

City of Morgan Hill



**Development Services User Fee Study
- Full Cost Recovery Results -**

CITY OF MORGAN HILL

Planning Department Full Cost Recovery Fees

No.	Fee Description	Notes	Full Cost Recovery
PLANNING DEPARTMENT		[41]	
1	ANNEXATION		
1.1	City Processing		\$ 11,366
1.2	LAFCO Processing		\$ 9,839
	Plus additional fees collected by other agencies		
2	APPEALS		
2.1	Commission/Board Decisions		\$ 6,352
2.2	Staff Decisions		\$ 5,243
3	APPROVAL AMENDMENT		
3.1	Major Approval Amendment (Non Admin - s/b Major)		\$ 7,552
3.2	Minor Approval Amendment (Admin - s/b Minor)	[17]	\$ 4,145
4	CC&Rs		
4.1	CC&Rs (plus City Attorney fees)	[1,2]	\$ 480
4.2	Other Agreements / Documents Review (plus City Attorney fees)	[22]	\$ 480
5	CONTRACT PLANNING SERVICES	[3]	
6	CULTURAL RESOURCES		
6.1	Designation		\$ 7,679
6.2	Demolition or Relocation (Formerly Alteration)		\$ 5,261
6.3	Alteration (Minor - under \$10,000 valuation) (plus Planning Commission costs)	[23]	\$ 360
6.4	Alteration (Major - \$10,000+ valuation) (plus Planning Commission costs)	[24]	\$ 1,200
7	DEVELOPMENT AGREEMENT/RDCS	[25]	
7.1	Development Agreement	[26]	\$ 6,479
7.2	If Processed Concurrently with Tentative Subdivision or Parcel Map	[27]	\$ 10,079
7.3	RDCS Compliance Monitoring - Pre Development Agreement 0 - 3 Yrs.	[28]	\$ 11,279
7.4	RDCS Compliance Monitoring - each year after 3 years		\$ 2,400
8	ENVIRONMENTAL REVIEW (CEQA)		
8.1	Initial Environmental Assessment	[6]	\$ 2,123
8.2	Expanded Initial Study	[5]	\$ 14,922
8.3	Environmental Impact Report	[4]	\$ 20,348
8.4	Historic Assessments - Staff-level	[29]	\$ 2,400
8.5	Historic Assessments - Historical Consultant (Deposit)	[7, 29]	Actual Cost
9	EXCEPTION TO LOSS OF BUILDING ALLOCATION		\$ 3,952
10	EXTENSION OF TIME FOR APPROVALS		
10.1	Administrative		\$ 2,040
10.2	Non Administrative		\$ 3,180
11	GENERAL PLAN AMENDMENT		
11.1	Text Amendment		\$ 6,513
11.2	Land Use Diagram Amendment		\$ 15,944
12	HABITAT PLAN FEES (SC VALLEY)	[8,15]	
12.1	Habitat Plan Related Reviews		\$ 480
13	HOUSING IN-LIEU FEE	[15]	
14	OPEN SPACE IN-LIEU FEE (Per 20 Dwellings)	[15]	
15	OUT OF AGENCY CONTRACT FOR SERVICES		
15.1	+ LAFCO \$9,670 Deposit + Actual Costs	[9]	\$ 10,019

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Planning Department Full Cost Recovery Fees

No.	Fee Description	Notes	Full Cost Recovery
	Plus additional fees collected by other agencies		
16	MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) (Per Year)	[16,22,30]	\$ 1,200
17	PLANNING HOURLY	[1,10]	\$ 240
18	REFUNDABLE DEPOSITS		\$ -
19	RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS)		
19.1	Preliminary Measure C Review		\$ 7,857
19.2	Final Measure C Review (RDCS)		\$ 29,008
19.3	Micro Measure C (Admin)		\$ 7,377
19.4	Micro Measure C (Non Admin)		\$ 11,251
19.5	RDCS Appeal		\$ 8,170
20	RESIDENTIAL PRIVATE LIVESTOCK PERMIT		\$ 2,160
21	REVERSION TO ACREAGE PROCESSING		\$ 3,000
22	SIGN REVIEW		
22.1	Uniform Sign Program		\$ 3,480
22.2	Sign Permit - First Sign		\$ 360
22.3	Each additional Sign		\$ 120
22.4	Sign Review Over the Counter - Copy Change		\$ 240
22.5	Temporary/Promotional Signs	[22]	\$ 60
22.7	New Sign within a Master Sign Program	[22]	\$ 180
22.8	Alteration to existing Sign	[22,31]	\$ 360
22.9	Subdivision/Real Estate Tract Signs	[22,32]	\$ 720
23	DESIGN REVIEW		
		[33]	
23.1	Residential - 6 units or less	[22]	\$ 6,850
23.2	Residential - 7 units to 15 units	[22]	\$ 8,734
23.3	Residential - 16 or more units each additional 25 units	[18,22]	\$ 10,857
23.4	Minor Non-Residential Review	[19,22]	\$ 4,523
23.5	Major Non-Residential Review		\$ 7,330
23.6	Conceptual Plan Review (Staff)		\$ 4,234
23.7	Plan Detail Review (misc. site details, e.g., lighting, trash encl.)		\$ 2,021
24	Preliminary Plan Review (Planning Commission)	[34]	
24.1	Residential - 6 units or less	[22]	\$ 4,930
24.2	Residential - 7 units or more	[18,22]	\$ 7,534
24.3	Minor Non-Residential Review	[19,22]	\$ 5,003
24.4	Major Non-Residential Review		\$ 7,810
24.5	Site Plan Review (no new square footage)		\$ 5,613
24.6	Landscape Plan Review Only		\$ 2,400
25	SUBDIVISION		
25.1	Tentative Parcel Map Review - 4 lots or less		\$ 4,552
	Tentative Subdivision Map Review		\$ 1,120
25.2	5 to 15 lots		\$ 5,919
25.3	16 - 25 lots		\$ 7,425
25.4	26 lots or more - each additional 25 lots		\$ 8,930
26	TRANSFER DEVELOPMENT CREDIT (TDC)	[20]	
26.1	Application Fee		\$ 8,519
27	TREE REMOVAL PERMIT		\$ 1,380

