

**CITY OF LIVINGSTON  
SCHEDULE OF DEVELOPMENT FEES**

Municipal Facilities Fee	<u>Residential:</u> \$1.87 per sq. ft. <u>Commercial/Industrial:</u> \$0.22 per sq. ft. of land or \$0.75 per sq. ft. building
Each residential subdivision lot with approved final map	\$0.22 per sq. ft.
Commercial and Industrial development with buildings are subject to either the \$0.75 per sq. ft. of building fee or the \$0.22 per sq. ft. of land fee subject to the determination of the City.	
Additions to nonresidential buildings: <ul style="list-style-type: none"> <li>• 1,000 sq. ft. of additional alteration, modification</li> <li>• Over first 1,000 sq. ft.</li> </ul>	No charge \$0.75 per sq. ft.
Each mobile home lot, mobile home, or manufactured home	\$700.00
Police Service Mitigation Fee	\$0.56 per sq. ft. Office/High Density \$0.84 per sq. ft. Retail/Medium Density \$0.28 per sq. ft. Industrial/Low Density (negotiated per development agreement)
Fire Service Mitigation Fee	\$0.46 per sq. ft. Office/High Density \$0.28 per sq. ft. Retail/Medium Density \$0.20 per sq. ft. Industrial/Low Density \$428 per single family unit \$366 per multifamily unit
Water Connection Fee	\$1,771 per residential unit* \$1,771 per inch diameter/commercial
Sewer Connection Fee	\$1,892 per residential or commercial unit* for connection to adjacent forced main line, plus the cost to extend the main line to development
Streets and Bridges Fee	\$2.93 per sq. ft. Commercial <b>These fees apply only if</b> \$1.08 per sq. ft. Industrial <b>if a DA is in place</b>
Storm Drainage Fee	\$0.80 per sq. ft. Commercial <b>These fees apply only if a</b> \$2.01 per sq. ft. Industrial <b>DA is in place</b>
Parks Fee (applies only to residential projects)	R-1: \$576.00 per unit R-2: \$446.00 per unit R-3: \$332.00 per unit
Water Meter Fee (Domestic)	Based on size of meter (determined by Water Department). <b>Fees are based on 2018 CPI</b> 1" Water Meter: \$ 616.56 1 1/2" Water Meter: \$1,838.68 2" Water Meter: \$2,088.14 3" Water Meter: \$2,531.64 4" Water Meter: \$4,083.89 6" Water Meter: \$6,744.89

