

DATE: October 7, 2015

TO: Board of County Commissioners

FROM: Vicki Lucero, Building and Development Services Manager

VIA: Katherine Miller, County Manager
Penny Ellis-Green, Growth Management Director

RE: Presentation on Proposed Development Review Fee Ordinance

BACKGROUND:

On May 27, 2014 this item went before the BCC on a request for Authorization to Publish Title and General Summary of the proposed fee ordinance which would establish Development Permit and Review Fees consistent with the provisions set forth in the Sustainable Land Development Code.

At that meeting the BCC directed staff to research development fees for other entities and do a comparison of those with our existing and proposed fees. The BCC also provided other comments and directives as follows:

- Include Film Permit Fees with higher fees for large production companies
- Fees for Individuals building a residence should be lower than those for a large scale or commercial development.
- No multiple fees
- Fees should be based on cost or acreage of development (small businesses vs. large businesses)
- Fee schedule should be put out for public comment
- Apply Courtesy Inspection Fee toward the Development Permit Application fee
- Demolition Fees are too high especially for demolition after a natural disaster

On September 9, 2014, the proposed fee ordinance was brought back to the BCC as a presentation item. In an effort to address the issues brought up by the BCC at the prior meeting, staff revised the format of the previous fee ordinance and combined all of the fees associated with a development application into one fee for each application type which will eliminate having multiple fees for one application and make it easy for the public to know what the cost of

development will be before they come in to submit an application. Staff also compiled a spreadsheet with a comparison of our current fees and proposed fees to those in the City of Santa Fe, Bernalillo County, Sandoval County, the City of Albuquerque, and Dona Ana County (Refer to Exhibit 3). Many of the fees from the other entities were lower than our existing fees, therefore, we have adjusted the fees in our proposed ordinance to be more comparable.

We included film permit fees in the proposed ordinance that reflect a higher cost based on the type of film production. We changed the fees for Non-residential, Mixed use, and Multi Family developments based on the project valuation (smaller projects will be cheaper and larger projects more expensive). We also reduced the cost of permits for: individuals building a residence or accessory structure, private residential PV Solar applications, Family Transfers and Exemptions, and Home Occupations.

Staff also added a provision in the Fee Ordinance that would allow a courtesy inspection fee paid by a property owner to be applied toward the cost of a development permit at the time the application is submitted.

At the September 9, 2014, BCC Meeting, staff also proposed some additional modifications to the fee ordinance which included reducing the fees for a demolition permit to \$100 or \$15 if it is the result of a natural disaster. We clarified that a burial permit is for human burials, and clarified that a separate grading and clearing permit fee for a single family residence or community service facility would not be required if it was part of the development permit application.

At the September 9th meeting the BCC raised the following additional concerns:

- There should be a clear distinction between commercial filming and educational filming
- Are there certain facilities that shouldn't be required to obtain a permit (ie. Chicken coop) or that shouldn't be required to pay fees associated with a permit?

The current Film Ordinance (Ordinance No. 2010-6) states that a film permit is not required for the following activities: News media activities performed by reporters, photographers or camera operators employed by a television station, news service, newspaper or similar entity engaged in on-the spot media, publishing or broadcasting of news events; Family or personal use filming; Charitable Films; Still photography productions involving less than ten (10 people); County Produced Government Access Films; Filming activities occurring within the Media District; Student Films; Filming activities conducted within a sound stage or Studio pursuant to a valid Santa Fe County business license. All commercial filming will be required to obtain a permit with fees based on the type and/or scale of production.

Walls or fences that are 6 feet in height or less are not required to be permitted. However, all other development is required to obtain a permit in order for the County to ensure that they are not disturbing steep terrain, encroaching on easements, building within the floodplain, etc. We are proposing a reduction in the fees for residential and agricultural non-habitable accessory structures of 400 sq. ft. or less to \$25. These types of permits will be under an expedited review process.

