

ORDINANCE NO.

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA BARBARA ESTABLISHING FEES FOR PLANNING AND DEVELOPMENT DEPARTMENT SERVICES.

That the Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1:

WHEREAS, the Planning and Development Department provides permitting and enforcement services related to land use and development; and

WHEREAS, the County Board of Supervisors has authority to adopt fees for development projects pursuant to Government Code section 66000 et seq.; and

WHEREAS, the County Board of Supervisors has authority to adopt fees in the amount reasonably necessary to recover the cost of providing service pursuant to Government Code section 54985 et seq.; and

WHEREAS, Planning and Development engaged a fee study consultant to evaluate permitting and enforcement services to recommend fees for each service; and

WHEREAS, Planning and Development strives to increase and maintain clarity, consistency, and transparency in the fee process; and

WHEREAS, the attached fees are directly related to the cost reasonably necessary to provide each service; and

WHEREAS, Resolution No. 12-46 sets Land Development Fees for Planning and Development; and

WHEREAS, Ordinance No. 4745 sets Building Development Fees for the Building and Safety Division and the Petroleum Unit of Planning and Development; and

WHEREAS, the County Board of Supervisors finds that the fees set forth in the attached schedules of fees are exempt from CEQA review pursuant to Public Resources Code sections 15378(b)(5), the action does not constitute a project, and 15273 (a) (1), CEQA does not apply to the establishment,

modification, structuring, restructuring, or approval of rates, tolls, fares, or other charges by public agencies which the public agency finds are for the purpose of: (1) Meeting operating expenses, including employee wage rates and fringe benefits.

SECTION 2:

Board Resolution No. 12-46 for Land Development Fees for Planning and Development is hereby superseded by this ordinance as of the date the fees in the Exhibit become operative and as numbered by the Clerk of the Board of Supervisors.

SECTION 3:

Board Ordinance No. 4745 setting Building Development, Film and Petroleum Fees for the Building and Safety Division and the Petroleum Unit of Planning and Development is hereby superseded by this ordinance as of the date the fees in the Exhibit become operative and as numbered by the Clerk of the Board of Supervisors.

SECTION 4:

The Director of Planning and Development ("Director") shall annually review and may adjust fees adopted herein pursuant to the changes to the Consumer Price Index (CPI). Adjustments shall be rounded to the nearest dollar and become effective no earlier than July 1 of each year and appropriate notice shall be provided to the public 60 days prior to the adjustment effective date. Consumer Price Index adjustments shall be based on the All Urban Consumers, Los Angeles-Riverside-Orange County area and shall use the percent change of that index from January through December of the year prior to the effective date.

SECTION 5:

A Technology Maintenance Surcharge shall be added to all permit charges including hourly rate charges to support and maintain computer hardware and software that supports the permitting process.

SECTION 6:

A General Plan Maintenance Surcharge shall be added to all building permits issued for construction or remodeling of structures to support general plan activities.

SECTION 7:

A Records Management Surcharge shall be added to all permit charges including hourly rate charges to support services necessary to digitize and archive permitting records.

SECTION 8:

This ordinance shall take effect and be in force thirty (30) days from the date of its passage and shall only become operative and be in force sixty (60) days after adoption of this ordinance. Before the expiration of fifteen (15) days after its passage a summary of the ordinance shall be published once together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors on the County of Santa Barbara, State of California, this ____ day of _____, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

By: _____
JOAN HARTMANN, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA

ATTEST:
MONA MIYASATO
COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy Clerk

APPROVED AS TO FORM:
THEO A. FALLATI, CPA
AUDITOR-CONTROLLER

APPROVED AS TO FORM:
MICHAEL C. GHIZZONI
COUNTY COUNSEL

By: 
Deputy Auditor-Controller

By: 
Deputy County Counsel

PLANNING AND DEVELOPMENT

Permitting and Services Fee Schedule

The County of Santa Barbara requires payment for all processing costs associated with the review of applications for permits for development and other uses of property as required by County Ordinances. Fee categories for permits and services are listed. If a project or service does not fall within any of the fee categories identified, the Director or designee shall determine the appropriate fee based on similarity of processing requirements with other permit or service type or shall charge based on the actual cost of providing service. Fees or deposits identified for the permit or service types are due at application submittal. For land development projects, applicants are also required to submit a signed Agreement for Payment of Processing Fees at application submittal. Fees are evaluated annually to ensure accuracy and will be adjusted appropriately and rounded to the nearest dollar.

I. FIXED FEES

Planning and Development collects a non-refundable fixed fee when a project is minor in nature and has a consistently predictable level of staff review for the project type. If a fixed fee is collected at application submittal, applicants will not be billed for any additional costs unless the project raises complex issues causing the project to be more expensive to process than is typical for cases for which the fixed fee was based. In such cases, the Director or designee may convert the fixed fee project to a full cost recovery billing. Factors that may warrant conversion to a full cost recovery billing process may include, but are not limited to, the following: development on constrained lots, projects that are not CEQA exempt, projects with special site characteristics, sites with ongoing violations, changes to project scope by the applicant, coastal frontage, etc. Staff will notify the Financially Responsible Party in writing before the project is converted to a full cost recovery billing process. An Agreement for Payment form, identifying the Financially Responsible Party in case of conversion to a full cost recovery project, shall be collected at project submittal for land development projects.

