

Welcome!

LUNCH AND LEARN



Residential Fees

4th Community and Staff Lunch and Learn
June 29, 2006

“Getting our Customers to Success”

- Sponsored by the City of Sacramento, Development Services Department
- **Purpose** ~ To continuously provide our customers with the tools to get them to success!
- **When** ~ The last Thursday of every month from 12:00 – 1:30 p.m.
- **Where** ~ North Permit Center
2101 Arena Blvd. Ste 200
(Training Conference Room)

Lunch and Learn: How it works

- You bring your brown bag lunch
- We provide the topic, refreshments, and cookies
- Please DO ask questions as they arise, interaction is important so please DO NOT feel like you are interrupting
- General questions are strongly encouraged. However, if you have specific project questions please hold them for after the meeting!
- Please turn off cell phone or put on silent
- If you need to go to the restroom, please step out quietly as this session is being recorded

- **Introduction**
- **Topics: Sample Project Fee Assessment**
 - ✓ **Planning Fees**
 - ✓ **Development Engineering Fees**
 - ✓ **Building Fees**
 - ✓ **Other Fees**
- **Questions**
- **Evaluation**

■ Richard Heins

- Permit Services Manager, 916/808-8873

■ Pamela Morgan

- Assistant Planner, 916/808-7771

■ Ron Fong

- Senior Engineer, 916/808-7915

■ Tom Oxley

- Senior Supervising Inspector, 916/808-1074

Sample Project Background

■ Description

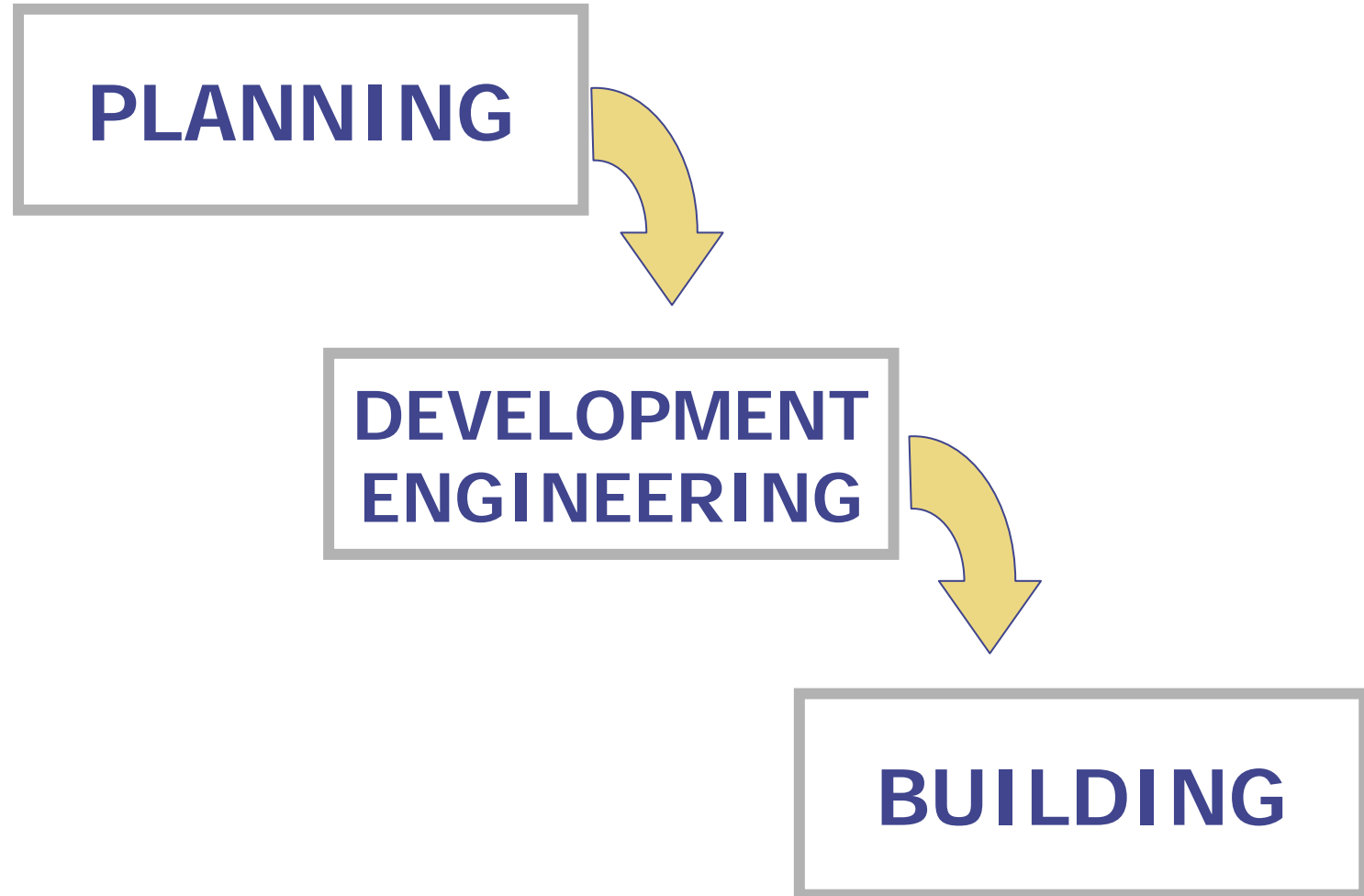
- New 2 story halfplex
 - ✓ 2764 square ft. of living
 - ✓ 490 square ft. attached garage
 - ✓ 169 square ft. covered patio

