



Before and After Illustration of Fees

City of Merced

Before and After Illustration of Fees

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City of Merced

BEFORE AND AFTER ILLUSTRATION - PLANNING FEES

Activity Description	Current Fee / Deposit	Cost of Service	Proposed Fee / Deposit	Charge Basis	Fee Change	Proposed Cost Recovery	Note
ANNEXATION & PRE-ZONING							
1 Pre-Annexation Development Agreement	\$4,636	\$12,288	\$12,288	Fixed Fee	\$7,652	100%	[a]
2 Annexation							
a) Single R-1 Lot (1 acre or less)	\$1,545	\$7,680	\$3,840	Fixed Fee	\$2,295	50%	[a][b]
b) All Other Annexations							
i) Up to 10 acres	\$3,090 + \$229.35/acre	\$23,040	\$23,040	Fixed Fee	varies	100%	[a][c]
ii) Between 10.01 and 100 acres	\$3,090 + \$229.35/acre	\$30,720	\$30,720	Fixed Fee	varies	100%	[a][c]
iii) Over 100.01 acres	T&M with \$30K initial deposit	\$46,080	\$46,080	Fixed Fee	varies	100%	[a][c]
APPEALS							
3 Appeal							
a) Appeal to Planning Commission	varies	\$3,072	\$750	Fixed Fee	varies	24%	[d]
b) Appeal to City Council	varies	\$3,072	\$1,500	Fixed Fee	varies	49%	[d]
CITY-OWNED REAL PROPERTY USE PERMIT							
4 City-owned Real Property Use Permit							
a) Use Request Subject to Administrative Approval		\$384	\$200	Fixed Fee	varies	52%	
b) Use Request Requiring City Council Review		\$1,152	\$600	Fixed Fee	varies	52%	
COMMERCIAL CANNABIS BUSINESS PERMITS (CCBP)							
<i>City Council Resolutions #2017-67 & #2021-43</i>							
5 CCBP Application Fees							[e]
a) Phase 1 (All Types)	\$1,213	Note [k]	\$1,213	Fixed Fee	\$0		
b) Phase 2 (Merit-Based)	\$10,796	Note [k]	\$10,796	Fixed Fee	\$0		
c) Phase 2 (Non-Merit Based)	\$7,867	Note [k]	\$7,867	Fixed Fee	\$0		
d) Background Checks for Owners of 5%+ Over 1 Owner (Phase 2)	\$1,803	Note [k]	\$1,803	Fixed Fee	\$0		
e) Annual CCBP Renewal	\$2,810	Note [k]	\$2,810	Fixed Fee	\$0		
f) Appeal of a CCBP	\$471	Note [k]	\$471	Fixed Fee	\$0		
g) Appeal of a CCBP Renewal	\$595	Note [k]	\$595	Fixed Fee	\$0		
6 Annual Regulatory Fees							[e]
a) Cultivation--Up to 10,000 SF (2 Inspections/Yr)	\$9,573	Note [k]	\$9,573	Fixed Fee	\$0		
b) Cultivation--Nursery Only (2 Inspections/Year)	\$9,573	Note [k]	\$9,573	Fixed Fee	\$0		
c) Distribution (2 Inspections/Year)	\$9,156	Note [k]	\$9,156	Fixed Fee	\$0		
d) Manufacturing (2 Inspections/Year)	\$9,573	Note [k]	\$9,573	Fixed Fee	\$0		
e) Retail Sales (2 Inspections/Year)	\$9,156	Note [k]	\$9,156	Fixed Fee	\$0		
f) Testing (2 Inspections/Year)	\$7,680	Note [k]	\$7,680	Fixed Fee	\$0		