II. SECURITY DEPOSITS FOR FULL COST RECOVERY

A security deposit is collected when a project is more complex in nature. Such a project may require the preparation of an environmental document or a public hearing for project approval. The level of staff effort required on such a project varies significantly due more to the complexity, site characteristics, and extent of public interest rather than permit type. An Agreement for Payment form, identifying a Financially Responsible Party, shall be collected at project submittal. A security deposit will also be collected at application submittal and will be held in trust to ensure cost reimbursement. Earned interest above one percent on deposits of \$50,000 or more will be credited to the applicant's account. Financially Responsible Parties will receive monthly invoices for charges incurred during the billing period and any unpaid balances due. Staff will stop work on project accounts that are in arrears. Projects in arrears may be denied due to staff's inability to complete project review. Once a project concludes, any security deposit held in trust will be used to pay any remaining balance on the project. Any unused portion of the security deposit will be refunded to the Financially Responsible Party on file.

III. CONSULTANT COSTS

The applicant will be charged for any consultant costs (direct and indirect). The applicant will be notified of the need for a consultant prior to charges being incurred. Consultant costs will be billed as part of the monthly invoice cycle and will be due when invoice payment is due.

If an Environmental Impact Report (EIR) is required, a separate payment or deposit for the EIR consultant costs may be required prior to approval of a contract with the consultant or prior to the issuance of a notice to proceed.

IV. APPEALS

Appellants wishing to appeal a decision must submit fees as included in the list of services attached. Additional fees for other County departments may be necessary as part of the appeal (e.g. Clerk of the Board, County Counsel). Project applicants who redesign their projects during the appeal process are responsible for additional staff costs necessary to review the redesigned projects. Appeals to the Board of Supervisors may be filed with and fees submitted to the Clerk of the Board.

Appeals on development review projects located within the Coastal Zone of the County of Santa Barbara which qualify under the State of California Public Resources Code section 30603 are exempt from the appeal fees stated above.

All costs incurred for appeals filed for projects submitted under XI. ENERGY AND MINERALS FEES AND COSTS will be billed to the project applicant on a monthly basis.

V. VIOLATIONS

Planning and Development is charged with enforcing various chapters of the Santa Barbara County Code. If a violation is determined to exist, the property owner will be billed for actual staff time spent investigating and correcting the violation at the hourly rates set herein, as well as any additional non-salary costs necessary to abate the violation. Fines may be levied pursuant to Chapter 24A of the Santa Barbara County Code.

VI. NON-PAYMENT OF FEES OR DEPOSITS

Planning and Development will not issue land development permits or building permits until case processing costs and/or violation costs have been paid. The Building Official may defer the collection of violation costs as a condition for building permit issuance if the Official determines it necessary to issue a building permit immediately to protect the health and safety of the public. Deferred fees and charges are still due to Planning and Development and may be collected at final inspection clearance. In any event, Planning and Development will not accept any subsequent applications from an owner or applicant who has a past due amount unless waived by the Director.

VII. ADMINISTRATIVE FEES AND COSTS

Document requests and other types of miscellaneous administrative services not detailed below will be charged actual cost plus 20% surcharge to cover handling costs and any tax or shipping (as applicable).

<u>Fee Item Description</u>	<u>Cost:</u>
Photocopies	\$0.10 per page
Microfiche Copies	\$0.20 per page
Returned Payment Fee	\$40.00 per returned item
Hearing Stenographer	Actual Cost

VIII. DEVELOPMENT REVIEW FEES AND COSTS

Planning and Development will collect either a fixed fee (see Section I above) or a security deposit (see Section II above) for permits submitted for development and other uses of property as required by County Zoning Ordinances. Fees and costs associated with these permits are listed in the Land Use Development Fees and Costs schedule in Exhibit A. Security Deposit amounts for full cost recovery cases are in bold and highlighted.

IX. BUILDING DEVELOPMENT FEES AND COSTS

The Building and Safety Division is charged with enforcing and providing permits and services related to Chapters 9A (Brush Removal), 10 (Building Regulations), 11 (Mobilehomes), 14 (Grading), and 14C (Film Permits) of the Santa Barbara County Code. Fees and costs associated with these services are listed in the Building Development Fees and Costs schedule in Exhibit A and may be fixed fees (see Section I), security deposit items (see Section II), or may be charged on an hourly basis (see Section VII for hourly rates). Initial plan check fees are due at the time of application submittal and any remaining fees including inspection fees are due at permit issuance, unless otherwise stated in the County Code.

The Building and Safety Division also collects statutory fees on behalf of the State of California for Building Administration (Health and Safety Code section 18931.6), Seismic Hazard Mapping fees (Public Resources Code section 2705), and Mobilehome Park Permits (Health and Safety Code section 18502).

X. PETROLEUM FEES AND COSTS

The Petroleum Unit of the Energy and Minerals Division is charged with enforcing and providing permits and services related to the County's Petroleum Code (Chapter 25 of the Santa Barbara County Code). Fees and costs associated with these services are listed in Exhibit A and may be a fixed fee (see Section I), a security deposit item (see Section II), or charged on an hourly basis (see Section VII for hourly rates).

XI. ENERGY AND MINERALS FEES AND COSTS

1) ENERGY OR INDUSTRIAL PROJECTS FEES AND COSTS

Energy and/or industrial projects are processed by staff in the Energy and Minerals Division with some coordination with Building and Safety Division staff. Developers will be billed on a monthly basis for all direct and indirect costs (including technology maintenance, general plan maintenance, and records management surcharges) related to permit processing, including, but not limited to, appeals, permit compliance, and engineering plan review. Direct costs include labor and office expenses. Indirect costs are based on the developer's pro-rated share of each month's direct expenses, including reimbursement for County and departmental overhead costs which are calculated annually. A signed Agreement for Payment form and an initial fee deposit must be submitted to the Energy and Minerals Division prior to permit processing, compliance activity, or engineering plan review.