Since the last BCC meeting on this proposed fee ordinance, staff has also made a modification to the fees for Wireless Communication Facilities. We have broken them down into three categories: Substantial Modification/New Facilities; Non-Substantial Modification, Roof/Surface Mounted, and Stealth; and Amateur Radio Antennas. Facilities with Substantial Modifications/New Facilities will be required to go through a much more comprehensive application and review process, therefore, we have imposed higher fees. Non-Substantial Modification, Roof/Surface Mounted, Stealth, and Amateur Radio Antennas are permitted uses in most zoning districts and will entail a less detailed review, therefore, the fees imposed will be lower.

Staff put out a press release on September 15, 2014, requesting public review and comment of the proposed fee ordinance. At that time, staff also sent out a notice to every person on our email contact data base regarding the proposed fee ordinance. Copies of the proposed fee ordinance were also made available to the public at the three Community Zoning Map meetings in 2014.

Only one comment has been received, which stated that the process to obtain a no impact home occupation license was too onerous and time consuming and too expensive.

We have reduced the home occupation fees significantly in the proposed fee ordinance and are working on expediting the process under the SLDC.

REQUESTED ACTION:

No Formal action is requested at this time.

EXHIBITS:

1. Proposed Fee Ordinance
2. Current Fee Ordinance
3. Comparison Spreadsheet

**THE BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY**
Permit and Review Fee Ordinance
Ordinance No. 2015-_____

**AN ORDINANCE ESTABLISHING DEVELOPMENT PERMIT AND REVIEW FEES FOR PROJECTS IN
SANTA FE COUNTY, NEW MEXICO; AND REPEALING ORDINANCE NO. 2008-12 AND SECTION 9.A
(FEE TABLE) OF ORDINANCE NO. 2010-6 (MOTION PICTURE AND TELEVISION PRODUCTIONS)**

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY:

ARTICLE I. GENERAL PROVISIONS

SECTION 1. SHORT TITLE.

Articles I to III herein may be cited as “The Fee Ordinance of Santa Fe County”

SECTION 2. APPLICABILITY

This Ordinance applies to any application for a Development Permit under the Santa Fe County Sustainable Land Development Code (“SLDC”), as amended.

ARTICLE II. APPLICATION, RECORDS AND REQUIREMENTS

SECTION 1. APPLICATIONS.

All development within Santa Fe County requires a Development Permit and the payment of a non-refundable application fee except where otherwise indicated. All Development Permits require the completion and approval of a Development Permit Application (“Application”). An Application shall be completed according to the requirements in the SLDC and submitted to the Building and Development Services Division for review and processing. The Building and Development Services Division shall submit these Applications to the appropriate County Departments for additional review as required.

SECTION 2. RECORDS.

A record of all permits shall be maintained by the Building and Development Services Division.

SECTION 3. ISSUING PERMITS.

Permits will not be considered issued until picked up from the Building and Development Services Division of Santa Fe County. Permits not issued within thirty (30) days of approval shall be deemed void; permits thus voided will require re-submittal of the application and repayment of fees.

ARTICLE III. APPLICATION FEES

SECTION 1. FEE SCHEDULE

The fee schedule is hereby attached as Exhibit "A".

SECTION 2. PAYMENT AND REFUNDS.

Unless otherwise stated in the fee schedule, **fees are due at the time of application and are not refundable.** Any application received without payment of fees due will not be reviewed. If a particular Development requires more than one approval, the applicant shall pay the cumulative review fees for each review and approval sought.

SECTION 3. ADDITIONAL FEES FOR PROFESSIONAL SERVICES:

The Building and Development Services Division may require information beyond that contained in the Application. In such instances, the Applicant may (i) provide the information requested at the Applicant's sole expense, (ii) pay an additional fee to cover the cost of the Department staff obtaining and reviewing the information, or (iii) withdraw the Application provided that no such withdrawal shall be entitled to a refund of fees. In addition, some Applications may require specialized reviews by outside sources, the cost of which shall be paid by the Applicant in advance.

PASSED, APPROVED AND ADOPTED, on this _____ day of _____, 2015.