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Planning Department Full Cost Recovery Fees

No.	Fee Description	Notes	Full Cost Recovery
28	URBAN SERVICE AREA AMENDMENT		
28.1	City Processing		\$ 14,268
28.2	LAFCO Processing		\$ 24,316
28.3	Plus Additional Fees Collected by Other Agencies, LAFCO Deposit \$11,574 + Actual Costs		
29	USE PERMIT		
29.1	Tier I - (Non-Profit)	[10]	\$ 2,363
29.2	Tier II - Temporary Use Permit Review		\$ 2,783
29.3	Temporary Use Permit Amendment		\$ 1,883
29.4	Conditional Use Permit - No New Construction		\$ 8,363
29.5	Conditional Use Permit - New Construction		\$ 8,770
29.6	Administrative Use Permit		\$ 2,022
30	VARIANCE		\$ 7,832
31	MINOR EXCEPTION		\$ 3,041
32	WILLIAMSON ACT		
32.1	New	[22]	\$ 2,880
32.2	Non-Renewal	[22]	\$ 960
32.3	Cancelation	[22]	\$ 11,519
33	ZONING REQUESTS	[35]	
33.1	Planned Development	[1,10,11]	\$ 9,777
33.2	Residential Planned Development Review		\$ 12,130
33.3	Residential Planned Development (if Processed concurrently with Subdivision		\$ 8,410
33.4	Zoning Map Amendment Review		\$ 8,792
33.5	Zoning Map Amendment Review (If Processed Concurrently with GPA or ANX)		\$ 2,981
33.6	Zoning Text Amendment Review		\$ 10,101
34	OTHER SERVICE CHARGES		
34.1	Document Printing/Copying (per page)	[38]	
34.2	Oversized Copy 24X36 (per page)	[38]	
34.3	Oversized Copy 18X26 (per page)	[38]	
34.4	Oversized Copy 24X36 (Color) (per page)	[38]	
34.5	Oversized Copy 11X17 (per page)	[38]	
34.6	Other Oversized Copies	[38]	
34.7	Record Research Service (Deposit Required)		\$ 480
34.8	Zoning Confirmation Letter		\$ 1,560
35	PUBLIC HEARINGS AND NOTICES		
35.1	Planning Commission Meeting	[22,36]	\$ 2,003
35.2	City Council Meeting	[22,37]	\$ 2,087
35.3	Each Additional LAFCO Meeting	[22]	\$ 1,680
35.4	Public Noticing	[22]	\$ 600
36	Business License Zoning Review		
36.1	Home Based Business		\$ 120
36.2	All Other Types		\$ 120
37	REVIEW OF ENGINEERING PLANS		
37.1	Lot Line Adjustment		\$ 180
37.2	Final Map Reviews		\$ 480

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Planning Department Full Cost Recovery Fees

