fee No.	Fee Name	Fee Unit	Notes	Cost Recovery Analysis			Annual Estimated Revenue Analysis			
				Staff Recommended Fee wirh 2.7% CPI [2]			Estimated Volume of Activity	Annual Estimated Revenue		
				Proc/Insp	Plan Check	Total		Current Fee	Full Cost Recovery	Staff Recommended Fee
37	Gas Shut off Valve	each		$ 121	$ -	$ 121		$ -	$ -	$ -
	Gas Shut off Valve permit reissuance to new owner or contractor	each		$ 61	$ -	$ 61		$ -	$ -	$ -
38	Marsh Crust, (per Muni Code 13-56)	each		$ 727	$ -	$ 727	-	$ -	$ -	$ -
39	**Swimming Pools**									
	Private, residential, in-ground swimming pools - includes a complete system of necessary branch circuit wiring, bonding, grounding, underwater lighting, water pumping and other similar electrical equipment directly related to the operation of a swimming pool	each		$ 1,695	$ 727	$ 2,422	1	$ 2,074	$ 2,358	$ 2,358.38
	Public non-residential, in-ground swimming pools - includes a complete system of necessary branch circuit wiring, bonding, grounding, underwater lighting, water pumping and other similar electrical equipment directly related to the operation of a swimming pool	each		$ 1,695	$ 969	$ 2,664		$ -	$ -	$ -
	All other types of swimming pools, therapeutic whirlpools, spas, and alterations to existing swimming pools	each		$ 363	$ 121	$ 484	3	$ 1,287	$ 1,415	$ 1,415
40	**Seismic Retrofit/Strengthening (Residential)**	up to 100 l.f.		$ 484	$ 242	$ 727	-	$ -	$ -	$ -
	Each additional 100 l.f.	each 100 l.f.		$ 242	$ 121	$ 363		$ -	$ -	$ -
41	Seismic Retrofit/Strengthening per ABAG Plan or 2006 IEBC	each		$ 363	$ 121	$ 484		$ -	$ -	$ -
42	Special Events Permits (Fees waived for Non-Profit/Public Benefit events)	actual cost		actual cost						
43	Alameda Municipal Power Connect/Disconnect Fee (Overhead or Underground)		[3]							
	During work hours	flat		$		490				
	After work hours	actual cost		Actual Costs						
				$ -						
44	Technology Fee	percent of permit	[4]	6% of Applicable Permit Fees						

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis: Estimated Average Labor Time per Activity: Proc/Insp	Plan Check	Total	Fully Burdened Hourly Rate	Cost of Service per Activity: Proc/Insp	Plan Check	Total	Cost Recovery Analysis: Current Fee [1]	Existing Cost Recovery Percentage	Staff Recommended Fee [2]: Proc/Insp	Plan Check	Total	Staff Recommended Cost Recovery Percentage
45	Community Planning Fee	percent of valuation	[4]								.5% of Job valuation		.5% of Job valuation			
46	Improvement Tax (applies only on permits with valuation over $5,000. Except that ADU's, and Alameda Housing Authority Development Projects are Exempt)	Each									1% of Job Valuation		1% of Job Valuation			
47	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 service providers if required to process the specific application.	hourly		1.00	0.00	1.00	$ 236	**$ 236**	**$ -**	**$ 236**	NEW	%	$ 236	$ -	$ 236	100%
TOTAL																

[Notes]

[1] Current fee amounts reflect those published in the July 2024 version of the City's Master Fee Schedule, or an estimated / average fee for the category

[2] Recommended fee amounts include City staff or Council input regarding recommendations to adopt any particular fee amount at or beneath the full cost recovery fee level

[3] Fee set by Alameda Municipal Power. NBS did not evaluate.

[4] 6% of applicable filing, permit and inspection fee. Does not apply to bldg std fee, community planning fee, improvement tax, school fees, development impact fees.

Fee No.	Fee Name	Fee Unit	Notes	Cost Recovery Analysis			Annual Estimated Revenue Analysis			
				Staff Recommended Fee wirh 2.7% CPI [2]			Estimated Volume of Activity	Annual Estimated Revenue		
				Proc/Insp	Plan Check	Total		Current Fee	Full Cost Recovery	Staff Recommended Fee
45	Community Planning Fee	percent of valuation	[4]	.5% of permit valuation						
46	Improvement Tax (applies only on permits with valuation over $5,000. Except that ADU's, and Alameda Housing Authority Development Projects are Exempt)	Each		1% of Permit Valuation						
47	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 service providers if required to process the specific application.	hourly		$ 242	$ -	$ 242		$ -	$ -	$ -
TOTAL								$ 1,993,222	$ 2,255,380	$ 2,255,380

[Notes]

[1] Current fee amounts reflect those published in the July 2024 version of the City's Master Fee Schedule, or an estimated / average fee for the category

[2] Recommended fee amounts include City staff or Council input regarding recommendations to adopt any particular fee amount at or beneath the full cost recovery fee level

[3] Fee set by Alameda Municipal Power. NBS did not evaluate.

[4] 6% of applicable filing, permit and inspection fee. Does not apply to bldg std fee, community planning fee, improvement tax, school fees, development impact fees.

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis							Cost Recovery Analysis					
				Estimated Average Labor Time per Activity			Fully Burdened Hourly Rate	Cost of Service per Activity [1,2,3]			Current Fee	Existing Cost Recovery Percentage	Staff Recommended Fee [2]			Staff Recommended Cost Recovery Percentage
				Proc/Insp	Plan Check	Total		Proc/Insp	Plan Check	Total			Proc/Insp	Plan Check	Total	
MECHANICAL, PLUMBING & ELECTRICAL PERMITS																
	ELECTRICAL															
1	Stand Alone Plan Check	per hour		0.00	1.00	1.00	$ 236	$ -	$ 236	$ 236	$ 286	121%	$ -	$ 236	$ 236	100%
2	Electrical upgrades or repairs	each		1.00	0.00	1.00	$ 236	$ 236	$ -	$ 236	$ 429	182%	$ 236	$ -	$ 236	100%
	Residential															
3	New Service-Single Family Dwelling 200 amp or less service (includes Circuits, Outlets, Switches, and one sub-panel)	each		3.00	0.00	3.00	$ 236	$ 708	$ -	$ 708	$ 429	61%	$ 708	$ -	$ 708	100%
4	Sub-Panels-Single family Single phase 200 amps or less	each		1.00	0.00	1.00	$ 236	$ 236	$ -	$ 236	$ 429	182%	$ 236	$ -	$ 236	100%
5	New Service-Single Family Single phase Services 400 amps or less	each		2.00	2.00	4.00	$ 236	$ 472	$ 472	$ 943	$ 429	45%	$ 472	$ 472	$ 943	100%
6	Service Change-Out -Single Family Single phase	each		1.50	0.00	1.50	$ 236	$ 354	$ -	$ 354	$ 429	121%	$ 354	$ -	$ 354	100%
7	Single Family Dwelling Residential Rewire															
	Without panel change out minimum fee from 500 to 3,000 square feet (includes Circuits, Outlets, Switches, etc and 1 sub-panels included)	each		2.50	0.00	2.50	$ 236	$ 590	$ -	$ 590	$ 429	73%	$ 590	$ -	$ 590	100%
	With panel change out minimum fee from 500 to 3,000 square feet (includes Circuits, Outlets, Switches, etc and (1) sub-panels included)	each		3.00	0.00	3.00	$ 236	$ 708	$ -	$ 708	$ 429	61%	$ 708	$ -	$ 708	100%
	Without panel change out minimum fee from 3,001 to 5,000 square feet (includes Circuits, Outlets, Switches, etc and 1 sub-panels included)	each		3.50	0.00	3.50	$ 236	$ 825	$ -	$ 825	$ 429	52%	$ 825	$ -	$ 825	100%
	With panel change out minimum fee from 3,001 to 5,000 square feet (includes Circuits, Outlets, Switches, etc and 1 sub-panels included)	each		4.00	0.00	4.00	$ 236	$ 943	$ -	$ 943	$ 429	45%	$ 943	$ -	$ 943	100%
8	**Multifamily Residential Rewire**															
	Multifamily Residential rewire without panel change out minimum fee from 500 to 3,000 square feet (includes Circuits, Outlets, Switches, etc and 1 sub-panels included)	per unit		2.50	0.00	2.50	$ 236	$ 590	$ -	$ 590	$ 429	73%	$ 590	$ -	$ 590	100%
9	400 Amps	each		2.00	2.00	4.00	$ 236	$ 472	$ 472	$ 943	$ 429	45%	$ 472	$ 472	$ 943	100%
10	600 Amps	each		2.00	2.50	4.50	$ 236	$ 472	$ 590	$ 1,061	$ 429	40%	$ 472	$ 590	$ 1,061	100%