■ Valuation of Work

- \$179,339.96



FEE PROCESS



Planning Fees

- Fee and Charge report is adopted by City Council
 - Fees are based on full cost recovery for processing the application
 - Additional Fees may be charged under unusual circumstances (i.e., extensive time required for review)
 - Fees are paid when the application is submitted to the Planning Division
 - Staff evaluation
 - Coordinate comments with other agencies & neighborhood groups
 - Meetings with applicant to resolve issues
 - Staff Report
 - Hearing
 - Notice of Decision
 - Fees are subject to change
-



DEVELOPMENT PROCESS AND FEES BASED ON SAMPLE PROJECT

Planning Counter
Technician Review

Application
Submission

Planning Review

Environmental
Review

Development
Engineering Review

Utilities Review

Technology Fee

- **Planning Counter Technician
Review Fee: No Charge**

Sub Total : \$0.00



DEVELOPMENT PROCESS

Planning Counter
Technician Review

Application
Submission

Planning Review

Environmental
Review

Development
Engineering Review

Utilities Review

Technology Fee

Application Submittal:

- **Planning Review: \$2500**
 - Cost of the Planning Division's time to process the application for requirements based on the subdivision code
- **Environmental Review: \$113**
 - Review for compliance with the CA Environmental Quality Act
- **Development Engineering: \$700 Deposit***
 - Parcel Map Review
- **Utility Review: \$250**
 - Parcel Map Review
- **Technology Fee: \$104.52**
 - Enhances productivity and efficiency through technology

Sub Total : \$3,667.52



DEVELOPMENT PROCESS

Design Review

Historic
Preservation

Additional Requirements May Be Requested Depending on your Geographic Location

- **Design Review – Reviews projects for design consistency in designated design review district: \$62 – \$398 one/two family residential units**
- **Historic Preservation- Review of projects with historic significance in designated design review districts: \$1481 for vacant residential lots**

Total \$ based on required review



Development Engineering Fees

- Fees are set by City Council
- Fees are based on full cost recovery for processing the improvement plans
- Fees are paid when the application is submitted to Developing Engineering and are based upon the project requirements
- Fees are charged for plan check and inspection
- Every jurisdiction requires fees for permits, plan check and inspection

Why do I need a permit?

- Ensures Public Safety and ADA Requirements are met
- Ensure Quality of Work Meets City Standards

- **Driveway Permit:** A permit used to repair and/or replace the area between the right of way and the edge of the asphalt pavement
- **Encroachment Permit:** A permit used for repair and/or replacement of substandard existing sidewalks and ramps
- **Trench Cut:** Trenches that are cut into the existing road system to provide underground utility service
- **Notice to Proceed (NTP):** Offsite plan approval and authorization of construction to begin
- **Right of Way (ROW):** Area of public access and public right of way (center line of street to back of sidewalk)

Offsite Plans vs. Permits

- Offsite plans are required when:
 - Street lights are required
 - Extensive new curb and gutter are required
 - If grading plan is needed offsite plans are required
 - Work is major in nature

- Permits are required when:
 - Work does not require engineered plans
 - Work is minor in nature

- Sample Project **does not** require off site plan submittal this is a **permit process** only:
 - Encroachment Permit Fees - \$300
 - Driveway Permit Fees – Not needed for sample project. If needed, \$250 per residential driveway
 - Trench Cut Fees – varies based upon lineal ft. of the trenching required for utilities. \$1.00 - \$7.00 per lineal ft. as well as the age of the road

- Full cost recovery based on work valuation
- Collected in two installments:
 - Initial plan submittal based on engineers estimate of work valuation
 - Notice to proceed based on contract bid amounts

Offsite Plan Submittal Calculations

Value of Improvements	Material Testing Deposit	Plan Check and Inspection Deposit
\$0 - \$24,999	3%	30%
\$25,000 - \$99,999	2% + \$750	7% + \$7,500
\$100,000 - \$499,999	1% + \$2,250	5% + \$12,750
\$500,000 and above	0.5% + \$6250	1.1% + \$32,000

Refunds or Collections????