After an application has been accepted as complete, Planning and Development will review average monthly costs for the first two months of case processing activity for the project and may request an additional deposit. Deposits are generally set at levels to cover four months of project processing and compliance costs.

The direct and indirect costs associated with permit processing, ongoing compliance, and engineering plan review for staff of County Counsel and Air Pollution Control District may also be billed through Planning and Development on a monthly basis. Any permits specifically required by other departments will be billed separately by those departments.

Initial deposits include an amount for Building and Safety staff costs associated with engineering plan review. An additional deposit may be required by Building and Safety to cover costs associated with consultant plan review.

Deposits and fees for processing applications for changes of owner, operator, or guarantor under Chapter 25B of the County Code fall into four categories as shown in the following table. In the simplest cases (25B-9.3 and 9.4), a flat fee will be charged for application processing. In the case of mergers and changes of business organization (25B-9.2), existing deposits for case processing or compliance can normally be used and no additional deposit will be required (unless special circumstances preclude drawing against the existing deposit). Deposits are required for changes of owner, guarantor, or operator under 25B-9.1, 9.5, 9.6, and 10.1. However, the requirement for such a deposit may be waived if existing deposits are deemed available and considered sufficient.

ENERGY AND MINERALS DEPOSITS	
PRE-APPLICATIONS	
Production and Processing	\$5,000
Transportation Facilities	\$5,000
Supply Base	\$5,000
Exploratory Drilling	\$2,500
Mine or Power Generation	\$5,000
Other	\$5,000
CASE PROCESSING: ONGOING (General Plan Amendment, Rezone, Conditional Use Permit, Development Plan, Production Plan, etc)	
Total Capital Costs < \$5,000,000	\$12,500
Total Capital Costs between \$5,000,000 and \$30,000,000	\$25,000
Total Capital Costs > \$30,000,000	\$50,000
Certificate of Financial Responsibility	\$5,000
Certificate of Financial Responsibility (certificate for reliance upon owner of facility and shipper of oil)	\$2,500
PERMIT COMPLIANCE: ONGOING	
Total Assessed Value < \$5,000,000	\$12,500
Total Assessed Value between \$5,000,000 and \$30,000,000	\$25,000
Total Assessed Value > \$30,000,000	\$50,000
PERMIT COMPLIANCE: MINOR	
Review of Minor Projects	\$5,000
CHANGE OF OWNER, OPERATOR, OR GUARANTOR	
-Existing partner becomes managing partner -Change of non-managing partner of owner	\$300 (fixed fee)
Merger or change of form of business organization of owner operator	Existing Deposit
-Change of Owner -Change of Guarantor	\$5,000
-Change of Operator -Temporary Operator	\$12,500

**County of Santa Barbara
 Planning and Development Department
 Petroleum Fees**

Security Deposits Are in Bold Type & Shaded			
#	Fee Title	Current Fee	Proposed Fee
1	Annual Well Inspection (per well)	122.26	179
2	Annual Tank Inspection (per tank)	122.26	688
3	Abandonment of Wells & Tanks (per well or tank)	438.73	819
4	New Well Permit/Re-Drills	320.73	493
5	New Tank (install/repair/replace)	385.94	427
6	Soil Restoration Inspections	196.08	500
7	Appeals of Code Determinations	412.95	316
8	Research Requests / Inquiries	160.18	Actual cost
9	Special Billable Inspections	185.19	Actual cost

NOTE: All other services not specifically identified in fee schedule will be billed at actual cost.

**County of Santa Barbara
Planning and Development Department
Planning Fees**

Security Deposits Are in Bold Type & Shaded				
#	Fee Title	Current Planning Fee	Proposed Planning Fee	Proposed Building Fee
COASTAL DEVELOPMENT AND LAND USE PERMITS				
1	Agricultural Structures: New Structures & Greenhouses or Addition to Agricultural Structure	446.86	407	
2	Commercial/Industrial Minor Alterations; New/Addition to Existing Structure	638.68	1,130	
3	Residential Structures: Fences, Walls, Pools, Spas, Etc.	450.72	586	
4	Residential Structures: Additions, Accessory Structures	733.66	741	
5	New Residential Structure or Residential 2nd Unit: Guest Houses/Pool Houses/Artist Studio, Trailers	827.64	1,667	
6	Development with Special Constraints or Zoning Clearance	1,500.00	1,000	
7	Change of Use	638.68	605	
8	Emergency Permit	1,960.41	2,712	349
9	Permit Exemptions	260.49	241	
10	Time Extension, Revision and Home Occupation, Temporary Use, Demolition	355.73	478	
11	Tree/Brush Removal	1,016.60	452	
12	Grading < 5,000 cubic yards	827.64	1,000	
13	Grading ≥ 5,000 cubic yards	1,500.00	3,000	175
HEARING REQUIRED				
14	Agricultural Preserve - Assumption Contract	358.94	462	
15	Agricultural Preserve - Other	2,201.28	1,500	
16	Coastal Development Permit with Hearing	1,500.00	3,000	
17	Conditional Certificate of Compliance	1,500.00	3,000	
18	Conditional Use Permit Amendment - Director Review	3,000.00	3,000	
19	Conditional Use Permit - PC (New or Revised)	5,000.00	8,000	175
20	Conditional Use Permit - ZA (New or Revised)	1,500.00	3,000	
21	Use Determination	1,500.00	3,000	
22	Development Plan Amendment - Director Review	1,500.00	3,000	175
23	Development Plan	5,000.00	5,000	175
24	General Plan Amendment	8,000.00	8,000	
25	General Plan Consistency (sec 65402)	1,500.00	1,500	