Fee No.	Fee Name	Fee Unit	Notes	Cost Recovery Analysis			Annual Estimated Revenue Analysis			
				Staff Recommended Fee wirh 2.7% CPI [2]			Estimated Volume of Activity	Annual Estimated Revenue		
				Proc/Insp	Plan Check	Total		Current Fee	Full Cost Recovery	Staff Recommended Fee
MECHANICAL, PLUMBING & ELECTRICAL PERMITS										
	ELECTRICAL									
1	Stand Alone Plan Check	per hour		$ -	$ 242	$ 242	-	$ -	$ -	$ -
2	Electrical upgrades or repairs	each		$ 242	$ -	$ 242	958	$ 410,982	$ 225,933	$ 225,933
	Residential									
3	New Service-Single Family Dwelling 200 amp or less service (includes Circuits, Outlets, Switches, and one sub-panel)	each		$ 727	$ -	$ 727	-	$ -	$ -	$ -
4	Sub-Panels-Single family Single phase 200 amps or less	each		$ 242	$ -	$ 242		$ -	$ -	$ -
5	New Service-Single Family Single phase Services 400 amps or less	each		$ 484	$ 484	$ 969		$ -	$ -	$ -
6	Service Change-Out -Single Family Single phase	each		$ 363	$ -	$ 363	-	$ -	$ -	$ -
7	Single Family Dwelling Residential Rewire									
	Without panel change out minimum fee from 500 to 3,000 square feet (includes Circuits, Outlets, Switches, etc and 1 sub-panels included)	each		$ 606	$ -	$ 606		$ -	$ -	$ -
	With panel change out minimum fee from 500 to 3,000 square feet (includes Circuits, Outlets, Switches, etc and (1) sub-panels included)	each		$ 727	$ -	$ 727		$ -	$ -	$ -
	Without panel change out minimum fee from 3,001 to 5,000 square feet (includes Circuits, Outlets, Switches, etc and 1 sub-panels included)	each		$ 848	$ -	$ 848		$ -	$ -	$ -
	With panel change out minimum fee from 3,001 to 5,000 square feet (includes Circuits, Outlets, Switches, etc and 1 sub-panels included)	each		$ 969	$ -	$ 969		$ -	$ -	$ -
8	**Multifamily Residential Rewire**									
	Multifamily Residential rewire without panel change out minimum fee from 500 to 3,000 square feet (includes Circuits, Outlets, Switches, etc and 1 sub-panels included)	per unit		$ 606	$ -	$ 606	-	$ -	$ -	$ -
9	400 Amps	each		$ 484	$ 484	$ 969		$ -	$ -	$ -
10	600 Amps	each		$ 484	$ 606	$ 1,090		$ -	$ -	$ -

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis: Estimated Average Labor Time per Activity			Fully Burdened Hourly Rate	Activity Service Cost Analysis: Cost of Service per Activity [1,2,3]			Cost Recovery Analysis: Current Fee	Existing Cost Recovery Percentage	Cost Recovery Analysis: Staff Recommended Fee [2]			Staff Recommended Cost Recovery Percentage
				Proc/Insp	Plan Check	Total		Proc/Insp	Plan Check	Total			Proc/Insp	Plan Check	Total	
11	**Commercial/Industrial and all three phase - "New service only" or change out**															
	Meter Pedestal 200 Amps or less	each		2.00	0.00	2.00	$ 236	**$ 472**	**$ -**	**$ 472**	$ 429	91%	$ 472	$ -	$ 472	100%
	200 Amps or less	each		2.00	0.00	2.00	$ 236	**$ 472**	**$ -**	**$ 472**	$ 429	91%	$ 472	$ -	$ 472	100%
	400 Amps	each		2.00	2.00	4.00	$ 236	**$ 472**	**$ 472**	**$ 943**	$ 429	45%	$ 472	$ 472	$ 943	100%
	600 Amps	each		2.00	2.00	4.00	$ 236	**$ 472**	**$ 472**	**$ 943**	$ 429	45%	$ 472	$ 472	$ 943	100%
	800 Amps	each		2.50	2.50	5.00	$ 236	**$ 590**	**$ 590**	**$ 1,179**	$ 429	36%	$ 590	$ 590	$ 1,179	100%
	1000 Amps	each		2.50	2.50	5.00	$ 236	**$ 590**	**$ 590**	**$ 1,179**	$ 429	36%	$ 590	$ 590	$ 1,179	100%
	1200 Amps	each		2.50	2.50	5.00	$ 236	**$ 590**	**$ 590**	**$ 1,179**	$ 429	36%	$ 590	$ 590	$ 1,179	100%
	1600 Amps	each		4.00	3.00	7.00	$ 236	**$ 943**	**$ 708**	**$ 1,651**	$ 429	26%	$ 943	$ 708	$ 1,651	100%
	each 1000 Amps over 1600	each		1.00	0.50	1.50	$ 236	**$ 236**	**$ 118**	**$ 354**	$ 429	121%	$ 236	$ 118	$ 354	100%
12	**Sub-Panels, motor control panels etc. Commercial/Industrial all three phase, includes all circuits**															
	200 Amps or less	each		1.00	1.00	2.00	$ 236	**$ 236**	**$ 236**	**$ 472**	$ 429	91%	$ 236	$ 236	$ 472	100%
	400 Amps	each		2.00	2.00	4.00	$ 236	**$ 472**	**$ 472**	**$ 943**	$ 429	45%	$ 472	$ 472	$ 943	100%
	600 Amps	each		2.00	2.00	4.00	$ 236	**$ 472**	**$ 472**	**$ 943**	$ 429	45%	$ 472	$ 472	$ 943	100%
	800 Amps	each		2.50	2.50	5.00	$ 236	**$ 590**	**$ 590**	**$ 1,179**	$ 429	36%	$ 590	$ 590	$ 1,179	100%
	1000 Amps	each		2.50	2.50	5.00	$ 236	**$ 590**	**$ 590**	**$ 1,179**	$ 429	36%	$ 590	$ 590	$ 1,179	100%
	1200 Amps	each		2.50	2.50	5.00	$ 236	**$ 590**	**$ 590**	**$ 1,179**	$ 429	36%	$ 590	$ 590	$ 1,179	100%
	1600 Amps	each		4.00	3.00	7.00	$ 236	**$ 943**	**$ 708**	**$ 1,651**	$ 429	26%	$ 943	$ 708	$ 1,651	100%
	each 1000 Amps over 1600	each		1.00	0.50	1.50	$ 236	**$ 236**	**$ 118**	**$ 354**	$ 429	121%	$ 236	$ 118	$ 354	100%
	Other Misc Electrical Items															
13	**Transformer - each**	each		1.00	1.00	2.00	$ 236	**$ 236**	**$ 236**	**$ 472**	$ 286	61%	$ 236	$ 236	$ 472	100%
14	**Generator**															
	Permanent - Each under 400 lbs	each		1.50	2.00	3.50	$ 236	**$ 354**	**$ 472**	**$ 825**	$ 286	35%	$ 354	$ 472	$ 825	100%
	Permanent - Each over 400 lbs	each		2.00	3.00	5.00	$ 236	**$ 472**	**$ 708**	**$ 1,179**	$ 286	24%	$ 472	$ 708	$ 1,179	100%
	Permanent - Large Commercial Standby	each		3.00	4.00	7.00	$ 236	**$ 708**	**$ 943**	**$ 1,651**	$ 286	17%	$ 708	$ 943	$ 1,651	100%
	Temp - more than 8 kW	each		1.00	0.00	1.00	$ 236	**$ 236**	**$ -**	**$ 236**	$ 286	121%	$ 236	$ -	$ 236	100%
15	**Solar - Photovoltaic System**		[4]													
	Residential (Up to 15 kW)	flat		1.50	1.50	3.00	$ 236	**$ 354**	**$ 354**	**$ 708**	$ 450	64%	$ 450	$ -	$ 450	64%
	Per kW above 15kW	per kW		0.20	0.00	0.20	$ 236	**$ 47**	**$ -**	**$ 47**	$ 15	32%	$ 15	$ -	$ 15	32%
	Commercial (Up to 50 kW)	flat		3.00	3.00	6.00	$ 236	**$ 708**	**$ 708**	**$ 1,415**	$ 1,000	71%	$ 1,000	$ -	$ 1,000	71%
	Per kW between 51kW - 250kW	per kW		0.08	0.00	0.08	$ 236	**$ 19**	**$ -**	**$ 19**	$ 7	37%	$ 7	$ -	$ 7	37%
	Per kW above 250kW	per kW		0.04	0.00	0.04	$ 236	**$ 9**	**$ -**	**$ 9**	$ 5	53%	$ 5	$ -	$ 5	53%