Water Meter Fee (Irrigation)	Based on size of meter (determined by Water Department) 1" Water Meter: \$ 616.56 1 1/2" Water Meter: \$1,411.41 2" Water Meter: \$1,595.03 3" Water Meter: \$1,883.05 4" Water Meter: \$3,263.51 6" Water Meter: \$5,535.24												
<b>BUILDING FEES</b>													
Building Permit Fee	Per table 1-A of the CA Building Code (updated every 6 months) Calculated based on unit* evaluation per UBI												
Electrical/Plumbing/Mechanical	Per Schedule B, and Schedule C As Adopted by City Council April 03, 2018 (Resolution No. 2018-18).												
Plan Check Fee	\$ 75% of building permit fee, as set forth in Table 1-A. Track Houses: 35% or normal plan review fee.												
Strong Motion Instrumentation (SMI) State Fee	(Charged by State through City) Category 1 Construction *(1 to 3 Story Residential) is (Valuation Amount) X 0.00013 = Fee Amount. Category 2 Construction *(Over 3 story Residential and all Commercial) is (Valuation Amount) X 0.00028 = Fee Amount.												
California Building Standards Commission (CBSC)	\$1 per every twenty-five thousand (\$25,000) in valuation per following table:  <table border="1"> <thead> <tr> <th><u>Permit Valuation</u></th> <th><u>Fee</u></th> </tr> </thead> <tbody> <tr> <td>\$1-\$25,000</td> <td>\$1</td> </tr> <tr> <td>\$25,001 – \$50,000</td> <td>\$2</td> </tr> <tr> <td>\$50,001 – \$75,000</td> <td>\$3</td> </tr> <tr> <td>\$75,001 – \$100,000</td> <td>\$4</td> </tr> <tr> <td>Every \$25,000 or fraction thereof above \$100,000, add \$1</td> <td></td> </tr> </tbody> </table>	<u>Permit Valuation</u>	<u>Fee</u>	\$1-\$25,000	\$1	\$25,001 – \$50,000	\$2	\$50,001 – \$75,000	\$3	\$75,001 – \$100,000	\$4	Every \$25,000 or fraction thereof above \$100,000, add \$1	
<u>Permit Valuation</u>	<u>Fee</u>												
\$1-\$25,000	\$1												
\$25,001 – \$50,000	\$2												
\$50,001 – \$75,000	\$3												
\$75,001 – \$100,000	\$4												
Every \$25,000 or fraction thereof above \$100,000, add \$1													
General Plan Update Fee (GAPED)	\$0.005 x valuation												
<b>PLANNING FEES</b> (Resolution 2021-21, 4/6/21; Revised by Resolution 2021-38, 6/1/21)													
<b>CONDITIONAL OR SPECIAL USE PERMITS</b>													
Home Occupation Permit	\$65												
Temporary Use Permit	\$390												
Conditional Use Permit (Residential)	\$1,505 + engineering deposit												
Conditional Use Permit (Commercial/Industrial)	\$2,130 + engineering deposit												
Planned Unit Development	\$3,705 + engineering deposit												
<b>SITE PLAN &amp; DESIGN REVIEW</b>													
Site Plan & Design Review (Existing Structure)	\$1,350 + engineering deposit												
Site Plan & Design Review (New Construction)	\$1,560 + engineering deposit												
<b>VARIANCES</b>													
Variance (Residential)	\$1,255												
Variance (Commercial/Industrial)	\$1,210												
<b>ZONING ACTIONS</b>													
Rezoning	\$2,840 + planning & engineering deposit												
Rezoning	\$2,565 + engineering deposit												
Zoning Ordinance Text Amendment	\$2,035 + planning deposit												
Zoning Text Interpretation	\$1,170												
Zoning Letter	\$60												
<b>DIVISION OF LAND</b>													

Preliminary Subdivision Review	\$715 + engineering deposit
Tentative Subdivision Map	\$3445 + planning & engineering deposit
Final Subdivision Map	\$1,260 + planning & engineering deposit
Parcel Map	\$1,235 + planning & engineering deposit
Final Parcel Map	\$940 + engineering deposit
Lot Line Adjustment	\$1,080 + engineering deposit
Certificate of Compliance	\$810 + engineering deposit
<b>GENERAL PLAN ACTIONS</b>	
General Plan Amendment	\$2,560 + engineering deposit
<b>ENVIRONMENTAL ANALYSIS</b>	
Initial Environmental Study	\$3,670 + planning & engineering deposit, plus County and State fees
Environmental Impact Report	\$2,300.00 + all costs + planning & engineering deposit, plus County and State fees
Categorical Exemption	\$390 + County & State fees
<b>CEQA ENVIRONMENTAL DOCUMENT FILING FEES 2023 (STATE &amp; COUNTY)</b>	
State Fish and Wildlife	
<ul style="list-style-type: none"> <li>Negative &amp; Mitigated Negative Declaration</li> <li>Environmental Impact Report</li> </ul>	\$2,764.00 \$3,839.25
County Clerk Processing Fee (additional county fees may apply – check with county clerk’s office)	\$52.50
<b>SIGNS</b>	
Sign Permit/Review	\$195
Sign Variance	\$265
<b>MISCELLANEOUS PLANNING FEES</b>	
Annexation	\$3,270 + planning & engineering deposit
Development Agreement	\$5,605 + engineering deposit
Appeal	\$890
Time Extension	\$475
Pre-application Conference	\$615 + planning deposit
Williamson Act Cancellation	\$3,310
Non-conforming Use Letter (Burn-down Letter)	\$60
DMV Letter	\$60
Tree Removal	\$60
Miscellaneous Planning Reviews	\$60
<b>PLANNING DEPOSITS</b>	
<ul style="list-style-type: none"> <li>Rezoning</li> <li>Annexation</li> </ul>	\$1,500 (up to 10 lots) \$2,500 (11-49 lots) \$3,500 (50-99 lots) \$5,000 (100 or more lots)
<ul style="list-style-type: none"> <li>Tentative Subdivision Map</li> <li>Parcel Map</li> </ul>	\$5,000 (up to 10 lots) \$8,000 (11-49 lots) \$15,000 (50-99 lots) \$18,000 (100 or more lots)
<ul style="list-style-type: none"> <li>Initial Study/(Mitigated) Negative Declaration</li> <li>Environmental Impact Report (EIR)</li> </ul>	\$2,000 (up to 10 lots) \$3,000 (11-49 lots) \$5,000 (50-99 lots) \$8,000 (100 or more lots)