No.	Fee Description	Notes	Full Cost Recovery
Notes			
[1]	Burdened hourly rates are to be established by the City Manager at a rate that does not exceed the sum of the actual salary, employee benefit, and actual applicable overhead costs.		
[2]	Plus Fully Burdened Hourly Rate for City Attorney Review		
[3]	Consultant Fee Plus 15%		
[4]	\$11,930 or 19% of study costs, whichever is greater, plus actual cost of study & required State & Country fees		
[5]	\$8,282 or 22% of study costs, whichever is greater, plus actual cost of study & required State & County fees		
[6]	\$1,110 plus County and Fish and Game fees		
[7]	N/A		
[8]	As Determined by Fee Calculator Worksheet		
[9]	\$9670 deposit + any LAFCO Fees		
[10]	Consumer Price Index (CPI) adjustments do not apply to these fees under the terms of the adopting Resolution, policy, or action. <i>The CPI for Urban Wage Earners and Clerical Workers for the San Francisco-Oakland-San Jose area from April 2014 to April 2015 increased by 2.1%.</i>		
[11]	Maximum fee set by State Law		
[12]	Fully Burdened Hourly Rate with \$2,869 Deposit		
[13]	Hourly Rate + Equipment Maintenance Rate per Sq. Ft.		
[14]	Fully Burdened Hourly Rate Against an Initial Deposit		
[15]	Impact Fee, Not analyzed as part of the fee study		
[16]	Mitigation measures implemented prior to or through the Building Permit process should be incorporated into other fees.		
[17]	17.20.190 – Amendments to Approved Tentative Map. Defines what minor is. Major is other than minor.		
[18]	Up to 4 structures not exceeding 10,000 square feet in floor area (no use of hazardous materials)		
[19]	Projects greater than 10,000 square feet in floor area		
[20]	Required by Hillside Combining District - 18.44 MHMC		
[21]	Copying/Printing costs set by the CA Public Records Act. NBS did not include in the study.		
[22]	New Fee		
[23]	18.75.045B2a - Minor is under \$10,000 valuation. If public hearing (Planning Commission) required then need to pay separate fees to cover.		
[24]	18.75.045B2b - Major is over \$10,000 valuation. If public hearing (Planning Commission) required then need to pay separate fees to cover.		
[25]	Development Agreements include 1 Planning Commission and 1 City Council Hearing		
[26]	This fee should be for a non-RDCS DA. Does not include Attorney time, which could be significant for one-off DA's.		
[27]	RDCS DA when processed concurrently with other entitlement application(s) w/ monitoring fee built-in. Does not include Attorney time.		
[28]	RDCS DA w/ monitoring fee built-in. Does not include Attorney time.		
[29]	18.75.045B3		
[30]	Applied to projects with long-term monitoring (i.e., after building permit final). Cost each year of monitoring		
[31]	This covers reviews that are beyond copy change, but not new signs. We may just require a new Sign Permit at this stage if we require anything.		
[32]	This is for tract sales signs that are on and/or off-site		
[33]	Design Review covers Site Plan, Architecture, and Landscape		
[34]	Includes a Planning Commission hearing		
[35]	Requires both Planning Commission and City Council hearings; assumption is one PC one CC.		
[36]	For each Planning Commission Hearing (if not built-into application fees)		
[37]	For each City Council Hearing (if not built-into application fees)		
[38]	Not analyzed by NBS		
[39]	Public Works Hourly Rate taken from Engineering Hourly Rate Table		
[40]	Revenue sourced [1617 revenue status report] actual YTD thru June 30, 2017		
[41]	All fee's are flat fee unless otherwise noted in the description		

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Engineering Department Full Cost Recovery Fees

No.	Fee Description	Notes	Full Cost Recovery
Community Development - Eng - Land Development			
1	Tract Map/Subdivision Map (Service No. 149)		\$ 8,856
2	Parcel Map (Service No. 149)		\$ 5,547
3	Lot Line Adjustment (LLA) or Lot Merger (LM) (Service No. 16)		\$ 3,017
4	Certificate of Compliance (CoC) (Service No. 77)		\$ 3,601
5	Stree/Easement Vacation (Abandonment)		\$ 4,282
6	Stormwater Pollution Prevention Plan (SWPPP) Review & Compliance		\$ 1,168
7	Flood Zone Review - Base Fee (Service No. 67)		\$ 389
8	Flood Zone Review - with CLOMR/LOMR		\$ 2,141
9	Flood Zone Review - with Public Outreach Requirement		\$ 779
10	Public Easement Review		\$ 2,433
11	Stormwater Runoff Management Plan Review		\$ 2,725
12	Plan Revision (after approval of Public Improvement Plans)		\$ 487
13	Record Retention Fee	[2]	
14	Lot Line Adjustment (PW) / Merger	[2]	
15	Flood Zone Review/ FEMA Compliance Letter	[2]	
16	Street Vacation	[2]	
17	Street/ Easement Vacation (Abandonment)	[2]	
18	Certificate of Compliance	[2]	
19	Map Checking-Parcel Map subdivision map	[2]	
20	SWPPP Site Inspection Public (Off Site) Up to 6 months (Service No. 152)		\$ 5,839
21	SWPPP Site Inspection Public (Off Site) Up to 12 months (Service No. 153)		\$ 11,678
22	SWPPP Site Inspection Public (Off Site) Up to 24 months (Service No. 154)		\$ 23,356
23	Water Impact Fee	[3]	
	Residential - Single Family		\$ -
	Residential - Multi Family		\$ -
	Commercial & Industrial		\$ -
24	Sewer Impact Fee	[3]	
	Residential - Single Family		\$ -
	Residential - Multi Family		\$ -
	Commercial & Industrial		\$ -
25	Storm Drain Impact Fee	[3]	
	Single Family		\$ -
	Multi Family		\$ -
	Commercial & Office		\$ -
	Industrial		\$ -