Fee No.	Fee Name	Fee Unit	Notes	Cost Recovery Analysis			Annual Estimated Revenue Analysis			
				Staff Recommended Fee wirh 2.7% CPI [2]			Estimated Volume of Activity	Annual Estimated Revenue		
				Proc/Insp	Plan Check	Total		Current Fee	Full Cost Recovery	Staff Recommended Fee
11	**Commercial/Industrial and all three phase - "New service only" or change out**									
	Meter Pedestal 200 Amps or less	each		$ 484	$ -	$ 484	-	$ -	$ -	$ -
	200 Amps or less	each		$ 484	$ -	$ 484	-	$ -	$ -	$ -
	400 Amps	each		$ 484	$ 484	$ 969		$ -	$ -	$ -
	600 Amps	each		$ 484	$ 484	$ 969		$ -	$ -	$ -
	800 Amps	each		$ 606	$ 606	$ 1,211	-	$ -	$ -	$ -
	1000 Amps	each		$ 606	$ 606	$ 1,211	-	$ -	$ -	$ -
	1200 Amps	each		$ 606	$ 606	$ 1,211		$ -	$ -	$ -
	1600 Amps	each		$ 969	$ 727	$ 1,695		$ -	$ -	$ -
	each 1000 Amps over 1600	each		$ 242	$ 121	$ 363		$ -	$ -	$ -
12	**Sub-Panels, motor control panels etc. Commercial/Industrial all three phase, ir**									
	200 Amps or less	each		$ 242	$ 242	$ 484	-	$ -	$ -	$ -
	400 Amps	each		$ 484	$ 484	$ 969		$ -	$ -	$ -
	600 Amps	each		$ 484	$ 484	$ 969		$ -	$ -	$ -
	800 Amps	each		$ 606	$ 606	$ 1,211	-	$ -	$ -	$ -
	1000 Amps	each		$ 606	$ 606	$ 1,211	-	$ -	$ -	$ -
	1200 Amps	each		$ 606	$ 606	$ 1,211		$ -	$ -	$ -
	1600 Amps	each		$ 969	$ 727	$ 1,695		$ -	$ -	$ -
	each 1000 Amps over 1600	each		$ 242	$ 121	$ 363		$ -	$ -	$ -
	Other Misc Electrical Items									
13	**Transformer - each**	each		$ 242	$ 242	$ 484	-	$ -	$ -	$ -
14	**Generator**									
	Permanent - Each under 400 lbs	each		$ 363	$ 484	$ 848		$ -	$ -	$ -
	Permanent - Each over 400 lbs	each		$ 484	$ 727	$ 1,211		$ -	$ -	$ -
	Permanent - Large Commercial Standby	each		$ 727	$ 969	$ 1,695	-	$ -	$ -	$ -
	Temp - more than 8 kW	each		$ 242	$ -	$ 242	-	$ -	$ -	$ -
15	**Solar - Photovoltaic System**		[4]							
	Residential (Up to 15 kW)	flat		$ 450	$ -	$ 450	176	$ 79,200	$ 124,523	$ 79,200
	Per kW above 15kW	per kW		$ 15	$ -	$ 15	123	$ 1,845	$ 5,802	$ 1,845
	Commercial (Up to 50 kW)	flat		$ 1,000	$ -	$ 1,000	2	$ 2,000	$ 2,830	$ 2,000
	Per kW between 51kW - 250kW	per kW		$ 7	$ -	$ 7	15	$ 105	$ 283	$ 105
	Per kW above 250kW	per kW		$ 5	$ -	$ 5		$ -	$ -	$ -

