City of Sacramento Fee Study
Building Scenarios

The following development project scenarios illustrate the existing fees in comparison to the proposed fees. Fees may be increased due to an adjustment of the hourly staff rate and/or an increase in the number of processing hours over what was originally assumed in the 2013 fee study.

Scenario #1 - Residential Mixed Use Project

Ten lots, 200 residential units, four stories,
with 10,000 sq. ft. of neighborhood serving retail.
R-2 & M groups, VA construction type; $23.1M valuation

	OLD (per lot)	NEW (per lot)
Plan Review Fee - Building Division	$13,138	$13,138
Building Permit - Building Inspection - Residential >$100,000	$16,077	$16,077
TOTAL	**$29,215**	**$29,215**
$ CHANGE		-

Scenario #2 - Cannabis

128,000 sq. ft. of cannabis cultivation.
F-1 group, VA construction type; $9.3M valuation.

	OLD	NEW
Plan Review Fee - Building Division	$43,430	$43,430
Building Permit - Building Inspection - Commercial (over $3M valuation per lot)	$53,099	$53,099
TOTAL	**$96,529**	**$96,529**
$ CHANGE		-

Scenario #3 - Office Park Master Plan

Five lots, 400,000 sq. ft. of commercial development, including
10,000 sq. ft. of retail.
B group, IIIA construction type; $59.9M valuation.

	OLD (per lot)	NEW (per lot)
Plan Review Fee - Building Division	$37,716	$37,716
Building Inspection - Commercial (over $10M valuation per lot)	$66,855	$63,513
TOTAL	**$104,571**	**$101,229**
$ CHANGE		(3,342)

Scenario #4 - Major Conditional Use Permit

Assembly facility (200,000 sq. ft. development).
A-2 group, IIIA construction type; $30.9M valuation.

	OLD	NEW
Plan Review Fee - Building Division	$134,150	$134,150
Building Inspection - Commercial (over $10M Valuation)	$163,972	$155,773
TOTAL	**$298,122**	**$289,923**
$ CHANGE		(8,199)

Note: These estimates do not include any other fees (impact fees, agency fees, etc.)

City of Sacramento Fee Study
Planning Scenarios

The following development project scenarios illustrate the existing fees in comparison to the proposed fees. Fees may be increased due to an adjustment of the hourly staff rate and/or an increase in the number of processing hours over what was originally assumed in the 2013 fee study.

Scenario #1 - Residential Mixed Use Project

Ten lots, 200 residential units, four stories, with 10,000 sq. ft. of neighborhood serving retail. Assume Mitigated Negative Declaration (MND), tentative map, and various planning entitlements.
R-2 & M groups, VA construction type; $23.1M valuation

Entitlements	OLD	NEW
Site Plan Design Review (SPDR), >100,000 sq. ft. (flat)	$10,000	$16,296
Hearing Fee (flat)	$1,808	$3,360
Tentative Map (5-50 parcels)	$2,500	$2,500
MND (currently deposit, change to flat)	$2,500	$3,400
TOTAL	**$16,808**	**$25,556**
$ CHANGE	$ 8,748	

Scenario #2 - Cannabis

128,000 sq. ft. of cannabis cultivation. Conditional Use Permit (CUP) for cannabis production (cultivation), SPDR for new building. Assuming MND and a site greater than 5.0 acres. Provided as both a Zoning Agreement (ZA) (> 125,000 sqft) and Planning and Design Commission (PDC) (<125,000 sq. ft. or within 600 feet of a park) scenario.
F-1 group, VA construction type; $9.3M valuation.

Entitlements	ZA - Director Level		PDC - Commission Level	
	OLD	NEW	OLD	NEW
SPDR, >100,000 sqft (flat)	$10,000	$16,296	$10,000	$16,296
Hearing Fee (flat)	$1,130	$1,680	$1,808	$3,360
CUP for Cannabis Production	$13,815	$4,032	$19,415	$10,248
MND (currently deposit, change to flat)	$2,500	$3,400	$2,500	$3,400
TOTAL	**$27,445**	**$25,408**	**$33,723**	**$33,304**
$ CHANGE	$ (2,037)		$ (419)	

Scenario #3 - Office Park Master Plan

Five lots, 400,000 sq. ft. of commercial development, including 10,000 sq. ft. of retail. Assume Environmental Impact Report (EIR), tentative map, and various planning entitlements.
B group, IIIA construction type; $59.9M valuation.

Entitlements	OLD	NEW
SPDR, >100,000 sqft (flat)	$10,000	$16,296
Hearing Fee (flat)	$1,808	$3,360
Tentative Map (5-50 parcels)	$2,500	$2,500
EIR	$25,000	$18,240
TOTAL	**$39,308**	**$40,396**
$ CHANGE	$ 1,088	

Scenario #4 - Major Conditional Use Permit

Assembly facility (200,000 sq. ft. development). Assume MND.
A-2 group, IIIA construction type; $30.9M valuation.

Entitlements	OLD	NEW
SPDR, >100,000 sqft (flat)	$10,000	$16,296
Hearing Fee (flat)	$1,808	$3,360
CUP-Building >100,000 sq. ft. (currently deposit, change to flat)	$20,000	$10,248
MND (currently deposit, change to flat)	$2,500	$3,400
TOTAL	**$34,308**	**$33,304**
$ CHANGE	$ (1,004)	

Scenario #5 - Single Family Home - New Construction

Type	OLD	NEW
SPDR, Single Unit & Duplex Dwelling	$350	$840
Environmental Exemption	$113	$168
TOTAL	**$463**	**$1,008**
$ CHANGE	$ 545	

Scenario #6 - Residential Mixed Use Project

Type	OLD	NEW
SPDR <10,000 sq. ft.	$2,700	$3,276
Hearing Fee (flat)	$1,130	$1,680
Tentative Map (1-4 parcels)	$2,000	$3,906
Environmental Exemption	$113	$168
TOTAL	**$5,943**	**$9,030**
$ CHANGE	$ 3,087	

Scenario #7 - Appeals

Type	OLD	NEW
Appeal to Construction Code Advisory Appeal Board[1]	$250	$328
Appeals - Commission Decision to Council by 3rd Party	$298	$750
Appeals - Commission Decision to Council by Applicant	$4,000	$7,980
Appeals - Director-level Decision to Commission by Applicant	$4,000	$4,000
TOTAL	**$8,548**	**$13,058**
$ CHANGE	$ 4,510	

[1] Fee is based on the Building hourly rate, estimated two hours.