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Engineering Department Full Cost Recovery Fees

No.	Fee Description	Notes	Full Cost Recovery
26	Park Impact Fee	[3]	
	Single Family - Sub		\$ -
	Single Family - No Sub		\$ -
	Multi Family - Sub		\$ -
	Multi Family - No Sub		\$ -
27	Traffic Impact Fee	[3]	
	Single Family		\$ -
	Multi Family		\$ -
	Commercial		\$ -
	Industrial		\$ -
28	Library Impact Fee	[3]	
	Single Family		\$ -
	Multi Family		\$ -
29	Burrowing Owl Mitigation	[3]	
	Residential		\$ -
	Commercial/Industrial		\$ -
30	Map Check Fee	[3]	
	Parcel Map		\$ -
	Tract Map		\$ -
31	Police Impact Fee	[3]	
	Single Family		\$ -
	Multi Family		\$ -
	Commercial		\$ -
	Industrial		\$ -
32	Fire Impact Fee	[3]	
	Single Family		\$ -
	Multi Family		\$ -
	Commercial		\$ -
	Industrial		\$ -
33	Public Facilities Impact Fee	[3]	
	Single Family		\$ -
	Multi Family		\$ -
	Commercial		\$ -
	Industrial		\$ -
34	Commnty/Rec CTRS Impact Fee	[3]	
	Single Family		\$ -
	Multi Family		\$ -
35	RDCS Measure C Fees	[3]	
	School Pedestrian Safety		\$ -
	Public Facilities		\$ -
	Park Development		\$ -
	Public Fac. - Circulation		\$ -
TOTAL ENGINEERING			

Notes

- [1] Revenue sourced [1516 revenue status report] actual YTD thru June 15, 2016
- [2] Use 4% of total permit cost; minimum \$15 - MFS placeholder, Not analyzed by NBS
- [3] MFS placeholder, Not analyzed by NBS

CITY OF MORGAN HILL

Building Department - New Construction, Combo, and Misc. Full Cost Recovery Fees

No.	Fee Description	Notes	Full Cost Recovery
BUILDING VALUATION PERMITS			
1 Valuation Based Fees - Building Permit (Not Combination Permits)			
1.1	\$1 - \$500		\$ 146
1.2	\$501 - \$2,000 for first \$500.00		\$ 194
	for each additional \$100.00 (or fraction thereof, to and including \$2,000.00)		\$ 12
1.3	\$2,001 - \$25,000 for first \$2000.00		\$ 388
	for each additional \$1000.00 (or fraction thereof, to and including \$25,000.00)		\$ 10
1.4	\$25,001 - \$50,000 for first \$25,000.00		\$ 631
	for each additional \$1000.00 (or fraction thereof, to and including \$50,000.00)		\$ 12
1.5	\$50,001 - \$100,000 for first \$50,000.00		\$ 922
	for each additional \$1000.00 (or fraction thereof, to and including \$100,000.00)		\$ 12
1.6	\$100,001 - \$500,000 for first \$100,000.00		\$ 1,552
	for each additional \$1000.00 (or fraction thereof, to and including \$500,000.00)		\$ 6
1.7	\$500,001 - \$1,000,000 for first \$500,000.00		\$ 3,881
	for each additional \$1000.00 (or fraction thereof, to and including \$1,000,000.00)		\$ 4
1.8	\$1,000,001 and up for first \$1,000,000.00		\$ 5,821
	for each additional \$1000.00 (or fraction thereof)		\$ 6
2 Valuation Based Fees - Standard Plan Check (Not Routed to other Departments)			
	\$1 - \$500	[2]	\$ 146
2.1	\$501 - \$2,000 for first \$500.00		\$ 194
	for each additional \$100.00 (or fraction thereof, to and including \$2,000.00)		\$ 6
2.2	\$2,001 - \$25,000 for first \$2000.00		\$ 291
	for each additional \$1000.00 (or fraction thereof, to and including \$25,000.00)		\$ 6
2.3	\$25,001 - \$50,000 for first \$25,000.00		\$ 437
	for each additional \$1000.00 (or fraction thereof, to and including \$50,000.00)		\$ 10
2.4	\$50,001 - \$100,000 for first \$50,000.00		\$ 679
	for each additional \$1000.00 (or fraction thereof, to and including \$100,000.00)		\$ 10
2.5	\$100,001 - \$500,000 for first \$100,000.00		\$ 1,164
	for each additional \$1000.00 (or fraction thereof, to and including \$500,000.00)		\$ 6
2.6	\$500,001 - \$1,000,000 for first \$500,000.00		\$ 3,493