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis: Estimated Average Labor Time per Activity			Fully Burdened Hourly Rate	Activity Service Cost Analysis: Cost of Service per Activity [1,2,3]			Cost Recovery Analysis: Current Fee	Existing Cost Recovery Percentage	Staff Recommended Fee [2]			Staff Recommended Cost Recovery Percentage
				Proc/Insp	Plan Check	Total		Proc/Insp	Plan Check	Total			Proc/Insp	Plan Check	Total	
	Solar - Battery Storage System ESS															
	Solar - Photovoltaic - Residential Load Center Subpanel - 200 amps or less	each		1.00	0.00	1.00	$ 236	**$ 236**	**$ -**	**$ 236**	NEW	%	$ 236	$ -	$ 236	100%
	Solar - Photovoltaic - Residential Storage Batteries systems - 200 amps or less (part of a solar system submittal)	each system up to 3 batteries		0.50	0.50	1.00	$ 236	**$ 118**	**$ 118**	**$ 236**	NEW	%	$ 118	$ 118	$ 236	100%
	Solar - Photovoltaic - Residential Storage Batteries systems - 200 amps or less (NOT part of a solar system submittal/stand-alone)	each system up to 3 batteries		1.00	1.00	2.00	$ 236	**$ 236**	**$ 236**	**$ 472**	NEW	%	$ 236	$ 236	$ 472	100%
16	**Temporary Power Pole**															
	Temporary Power Pole	each		1.00	0.00	1.00	$ 236	**$ 236**	**$ -**	**$ 236**	$ 429	182%	$ 236	$ -	$ 236	100%
	Temporary Power Pole - Addtl receptable pole	each		0.25	0.00	0.25	$ 236	**$ 59**	**$ -**	**$ 59**	$ 75	127%	$ 59	$ -	$ 59	100%
17	**Light Stand**															
	Light Stand - First 5 poles	each		1.00	1.50	2.50	$ 236	**$ 236**	**$ 354**	**$ 590**	$ 429	73%	$ 236	$ 354	$ 590	100%
	Each Addtl 5 Poles	each		0.25	0.25	0.50	$ 236	**$ 59**	**$ 59**	**$ 118**	$ 107	91%	$ 59	$ 59	$ 118	100%
	Electrical Sign-Per Sign 200 sq ft or less/ includes 2 sign transformers															
18	Wall mounted 200 sq ft or less	each		1.00	0.50	1.50	$ 236	**$ 236**	**$ 118**	**$ 354**	$ 501	142%	$ 236	$ 118	$ 354	100%
19	Monument 6 ft high or less and 200 sq ft or less	each		1.50	2.00	3.50	$ 236	**$ 354**	**$ 472**	**$ 825**	$ 715	87%	$ 354	$ 472	$ 825	100%
20	**Pole/Monument Sign**															
	200 sq ft or less and 20 ft high or less	each		1.50	3.00	4.50	$ 236	**$ 354**	**$ 708**	**$ 1,061**	$ 715	67%	$ 354	$ 708	$ 1,061	100%
	Each addtl 200 sq ft and/or 20 ft	each		0.75	0.25	1.00	$ 236	**$ 177**	**$ 59**	**$ 236**	$ 107	45%	$ 177	$ 59	$ 236	100%
21	Hazardous Locations Misc Electrical	each		2.00	2.00	4.00	$ 236	**$ 472**	**$ 472**	**$ 943**	$ 429	45%	$ 472	$ 472	$ 943	100%
22	Fuel Cell - Power Generating System, each 200 amp ac	each		2.00	2.00	4.00	$ 236	**$ 472**	**$ 472**	**$ 943**	$ 429	45%	$ 472	$ 472	$ 943	100%
23	Electrical Vehicle Charging Station															
	Commercial	each		2.00	2.00	4.00	$ 236	**$ 472**	**$ 472**	**$ 943**	$ 215	23%	$ 472	$ 472	$ 943	100%
	Residential	each		1.00	1.00	2.00	$ 236	**$ 236**	**$ 236**	**$ 472**	$ 215	46%	$ 236	$ 236	$ 472	100%
	EV - only main service panel	each		0.50	0.25	0.75	$ 236	**$ 118**	**$ 59**	**$ 177**	$ 429	243%	$ 118	$ 59	$ 177	100%
24	Miscellaneous Electrical Circuits															
	Residential	up to 10 circuits		1.50	0.00	1.50	$ 236	**$ 354**	**$ -**	**$ 354**	$ 429	121%	$ 354	$ -	$ 354	100%
	Non Residential	up to 10 circuits		1.50	2.00	3.50	$ 236	**$ 354**	**$ 472**	**$ 825**	$ 429	52%	$ 354	$ 472	$ 825	100%

Fee No.	Fee Name	Fee Unit	Notes	Cost Recovery Analysis			Annual Estimated Revenue Analysis			
				Staff Recommended Fee wirh 2.7% CPI [2]			Estimated Volume of Activity	Annual Estimated Revenue		
				Proc/Insp	Plan Check	Total		Current Fee	Full Cost Recovery	Staff Recommended Fee
	Solar - Battery Storage System ESS									
	Solar - Photovoltaic - Residential Load Center Subpanel - 200 amps or less	each		$ 242	$ -	$ 242		$ -	$ -	$ -
	Solar - Photovoltaic - Residential Storage Batteries systems - 200 amps or less (part of a solar system submittal)	each system up to 3 batteries		$ 121	$ 121	$ 242		$ -	$ -	$ -
	Solar - Photovoltaic - Residential Storage Batteries systems - 200 amps or less (NOT part of a solar system submittal/stand-alone)	each system up to 3 batteries		$ 242	$ 242	$ 484		$ -	$ -	$ -
16	**Temporary Power Pole**									
	Temporary Power Pole	each		$ 242	$ -	$ 242	5	$ 2,146	$ 1,179	$ 1,179
	Temporary Power Pole - Addtl receptable pole	each		$ 61	$ -	$ 61		$ -	$ -	$ -
17	**Light Stand**									
	Light Stand - First 5 poles	each		$ 242	$ 363	$ 606		$ -	$ -	$ -
	Each Addtl 5 Poles	each		$ 61	$ 61	$ 121		$ -	$ -	$ -
	Electrical Sign-Per Sign 200 sq ft or less/ includes 2 sign transformers									
18	Wall mounted 200 sq ft or less	each		$ 242	$ 121	$ 363	-	$ -	$ -	$ -
19	Monument 6 ft high or less and 200 sq ft or less	each		$ 363	$ 484	$ 848		$ -	$ -	$ -
20	**Pole/Monument Sign**									
	200 sq ft or less and 20 ft high or less	each		$ 363	$ 727	$ 1,090		$ -	$ -	$ -
	Each addtl 200 sq ft and/or 20 ft	each		$ 182	$ 61	$ 242	-	$ -	$ -	$ -
21	Hazardous Locations Misc Electrical	each		$ 484	$ 484	$ 969	-	$ -	$ -	$ -
22	Fuel Cell - Power Generating System, each 200 amp ac	each		$ 484	$ 484	$ 969		$ -	$ -	$ -
23	Electrical Vehicle Charging Station									
	Commercial	each		$ 484	$ 484	$ 969	-	$ -	$ -	$ -
	Residential	each		$ 242	$ 242	$ 484		$ -	$ -	$ -
	EV - only main service panel	each		$ 121	$ 61	$ 182		$ -	$ -	$ -
24	Miscellaneous Electrical Circuits									
	Residential	up to 10 circuits		$ 363	$ -	$ 363	-	$ -	$ -	$ -
	Non Residential	up to 10 circuits		$ 363	$ 484	$ 848		$ -	$ -	$ -