- **Upon project completion, any excess fees are refunded to owner**
- **Upon project completion, any fees due are collected prior to project being finalized.**

- **After Planning approval, map check process is required to record parcel/final maps at the county recorder.**
- **Applies to the creation/modifications of parcels (i.e., lot split as in sample project and lot line adjustments)**
- **Lot Split: Dividing one parcel into two**
- **Sample project required lot split. Cost: \$1000.00 flat fee for any lot split**

Map Fees for Quality of Life Improvements

■ **Quimby Park Fee:**

- Required by state law.
- Pays for the cost of land acquisition for establishing parks.
- Fees calculated based on number of units X the factor X the value per acre X 1.2
- Sample Project Calculation: $2 \times \$375,000 \times 0.0112 \times 1.2 = \$10,080$
- See table

■ **Street Tree Fee:**

- Required by City of Sacramento Code
- Pays for the cost of planting trees
- Cost: \$100.00 per lot or \$200.00 per corner lot

Building Fees

- Building Fee Types
- Development Process
- Sample Project

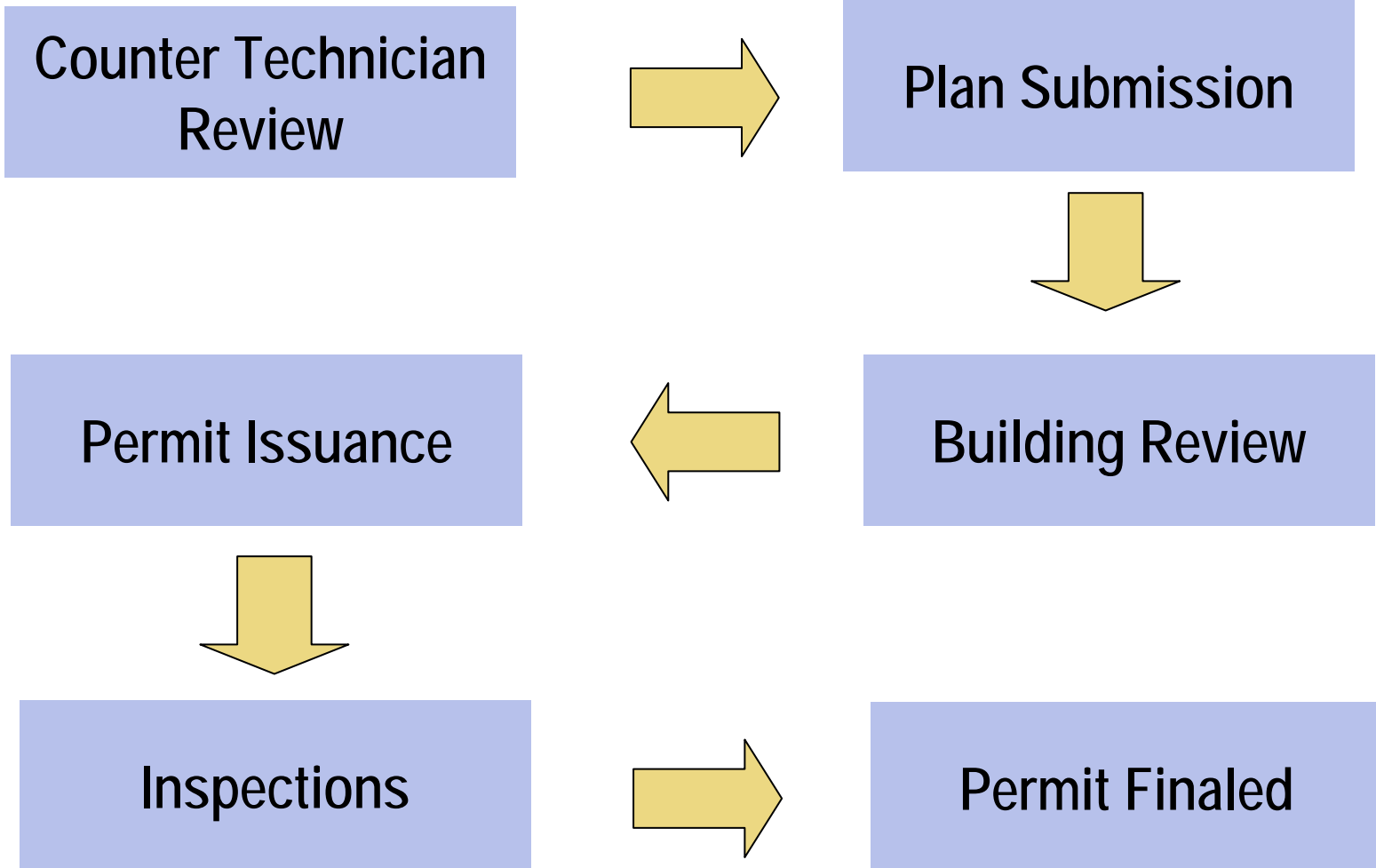
Building Fee Types

Flat Rate

Valuation of Work

Geographical (Location)