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Building Department - New Construction, Combo, and Misc. Full Cost Recovery Fees

No.	Fee Description	Notes	Full Cost Recovery
	for each additional \$1000.00 (or fraction thereof, to and including \$1,000,000.00)		\$ 4
2.7	\$1,000,001 and up for first \$1,000,000.00		\$ 5,433
	for each additional \$1000.00 (or fraction thereof)		\$ 6
3	Valuation Based Fees - Standard Plan Check (Routed to other Departments)		
	\$1 - \$500	[2]	\$ 194
3.1	\$501 - \$2,000 for first \$500.00		\$ 291
	for each additional \$100.00 (or fraction thereof, to and including \$2,000.00)		\$ 6
3.2	\$2,001 - \$25,000 for first \$2000.00		\$ 388
	for each additional \$1000.00 (or fraction thereof, to and including \$25,000.00)		\$ 8
3.3	\$25,001 - \$50,000 for first \$25,000.00		\$ 582
	for each additional \$1000.00 (or fraction thereof, to and including \$50,000.00)		\$ 12
3.4	\$50,001 - \$100,000 for first \$50,000.00		\$ 922
	for each additional \$1000.00 (or fraction thereof, to and including \$100,000.00)		\$ 12
3.5	\$100,001 - \$500,000 for first \$100,000.00		\$ 1,552
	for each additional \$1000.00 (or fraction thereof, to and including \$500,000.00)		\$ 8
3.6	\$500,001 - \$1,000,000 for first \$500,000.00		\$ 4,657
	for each additional \$1000.00 (or fraction thereof, to and including \$1,000,000.00)		\$ 6
3.7	\$1,000,001 and up for first \$1,000,000.00		\$ 7,761
	for each additional \$1000.00 (or fraction thereof)		\$ 6
4	COMBINATION PERMIT FEES		
4.1	\$1 to and including \$500		\$ 146
4.2	\$501 to \$2,000 for first \$500		\$ 194
	each additional \$100 or fraction thereof, to and including \$2,000		\$ 10
4.3	\$2,001 to \$25,000 for first \$2000		\$ 340
	each additional \$1,000 or fraction thereof, to and including \$25,000		\$ 14
4.4	\$25,001 to \$50,000 for first \$25,000		\$ 679
	each additional \$1,000 or fraction thereof, to and including \$50,000		\$ 19
4.5	\$50,001 to \$100,000 for first \$50,000		\$ 1,164
	each additional \$100,000 or fraction thereof, to and including \$100,000		\$ 23
4.6	\$100,001 to \$500,000 for first \$100,000		\$ 2,328
	each additional \$1,000 or fraction thereof, to and including \$500,000		\$ 6

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Building Department - New Construction, Combo, and Misc. Full Cost Recovery Fees

No.	Fee Description	Notes	Full Cost Recovery
4.7	\$500,001 to \$1,000,000		
	for first \$500,000		\$ 4,851
	each additional \$1,000 or fraction thereof, to and including \$1,000,000		\$ 8
4.8	\$1,000,000 and up		
	for first \$1,000,000		\$ 8,732
	each additional \$1,000 or fraction thereof		\$ 8
	GRADING		
5	Grading - Plan Review Fees		
5.1	50 cubic yards or less		\$ 194
5.2	51 to 100 cubic yards		
	first 50 cubic yards		\$ 243
	each additional cubic yard		\$ 4
5.3	101 to 1,000 cubic yards		
	first 100 cubic yards		\$ 388
	each additional 100 cubic yards		\$ 12
5.4	1,001 to 10,000 cubic yards		
	First 1000 cubic yards		\$ 485
	each additional hundred cubic yards		\$ 4
5.5	10,001 to 100,000 cubic yards		
	1st 10,000 cubic yards		\$ 873
	each additional 10,000 cubic yards or fraction thereof		\$ 37
5.6	100,001 to 200,000 cubic yards		
	1st 100,000 cubic yards		\$ 1,213
	each additional 10,000 cubic yards or fraction thereof		\$ 64
5.7	200,001 cubic yards or more		
	1st 200,000 cubic yards		\$ 1,843
	each additional 10,000 cubic yards or fraction thereof		\$ 19
6	Grading - Permit Fees		
6.1	50 cubic yards or less		\$ 194
6.2	51 to 100 cubic yards		
	first 50 cubic yards		\$ 243
	each additional cubic yard		\$ 4
6.3	101 to 1,000 cubic yards		
	first 100 cubic yards		\$ 388
	each additional 100 cubic yards		\$ 21
6.4	1,001 to 10,000 cubic yards		
	First 1000 cubic yards		\$ 582
	each additional hundred cubic yards		\$ 6
6.5	10,001 to 100,000 cubic yards		
	1st 10,000 cubic yards		\$ 1,164
	each additional 10,000 cubic yards or fraction thereof		\$ 76
6.6	100,001 cubic yards or more		
	1st 100,000 cubic yards		\$ 1,843
	each additional 10,000 cubic yards or fraction thereof		\$ 19
	ROOFS		
7	Re-Roofs		
7.1	Composition Roof Covering - Residential (includes new roof sheath) 1 - 15 SQUARES	[3]	\$ 243
	Composition Roof Covering - Residential (includes new roof sheath) 16-30 SQUARES		\$ 388
	Composition Roof Covering - Residential (includes new roof sheath) 31 and more SQUARES		\$ 485
7.2	Tile 1-15 SQUARES		\$ 194
	TILE 16-30 SQUARES		\$ 291
	TILE 31 and more SQUARES		\$ 388