**County of Santa Barbara
Planning and Development Department
Planning Fees**

Security Deposits Are in Bold Type & Shaded				
#	Fee Title	Current Planning Fee	Proposed Planning Fee	Proposed Building Fee
26	General Plan Consistency (sec 65402) - Intra-County Review	554.93	1,356	
27	Hardship Determination - Non-conforming use/structure	2,559.81	5,000	
28	Limited Exceptions Determination	1,500.00	5,000	
29	Lot Line Adjustment	3,000.00	5,000	
30	Recorded Map Modification, Parcel Map Waiver, Lot Line Adjustment Modification, Lot Split Modification	1,500.00	5,000	
31	Tentative Map - Flood Control requires fee + \$111/lot for Tract Maps	5,000.00	5,000	175
32	Oak Tree Tier 4 Permit	1,500.00	5,000	
33	Ordinance Amendments	5,000.00	8,000	
34	Overall Sign Plan	1,500.00	3,000	
35	Rezone	8,000.00	8,000	
36	Rezone, Consistency	1,500.00	5,000	
37	Road Naming	1,500.00	1,500	
38	Specific Plan	8,000.00	8,000	
39	Substantial Conformity Determination	1,500.00	1,000	
40	Time Extension (Discretionary Permit - Hearing required)	1,500.00	3,000	
41	Variance and Zoning Modifications	1,500.00	5,000	
42	Discretionary Approval Clearance	1,500.00	1,000	175
OTHER ORDINANCES & REGULATIONS				
43	Alcoholic Beverage Control Affidavit	166.77	678	
44	Montecito Growth Management Ordinance Hardship Exemption	1,500.00	1,500	
45	Montecito Growth Management Ordinance Points Allocation or Exemption (Not Hardship)	827.64	1,000	
46	Special Problems Intake/Review/SDRC	261.76	283	
47	Sign Certificate of Conformance	638.68	527	
MISCELLANEOUS				
48	Appeal to Board of Supervisors (Pay Clerk of the Board)	505.26	505	
49	Appeal to Planning Commission/ZA	505.26	505	
50	Consultation	343.00	1,000	
51	Pre-Application	1,500.00	1,500	
52	Post Approval Review	261.76	226	

**County of Santa Barbara
Planning and Development Department
Planning Fees**

Security Deposits Are in Bold Type & Shaded				
#	Fee Title	Current Planning Fee	Proposed Planning Fee	Proposed Building Fee
53	Permit Compliance - Major	1,500.00	3,000	
54	Permit Compliance - Minor	500.00	1,500	
55	Planning Commission Hearing	1,297.24	1,666	
56	Zoning Administrator Hearing	389.27	926	
57	Montecito Planning Commission Hearing	385.23	1,025	
58	Special Planning Comm Hearing	Actual cost	Actual cost	
59	Display Advertisement in Newspaper	Actual cost	Actual cost	
60	Noticing to Owners/Residents within 300 ft	95.00	94	
61	Noticing to Owners/Residents 1,000 ft	1.50/parcel	639	
62	BAR Hearing - N/S/C	1,216 avg	1,660	
63	BAR Hearing - Montecito	1,064.00	2,105	
64	APAC Hearing		383	
65	Mailed Notices - MDL Add On		65	

NOTE: All other services not specifically identified in fee schedule will be billed at actual cost.

**County of Santa Barbara
Planning and Development Department
Film Permit Fees**

#	Fee Title	Current Fee	Proposed Fee
Base Fees			
1	Still shoot on private property - One Location	287.30	311
2	Each Additional Location	287.30	136
3	Still shoot on public property - One Location	287.30	389
4	Each Additional Location	287.30	136
5	Non-still shoot on private property - One Location	287.30	544
6	Each Additional Location	287.30	204
7	Non-still shoot on public property - One Location	287.30	700
8	Each Additional Location	287.30	204
Additional Factors			
9	After hours filming (outside of 7AM-8PM)	-	68
10	Assembly event (more than 50 crew/participants)	-	268
11	Special effects (pyro, gunfire, sound effects, fog, other special effects)	-	68
12	Other agency coordination: Roads	-	41
13	Special Event Committee	-	440
14	Road Closure	-	27
15	Other agency coordination: CHP	-	68
16	Other agency coordination: FAA (helicopter/plane/drone use)	-	136
17	Film Permit Amendment requiring re-noticing	-	Actual Cost
18	Film Permit Amendment not requiring re-noticing	-	41
19	Other agency coordination: Parks	-	41
20	Other agency coordination: Fire	-	41
21	Other agency coordination: Other agency not specified	-	41
22	Other agency coordination: Sheriff	-	68

NOTE: All other services not specifically identified in fee schedule will be billed at actual cost.

County of Santa Barbara
Planning and Development Department
Building and Safety Fees
Structural

Note: Base fees in table below are for single story structures.

In addition to base fees in table below, additional factors may increase fee amounts.