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis							Cost Recovery Analysis					
				Estimated Average Labor Time per Activity			Fully Burdened Hourly Rate	Cost of Service per Activity [1,2,3]			Current Fee	Existing Cost Recovery Percentage	Staff Recommended Fee [2]			Staff Recommended Cost Recovery Percentage
				Proc/Insp	Plan Check	Total		Proc/Insp	Plan Check	Total			Proc/Insp	Plan Check	Total	
	PLUMBING															
1	Stand Alone Plan Check	per hour		0.00	1.00	1.00	$ 236	$ -	$ 236	$ 236	$ 286	121%	$ -	$ 236	$ 236	100%
2	Plumbing upgrades or repairs	each		1.00	0.00	1.00	$ 236	$ 236	$ -	$ 236	$ 286	121%	$ 236	$ -	$ 236	100%
3	Plumbing fixtures (each)water closet, lavatories, tubs, dishwasher, urinals, showers, floor drains, etc.	each		1.00	0.00	1.00	$ 236	$ 236	$ -	$ 236	$ 286	121%	$ 236	$ -	$ 236	100%
4	**Water Heater**															
	Storage tank 100 Gal or less	each		1.00	0.00	1.00	$ 236	$ 236	$ -	$ 236	$ 322	137%	$ 236	$ -	$ 236	100%
	Storage tank over 100 Gal	each		1.00	1.00	2.00	$ 236	$ 236	$ 236	$ 472	$ 322	68%	$ 236	$ 236	$ 472	100%
	Gas-instantaneous 199,000 btu or less	each		1.50	1.00	2.50	$ 236	$ 354	$ 236	$ 590	$ 322	55%	$ 354	$ 236	$ 590	100%
	Electrical instantaneous (intsa hot)	each		1.50	0.50	2.00	$ 236	$ 354	$ 118	$ 472	$ 322	68%	$ 354	$ 118	$ 472	100%
5	**Interceptor**															
	Grease, oil, sand etc (Small)	each		1.00	1.00	2.00	$ 236	$ 236	$ 236	$ 472	$ 286	61%	$ 236	$ 236	$ 472	100%
	Grease, oil, sand etc (Large)	each		1.00	2.00	3.00	$ 236	$ 236	$ 472	$ 708	$ 286	40%	$ 236	$ 472	$ 708	100%
6	Water Softener	each		1.00	0.00	1.00	$ 236	$ 236	$ -	$ 236	$ 286	121%	$ 236	$ -	$ 236	100%
7	Water Repipe-Single Family Dwelling	each		1.50	0.00	1.50	$ 236	$ 354	$ -	$ 354	$ 286	81%	$ 354	$ -	$ 354	100%
8	Medical Gas/Air outlets	up to 5 outlets		2.00	2.00	4.00	$ 236	$ 472	$ 472	$ 943	$ 286	30%	$ 472	$ 472	$ 943	100%
9	Gray Water System	each		1.50	1.00	2.50	$ 236	$ 354	$ 236	$ 590	$ 286	49%	$ 354	$ 236	$ 590	100%
10	Roof Drains	per building		1.50	1.00	2.50	$ 236	$ 354	$ 236	$ 590	$ 286	49%	$ 354	$ 236	$ 590	100%
11	Commercial Reclaimed water system	each		1.50	1.00	2.50	$ 236	$ 354	$ 236	$ 590	$ 286	49%	$ 354	$ 236	$ 590	100%
12	Water Service	each		1.00	0.00	1.00	$ 236	$ 236	$ -	$ 236	$ 286	121%	$ 236	$ -	$ 236	100%
13	Hot Water Recirculation System	each		1.00	1.00	2.00	$ 236	$ 236	$ 236	$ 472	$ 286	61%	$ 236	$ 236	$ 472	100%
14	Backflow valves	each		1.00	1.00	2.00	$ 236	$ 236	$ 236	$ 472	$ 286	61%	$ 236	$ 236	$ 472	100%
15	Sump Pump	per building		1.00	1.00	2.00	$ 236	$ 236	$ 236	$ 472	$ 286	61%	$ 236	$ 236	$ 472	100%
	MECHANICAL															
1	Stand Alone Plan Check	per hour		0.00	1.00	1.00	$ 236	$ -	$ 236	$ 236	$ 286	121%	$ -	$ 236	$ 236	100%
2	Mechanical upgrades or repairs	each		1.00	0.00	1.00	$ 236	$ 236	$ -	$ 236	$ 286	121%	$ 236	$ -	$ 236	100%
3	**A/C Unit**															
	≤ 100,000 BTU	each		1.00	1.00	2.00	$ 236	$ 236	$ 236	$ 472	$ 215	46%	$ 236	$ 236	$ 472	100%
	>100,000 BTU	each		1.00	1.00	2.00	$ 236	$ 236	$ 236	$ 472	$ 215	46%	$ 236	$ 236	$ 472	100%
	>100,000 BTU Roof Top Unit over 400 lbs (each)	each		1.50	1.50	3.00	$ 236	$ 354	$ 354	$ 708	$ 215	30%	$ 354	$ 354	$ 708	100%
4	**FAU Furnace or Heat Pump**															
	<100,000 BTU	each		1.00	1.00	2.00	$ 236	$ 236	$ 236	$ 472	$ 215	46%	$ 236	$ 236	$ 472	100%
	>100,000 BTU	each		1.00	1.00	2.00	$ 236	$ 236	$ 236	$ 472	$ 215	46%	$ 236	$ 236	$ 472	100%
5	Refrigeration Unit	each		1.00	1.00	2.00	$ 236	$ 236	$ 236	$ 472	$ 215	46%	$ 236	$ 236	$ 472	100%
6	Condensers	each		1.00	1.00	2.00	$ 236	$ 236	$ 236	$ 472	$ 215	46%	$ 236	$ 236	$ 472	100%

Fee No.	Fee Name	Fee Unit	Notes	Cost Recovery Analysis			Annual Estimated Revenue Analysis			
				Staff Recommended Fee wirh 2.7% CPI [2]			Estimated Volume of Activity	Annual Estimated Revenue		
				Proc/Insp	Plan Check	Total		Current Fee	Full Cost Recovery	Staff Recommended Fee
	PLUMBING									
1	Stand Alone Plan Check	per hour		$ -	$ 242	$ 242	-	$ -	$ -	$ -
2	Plumbing upgrades or repairs	each		$ 242	$ -	$ 242	550	$ 157,349	$ 129,711	$ 129,711
3	Plumbing fixtures (each)water closet, lavatories, tubs, dishwasher, urinals, showers, floor drains, etc.	each		$ 242	$ -	$ 242	-	$ -	$ -	$ -
4	**Water Heater**									
	Storage tank 100 Gal or less	each		$ 242	$ -	$ 242	-	$ -	$ -	$ -
	Storage tank over 100 Gal	each		$ 242	$ 242	$ 484	-	$ -	$ -	$ -
	Gas-instantaneous 199,000 btu or less	each		$ 363	$ 242	$ 606	-	$ -	$ -	$ -
	Electrical instantaneous (intsa hot)	each		$ 363	$ 121	$ 484	-	$ -	$ -	$ -
5	**Interceptor**									
	Grease, oil, sand etc (Small)	each		$ 242	$ 242	$ 484	-	$ -	$ -	$ -
	Grease, oil, sand etc (Large)	each		$ 242	$ 484	$ 727	-	$ -	$ -	$ -
6	Water Softener	each		$ 242	$ -	$ 242	-	$ -	$ -	$ -
7	Water Repipe-Single Family Dwelling	each		$ 363	$ -	$ 363	-	$ -	$ -	$ -
8	Medical Gas/Air outlets	up to 5 outlets		$ 484	$ 484	$ 969	-	$ -	$ -	$ -
9	Gray Water System	each		$ 363	$ 242	$ 606	-	$ -	$ -	$ -
10	Roof Drains	per building		$ 363	$ 242	$ 606	-	$ -	$ -	$ -
11	Commercial Reclaimed water system	each		$ 363	$ 242	$ 606	-	$ -	$ -	$ -
12	Water Service	each		$ 242	$ -	$ 242	-	$ -	$ -	$ -
13	Hot Water Recirculation System	each		$ 242	$ 242	$ 484	-	$ -	$ -	$ -
14	Backflow valves	each		$ 242	$ 242	$ 484	-	$ -	$ -	$ -
15	Sump Pump	per building		$ 242	$ 242	$ 484	-	$ -	$ -	$ -
	MECHANICAL									
1	Stand Alone Plan Check	per hour		$ -	$ 242	$ 242	-	$ -	$ -	$ -
2	Mechanical upgrades or repairs	each		$ 242	$ -	$ 242	350	$ 100,131	$ 82,543	$ 82,543
3	**A/C Unit**									
	≤ 100,000 BTU	each		$ 242	$ 242	$ 484	-	$ -	$ -	$ -
	>100,000 BTU	each		$ 242	$ 242	$ 484	-	$ -	$ -	$ -
	>100,000 BTU Roof Top Unit over 400 lbs (each)	each		$ 363	$ 363	$ 727	-	$ -	$ -	$ -
4	**FAU Furnace or Heat Pump**									
	<100,000 BTU	each		$ 242	$ 242	$ 484	-	$ -	$ -	$ -
	>100,000 BTU	each		$ 242	$ 242	$ 484	-	$ -	$ -	$ -
5	Refrigeration Unit	each		$ 242	$ 242	$ 484	-	$ -	$ -	$ -
6	Condensers	each		$ 242	$ 242	$ 484	-	$ -	$ -	$ -

