

Master Fee Schedule: January 18, 2011

2.0 Building

Description	Unit	Fee	Comments	Authority
All building permit fees are subject to a minimum fee (Minimum fee shall be based in approximately ½ hour of total hourly rate of Building Inspector). Whenever any work for which a permit is required has been commenced without first obtaining said permits, an investigation shall be made and a fee shall be paid pursuant to UBC Section 107.5.2				
2.1	Building Permit Fees			
	Building Fees (Total Valuation)			
2.1.1	\$1 to \$2,000		½ hour of total hourly cost to city	Signed contract price or for owner/builder, itemized material list including labor @ 15/hr
2.1.2	\$2,001 to \$25,000	The first \$2,000	\$69.25	
2.1.3	Each additional \$1,000 or fraction thereof, to and including \$25,000		\$14.00	
2.1.4	\$25,001 to \$50,000	The first \$25,000	\$391.25	
2.1.5	Each additional \$1,000 or fraction thereof, to and including \$50,000		\$10.10	
2.1.6	\$50,001 to \$100,000	The first \$50,000	\$643.75	
2.1.7	Each additional \$1,000 or fraction thereof, to and including \$100,000		\$7.00	
2.1.8	\$100,001 to \$500,000	The first \$100,000	\$993.75	
2.1.9	Each additional \$1,000 or fraction thereof, to and including \$500,000		\$5.60	
2.1.10	\$500,001 to \$1,000,000	The first \$500,000	\$3,233.75	
2.1.11	Each additional \$1,000 or fraction thereof, to and including \$1,000,000		\$4.75	
2.1.12	\$1,000,001 and up	The first \$1,000,000	\$5,608.75	
2.1.13	Each additional \$1,000 or fraction thereof		\$3.15	
2.1.14	Plan check fees		65% of above building permit fees	

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2.1.15	Fire plan check fees		25% of above building permit fees		
2.1.16	Planning plan check fees		10% of above building permit fees		
2.1.17	Engineering plan check fees		Direct staff services costs		
2.2 Other building permit fees					
Strong Motion Instrumentation Program (SMIP) tax					
2.2.1	Residential	Per \$1000 of valuation	\$0.10		
2.2.2	Commercial	Per \$1000 of valuation	\$0.21		
Land development excise tax					
2.2.3	Residential	Per dwelling unit	\$125.00		(NMC §3.24.030)
2.2.4	Commercial	per square foot of gross floor area	\$0.01		
2.2.5	Industrial	per square foot of gross floor area	\$0.004		
2.2.6	Insulation		Minimum fee or \$5 + \$0.01/sq ft of gross floor area; whichever is higher		
Plumbing, mechanical and electrical					
2.2.7	Residential		\$44 Minimum fee or \$2 per 100 sq ft, whichever is higher		
2.2.8	Commercial		Minimum fee or 1% of contract price, whichever is higher		

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2.2.9	Remodel/Repair/Pools (Re-roof, siding, window replacement, termite reps)		Fee based upon the valuation as determined by the Building Official per UBC §107.2		
2.2.10	Public Art Contribution		1% of the total construction cost		O2010-4 NMC §15.108
2.2.11	High Performance Building Inspection and Verification Fee		25% of the building permit fees based on building valuation as set forth in Section 2.1 of the City's Master Fee Schedule		R2010-90, NMC §15.30 "High Performance Building Regulations"
2.3	Miscellaneous				
	Inspection Certification				
2.3.1	Group R-3 occupancies conformed with zoning regulations		Minimum Fee		
2.3.2	Re-inspection fee		Minimum Fee		
2.3.3	Deposit for temporary advertising (forfeited if City caused the sign to be removed)		\$25.00		
2.3.4	Abatement for demolition of dangerous structures (can be liened if City is not reimbursed within 30 days from completion)		Actual contract cost		
2.3.5	Demolition permit fee		Minimum Fee		
	House moving				
2.3.6	Application		Minimum Fee		
2.3.7	House moving charges		Direct staff/field employees service costs		
2.3.8	Penalty for house moving not in conference with approved permit	Per hour	\$250.00 (or fraction thereof)		