OCCUPANCY	PLAN CHECK		INSPECTION	
	Proposed Base Fee	Proposed Each add'l sq ft	Proposed Base Fee	Proposed Each add'l sq ft
R-3 Interior Remodel with no Structural				
250 sq ft	630	1.0085	730	0.2577
500 sq ft	882	0.2521	795	0.1718
1,000 sq ft & up	1,009	0.1261	881	0.1718
R-3 New, Additions, Modifications with Structural				
500 sq ft	1,387	0.8194	2,942	0.8462
2,500 sq ft	3,026	0.2320	4,635	0.3127
5,000 sq ft	3,605	0.2458	5,416	0.6003
7,000 sq ft & up	4,097	0.1639	6,617	0.3536
New Multi Family				
1,000 sq ft	2,521	0.9061	2,942	0.1772
5,000 sq ft	6,146	0.3152	3,651	0.5584
10,000 sq ft	7,722	0.1891	6,443	
20,000 sq ft	9,613	0.1733		
30,000 sq ft & up	11,346	0.0867		
Each add'l unit (more than 10 but fewer than 20) (inspection only)			644	
Each add'l unit (20+) (inspection only)			322	
A) Group A, H, E and I With TI				
1,000 sq ft	3,152	1.1326	See Commercial - New Construction Below	
5,000 sq ft	7,682	0.7800		
10,000 sq ft	11,582	0.2836		
20,000 sq ft	14,419	0.2600		
30,000 sq ft	17,019	0.1300		
50,000 sq ft	19,619	0.1300		
B) Group B and M With TI				
1,000 sq ft	2,521	0.6756	See Commercial - New Construction Below	
5,000 sq ft	5,224	0.2679		
10,000 sq ft	6,563	0.1607		
20,000 sq ft	8,171	0.1473		
30,000 sq ft	9,644	0.0737		
50,000 sq ft	11,117	0.0737		

**County of Santa Barbara
 Planning and Development Department
 Building and Safety Fees
 Structural**

Note: Base fees in table below are for single story structures.

In addition to base fees in table below, additional factors may increase fee amounts.

OCCUPANCY	PLAN CHECK		INSPECTION	
	Proposed Base Fee	Proposed Each add'l sq ft	Proposed Base Fee	Proposed Each add'l sq ft
C) Group F and S With TI				
1,000 sq ft	2,521	0.4452	See Commercial - New Construction Below	
5,000 sq ft	4,302	0.2206		
10,000 sq ft	5,405	0.1324		
20,000 sq ft	6,729	0.1213		
30,000 sq ft	7,942	0.0607		
50,000 sq ft	9,156	0.0607		
Commercial - New Construction				
1,000 sq ft	See Occupancy Categories Above		2,942	0.1772
5,000 sq ft			3,651	0.5584
10,000 sq ft			6,443	0.4725
20,000 sq ft			11,167	
Each add'l 1,000 sq ft above 20,000			129	
Tenant Improvement - no Structural				
500 sq ft	25% of commercial fee for each TI project		966	0.3077
1,000 sq ft			1,396	0.2148
2,000 sq ft			1,611	0.4295
3,000 sq ft			2,040	0.2684
Tenant Improvement - with Structural				
250 sq ft	25% of commercial fee for each TI project		1,074	0.4295
500 sq ft			1,181	1.0738
1,000 sq ft			1,718	0.3221
2,000 sq ft			2,040	0.5369
3,000 sq ft			2,577	0.2148

NOTE: All other services not specifically identified in fee schedule will be billed at actual cost.

**County of Santa Barbara
Planning and Development Department
Building and Safety Fees
Structural Factors**

In addition to base fees in table, additional factors may increase fee amounts.

Additional Factors - Plan Check:

Attached Residential Accessory (garage, workshop, storage, etc.)	Add to base fee, 50% of the R3 New, Additions, Modifications with Structural fee
Detached Residential Accessory (garage, workshop, storage, etc.)	Separately charge 50% of the R3 New, Additions, Modifications with Structural fee
Minor Plan Check Modifications	Hourly, 1/2 hour minimum
Podium Structure	Charge for Podium and Super Structure separately; for mixed use within Podium or Super Structure, see Mixed Occupancies below
Shell Buildings	Reduce base fee by 50%
Additional stories and basement	20% of base fee per additional floor or basement level
Foundation:	
Raised Floor	Add 5% to base fee
Post Tension Foundation (slab on grade with post tension)	Add 10% to base fee
Pier and Grade Beam	Add 5% to base fee
In Fire Hazard Zone	Add 5% to base fee
In Flood Zone	\$126
Breakaway Walls in Flood Zone	\$2,521
Special Features:	
Light Frame Building with non-proprietary lateral load resisting system, such as steel moment or braced frame, concrete or masonry shear walls, etc.	\$252 for first; \$126 each additional
SIP (Structural Insulated Panel)	Add 10% to base fee
Insulated Concrete Form Walls	Add 10% to base fee
Repeat Unit Permitting & Plan Check*:	* Each model will be charged at full plan check fee. Models with minor deviations will be charged on hourly basis
Tract housing repeat unit	\$524
Identical apartment or multi-unit residential	\$524
Structural Post-Tension Slab (elevated slab with post tension)	Actual Cost
Code Enforcement Coordinations	Hourly, 1/2 hour minimum
Type of Construction:	
Type VB	Add 0% to base fee
Type IIIB and IV	Add 3% to base fee
Type IB and IIB	Add 5% to base fee
Type VA	Add 10% to base fee
Type IIIA	Add 13% to base fee

**County of Santa Barbara
 Planning and Development Department
 Building and Safety Fees
 Structural Factors**

In addition to base fees in table, additional factors may increase fee amounts.