CITY OF MORGAN HILL

Building Department - New Construction, Combo, and Misc. Full Cost Recovery Fees

No.	Fee Description	Notes	Full Cost Recovery
7.3	Wood Shake 1-15 SQUARES		\$ 243
	Wood Shake 16-30 SQUARES		\$ 340
	Wood Shake 31-SQUARES		\$ 388
7.4	Steel Roof System		\$ 485
8	Overlay		
8.1	Residential Composition Overlay - Lifetime		\$ 388
9	Miscellaneous Roof		
9.1	Single-ply Roof System 1-30 SQUARES		\$ 388
9.2	Single-ply Roof System 31 and more SQUARES		\$ 485
9.3	Tar & Gravel (Built-Up/BUR)		\$ 388
10	Permitted Values for Construction		
10.1	Per Square Foot for New Residential and Additions	[6]	
10.2	Per Square Foot for Interior Remodels	[6]	
10.3	Per Square Foot for Garages and Accessory Structures	[6]	
10.4	Per Square Foot for Decks	[6]	
10.5	Per Square Foot for Commercial Shell	[6]	
10.6	Per Square Foot for Tenant Improvements	[6]	
	MISCELLANEOUS BUILDING PERMIT FEES		
11	Accessibility Plan Check of Building Permit - Hourly Rate		\$ 194
12	Imaging Fees per page (standard size)	[6]	
13	Imaging Fees per page (oversize)	[6]	
14	Fees for Second and Each Additional Re-Inspection:		
14.1	During Normal Business Hours - per hour - Hourly Rate		\$ 194
14.2	Outside Business Hours - first 2 hour minimum - Hourly Rate		\$ 388
14.3	Code Enforcement - City Attorney - per hour	[7]	
15	GEO Plan Review / Soils Report Review - Hourly Rate		\$ 194
16	GIS Mapping: New Construction, Addition, Alteration (1) - Hourly Rate		\$ 194
17	Additional Plan Check Fee - Hourly Rate		\$ 194
18	Demolition	[4]	\$ 582
19	Address Change - Hourly Rate		\$ 194
20	Green Building Review - Hourly Rate		\$ 194
21	Energy Calculation Review Fee - Hourly Rate		\$ 194
22	Apartment Inspection Annual Fee		
22.1	Per Residential Building - Hourly Rate		\$ 194
22.2	Per Dwelling Unit within each Building - Hourly Rate		\$ 194
23	Business License Zoning Review Planning Department does zoning review.		\$ -
24	Business License Building Review		\$ 97
	SPECIAL EVENTS PERMIT FEES		
25	Candles/Open Flames in Assemblies (Vigil)		\$ 340
26	Carnivals/Fairs		\$ 873
27	Fireworks		\$ 1,261
28	Tents/Canopies		\$ 970
29	Assembly - Up to 499 People		\$ 582
30	Assembly - 500 or More People		\$ 1,067
	REVIEW OF ENGINEERING PLANS		
31	Lot Line Adjustment		\$ 146
32	Final Map Reviews		\$ 146

CITY OF MORGAN HILL

Building Department - New Construction, Combo, and Misc. Full Cost Recovery Fees

No.	Fee Description	Notes	Full Cost Recovery
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Notes

- [1] Revenue sourced [1516 revenue status report] actual YTD thru June 15, 2016
- [2] Current fee schedule for non routed plan review is 75% and routed plan checks are 95% of permit costs. The following fee for plan checks are based on building only permit costs.
- [3] Reroof permits currently are building only permits fees are based on valuation only.
- [4] Demolition permits are building only based on valuation only.
- [5] records are \$4 base fee and \$.25 per 8 1/2x11 or \$2.00 for 11x17 or larger.
- [6] MFS Place Holder, Not Analyzed by NBS
- [7] Hourly Rates based on current City Attorney established rates