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2.4	School Mitigation Fees				Fees are developed by NVUSD
2.4.1	Residential	Per square foot	\$5.75	Paid to and collected by the NVUSD at 1616 Lincoln Ave.	Per NVUSD, March 3, 2010
2.4.2	Commercial	Per square foot	\$0.42		
2.5	Park Dedication and Development Fees			Fees are adjusted annually by the Parks & Recreation Department	NMC §16.32.040, 15.68.070, 15.68.090, 15.68.100 et seq
Dedication Fees					
2.5.1	Single Family-detached		\$6,581.00		
2.5.2	Single Family- attached		\$4,723.00		
2.5.3	Duplex	Per Unit	\$4,884.00		
2.5.4	Multi Family	Per Unit	\$4,196.00		
2.5.5	Mobile Homes	Per Unit	\$3,462.00		
2.5.6	Accessory Dwelling Unit		\$2,293.00		
Development Fees					
2.5.7	Single Family-detached		\$1,003.00		
2.5.8	Single Family- attached		\$720.00		
2.5.9	Duplex	Per Unit	\$744.00		
2.5.10	Multi Family	Per Unit	\$639.00		
2.5.11	Mobile Homes	Per pad	\$528.00		
2.6	Linda Vista Improvement Fees (The first three fees are collected upon issuance of the building permit. The Recreation Center fee is collected upon occupancy.			To be adjusted annually on or before July 1 by an amount corresponding to the changes in the Construction Price Index of the "Engineering News Record".	
2.6.1	Planning Study fee	Per new dwelling unit	\$58.58		Res 88-16, 1/19/88

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2.6.2	Residential development fee	Per acre (converted to a/dwelling unit)	\$17,132.43		Res 88-54, 8/1/88, R2004 51, 4/6/04
2.6.3	Recreation Center Fee	Per new dwelling unit	\$1,160.81		Res 92-308, 12/15/92
2.7	Redwood Road Improvement Fee	Per Lot	\$1,000.00		Ord 4009, 11/1/87
2.8	Pear Tree Lane Service Charge	Per acre	\$260.00		Res 81-74, 3/24/81
2.9	Orchard Avenue Area				
2.9.1	Park Fee	Per Unit	\$570.38	To be adjusted annually by the Parks & Recreation Director in an amount corresponding to the Construction Price Index of the "Engineering News Record."	
2.10	Salvador/Solano Street Fee			To be adjusted annually by the Public Works Director in an amount corresponding to the Construction Cost Index of the "Engineering News Records."	
2.10.1	Single Family home	Per unit	\$2,150.22		
2.10.2	Mobile Home	Per unit	\$795.58		
2.10.3	Manufactured Home	Per unit	\$1,268.64		
2.10.4	Traffic Fee	Per trip	\$215.03	Based on land use	

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2.11	North Jefferson				
	Street Improvement Fees			To be adjusted annually on or before July 1 by the Public Works Director in an amount corresponding to the Construction Cost Index of the "Engineering News Record."	
2.11.1	Single Family	Per Unit	\$10,379.47		
2.11.2	EIR reimbursement	Per Unit	\$116.55		
2.11.3	Administrative fee	Per Unit	\$11.68		
2.11.4	Apartment	Per Unit	\$6,268.79		
2.11.5	EIR reimbursement	Per Unit	\$70.39		
2.11.6	Administrative fee	Per Unit	\$6.99		
2.11.7	Condominium	Per Unit	\$6,063.25		
2.11.8	EIR reimbursement	Per Unit	\$68.10		
2.11.9	Administrative fee	Per Unit	\$6.76		
2.11.10	Park Fees	Per dwelling unit	\$606.14	To be adjusted annually on or before July 1 by the Parks & Recreation Director in an amount corresponding to the Construction Cost Index of the "Engineering News Record."	Res 90-284, 7/24/90

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2.12	Fire and Paramedic Development Fee			These fees are developed by the Fire Department and are updated annually. Fees are payable upon issuance of a building permit for new development.	NMC §15.78.060
2.12.1	Single Family (1)	Per dwelling unit	\$615.00		
2.12.2	Multi-family (2)	Per dwelling unit	\$758.53		
2.12.3	Commercial	Per sq. ft	\$0.481		
2.12.4	Office	Per sq. ft	\$0.165		
2.12.5	Industrial	Per sq. ft	\$0.032		
2.13	Big Ranch Specific Plan Area Development Impact Fee			To be adjusted annually on or before July 1 by the Public Works Director in an amount corresponding to the Construction Cost Index of the "Engineering News Record."	Res 97-249, 10/21/97
2.13.1	Single Family residential	Per Unit	\$10,590.00		
2.13.2	Multi-family residential	Per Unit	\$6,136.00		
2.13.3	Commercial	Per sq. ft	\$15.92		