Additional Factors - Plan Check:

Type IA and IIA	Add 15% to base fee
Mixed Occupancies / Separated	Add 10% to base fee. Occupancy with highest fee to be used as base fee.
Non-Wood Frame Structure, such as steel, concrete, or masonry	Add 25% to base fee

Additional Factors - Inspections:

Additional Stories and Basement	15%	of base fee per additional floor or basement level
Mixed Occupancies / Separated	\$430	for each additional occupancy type
Caissons/Piles	\$430	extra fee
Light frame building with non-proprietary lateral load resisting system, such as steel moment or braced frame, concrete or masonry shear walls, etc.	\$150	per frame/shear wall
Hillside Property	1st 5,000 sq ft: \$430. Each additional 1,000 sq ft: \$107	
Basement	1st 3,000 sq ft: \$430. Each additional 1,000 sq ft: \$107	
Fire Zone	1st 3,000 sq ft: \$215. Each additional 1,500 sq ft: \$107	
Fire Rated Type A Construction	1st 3,000 sq ft: \$430. Each additional 1,000 sq ft: \$150	
Insulated Concrete Form Walls	Add 10% to base fee	
Shell Buildings	Reduce base fee by 50%	
Non-woodframe structure, such as a steel, concrete or masonry	Add 25% to base fee	
Repeat Unit*	* Each model will be charged at full inspection fee.	
Tract housing repeat unit	90%	of base fee
Identical apartment or multi-unit residential	90%	of base fee

County of Santa Barbara
Planning and Development Department
Building and Safety Fees
Other Items - Fire

Fee Title	Plan Check		Inspection	
	Current Fee	Proposed Fee	Current Fee	Proposed Fee
Fire Alarm System - New Construction:				
1-50 Devices	196.28	328	327.59	537
51-100 Devices	259.85	441	404.59	655
Every 50 Devices above 100	88.73	176	68.51	86
<i>Sprinkler Monitoring System</i>	<i>included above</i>			
Fire Alarm System - Tenant Improvements:				
1-50 Devices	260.36	58	290.85	472
51-100 Devices	317.59	58	345.95	569
Every 50 Devices above 100	45.14	33	80.22	107
<i>Sprinkler Monitoring System</i>	<i>included above</i>			
Other Suppression Systems:				
Inert Gas Systems	75.68	101	144.45	219
Dry Chemical Systems	75.68	101	144.45	219
Wet Chemical/Kitchen Hood	75.68	101	144.45	219
Foam Systems	75.68	101	144.45	219
Paint Spray booth	186.31	303	314.92	515
Fire Pumps (each)	36.92	101	266.79	451

NOTE: All other services not specifically identified in fee schedule will be billed at actual cost.

County of Santa Barbara
Planning and Development Department
Building and Safety Fees
Miscellaneous Items

Fee Title	Plan Check		Inspection	
	Current Fee	Proposed Fee	Current Fee	Proposed Fee
Administrative & Miscellaneous Fees				
Board of Appeals - Filing / Processing	143.12	176		
Board of Appeals - Appeal Hearing	360.34	actual cost		
Caisson - not part of a building	154.15	126	164.84	238
Carport - pre-fab	141.10	101	144.88	163
Cellular / Mobile Phone Tower	311.65	303	261.68	393
Change of Occupancy No T.I. w/ plan check & Inspection	245.56	actual cost	511.00	actual cost
Certificate of Occupancy	94.68	76		
Cistern	55.37	151	97.87	127
Deck / Balcony - first 300 sf	159.55	101	124.58	183
Each additional 100 sf	72.67	76	8.51	13
Demolition	133.42	76	105.07	137
Entry Gates	159.55	101	116.32	157
Retaining Wall (concrete or masonry) - Not part of structure	105.28	actual cost	430.41	actual cost
Storage Racks > 5'9"	62.25	actual cost	208.15	actual cost
Fence or Wall (wood, chain link, wrought iron):				
> 8 feet in height, first 100 lf	113.94	126	112.58	125
Each additional 100 lf	19.47	25	23.31	2
Fence or Freestanding Wall (masonry / garden):				
Up to 12', first 100 lf	221.43	303	371.07	588
Greater than 12', first 100 lf	258.00	403	487.33	792
Each additional 100 lf	36.25	76	50.24	24
Grading (Cut and Fill):				
Site Investigation	70.41	50	60.40	107
Grading Plan Review	39.18	76		
Grading Bond Processing	160.42	101		
Grading Plan Copy and Retention	32.45	38		
50-100 CY	401.93	656	507.36	709
101 - 500 CY	627.96	1,059	688.58	1,031
500 - 1,000 CY	1,465.78	2,622	1,087.26	1,740
Each additional 100 CY or portion thereof	8.32	8	39.89	69
10,000 CY (minimum)	2,215.03	4,034	4,676.34	8,096
Each additional 1,000 CY or portion thereof	51.89	5	52.82	92
100,000 CY (minimum)	6,884.46	5,169	9,429.91	16,536
Each additional 10,000 CY or portion thereof	42.48	23	82.15	107

County of Santa Barbara
Planning and Development Department
Building and Safety Fees
Miscellaneous Items