CITY OF MORGAN HILL

Building Department - Mechanical Full Cost Recovery Fees

No.	Fee Description	Notes	Full Cost Recovery
	BUILDING - MECHANICAL PERMITS		
1	Permit Issuance		\$ 87
2	Furnaces Installation		
2.1	Residential: Installation or relocation of forced air or gravity-type furnace or burner, each		\$ 97
2.1	Commercial: Installation or relocation of forced air or gravity-type furnace or burner, each		\$ 194
2.1	Installation or relocation of suspended heater, recessed wall heater, floor furnace, or floor mounted unit heater including flue vent, each		\$ 146
3	Appliance Vents and Ducts		
3.1	Installation, relocation or replacement of appliance vent, ducts, per system		\$ 146
3.2	Condensing units (AC), each		\$ 97
4	Boilers, Compressors & Absorption Systems		
4.1	Installation or relocation of each boiler, compressors 1-15 horsepower, or absorption system 0 - 500,000 Btu/h, each		\$ 146
4.2	Installation or relocation of each boiler, compressors 16-50 horsepower, or absorption system 500,001 - 1,750,000 Btu/h, each		\$ 194
4.3	Installation or relocation of each boiler, compressors 51 and over horsepower, or absorption system 500,001 - 1,750,001 and over Btu/h, each		\$ 243
	Air Handlers		
5	Installation or relocation of air-handling unit, each		\$ 146
	Evaporative Coolers		
6	Each non-residential evaporative cooler other than portable type, each		\$ 194
7	Ventilation & Exhaust		
7.1	Residential: Ventilation fan or hoods connected to a single duct, exhaust fan for bathrooms, kitchens, or laundry rooms, each		\$ 146
7.2	Commercial: Installation of kitchen hood each which is served by mechanical exhaust, including the ducts for such hood, each		\$ 388
7.3	Ventilation system which is not a portion of any heating or air-conditioning, each		\$ 193
	Incinerators		
8	Installation or relocation of each commercial or industrial-type incinerator, each		\$ 582
	Repairs or Additions		
9	The repair, alteration, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or evaporative cooling system, including installation of controls, each		\$ 146
	Miscellaneous		
10	Each appliance or piece of equipment regulated by this code but not classed in other appliance categories, or for which no other fee is listed, each		\$ 194
TOTAL BUILDING - MECHANICAL PERMITS			

Notes

[1] Revenue sourced [1516 revenue status report] actual YTD thru June 15, 2016

CITY OF MORGAN HILL

Building Department - Plumbing Full Cost Recovery Fees

No.	Fee Description	Notes	Full Cost Recovery
	BUILDING - PLUMBING PERMITS		
1	Permit Issuance		\$ 87
2	Thermal Solar Water Heating		\$ 194
3	Fixtures and Vents		
3.1	Installation or repair plumbing fixture, trap or set of fixtures on one trap, backflow device, including condensate lines		\$ 97
3.2	For repairs or alterations of drainage or vents piping, each		\$ 146
4	Sewers, Disposal Systems and Interceptors		
4.1	Building Sewer Lateral, each		\$ 194
4.2	Private sewage or disposal system, each		\$ 194
4.3	Industrial water pretreatment interceptor, each		\$ 388
4.4	Non-residential rainwater systems, up to 5 per drain		\$ 291
5	Water Piping and Water Heaters		
5.1	Installation, alteration or repair of water piping and/or water treating equipment, including pressure regulator, per system		\$ 194
5.2	For installation and replacement of water heater including vent, each		\$ 87
6	Gas Piping Systems		
6.1	Gas piping system, 1-10 outlets		\$ 87
6.2	Gas piping system, over 10 outlets		\$ 291
7	Lawn Sprinklers, Vacuum Breakers, Backflow Protections Devices		
7.1	Installation of lawn sprinkler systems including backflow protection device, and atmospheric-type vacuum breakers, per system		\$ 194
8	Swimming Pools and Spas - Plumbing Repair / Replacement		
8.1	Public pool including anti-entrapment device		\$ 243
8.2	Private pool including anti-entrapment device		\$ 194
8.3	Public spa including anti-entrapment device		\$ 243
8.4	Private spa including anti-entrapment device		\$ 194
8.5	Installation or replacement of anti-entrapment device		\$ 243
9	Miscellaneous		
9.1	Each additional or piece of equipment regulated by the Plumbing Code but not classed in other appliance categories, or for which no other fee is listed in this code		\$ 146