**THE BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY**

By: _____

ROBERT A. ANAYA, Chairperson

ATTEST:

GERALDINE SALAZAR, County Clerk

APPROVED AS TO FORM:

GREGORY S. SHAFFER, County Attorney

**SANTA FE COUNTY
GROWTH MANAGEMENT DEPARTMENT
DEVELOPMENT REVIEW FEES**

APPLICATION TYPE	BASE FEE	ADDITIONAL FEES
Permits		
Development Permit Residential & Agricultural Uses & Community Service Facilities	\$200	Valuation Fee
Development Permit Residential & Agricultural Non-Habitable Accessory Structures of 400 Sq. Ft. Or Less	\$25	
Project Valuation		
\$0 - \$25,000		\$75
\$25,001 - \$50,000		\$150
\$50,001 - \$100,000		\$350
\$100,001 - \$200,000		\$550
\$200,001 - \$250,000		\$950
\$250,001 - \$300,000		\$1,150
*Each Additional \$100,000 in construction value or part thereof:		\$500
Development Permit Non-Residential, Mixed Use & Multi Family	\$700	Valuation Fee
Project Valuation		
\$0 - \$999		\$350
\$1,000-\$4,999		\$600
\$5,000-\$49,999		\$1,100
\$50,000-\$149,999		\$1,500
\$150,000-\$499,999		\$2,500
\$500,00-\$749,999		\$3,500
\$750,000-\$999,999		\$5,000
\$1,000,000-\$1,999,999		\$7,000
\$2,000,000 and above		\$10,000 for first \$2 Million
*Each Additional \$1,000,000 in construction value or part thereof:		\$1,000 (\$20,000 max)
Conditional Use Permit	\$1,000	
Medium Impact Home Occupation	\$500	
Site Development Plan for Permitted Uses	\$200	
Sign Permit	\$245	
Burial Permit (For Human Burial)	\$150	

APPLICATION TYPE	BASE FEE	ADDITIONAL FEES
Film Permit		
Small Scale Production	\$100	\$10 per day
Major Production	\$500	\$50 per day
Episodic Television Production	\$100	\$70 per week
Demolition Permit	\$100	
Demolition Permit Due to Natural Disaster	\$15	
Blasting Permit	\$1,000	
Grading & Clearing Permit-Single Family Residential or Community Service Facility (Not Required if part of a Development Permit)	\$100	
Grading & Clearing Permit-Subdivision/ Non-Residential/Mixed Use/Multi Family	\$750	
Road or Driveway Cut Permit	\$200	
PV Solar-Private Residential	\$100	
Temporary Use Permit	\$125	
Itinerate Vendor Permit	\$150	
After the Fact Permit	2X the base permit fee	

Subdivisions and Other Plat Reviews		
Minor Subdivision	\$350	\$25 per lot
Major Subdivision	\$1000 Prelim \$500 Final	\$100 per lot \$50 per lot
Exempt Land Divisions & Other Plat Reviews	\$200	
Non-Residential/Mixed Use Subdivision	\$1,000 Prelim/\$1,500 Final	\$100 per lot
Vacation of Plat or Easement	\$300	
Plat Amendment/Replat	\$300	
Boundary Survey	\$250	
Time Extension	\$300	
Zoning/Re-Zoning/Text Amendments		
Planned Development District	\$3,000	\$10 per acre
Zoning Map Amendment	\$3,000	
Overlay Zone	\$200	
SLDC Text Amendment	\$3,000	
Zoning Statement or Residential Condominium Confirmation Statement (No charge for confirmation of zoning district)	\$150	
Conceptual Site Development Plan	\$3,000	