Fee Title	Plan Check		Inspection	
	Current Fee	Proposed Fee	Current Fee	Proposed Fee
Erosion Control Permit:				
< 1 acre	131.29	101	447.11	666
1 acre or more / SWPPP	217.80	227	740.75	actual cost
Agriculture (2 year permit)	249.44	303	515.85	773
Storm Drain (> 6" pipe diam) - first 100 lf	126.67	101	172.02	172
each additional 100 lf	12.08	25	63.22	86
Brush Removal - Plan Review	199.70	403	13.06	21
Brush Removal - Inspection			387.34	601
Patio Cover (includes ICC Products):				
Lattice first 500 sf	69.76	38	130.52	146
Solid cover first 500 sf	75.46	50	154.18	176
Each additional 500 sf	8.81	5	22.43	26
Engineered design (not ICC products - additional fee)	69.76	38	85.45	67
Patio Enclosure:				
Wood frame up to 1,000 sf	72.03	43	293.22	361
each additional 1,000 sf	7.66	3	39.58	4
Other frame (ICC products) up to 1,000 sf	67.43	43	235.73	256
additional 1,000 sf	7.66	3	37.31	2
Engineered design (not ICC products) up to 1,000 sf	73.17	45	226.69	225
additional 1,000 sf	7.66	3	39.58	4
Enclosure walls under existing roof first 1,000 sf of enclosed area	65.21	28	142.75	157
each additional 1,000 sf of enclosed area	8.81	5	39.58	4
Pile Foundation:				
Cast in Place Concrete - each 5 piles	123.41	139	229.65	155
Driven (steel, pre-stressed concrete) - each 5 piles	123.41	139	236.70	165
Re-roofing - Residential:				
First 10 squares or 1,000 sf	49.18	50	122.99	187
Each additional 10 squares			4.81	9
Roof Structure Replacement / Upgrade	89.14	101	281.85	440
Re-roofing - Commercial:				
First 20 squares or 2,000 sf	61.11	38	147.31	174
Each additional 10 squares	6.52	13	12.13	19
Signs:				
Pole	65.63	actual cost	115.66	actual cost
Monument	65.63	actual cost	103.94	actual cost
Wall / Roof	49.88	actual cost	95.14	actual cost

County of Santa Barbara
Planning and Development Department
Building and Safety Fees
Miscellaneous Items

Fee Title	Plan Check		Inspection	
	Current Fee	Proposed Fee	Current Fee	Proposed Fee
Swimming Pool / Spa (in-ground):				
Vinyl-lined / fiberglass	129.10	151	265.36	387
Gunite (up to 800 sf)	110.63	151	269.29	393
Each additional 800 sf	52.22	76	38.91	19
Commercial pool (up to 800 sf)	169.83	101	340.10	496
Each additional 800 sf	52.22	76	55.67	39
Subterranean Pool Equipment Structure	192.80	actual cost	238.81	348
Trellis:				
First 500 sf	89.14	101	103.94	125
each additional 500 sf	39.18	76	31.39	21
Engineered design (additional fee)	89.14	101	105.14	127
Alternate Methods and Materials		actual cost	166.58	actual cost
ICC Fee - if required			36.01	32
Other Miscellaneous				
Drainage structure/manhole	57.46	101	97.14	161
Minor Alteration (Over the Counter) Permit	79.91	101	243.68	350
Moved / Relocated Building (within 25 miles of County offices)	122.21	76	213.47	193
Each additional 10 miles (or portion thereof)			54.15	97
Master Plan Coord - Prod. Unit	110.63	151	244.01	348
Temporary Occupancy Permit	79.91	101	49.07	21
Bridge		actual cost		actual cost
Model Water Efficient Landscape Ordinance (MWELo)		actual cost		actual cost
Fireplace - Masonry - stand alone permit	66.59	actual cost	148.11	actual cost
Fireplace - Manufactured	79.63	202	143.28	301
Flag pole (greater than 6' in height)	79.63	202	122.32	279
SERVICES BEYOND STANDARD FEES (BILLED AT ACTUAL COST)				
Supplemental Plan Check (half-hour increment)	106.22	126		
Supplemental Inspection (half-hour increment)			102.72	107
Planner Review of Final Plans (hourly Planner rate)		226		

NOTE: All other services not specifically identified in fee schedule will be billed at actual cost with a half-hour minimum.

Note:

sf = square fee

lf = linear fee

cy = cubic yards

County of Santa Barbara
Planning and Development Department
Building and Safety Fees
Mechanical, Plumbing, and Electrical Permit Fees

Fee Title	PLAN CHECK		INSPECTION	
	Current Fee	Proposed Fee	Current Fee	Proposed Fee
ADMINISTRATIVE AND MISC FEES				
Minor Permit Review and Issuance	59.98	72	3.70	-
Revisions to permitted projects	102.33	176	59.06	21
Annual Maintenance Permit	100.00	113	actual cost	actual cost
Mobile Home Park Annual Operating Permit (Per Lot)	4.00	4		
Mobile Home Park - Change in name, transfer of ownership or possession	10.00	10		
Mobile Home Park - Duplicate permit fee or amended permit fee	10.00	10		
MECHANICAL PERMIT FEES				
FAU less than 100,000 Btu/h	41.87	43	110.56	113
FAU greater than 100,000 Btu/h	41.87	63	135.83	206
Floor furnace (including vent)	41.87	43	110.56	113
Suspended, wall, or floor-mounted heaters	41.87	43	110.56	113
Appliance vents not included in an appliance permit			110.56	161
Addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system	41.87	63	110.56	161
Boiler or compressor, up to 3HP / Absorption system up to 100,000 Btu/h	32.98	25	134.46	180
Boiler or compressor, from 3HP to 15 HP / Absorption system from 100,000 Btu/h to 500,000 Btu/h	52.00	63	148.89	206
Boiler or compressor, from 15 HP to 30 HP / Absorption system from 500,000 Btu/h to 1,000,000 Btu/h	77.35	113	159.72	225
Boiler or compressor, from 30 HP to 50 HP, / absorption system from 1,000,000 Btu/h to 1,750,000 Btu/h	90.02	139	174.16	251
Boiler or compressor, over 50 HP / Absorption system over 1,750,000 Btu/h	90.02	139	235.54	361
Air-handling unit, including attached ducts.	34.25	28	106.95	155
Air-handling unit over 10,000 CFM	34.25	28	128.61	193
Evaporative cooler	32.98	25	102.01	150
Ventilation fan connected to a single duct	29.18	18	81.69	110
Ventilation system (not a portion of heating or a/c system)	31.72	23	81.69	110
Hood and duct system	90.02	139	204.72	309
Incinerator, residential	31.72	23	94.43	129
Commercial or Industrial-type incinerator	34.25	28	104.23	146
Misc. appliances or equipment	34.25	28	117.79	174
Stand Alone Mechanical Plan Check	115.37	actual cost	9.23	21
Other Mechanical Inspections			137.05	actual cost