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis							Cost Recovery Analysis					
				Estimated Average Labor Time per Activity			Fully Burdened Hourly Rate	Cost of Service per Activity [1,2,3]			Current Fee	Existing Cost Recovery Percentage	Staff Recommended Fee [2]			Staff Recommended Cost Recovery Percentage
				Proc/Insp	Plan Check	Total		Proc/Insp	Plan Check	Total			Proc/Insp	Plan Check	Total	
7	**Boilers**															
	100,000 BTU or less	each		2.00	2.00	4.00	$ 236	$ 472	$ 472	$ 943	$ 286	30%	$ 472	$ 472	$ 943	100%
	500,000 BTU or less	each		2.00	2.00	4.00	$ 236	$ 472	$ 472	$ 943	$ 286	30%	$ 472	$ 472	$ 943	100%
	1,000,000 BTU or less	each		2.00	3.00	5.00	$ 236	$ 472	$ 708	$ 1,179	$ 286	24%	$ 472	$ 708	$ 1,179	100%
	1,750,000 BTU or less	each		3.00	3.00	6.00	$ 236	$ 708	$ 708	$ 1,415	$ 286	20%	$ 708	$ 708	$ 1,415	100%
	Over 1,750,000 BTU	each		4.00	3.00	7.00	$ 236	$ 943	$ 708	$ 1,651	$ 286	17%	$ 943	$ 708	$ 1,651	100%
8	Compressors	each		1.00	1.00	2.00	$ 236	$ 236	$ 236	$ 472	$ 286	61%	$ 236	$ 236	$ 472	100%
9	Evaporative Coolers-Commercial/Industrial	each		1.00	1.00	2.00	$ 236	$ 236	$ 236	$ 472	$ 286	61%	$ 236	$ 236	$ 472	100%
10	Air Handling Unit	each		1.00	1.50	2.50	$ 236	$ 236	$ 354	$ 590	$ 286	49%	$ 236	$ 354	$ 590	100%
11	Environmental Air Duct/Vent Fan single duct/Res range exhaust	each		1.00	1.00	2.00	$ 236	$ 236	$ 236	$ 472	$ 286	61%	$ 236	$ 236	$ 472	100%
12	Type 1 or 2 Hood/Duct system	each		2.00	2.00	4.00	$ 236	$ 472	$ 472	$ 943	$ 286	30%	$ 472	$ 472	$ 943	100%
13	**Special Equipment**															
	Spray Booth (Exterior of Bldg)	each		1.50	2.00	3.50	$ 236	$ 354	$ 472	$ 825	$ 286	35%	$ 354	$ 472	$ 825	100%
	Spray Booth (Interior of Bldg)	each		1.50	2.00	3.50	$ 236	$ 354	$ 472	$ 825	$ 286	35%	$ 354	$ 472	$ 825	100%
14	Wall Heater	each		1.00	1.00	2.00	$ 236	$ 236	$ 236	$ 472	$ 215	46%	$ 236	$ 236	$ 472	100%
15	Commercial Unit Heater	each		1.50	1.00	2.50	$ 236	$ 354	$ 236	$ 590	$ 286	49%	$ 354	$ 236	$ 590	100%
16	Cooling Tower/Chiller	each		3.00	3.00	6.00	$ 236	$ 708	$ 708	$ 1,415	$ 286	20%	$ 708	$ 708	$ 1,415	100%
17	Fueling Station Dispenser/Equipment	each		1.50	2.00	3.50	$ 236	$ 354	$ 472	$ 825	$ 286	35%	$ 354	$ 472	$ 825	100%
18	**Underground Storage Tank**															
	1 tank	each		1.50	2.00	3.50	$ 236	$ 354	$ 472	$ 825	$ 286	35%	$ 354	$ 472	$ 825	100%
	2 tanks	each		2.00	2.00	4.00	$ 236	$ 472	$ 472	$ 943	$ 286	30%	$ 472	$ 472	$ 943	100%
	3 tanks	each		2.00	3.00	5.00	$ 236	$ 472	$ 708	$ 1,179	$ 286	24%	$ 472	$ 708	$ 1,179	100%
	Add'l tank over 3	each		0.25	0.25	0.50	$ 236	$ 59	$ 59	$ 118	$ 286	243%	$ 59	$ 59	$ 118	100%
19	**Above Ground Storage Tank**															
	Install (0-660 gallons)	each		1.00	2.00	3.00	$ 236	$ 236	$ 472	$ 708	$ 286	40%	$ 236	$ 472	$ 708	100%
	Install (661+ gallons)	each		1.50	2.50	4.00	$ 236	$ 354	$ 590	$ 943	$ 286	30%	$ 354	$ 590	$ 943	100%
20	Package wall unit heat /cooling ≤ 100,000 BTU	each		1.00	1.00	2.00	$ 236	$ 236	$ 236	$ 472	$ 215	46%	$ 236	$ 236	$ 472	100%
21	Fireplace-Listed Mechanical per unit	each		1.00	1.00	2.00	$ 236	$ 236	$ 236	$ 472	$ 286	61%	$ 236	$ 236	$ 472	100%
22	Product -Conveying Duct System-Dust, Vapor, Central Vacuum system (PC based on dust collection)	each		1.50	3.00	4.50	$ 236	$ 354	$ 708	$ 1,061	$ 286	27%	$ 354	$ 708	$ 1,061	100%
23	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 service providers if required to process the specific application.	hourly		1.00	0.00	1.00	$ 236	$ 236	$ -	$ 236	NEW	%	$ 236	$ -	$ 236	100%