APPLICATION TYPE	BASE FEE	ADDITIONAL FEES
Supplemental Uses/Other		
Home Occupation/Registration:		
No Impact	\$50	
Low Impact	\$100	
Wind Energy Facilities		
Large Scale	\$1,500	
Single Parcel Use	\$100	
Wireless Communication Facilities		
Substantial Modification/ New Facilities	\$3,000	
Non-Substantial Modification, Roof/Surface Mounted, or Stealth Amateur Radio Antennae	\$1,000 \$100	
Sexually Oriented Businesses	Initial - \$5,000/Renewal - \$1,500	
Beneficial Use		
Determination	\$500	
Development of County Wide Impact		
Overlay District	\$7,500	
Conditional Use Permit	\$3,000	
Inspection	\$250	
Business Registration (When Site DP not req'd)	\$225	
Swimming Pool	\$545	
Utility Authorization		
Residential/Agricultural/ Community Service Facility (Not req'd if part of a Development Permit)	\$200	
Non-Residential/Mixed Use Multi Family (Not req'd if part of a Development Permit)	\$300	
Well Only	\$100	
Franchise Review /Expansion/ Renewal	\$600	
Inspections during construction (incl. SWPP and grading)/Final Inspections for release of Financial Guarantee	\$250 Per Inspection	
Courtesy Inspection (Will be credited at time of Development Permit)	\$100	
Floodplain Determination Letter (No Application Fee Required)	\$50	
Variance	\$300	
Appeal	\$200	
Review of Special Reports (ie. Traffic Impact Analysis, Geohydrologic Report)	\$500	
Liquor License Transfer	\$220	

APPLICATION TYPE	BASE FEE	ADDITIONAL FEES
3rd Party Reviews		
County Reviewed SRAs (TIA, APFSA, WSAR, FIA, EIR)	Full Cost of Review by Outside Consultant In An Amount Not To Exceed \$10,000	
Specialized Review if Needed	Full Cost of Review by Outside Consultant In An Amount Not To Exceed \$10,000	

* See Section 6.2 of the SLDC

DRAFT 10.7.15

SANTA FE COUNTY
Permit and Review Fee Ordinance
Ordinance No. 2008-12

AN ORDINANCE ESTABLISHING PERMIT AND REVIEW FEES FOR PROJECTS IN SANTA FE COUNTY, NEW MEXICO.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY:

ARTICLE I. GENERAL PROVISIONS

SECTION 1. SHORT TITLE.

Articles I to III herein may be cited as "The Fee Ordinance of Santa Fe County"

SECTION 2. APPLICABILITY

This Ordinance applies to any application for a Development Permit under the Santa Fe County Land Development Code ("LDC"), as amended, or the Santa Fe Extraterritorial Zoning Ordinance ("EZO"), as amended.

ARTICLE II. APPLICATION, RECORDS AND REQUIREMENTS

SECTION 1. APPLICATIONS.

All development within Santa Fe County requires a Development Permit. All Development Permits require the completion and approval of a Development Permit Application ("Application"). An Application shall be completed according to the requirements in the LDC or EZO and submitted to the Building and Development Department for review and processing. The Building and Development Department shall submit these Applications to the appropriate County Departments for additional review as required.

SECTION 2. RECORDS.

A record of all permits shall be maintained by the Building and Development Department.

SECTION 3. ISSUING PERMITS.

Permits will not be considered issued until picked up from the Building and Development Department of Santa Fe County. Permits not issued within thirty (30) days of approval shall be deemed void; permits thus voided will require re-submittal of the application and repayment of fees.

ARTICLE III. APPLICATION FEES

SECTION 1. FEE SCHEDULE

The following fee schedule is hereby established:

TABLE III.1.1 DEVELOPMENT PERMITS FEE CALCULATED BASED ON CONSTRUCTION VALUATION					
Application Fee All Projects					\$100.00
Valuation From:		To:			Fee:
\$ 0.00		\$25,000.00			\$75.00
\$25,001.00		\$50,000.00			\$150.00
\$50,001.00		\$100,000.00			\$350.00
\$ 100,001.00		\$200,000.00			\$550.00
\$200,001.00		\$250,000.00			\$950.00
\$250,001.00		\$300,000.00			\$1150.00
Each additional \$100,000.00 in construction value or part thereof:					\$375.00
TABLE III.1.2 INSPECTION FEES					
PROJECT TYPE	COURTESY INSPECTION	INITIAL INSPECTION	PRE-FINAL INSPECTION	FINAL INSPECTION	Additional Per Lot Fee
Single Family Residential	\$100.00	\$45.00	\$35.00	\$50.00	
Subdivisions/Land Divisions Exemptions	\$150.00	\$100.00	\$50.00	\$40.00	\$25.00
Commercial Lots/Subdivisions	\$50.00	\$65.00			
Gravel/Hard Rock Mining	\$150.00	\$150.00	\$100.00	\$150.00	\$50.00
Mining Reclamation/Closure	\$300.00	\$500.00	\$350.00	\$500.00	
Blasting	\$200.00	\$250.00	\$350.00	\$500.00	
NPDES, SWPPP Residential Land Division 1-4 lots	\$100.00	\$150.00		\$100.00 (post storm event)	\$40.00
NPDES, SWPPP Residential Land Division 5 or more lots	\$100.00	\$75.00		\$200.00 (post storm event)	\$60.00
Accessory Structure	\$50.00	\$45.00		\$25.00	
Utility/Community Service Facility	\$150.00	\$125.00	\$75.00	\$150.00	

Home Occupation/ Home Business	\$75.00	\$75.00	\$50.00	\$100.00
Business Registration	\$100.00	\$65.00		
After Hours Lighting and Sound Inspections		\$75.00		
INSPECTIONS TO CHANGES OF PREVIOUSLY APPROVED PLANS OR APPLICATIONS				\$100.00

TABLE III.1.3 DIVISION OF LAND

Type of Division	Initial Review	Second and Subsequent Review	Additional Per Lot Fee
Family Transfer	\$250.00	\$50.00	\$25.00
Land Division/Subdivision 1- 4 lots	\$500.00	\$100.00	\$50.00
Land Division/Subdivision 5- 24 lots	\$950.00	\$150.00	\$75.00
Land Division/Subdivision 25-99 lots	\$1050.00	\$200.00	\$75.00
Land Division/Subdivision 100-300 lots	\$1150.00	\$250.00	\$100.00
Land Division/Subdivision 300 or more lots	\$1350.00	\$300.00	\$125.00
Residential Lot Line Adjustment	\$250.00	\$100.00	
Commercial Lot Line Adjustment	\$750.00	\$250.00	
Exemption	\$250.00	\$75.00	
Commercial Land Division/Subdivision	\$750.00	\$250.00	\$150.00
Vacations of Plats or Easements	\$250.00	\$75.00	

TABLE III.1.4 ZONING/MASTER PLANS

Type of Project	Initial Review	Second and Subsequent Review	Additional Per Lot Fee
Subdivision 25-99 lots	\$950.00	\$100.00	\$75.00
Subdivision 100-300 lots	\$1150.00	\$150.00	\$100.00
Subdivision 300 or more lots	\$1350.00	\$200.00	\$125.00
Master Plat	\$1000.00	\$250.00	\$150.00
Master Plan			
Amendments/Time Extensions	\$250.00	\$100.00	\$25.00
Zoning Statements	\$150.00		
Commercial	\$750.00	\$50.00	\$25.00
Community Service Facility	\$250.00	\$100.00	\$75.00
Employment Center	\$750.00	\$100.00	\$100.00
Media District	\$1200.00	\$150.00	\$250.00
Mining Zone	\$5000.00	\$250.00	\$500.00
Mixed-Use Subdivision	\$750.00	\$100.00	\$100.00
Village Center	\$750.00	\$100.00	\$250.00