**Notes:**

1. Where a permit is determined by the City Planner to be unusually complex, the applicant may be required to enter into a reimbursement agreement and shall be billed for actual time and materials for processing of the permit (against the initial fee for the permit, which will be treated as a deposit). Occupancy shall not be granted for the project until all fees are paid to the City.
2. Projects that require the expenditure of time by the City Attorney for processing of planning permits (beyond that listed in the fee survey associated with the 2021 adjustment of planning permit fees) may be billed to applicants at a materials rate. In this instance, the applicant may be required to enter into a reimbursement agreement.
3. Planning deposits base fee is \$1,800. Planning deposits subject to change depending on scope of work.
4. Tasks or permits not listed in this fee schedule will be billed on a time and materials basis.
5. Fees are non-refundable after significant processing has occurred.

<b>ENGINEERING &amp; INSPECTION FEES</b>	
Plan Review Fee	3% of approved Engineer's Estimate or actual costs.
Inspection Fee	5% of approved Engineer's Estimate or actual costs.
Encroachment Permit Fee	Plan Review Fee 3% + Inspection Fee 5%
Grading Permit Fee	\$500.00 + Plan Review Fee 3% + Inspection Fee 5%
MS4 Permit Fee	\$561.75
<b>ENGINEERING DEPOSITS</b> <sup>1,2</sup>	
<ul style="list-style-type: none"> <li>• Improvements Plan Review <sup>4</sup></li> <li>• Engineering Inspections <sup>5</sup></li> <li>• Site Plan &amp; Design Review</li> <li>• Tentative Parcel Map</li> <li>• Final Parcel Map</li> <li>• Tentative Subdivision Map</li> <li>• Final Subdivision Map</li> <li>• Planned Unit Development</li> <li>• Initial Study/Mitigated Negative Declaration</li> <li>• Environmental Impact Report</li> <li>• Lot Line Adjustment</li> <li>• Lot Merger</li> <li>• Lot Certificate of Compliance</li> <li>• Annexation</li> <li>• General Plan Amendment/Zone Change</li> <li>• Development Agreement/Subdivision Improvement Agreement</li> </ul>	<ul style="list-style-type: none"> <li>3% of preliminary Engineer's Estimate.</li> <li>5% of approved Engineer's Estimate.</li> <li>\$ 2,400 (Approx. 16 hrs @ \$150/hr)<sup>3</sup></li> <li>\$ 1,200 (Approx. 8 hrs @ \$150/hr)<sup>3</sup></li> <li>\$ 3,600 (Approx. 24 hrs @ \$150/hr)<sup>3</sup></li> <li>\$ 3,600 (Approx. 24 hrs @ \$150/hr)<sup>3</sup></li> <li>\$ 4,800 (Approx. 32 hrs @ \$150/hr)<sup>3</sup></li> <li>\$ 2,400 (Approx. 16 hrs @ \$150/hr)<sup>3</sup></li> <li>\$ 1,200 (Approx. 8 hrs @ \$150/hr)<sup>3</sup></li> <li>\$ 2,400 (Approx. 16 hrs @ \$150/hr)<sup>3</sup></li> <li>\$ 1,200 (Approx. 8 hrs @ \$150/hr)<sup>3</sup></li> <li>\$ 1,200 (Approx. 8 hrs @ \$150/hr)<sup>3</sup></li> <li>\$ 1,200 (Approx. 8 hrs @ \$150/hr)<sup>3</sup></li> <li>\$ 1,200 (Approx. 8 hrs @ \$150/hr)<sup>3</sup></li> <li>\$ 600 (Approx. 4 hrs @ \$150/hr)<sup>3</sup></li> <li>\$ 1,200 (Approx. 8 hrs @ \$150/hr)<sup>3</sup></li> </ul>
<u>Engineering Footnotes</u>	
<ol style="list-style-type: none"> <li>1. Deposit amount based on representative costs/hours for Livingston projects within the last 5 years, as applicable.</li> <li>2. Deposit amount is the minimum charge. Costs for completing the application processing that exceed the deposit amount will be charged at actual cost.</li> <li>3. Amount based on hourly rate used by the Planning Department for similar services.</li> </ol>	