Notes

[1] Revenue sourced [1516 revenue status report] actual YTD thru June 15, 2016

CITY OF MORGAN HILL

Building Department - Electrical Full Cost Recovery Fees

No.	Description	Notes	Full Cost Recovery
	BUILDING - ELECTRICAL PERMITS		
1	Permit Issuance		\$ 87
	Private Swimming Pools - Repairs/Replacement		
2	For private, residential in-ground, swimming pools for single-family occupancies including a complete system of necessary branch circuit wiring, bonding, grounding, underwater lighting, water pumping and other similar electrical equipment directly related to the operation of a swimming pool, each pool		\$ 194
	Carnivals and Circuses		
3.1	For electric generators, electrically driven rides, mechanically driven rides and walk through attractions or displays having electric lighting		\$ 388
3.2	Carnivals and circuses booth and pathway lighting		\$ 388
	Temporary Power Service		
4.1	Temporary metered service power pole or pedestal including pole or pedestal-mounted receptacle outlets, each		\$ 194
4.2	Temporary distribution system (up to 5) poles including temporary lighting and receptacle outlets for construction sites, decorative light, Christmas tree sales lots, firework stands, each		\$ 194
4.3	Each additional distribution system		\$ 194
	Photovoltaic Systems		
5.1	Residential: Repair of photovoltaic electrical systems, each Fees for new installation are included in Miscellaneous Permits		\$ 194
5.2	Commercial and Industrial: Repair of photovoltaic electrical systems, each Fees for new installation are included in Miscellaneous Permits		\$ 243
	Unit Fee Schedule		
6	Receptacle, switch, lighting outlets, lighting fixtures, sockets or other lamp holding		\$ 97
7	Pole or platform-mounted lighting fixtures (up to 5), each		\$ 194
8	Theatrical-type lighting fixtures or assemblies, per system		\$ 485
9	Kitchen circuits - remodels		\$ 146
10	Bathroom circuits - remodels		\$ 97
11	Non-Residential Appliances, and Receptacle Outlets		\$ 243
	Power Apparatus		
12.1	1 to 100 - HP or KW, each		\$ 194
12.2	101 and over - HP or KW, each		\$ 291
13	Busways		\$ 388
	Signs, Outline Lighting, Marquees		
14.1	Signs, outline lighting systems or marquees supplies from one branch circuit		\$ 243
14.2	Additional branch circuits (up to 5) within the same sign, outline lighting system or		\$ 194
	Services		
15.1	Services of 600 volts or less and not over 200 amperes in rating, each		\$ 194
15.2	Services of 600 volts or less and over 200 amperes and over, each		\$ 291
	Photovoltaic		
16.1	Base Fee		\$ 87
16.2	Residential		\$ 232
16.3	Commercial <10kW		\$ 280
16.4	Commercial greater than or equal to 10kW - 49kW		\$ 377
16.5	Commercial >49kW		\$ 522
16.6	Records Retention (per sheet)		\$ -
	Miscellaneous Apparatus, Conduits, and Conductors		
17	Electrical apparatus, conduits and conductors for which a permit is required but for which		\$ 146

Notes

[1] Revenue sourced [1516 revenue status report] actual YTD thru June 15, 2016

CITY OF MORGAN HILL

Fire Department Full Cost Recovery Fees

No.	Fee Description	Notes	Full Cost Recovery
	FIRE PERMITS		
1	Fire Alarm		
1.1	1-15 Devices		\$ 582
1.2	16-50 Devices		\$ 776
1.3	51-100 Devices		\$ 970
1.4	101-500 Devices		\$ 1,164
1.5	Each additional 50 devices over 500 devices		\$ 8
2	Fire Sprinklers		
2.1	Residential Single Family/Townhouse (R-3)		\$ 582
2.2	Apartment/Condo		\$ 582
2.3	additional time per unit		\$ 97
3	Commercial- New Construction		
3.1	1-20 Appliances		\$ 582
3.2	21-100 Appliances		\$ 776
3.3	101-200 Appliances		\$ 922
3.4	201-350 Appliances		\$ 1,116
3.5	351-500 Appliances		\$ 1,358
3.6	Each additional 100 appliances over 500 appliances		\$ 29
4	Commercial- Tenant Improvements		
4.1	1-20 Appliances		\$ 534
4.2	21-100 Appliances		\$ 631
4.3	101-200 Appliances		\$ 728
4.4	201-350 Appliances		\$ 825
4.5	351-500 Appliances		\$ 922
4.6	Each additional 100 appliances over 500 appliances		\$ 19
5	Fire Sprinklers (Master Plan Review)		\$ -
6	High Piled Storage		\$ -
7	Suppression System		\$ -
8	Tire Storage		\$ -
9	Underground Piping / Hydrant System / Backflow		\$ -
10	Medical Gas Systems		\$ -
11	LRP - 15% of Permit Fee		\$ -
12	Microfilm Fee (Base Fee)	[2]	
12.1	8 1/2 x 11 (per sheet)	[2]	
12.2	8 1/2 x 14 or Larger (per sheet)	[2]	
13	Seismic Fee	[2]	
14	CBSC Fee (min. \$1.00)		
14.1	\$1.00 per each \$25,000 of construction valuation	[2]	
15	REVIEW OF ENGINEERING PLANS		
15.1	Lot Line Adjustment		\$ 194
15.2	Final Map Reviews		\$ 194

Notes

- [1] Revenue sourced [1516 revenue status report] actual YTD thru June 15, 2016
- [2] Fee not analyzed by NBS