TABLE III.1.5 PRELIMINARY OR FINAL DEVELOPMENT PLANS

Type of Project	Initial Review	Second and Subsequent Review	Additional Per Lot Fee
Land Division/Subdivision 1-4 lots	\$500.00	\$100.00	\$50.00
Land Division/Subdivision 5-24 lots	\$750.00	\$150.00	\$75.00
Subdivision 25-99 lots	\$500.00	\$100.00	\$50.00
Subdivision 100-300 lots	\$750.00	\$150.00	\$75.00
Subdivision 300 or more lots	\$950.00	\$200.00	\$75.00
Sand and Gravel Operations	\$2500.00	\$150.00	\$250.00
Gravel/Hard Rock Mining	\$5000.00	\$250.00	\$500.00
Large Scale Commercial	\$1000.00	\$100.00	\$75.00
Neighborhood Commercial	\$750.00	\$100.00	\$75.00
Employment Center	\$750.00	\$100.00	\$75.00
Media District	\$1000.00	\$150.00	\$150.00
Mixed-Use Subdivision	\$750.00	\$100.00	\$100.00
Village Center	\$750.00	\$100.00	\$250.00
Telecommunication Facilities			
Administrative Review	\$750.00	\$100.00	
Requiring Single Public Hearing	\$1250.00	\$100.00	
Requiring Two Public Hearings	\$2500.00	\$100.00	
Additional Fees for Special Reports:			
Geohydrologic Report	\$500.00	\$125.00	
Traffic Impact Analysis	\$500.00	\$125.00	

TABLE III.1.6 SPECIAL PERMITS/BUSINESS REGISTRATIONS

Business Registration Application/Certificate	\$35.00
Business Registration Review	\$250.00
Home Occupation, Home Business	\$175.00
Application/Registration	
Signage Permit (per sign)	\$100.00
Burial Permit	\$50.00
Film Permit	\$500
	+45.00 per day of filming
Itinerant Vendor Permit	\$100.00
	+100.00 per year renewal
Demolition Permit—Residential	\$200.00
Demolition Permit—Commercial	\$400.00
Blasting Permit	\$500.00
	+ 25.00 per occurrence
Grading and Clearing Permit—Single Family Residential	\$90.00
Grading and Clearing Permit—Subdivision or Commercial	\$150.00
Driveway or Driveway Cut Permit	\$100.00

TABLE III.1.7 MISCELLANEOUS

Accessory Structure >2000sq/ ft.	\$250.00
Swimming Pools	Less than 30,000 gallons \$250.00
Swimming Pools	Greater than 30,000 gallons \$500.00
Utility Authorization	Residential \$35.00

	Utility Distribution Line	\$300.00
Public Notice Board	Ea.	\$25.00
Adjoiner's List for Certified Mailing		\$250.00
Project Research/Archive Access	\$40.00 per hour plus \$50.00 per file requested	
Franchise review/expansion/renewal		\$500.00
TABLE III.1.8 VARIANCES AND APPEALS		
Variance Requests (each)		\$150.00
Appeal of Land Use Administrator's Decision		\$125.00
Appeal of Development Review Committee Decision		\$150.00

SECTION 2. PAYMENT AND REFUNDS.

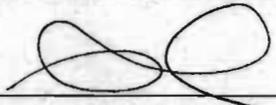
Unless otherwise stated in the fee schedule, fees are due at the time of application and are not refundable. Any application received without payment of fees due will not be reviewed. If a particular Development requires more than one approval, the applicant shall pay the cumulative review fees for each review and approval sought.

SECTION 3. ADDITIONAL FEES FOR PROFESSIONAL SERVICES:

The Building and Development Department may require information beyond that contained in the Application. In such instances, the Applicant may (i) provide the information requested at the Applicant's sole expense, (ii) pay an additional fee to cover the cost of the Department staff obtaining and reviewing the information, or (iii) withdraw the Application provided that no such withdrawal shall be entitled to a refund of fees. In addition, some Applications may require specialized reviews by outside sources, the cost of which shall be paid by the Applicant in advance.

PASSED, APPROVED AND ADOPTED, on this 12th day of August, 2008.

SANTA FE COUNTY BOARD OF COUNTY COMMISSIONERS



COMMISSIONER PAUL CAMPOS, CHAIRPERSON,
BOARD OF COUNTY COMMISSIONERS

CERTIFICATE

I, the undersigned, County Clerk, do hereby certify that the above is the ordinance which was duly adopted by the Santa Fe County Board of County Commissioners at a regular meeting duly convened on August 12, 2008.