4. Applicant will be required to pay the specified deposit amount or actual costs, whichever is greater.

5. Applicant will be required to pay the specified deposit amount or actual costs, whichever is greater.

**COMMERCIAL CANNABIS APPLICATION FEES**

Phase 1 Application	\$1454
Phase 2 Application	\$5123
Renewal Application	\$1693
Application Appeal	\$1025
Renewal Appeal	\$ 643

**COMMERCIAL CANNABIS ANNUAL REGULATORY PERMIT FEES**

<ul style="list-style-type: none"> <li>• Cultivation Operations (up to 10,000 sq. ft. nursery)</li> <li>• Nursery</li> <li>• Processor Only</li> <li>• Manufacturing</li> <li>• Packaging and Labeling (standalone)</li> <li>• Distribution</li> <li>• Distribution – Transport Only</li> <li>• Testing</li> <li>• Annual Cannabis Operations Fee</li> </ul>	<ul style="list-style-type: none"> <li>\$15,291/year</li> <li>\$ 7,686/year</li> <li>\$ 6,349/year</li> <li>\$25,160/year</li> <li>\$10,817/year</li> <li>\$11,583/year</li> <li>\$ 8,639/year</li> <li>\$ 7,560/year</li> <li>Based on a negotiated amount.</li> </ul>	<ul style="list-style-type: none"> <li>4 Inspections/year</li> <li>2 Inspections/year</li> <li>2 Inspections/year</li> <li>4 Inspections/year</li> <li>2 Inspections/year</li> <li>4 Inspections/year</li> <li>4 Inspections/year</li> <li>2 Inspections/year</li> </ul>
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**APPLICATION FEES/ADDITIONAL COSTS/DEPOSITS**

The application fee is the minimum charge for each action. Additional processing costs will be charged directly to the applicant, including the review of applications and plans by the City Engineer. A deposit, based on staff's estimate of the additional costs, will be required. Actual costs would then be charged against the deposit. The applicant may receive a deposit refund or may be required to deposit additional funds. At staff's option, a revolving account may be set up to charge and bill the applicant for additional costs incurred.

“Unit” for purposes of this Fee Schedule means: Each water or sewer connection required in a Building Permit for a Commercial Structure. Each service provided which has a water meter is also equivalent to a unit. As an example for purposes of understanding “unit”, a water service to a fast food restaurant is equivalent to one “unit”.

Updated: 1/1/23