Fee No.	Fee Name	Fee Unit	Notes	Cost Recovery Analysis			Annual Estimated Revenue Analysis			
				Staff Recommended Fee wirh 2.7% CPI [2]			Estimated Volume of Activity	Annual Estimated Revenue		
				Proc/Insp	Plan Check	Total		Current Fee	Full Cost Recovery	Staff Recommended Fee
7	**Boilers**									
	100,000 BTU or less	each		$ 484	$ 484	$ 969	-	$ -	$ -	$ -
	500,000 BTU or less	each		$ 484	$ 484	$ 969	-	$ -	$ -	$ -
	1,000,000 BTU or less	each		$ 484	$ 727	$ 1,211	-	$ -	$ -	$ -
	1,750,000 BTU or less	each		$ 727	$ 727	$ 1,453	-	$ -	$ -	$ -
	Over 1,750,000 BTU	each		$ 969	$ 727	$ 1,695	-	$ -	$ -	$ -
8	Compressors	each		$ 242	$ 242	$ 484	-	$ -	$ -	$ -
9	Evaporative Coolers-Commercial/Industrial	each		$ 242	$ 242	$ 484	-	$ -	$ -	$ -
10	Air Handling Unit	each		$ 242	$ 363	$ 606	-	$ -	$ -	$ -
11	Environmental Air Duct/Vent Fan single duct/Res range exhaust	each		$ 242	$ 242	$ 484	-	$ -	$ -	$ -
12	Type 1 or 2 Hood/Duct system	each		$ 484	$ 484	$ 969	-	$ -	$ -	$ -
13	**Special Equipment**									
	Spray Booth (Exterior of Bldg)	each		$ 363	$ 484	$ 848	-	$ -	$ -	$ -
	Spray Booth (Interior of Bldg)	each		$ 363	$ 484	$ 848	-	$ -	$ -	$ -
14	Wall Heater	each		$ 242	$ 242	$ 484	-	$ -	$ -	$ -
15	Commercial Unit Heater	each		$ 363	$ 242	$ 606	-	$ -	$ -	$ -
16	Cooling Tower/Chiller	each		$ 727	$ 727	$ 1,453	-	$ -	$ -	$ -
17	Fueling Station Dispenser/Equipment	each		$ 363	$ 484	$ 848	-	$ -	$ -	$ -
18	**Underground Storage Tank**									
	1 tank	each		$ 363	$ 484	$ 848	-	$ -	$ -	$ -
	2 tanks	each		$ 484	$ 484	$ 969	-	$ -	$ -	$ -
	3 tanks	each		$ 484	$ 727	$ 1,211	-	$ -	$ -	$ -
	Add'l tank over 3	each		$ 61	$ 61	$ 121	-	$ -	$ -	$ -
19	**Above Ground Storage Tank**									
	Install (0-660 gallons)	each		$ 242	$ 484	$ 727	-	$ -	$ -	$ -
	Install (661+ gallons)	each		$ 363	$ 606	$ 969	-	$ -	$ -	$ -
20	Package wall unit heat /cooling ≤ 100,000 BTU	each		$ 242	$ 242	$ 484	-	$ -	$ -	$ -
21	Fireplace-Listed Mechanical per unit	each		$ 242	$ 242	$ 484	-	$ -	$ -	$ -
22	Product -Conveying Duct System-Dust, Vapor, Central Vacuum system (PC based on dust collection)	each		$ 363	$ 727	$ 1,090	-	$ -	$ -	$ -
23	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 service providers if required to process the specific application.	hourly		$ 242	$ -	$ 242	-	$ -	$ -	$ -

Fee No.	Fee Name	Fee Unit	Notes	Activity Service Cost Analysis: Estimated Average Labor Time per Activity			Fully Burdened Hourly Rate	Activity Service Cost Analysis: Cost of Service per Activity [1,2,3]			Cost Recovery Analysis: Current Fee	Cost Recovery Analysis: Existing Cost Recovery Percentage	Cost Recovery Analysis: Staff Recommended Fee [2]			Cost Recovery Analysis: Staff Recommended Cost Recovery Percentage
				Proc/Insp	Plan Check	Total		Proc/Insp	Plan Check	Total			Proc/Insp	Plan Check	Total	
	CONSOLIDATED MEP FEES FOR PROJECTS (These fees are in addition to the Building Fees)															
1	**Multifamily and Hotels/Motels (New or Remodel)**															
	Multifamily MEP Fee Projects (with up to 10 units)	per unit		6.00	0.00	6.00	$ 236	$ 1,415	$ -	$ 1,415	NEW	%	$ 1,415	$ -	$ 1,415	100%
	Multifamily MEP Fee Projects (with over 10 units)	per unit		3.00	0.00	3.00	$ 236	$ 708	$ -	$ 708	NEW	%	$ 708	$ -	$ 708	100%
2	**Single family dwelling or duplex per unit**															
	MEP for single familiy dwelling (For up to 3 bathrooms)	each		3.00	0.00	3.00	$ 236	$ 708	$ -	$ 708	NEW	%	$ 708	$ -	$ 708	100%
	Each bathroom after 3	each		0.50	0.00	0.50	$ 236	$ 118	$ -	$ 118	NEW	%	$ 118	$ -	$ 118	100%
3	**Commercial Projects for Business (B) and Mercantile (M) occupancies (New or Remodel)**															
	Small Commercial projects per tenant space up to 1,500 square feet	each		4.00	0.00	4.00	$ 236	$ 943	$ -	$ 943	NEW	%	$ 943	$ -	$ 943	100%
	Commercial projects per tenant space over 1,500 square feet (Per MEP Items)	each item		2.00	0.00	2.00	$ 236	$ 472	$ -	$ 472	NEW	%	$ 472	$ -	$ 472	100%
4	**Commercial Projects for Assembly (A) Educational (E) and Institutional (I) occupancies (New or Remodel)**															
	Small Commercial projects per tenant space up to 1,500 square feet	each		5.00	0.00	5.00	$ 236	$ 1,179	$ -	$ 1,179	NEW	%	$ 1,179	$ -	$ 1,179	100%
	Commercial projects per tenant space over 1,500 square feet (Per MEP Items)	each item		2.50	0.00	2.50	$ 236	$ 590	$ -	$ 590	NEW	%	$ 590	$ -	$ 590	100%
5	**Factory and Industrial (F) High Hazard (H) Storage (S) and Utility (U) (New or Remodel)**															
	Small Commercial projects per tenant space up to 1,500 square feet	each		5.00	0.00	5.00	$ 236	$ 1,179	$ -	$ 1,179	NEW	%	$ 1,179	$ -	$ 1,179	100%
	Commercial projects per tenant space over 1,500 square feet (Per MEP Items)	each item		2.00	0.00	2.00	$ 236	$ 472	$ -	$ 472	NEW	%	$ 472	$ -	$ 472	100%
6	**MEP for Shells all occupacies**															
	Small Commercial projects per tenant space up to 1,500 square feet	each		4.00	0.00	4.00	$ 236	$ 943	$ -	$ 943	NEW	%	$ 943	$ -	$ 943	100%
	Commercial projects per tenant space over 1,500 square feet (Per MEP Items)	each item		2.00	0.00	2.00	$ 236	$ 472	$ -	$ 472	NEW	%	$ 472	$ -	$ 472	100%
TOTAL																

[Notes]

[1] MEP (Mechanical, Electrical and Plumbing) items will be assessed based on the time needed to complete the inspection process.