Santa Fe County Clerk
Valerie Espinoza
Valerie Espinoza



Approved as to form:

County Attorney

Stephen C. Ross
Stephen C. Ross

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
BCC ORDINANCE
PAGES: 6
I Hereby Certify That This Instrument Was Filed for
Record On The 18TH Day Of August, A.D., 2008 at 16:52
And Was Duly Recorded as Instrument # 1535562
Of The Records Of Santa Fe County
Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy *Valerie Espinoza* County Clerk, Santa Fe, NM

PROPOSED SANTA FE COUNTY GROWTH MANAGEMENT DEPARTMENT DEVELOPMENT REVIEW FEES			Breakdown Notes	Current Fees	City of Santa Fe	Bernalillo County	City of Albuquerque	Dona Ana County	Sandoval County
APPLICATION TYPE	BASE FEE	ADDITIONAL FEES							
Permits									
Development Permit Residential & Agricultural Uses & Community Service Facilities	\$200	Valuation Fee	Based on \$200K valuation 1,500 sq. ft. (Includes Utility Authorization)	\$1,175.00	\$2,440.13	\$1,260.00	\$2,247.55	\$300.00	\$75.00
Development Permit Residential & Agricultural Non-Habitable Accessory Structures of 400 Sq. Ft. Or Less	\$25								
Project Valuation									
\$0 - \$25,000		\$75							
\$25,001 - \$50,000		\$150							
\$50,001 - \$100,000		\$350							
\$100,001 - \$200,000		\$550							
\$200,001 - \$250,000		\$950							
\$250,001 - \$300,000		\$1,150							
*Each Additional \$100,000 in construction value or part thereof:		\$500							
Development Permit Non-Residential, Mixed Use & Multi Family	\$700	Valuation Fee	Based on \$500K valuation (Includes Utility Authorization)	\$2,485.00	\$6,447.23			\$2,790.00	\$0.25/sq. ft.
Project Valuation									
\$0 - \$999		\$350							
\$1,000-\$4,999		\$600							
\$5,000-\$49,999		\$1,100							
\$50,000-\$149,999		\$1,500							
\$150,000-\$499,999		\$2,500							
\$500,00-\$749,999		\$3,500							
\$750,000-\$999,999		\$5,000							
\$1,000,000-\$1,999,999		\$7,000							
\$2,000,000 and above		\$10,000 for first \$2 Million							
*Each Additional \$1,000,000 in construction value or part thereof:		\$1,000 (\$20,000 max)							
Conditional Use Permit Medium Impact Home Occupation	\$1,000 \$500		DP to CDRC (Neighborhood Commercial)	\$1,075.00			\$75.00		
Site Development Plan for Permitted Uses	\$200		Final DP Admin (Neighborhood Commercial)	\$1,050.00			\$100.00		
Sign Permit	\$245			\$ 245.00		\$15, \$30, \$45			
Burial Permit	\$150			\$ 150.00					
Film Permit									
Small Scale Production	\$100	\$10 per day	30 days of filming	\$400.00					
Major Production	\$500	\$50 per day	30 days of filming	\$550.00					
Episodic Television Production	\$100	\$70 per week	One month of filming	\$325.00					
Demolition Permit	\$100			\$ 420.00		\$47.00			
Demolition Permit Due to Natural Disaster	\$15			420.00					
Blasting Permit	\$1,000			\$ 750.00					
Grading & Clearing Permit-Single Family Residential or Community Service Facility (Not Required if Part of a Development Permit)	\$100			\$ 435.00	\$64.25				
Grading & Clearing Permit-Subdivision/ Non-Residential/Mixed Use/Multi Family	\$750			\$ 495.00	\$1,050.50				
Road or Driveway Cut Permit	\$200			\$ 270.00					
PV Solar-Private Residential	\$100			\$ 295.00					
Temporary Use Permit	\$125			\$150.00					
Itinerate Vendor Permit	\$50			\$ 300.00					
After the Fact Permit	2X the Base Permit Fee								
Subdivisions and Other Plat Reviews									