County of Santa Barbara
Planning and Development Department
Building and Safety Fees
Mechanical, Plumbing, and Electrical Permit Fees

Fee Title	PLAN CHECK		INSPECTION	
	Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLUMBING / GAS PERMIT FEES				
Plumbing fixtures, including piping (each 10 fixtures)	26.83	13	117.79	174
Building sewer install / repair / replacement (per 100 lf)	26.83	13	153.88	238
Rainwater systems (per drain)	20.31	25	106.95	155
Water Piping Replacement (each 2,500 sf)	26.83	13	114.17	168
Gas Piping, New or Replace, stand alone permit (each 2,500 sf)	26.83	15	121.39	180
Water Heater	26.83	27	40.00	85
Industrial waste pretreatment interceptor	140.72	240	279.71	451
Water treating equipment, including piping (each)	26.83	13	86.44	118
Repair or alteration of drainage or vent piping, each fixture	26.83	13	82.88	112
Backflow devices - each unit	20.31	25	81.69	110
Atmospheric-type vacuum breakers: 1-5 units	20.31	25	128.61	193
Atmospheric-type vacuum breakers: each additional 5 units	20.31	25	16.87	24
Solar installations	109.04	176	132.04	200
Stand Alone Plumbing Plan Check	115.37	actual cost	20.31	21
Other Plumbing and Gas Inspections			140.76	actual cost
ELECTRICAL PERMIT FEES				
Special Events:				
Electrical re-wiring (each 2,500 sf)	69.96	113	226.68	340
Electric generator and electrically-driven rides	69.96	113	226.68	340
Mechanically-driven rides/ attractions with electrical lighting	69.96	113	226.68	340
Each system of area and booth lighting	69.96	113	170.51	258
Receptacle, Switch, and Lighting Outlets:				
First 10	58.33	76	124.12	185
Each Additional 10	15.57	13	23.67	26
Pole or platform-mounted lighting fixtures (each 5)	45.66	50	155.60	241
Theatrical-type lighting fixtures or assemblies (each)	134.40	227	147.27	225
Residential Fixed Appliances (each 5)	20.31	25	128.61	193
Nonresidential Fixed Appliances (each 2)	20.31	25	169.17	219

County of Santa Barbara
Planning and Development Department
Building and Safety Fees
Mechanical, Plumbing, and Electrical Permit Fees

Fee Title	PLAN CHECK		INSPECTION	
	Current Fee	Proposed Fee	Current Fee	Proposed Fee
Power Apparatus:				
Motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other apparatus:				
<i>Rating in horsepower (HP - motors) or kilovolt-amperes</i>				
Up to and including 1 (each 9)	39.32	38	128.61	193
Over 1 and not over 10 (each 7)	45.66	50	150.28	232
Over 10 and not over 50 (each 5)	52.00	63	175.55	277
Over 50 and not over 100 (each 3)	64.67	88	218.87	354
Over 100 (each)	71.01	101	254.97	419
Roof mounted photovoltaic system - 3 power apparatus	58.33	76	171.94	271
Ground mounted photovoltaic system - 3 power apparatus	58.33	76	171.94	271
<i>Note: These fees include all switches, circuit breakers, contactors, thermostats, relays, and other directly related control equipment.</i>				
Busways:				
Trolley and plug-in-type busways - each 100 ft or fraction thereof	115.37	189	109.04	150
<i>(An additional fee will be required for lighting fixtures, motors, and other appliances that are connected to trolley and plug-in-type busways. No fee is required for portable tools.)</i>				
Signs, Outline Lighting, and Marquees:				
Signs, Outline Lighting, or Marquees supplied from one branch circuit (each)	45.66	50	117.79	174
Additional branch circuits within the same sign, outline lighting system, or marquee (each)	21.90	25	68.08	39
Services:				
Services of 600 volts or less and not over 200 amperes in rating (each)	52.18	50	133.07	155
Services of 600 volts or less and over 200 amperes to 1000 amperes in rating (each)	77.34	113	143.90	174
Services over 600 volts or over 1000 amperes in rating (each)	128.06	214	188.23	245
Miscellaneous Apparatus, Conduits, and Conductors	83.68	126	110.56	161
Electrical apparatus, conduits, and conductors for which a permit is required, but for which no fee is herein set forth	52.00	63	136.67	161
Temporary Power Service	102.70	164	230.54	329
Temporary Power Pole	45.66	50	83.53	58
Sub Poles (each)	21.58	3	18.30	13
Stand Alone Electrical Plan Check	123.29	actual cost	20.31	21
Other Electrical Inspections			140.76	actual cost

NOTE: All other services not specifically identified in fee schedule will be billed at actual cost.