[2] Plan check fees will only be assessed as needed to provide the service.

[3] Community planning fee, improvement tax, school fees, development impact fees will be added to each permit.

[4] Fees for solar systems will be charged in accordance with State Law.

Fee No.	Fee Name	Fee Unit	Notes	Cost Recovery Analysis			Annual Estimated Revenue Analysis			
				Staff Recommended Fee wirh 2.7% CPI [2]			Estimated Volume of Activity	Annual Estimated Revenue		
				Proc/Insp	Plan Check	Total		Current Fee	Full Cost Recovery	Staff Recommended Fee
	CONSOLIDATED MEP FEES FOR PROJECTS (These fees are in addition to the Building Fees)									
1	**Multifamily and Hotels/Motels (New or Remodel)**									
	Multifamily MEP Fee Projects (with up to 10 units)	per unit		$ 1,453	$ -	$ 1,453	-	$ -	$ -	$ -
	Multifamily MEP Fee Projects (with over 10 units)	per unit		$ 727	$ -	$ 727	-	$ -	$ -	$ -
2	**Single family dwelling or duplex per unit**									
	MEP for single familiy dwelling (For up to 3 bathrooms)	each		$ 727	$ -	$ 727	-	$ -	$ -	$ -
	Each bathroom after 3	each		$ 121	$ -	$ 121	-	$ -	$ -	$ -
3	**Commercial Projects for Business (B) and Mercantile (M) occupancies (New or Remodel)**									
	Small Commercial projects per tenant space up to 1,500 square feet	each		$ 969	$ -	$ 969	-	$ -	$ -	$ -
	Commercial projects per tenant space over 1,500 square feet (Per MEP Items)	each item		$ 484	$ -	$ 484	-	$ -	$ -	$ -
4	**Commercial Projects for Assembly (A) Educational (E) and Institutional (I) occupancies (New or Remodel)**									
	Small Commercial projects per tenant space up to 1,500 square feet	each		$ 1,211	$ -	$ 1,211	-	$ -	$ -	$ -
	Commercial projects per tenant space over 1,500 square feet (Per MEP Items)	each item		$ 606	$ -	$ 606	-	$ -	$ -	$ -
5	**Factory and Industrial (F) High Hazard (H) Storage (S) and Utility (U) (New or Remodel)**									
	Small Commercial projects per tenant space up to 1,500 square feet	each		$ 1,211	$ -	$ 1,211	-	$ -	$ -	$ -
	Commercial projects per tenant space over 1,500 square feet (Per MEP Items)	each item		$ 484	$ -	$ 484	-	$ -	$ -	$ -
6	**MEP for Shells all occupacies**									
	Small Commercial projects per tenant space up to 1,500 square feet	each		$ 969	$ -	$ 969	-	$ -	$ -	$ -
	Commercial projects per tenant space over 1,500 square feet (Per MEP Items)	each item		$ 484	$ -	$ 484	-	$ -	$ -	$ -
TOTAL								**$ 653,626**	**$ 490,260**	**$ 439,973**

[Notes]

[1] MEP (Mechanical, Electrical and Plumbing) items will be assessed based on the time needed to complete the inspection process.

[2] Plan check fees will only be assessed as needed to provide the service.

[3] Community planning fee, improvement tax, school fees, development impact fees will be added to each permit.

[4] Fees for solar systems will be charged in accordance with State Law.

APPENDIX A.3

Cost of Service Analysis – Code Enforcement Division

City of Alameda
Planning, Building & Transportation Department - User Fee Study FY 2025
Cost of Service Estimate for Fee Related Services and Activities - Code Enforcement

Fee No.	Fee Name	Fee Unit / Type	Notes	Activity Service Time Analysis: Estimated Average Labor Time per Activity	FBHR	Cost of Service Per Activity	Cost Recovery Analysis: Current Fee / Deposit	Existing Cost Recovery %	Staff Recommended Fee Level / Deposit	Staff Recommended Cost Recovery %	Staff Recommended Fee Level / Deposit with 2.7% CPI	Annual Estimated Revenue Analysis: Estimated Volume of Activity	Annual Estimated Revenue: Current Fee	Annual Estimated Revenue: Full Cost Recovery	Annual Estimated Revenue: Staff Recommended Fee
CODE ENFORCEMENT															
1	**Code Enforcement Process**														
	Property related inspections required to verify code compliance														
	Initial Complaint	flat		2.00	$ 318	**$ 636**	$ -	0%	$ -	0%	$ -	257	$ -	$ 163,556	$ -
	Preliminary Investigation	flat		2.50	$ 318	**$ 796**	$ -	0%	$ -	0%	$ -	13	$ -	$ 10,222	$ -
	Initial Inspection - Visible from street														
	Violation found	flat		1.50	$ 318	**$ 477**	$ 194	41%	$ 477	100%	$ 490	-	$ -	$ -	$ -
	No violation found	flat		1.00	$ 318	**$ 318**	$ -	0%	$ -	0%	$ -	-	$ -	$ -	$ -
	Initial inspection - Not visible from street														
	Violation found	flat		6.25	$ 318	**$ 1,989**	$ 809	41%	$ 1,989	100%	$ 2,042	244	$ 197,517	$ 485,557	$ 485,557
	No violation found	flat		3.00	$ 318	**$ 955**	$ -	0%	$ -	0%	$ -	-	$ -	$ -	$ -
	Code enforcement costs incurred by the City after initial investigation and after violation notice														
	Follow up inspection after initial inspection and notice issued - Visible from street	flat		1.00	$ 318	**$ 318**	$ 65	20%	$ 318	100%	$ 327	-	$ -	$ -	$ -
	Follow up inspection after initial inspection and notice issued - Not visible from street	flat		2.00	$ 318	**$ 636**	$ 129	20%	$ 636	100%	$ 654	122	$ 15,748	$ 77,689	$ 77,689
	If case has not been abated after initial/follow-up inspection														
	Visible from street	flat		1.00	$ 318	**$ 318**	$ 129	41%	$ 318	100%	$ 327	-	$ -	$ -	$ -
	Not visible from street	flat		5.50	$ 318	**$ 1,750**	$ 712	41%	$ 1,750	100%	$ 1,797	85	$ 60,842	$ 149,552	$ 149,552
2	**Tobacco Business License Inspection**														
	Tobacco Retail License Finance Processing Fee [1]														
	City Staff	flat	[1]	0.50	$ 56	**$ 28**	NEW	%	$ 28	100%	$ 29				
	HDL Prime Software	flat	[1]			**$ 36**			$ 36		$ 36				
	Subtotal					**$ 64**			$ 64		$ 65	-	$ -	$ -	$ -
	Initial Inspection														
	Violation found	flat		6.25	$ 318	**$ 1,989**	NEW	%	$ 1,989	100%	$ 2,042	-	$ -	$ -	$ -
	No violation found	flat		3.00	$ 318	**$ 955**	NEW	%	$ -	0%	$ -	-	$ -	$ -	$ -
3	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 service providers if required to process the specific application.	hourly		1.00	$ 318	**$ 318**	$ 129	41%	$ 318	100%	$ 327	-	$ -	$ -	$ -
TOTAL													**$ 274,107**	**$ 886,576**	**$ 712,798**

[Notes]
[1] Data provided by City Finance. NBS did not evaluate.