Minor Subdivision	\$350	\$25 per lot	Based on 5 lots	\$2,675	\$400.00		\$595.00		\$100.00
Major Subdivision	\$1000 Prelim \$500 Final	\$100 per lot \$50 per lot	Based on 24 lots	\$5,550	\$3750 Prelim/\$5000 Final		\$1,240.00		\$1,875.00
Exempt Land Divisions & Other Plat Reviews	\$200			\$440.00	\$160.00				
Non-Residential/Mixed Use Subdivision	\$1,000 Prelim/\$1,500 Final	\$100 per lot	Based on 10 lots	\$5,025.00	\$7,000.00				
Vacation of Plat or Easement	\$300			\$375.00			\$300.00		\$50.00
Plat Amendment/Replat	\$300			\$350.00	\$300.00				
Boundary Survey	\$250			\$350.00	\$250.00				
Time Extension	\$300			\$375.00			\$50.00		
Zoning/Re-Zoning/Text Amendments									
Planned Development District	\$3,000	\$10 per acre		No Comparison					
Zoning Map Amendment	\$3,000			No Comparison	\$1,000.00		\$240.00		
Overlay Zone	\$200			No Comparison					
SLDC Text Amendment	\$3,000			No Comparison	\$500.00		\$565.00		
Zoning Statement or Residential Condominium Confirmation Statement (No charge for confirmation of zoning district)	\$150			\$ 250.00			\$35.00		
Conceptual Site Development Plan	\$3,000		Based on 24 lot Mixed Use Subdivision	\$3,450.00					
Supplemental Uses/Other									
Home Occupation/Registration: No Impact	\$50		Includes certificate	\$ 435.00	\$35.00	\$50.00	\$35.00	\$35.00	\$35.00
Low Impact	\$100		Includes certificate	\$ 435.00	\$35.00	\$50.00	\$35.00	\$35.00	\$35.00
Wind Energy Facilities Large Scale	\$1,500		Master Plan required	\$2,025.00					
Single Parcel Use	\$100			\$200.00					
Wireless Communication Facilities Substantial Modification/ New Facilities	\$3,000			\$3,675.00			\$3,000.00		\$5,060.00
Non-Substantial Modification, Roof/Surface Mounted, or Stealth Amateur Radio Antennae	\$1,000 \$100								
Sexually Oriented Businesses	Initial - \$5,000/Renewal - \$1,500			No Comparison					
Beneficial Use Determination	\$500			No Comparison					
Development of County Wide Impact Overlay	\$7,500			No Comparison					
Conditional Use Permit	\$3,000								
Inspection	\$250								
Business Registration (When Site DP not req'd)	\$225		Includes certificate	\$450.00					
Swimming Pool	\$545			\$ 545.00					
Utility Authorization Residential/Agricultural/ Community Service Facility (Not req'd if part of a Development Permit)	\$200			\$255.00					
Non-Residential/Mixed Use Multi Family (Not req'd if part of a Development Permit)	\$300			\$255.00					
Well Only	\$100			\$ 255.00					
Franchise Review /Expansion/ Renewal	\$600			\$600.00					
Inspections during construction/ Final Inspections for release of Financial Guaranty	\$250 Per Inspection		Based on 24 lots subdivision	\$690.00					
Courtesy Inspection (Will be credited at time of Development Permit)	\$100		For Single Family Residence	\$ 100.00					
Floodplain Determination Letter (No Application Fee Required)	\$50			\$0					
Variance	\$300			\$ 275.00					
Appeal	\$200		Appeal of CDRC	\$ 275.00					
Review of Special Reports (ie. Traffic Impact Analysis, Geohydrologic Report, etc)	\$500			\$500					
Liquor License Transfer	\$220			\$ 220.00					
3rd Party Reviews									
County Reviewed SRAs (TIA, APFSA, WSAR, FIA, EIR)	Full Cost of Review by Outside Consultant in amount not to exceed \$10,000 per review			No Comparison					
Specialized Review if Needed	Full Cost of Review by Outside Consultant in amount not to exceed \$10,000 per review			No Comparison					