Development Process



Sample Project : Fees

- Permit – Building – Residential
- Plan Check – Building Res
- City Business Operating Tax
- Strong Motion (SMI)
- Construction Excise Tax
- Residential Construction Tax
- Regional Sanitation Fee
- Water Development Fee
- Sewer Development Fee
- General Plan Surcharge
- Water Meter Fee
- Building Technician Surcharge
- Park Development Impact Fee
- Residential Construction Water Use Fee

Sample Project : Fee Types

Flat Rate	Valuation	Geographical
Residential Construction Tax	Permit – Building Res	Regional Sanitation Fee
Regional Sanitation Fee	Plan Ck – Building Res	Sewer Development Fee
Water Development Fee	City Business Operating Tax	Park Development Impact Fee
Sewer Development Fee	Strong Motion (SMI)	Water Development Fee
Water Meter Fee	Cons. Excise Tax	
Park Development Impact Fee	General Plan Fee	
Residential Construction Water Use Fee		

Sample Project :

Development Process and Fees



DEVELOPMENT PROCESS

Counter Technician
Review

Plan Submission

Building Review

Permit Issuance

Inspections

Permit Finaled

No Fees Due

Sub Total : \$0



DEVELOPMENT PROCESS

Counter Technician
Review

Plan Submission

Building Review

Permit Issuance

Inspections

Permit Finaled

■ Plan Ck – Building Res : \$536.90

Sub Total : \$536.90



DEVELOPMENT PROCESS

Counter Technician
Review

Plan Submission

Building Review

Permit Issuance

Inspections

Permit Finaled

Fees paid from Plan Submission

Sub Total : \$536.90



DEVELOPMENT PROCESS

Counter Technician
Review

Plan Submission

Building Review

Permit Issuance

Inspections

Permit Finaled

- **Permit : \$1,616.48**
- City Business Operation Tax: \$71.74
- Strong Motion (SMI): \$17.93
- Construction Excise Tax: \$1,434.72
- Residential Construction Tax: \$385.00
- Regional Sanitation Fee: \$2,314
- Water Development Fee: \$2,168
- Sewer Development Fee: \$124.00
- **General Plan Surcharge : \$106.20**
- Water Meter Fee : \$385.00
- **Building Technology Surcharge: \$86.14**
- Park Development Impact Fee: \$4,277.00
- Construction Water Use: \$53.55

Sub Total : \$13,576.66



DEVELOPMENT PROCESS

Counter Technician
Review

Plan Submission

Building Review

Permit Issuance

Inspections

Permit Finaled

Collected at time
of permit
issuance

Sub Total : \$13,576.66



DEVELOPMENT PROCESS

Counter Technician
Review

Plan Submission

Building Review

Permit Issuance

Inspections

Permit Finaled

Collected at time
of permit
issuance

Total : \$13,576.66



NOT collected by Building Division

■ Paid **Before** Issuance

- School District Fee

■ Paid **After** Issuance

- Water Tap Fee
- Sewer Tap Fee

Additional Fees for Sample Project

Before Issuance

■ **School District: \$ 5596.10**

■ **Water Tap Fee: \$ 2,230.00**

■ **Sewer Tap Fee: \$ 2,881.50**

■ **Fire Protection required if:**

■ **Covered area > 3600 sf**

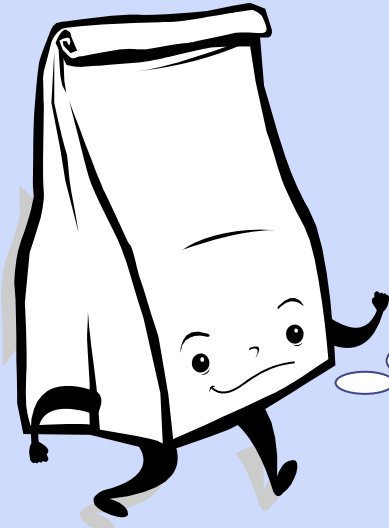
■ **Distance to fire hydrant > 150 ft**

■ **Requirements include hydrant (water main extension, fire sprinklers, on site water storage, fire access road**

After Issuance
(if applicable)

Sub Total : \$ 10,707.60





**QUESTIONS?
Please fill out
evaluation!**

HELP LINE

(916)808-5656

Or

www.cityofsacramento.org/dsd