ABRIDGED PLANNING DIVISION FEE SCHEDULE

This is an abridged version of the Town of Tiburon's Planning Division Fee Schedule, intended to provide a general guide as to the fees required to file an application with the Tiburon Planning Division. Some applications are "fixed-fee" in nature, while others are "deposits" from which actual staff processing time and costs are subtracted. In the case of "deposits", a partial refund may be issued, or additional fees required, depending on the Town's actual costs expended in processing the application. Please ask Town Staff to assist you with the calculation of actual filing fees. The complete Planning Division Fee Schedule is available from the Planning Division counter during business hours.

SITE PLAN AND ARCHITECTURAL REVIEW (DESIGN REVIEW) PERMITS

Existing Building/Developed Lot

Over-the Counter (Ministerial) .......................................................... $50
Minor Alteration (staff level) and amendments thereto ............................................. $255
Design Review of less than 500 sq. ft. that do not qualify for staff level review .......... $485
Design Review of between 500 and 1,000 sq. ft. .................................................. $945
Design Review of 1,000 sq. ft. or more ......................................................... $1,325
Amendment to Design Review approval ......................................................... 50% of filing fee
(unless the application qualifies for staff-level review, then) ......................... $255

New Residential or Non-Residential Building

Initial Approval .................................................. $2,825
Minor Amendment (qualifies for staff-level review) ........................................ $255
Major Amendment involving increased floor area
and/or significant design changes ......................................................... 50% of filing fee

Residential Floor Area Exception .......................................................... $230

Grading, Filling, or Earthwork requiring design review approval ..................... $805

SIGN PERMITS

Staff level .................................................. $90
Minor Exception Required .................................................. $125
Major Exception Required .................................................. $300
### PLANNING & ZONING PERMITS

General Plan Amendment, Rezoning, or Zoning Text Amendment ........................................... $3,500  
Annexation Agreement ............................................................................................................. $255 
Prezoning: Multiple Parcels/Undeveloped Parcel/Single Developed Lot ......................... $3,500/$1,870/$1,870

Precise Development Plan ............................................... $6,760/$ + $260/each unit  
a. Amendment ........................................................................ $1,870 + $70/each unit  
b. Single Lot Residential Amendment .................................. $1,540 
Conceptual Master Plan ...................................................... $3,500 + $140/each unit

Conditional Use Permit and Amendment thereto  
a. Minor .............................................................................. $1,540 
b. Major .............................................................................. $6,760

Condominium Conversion Conditional Use Permit and Amendment:  
a. 4 units or less = Minor Conditional Use Permit .................. $1,540  
b. 5 units or more = Major Conditional Use Permit ................. $6,750

Secondary Dwelling Unit Permit ........................................ $859  
Junior Accessory Dwelling Unit ........................................ $250  
Keeping of Chickens or Bees Permit** (staff-level) .................... $250  
Variance .............................................................................. $450  
Reasonable Accommodation Request .................................... $640  
Tidelands Permit ................................................................. $450  
Temporary Use Permit ........................................................ $540  
Wireless Communications Facility Permit (Administrative/Expedited) .............................. $1,000*

Tree Permit  
a. Single tree ....................................................................... $170  
b. 2 through 4 trees ............................................................... $260  
c. 5+ trees .......................................................................... $280 plus $55 per each additional tree

Water Well Drilling Permit and Amendment thereto  
a. Potable Well ...................................................................... $1,490  
b. Non-potable Well .............................................................. $880

Home Occupation Permit  
a. Initial .............................................................................. $100  
b. Annual Renewal ............................................................... $50

Extension of Time .................................................................. 50% of initial fee
Street Name Change ............................................................. $1520
Change of Street Address ...................................................... $170

### SUBDIVISION AND RELATED PERMITS AND SERVICES

Lot Line Adjustment (Minor: four or fewer parcels) ......................................................... $960  
Lot Line Adjustment (Major: five or more parcels) ....................................................... $2,040  
Lot Merger (Voluntary) ........................................................................ $230

Tentative Map, where Final Map required:  
a. For the first 5 lots ............................................................... $19,840  
b. For each additional lot ....................................................... $500  
c. Amendment to previously approved Tentative Map .................... $4,160

Tentative Map, where Parcel Map required ............................................................... $4,160
Planning Division Review of Final and Parcel Maps ..................................................... $9,950

*Tiburon Abridged Fee Schedule 2  
Effective 10/19/2015
Extension of Time for Tentative Map ........................................................................... $2,840
Certificate of Compliance .............................................................................................. $1,540
Reversion to Acreage .................................................................................................... $16,580

APPEALS

a. If applicant is appellant .............................................................................................. $500
b. If applicant is not appellant ....................................................................................... $300

CALIFORNIA ENVIRONMENTAL QUALITY ACT FEES (CEQA)

CEQA fees are pass-through fees collected by the Town for the County and/or State. These fees are not established by the Town of Tiburon and are subject to change without notice. The fees below are in effect as of 1/1/2015.

a. Fish & Game and Filing Fee for Negative Declaration ............................................ $2,210.00*
b. Fish & Game and Filing Fee for Mitigated Negative Declaration ......................... $2,210.00*
c. Fish & Game and Filing Fee for Environmental Impact Report ......................... $3,069.75*
d. Environmental Document per Certified Regulatory Program .............................. $1,043.75*
e. Notice of Exemption (County Clerk processing fee) .............................................. $50.00

*Includes County Clerk $50 processing fee

GENERAL FEE PROVISIONS

A. Fees shall be submitted in full at the time of application submittal to the Town. A penalty fine equal to 100% of the regular filing fee is assessed for after-the-fact permit applications.

B. Pursuant to a written request, the Town Council may grant a full or partial waiver of fees pursuant to fee waiver policies adopted by Resolution of the Town Council.

C. Portions of fees may be refunded upon withdrawal of an application; the amount of the refund shall be determined by the Director based upon the amount of work done by the Town prior to withdrawal.

D. Full fee credits may be granted by the Director toward resubmitted applications if withdrawn and resubmitted within 60 days from the date of withdrawal.

E. Where work requires more than one permit, the full fee shall be collected for each and every permit required.

F. Pursuant to Municipal Code Chapter 16, some fee waivers are applicable to projects providing below market rate housing units.

G. If the Director determines that a contract planner will be required to process an application, or assist Town Staff with processing of an application, the applicant shall be responsible for all reasonable costs associated with said contract planner.

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Tiburon Abridged Fee Schedule 3 Effective 10/18/2015