City of Merced

BEFORE AND AFTER ILLUSTRATION - PLANNING FEES

Activity Description	Current Fee / Deposit	Cost of Service	Proposed Fee / Deposit	Charge Basis	Fee Change	Proposed Cost Recovery	Note
CONDITIONAL USE PERMIT (CUP)							
7 Conditional Use Permit (CUP)							
a) Administrative CUP for Signs/Minor Use Permits (Staff Approval only)	\$309	\$480	\$480	Fixed Fee	\$171	100%	
b) Community Gardens	No Charge	\$1,152	\$1,152	Fixed Fee		100%	
c) Minor - Signs, Walls, Single Food Trucks, etc. if goes to Planning Commission	\$773	\$1,152	\$1,152	Fixed Fee	\$379	100%	
d) Regular CUP (R-1 uses, churches, Land use or design only, etc.)	\$3,863	\$6,144	\$6,144	Fixed Fee	\$2,281	100%	
e) Major CUP (Land use and design; P-D's)	varies	\$6,912	\$6,912	Fixed Fee		100%	
DESIGN REVIEW & HISTORIC PRESERVATION							
8 Painting and Small Signs (Staff)	\$39	\$192	\$100	Fixed Fee	\$61	52%	
9 Signs, Awnings, and Simple Modifications (Staff)	\$116	\$384	\$384	Fixed Fee	\$268	100%	
10 Remodels and Site Improvements (DRC)	\$773	\$1,152	\$1,152	Fixed Fee	\$379	100%	
11 New Developments (DRC)	\$1,854	\$4,608	\$4,608	Fixed Fee	\$2,754	100%	
12 Historic Preservation Applications (DRC/HPC)							
a) Application for Historic Resource (DRC & Council)	\$386	\$4,608	\$4,608	Fixed Fee	\$4,222	100%	
b) Certificate of Alteration for an Historic Resource	\$231	\$4,608	\$4,608	Fixed Fee	\$4,377	100%	
DETERMINATIONS/INTERPRETATIONS							
13 Determinations / Interpretations							
a) By Planning Commission							
i) Single R-1 Lot	\$773	\$2,304	\$2,304	Fixed Fee	\$1,531	100%	
ii) Other	\$773	\$2,304	\$2,304	Fixed Fee	\$1,531	100%	
b) By Staff	\$77	\$768	\$768	Fixed Fee	\$691	100%	
ENCROACHMENT PERMIT							
14 Restaurant	\$231	\$384	\$384	Fixed Fee	\$153	100%	[f]
15 Street Closures							
a) Staff Review	\$77	\$384	\$384	Fixed Fee	\$307	100%	[f]
b) Council Review	\$464	\$1,152	\$1,152	Fixed Fee	\$688	100%	[f]

City of Merced

BEFORE AND AFTER ILLUSTRATION - PLANNING FEES

Activity Description	Current Fee / Deposit	Cost of Service	Proposed Fee / Deposit	Charge Basis	Fee Change	Proposed Cost Recovery	Note
ENVIRONMENTAL REVIEW							
16 Categorical Exemption	\$155	\$288	\$288	Fixed Fee	\$133	100%	
17 Negative Declaration	\$1,545	\$3,072	\$3,072	Fixed Fee	\$1,527	100%	[a]
18 Mitigated Negative Declaration	\$7,726	\$9,216	\$9,216	Fixed Fee	\$1,490	100%	[a]
19 Expanded Initial Study	\$7,726	\$9,216	\$9,216	Fixed Fee	\$1,490	100%	[a]
20 Environmental Impact Report	Based on Cost See Note [g] (Deposit Required)		Based on Cost See Note [g] (Deposit Required)	Deposit			[g]
21 Additional Related Fees							
a) Merced County Clerk Filing Fee (Required of all)	\$50		Pass Through of County Fee	Check made out to "Merced County"			
b) EIR/EIS Contract Management Fee	10%	20%	20%	% of Cost		100%	
c) State Fish & Wildlife Fees: (Check needs to be made out to Merced County and must accompany the NOD)							
i) For Negative Declarations	\$2,969		Pass Through of Dept of Fish & Wildlife Fee	Fixed Fee			
ii) For EIR's	\$4,124		Pass Through of Dept of Fish & Wildlife Fee	Fixed Fee			
EXTENSIONS							
22 Extension	varies	\$1,536	Lesser of \$750 or 25% of application filing fee	Fixed Fee		varies	
GENERAL PLAN AMENDMENT							
23 General Plan Amendment	varies	\$12,288	\$12,288	Fixed Fee		100%	
MINOR SUBDIVISIONS							
24 Lot Splits/Parcel Maps	\$1,236	\$4,608	\$4,608	Fixed Fee	\$3,372	100%	
25 Lot Line Adjustment	\$618	\$3,072	\$3,072	Fixed Fee	\$2,454	100%	
26 Lot Mergers	\$618	\$3,072	\$3,072	Fixed Fee	\$2,454	100%	
27 Subdivision Map Exemption Investigation	\$309	\$1,536	\$1,536	Fixed Fee	\$1,227	100%	

City of Merced

BEFORE AND AFTER ILLUSTRATION - PLANNING FEES

Activity Description	Current Fee / Deposit	Cost of Service	Proposed Fee / Deposit	Charge Basis	Fee Change	Proposed Cost Recovery	Note
MISCELLANEOUS							
28 Administrative Revision to Site Plans or Elevations (Or Minor Modification Permits)	\$231	\$768	\$768	Fixed Fee	\$537	100%	
29 Building Permit--Planning Site Plan Review Only							
a) Pools/Signs/Setbacks/etc.	\$77	\$96	\$96	Fixed Fee	\$19	100%	
b) Remodel/Tenant Improvement	\$77	\$192	\$192	Fixed Fee	\$115	100%	
c) Single Family Residential/Duplex New Construction	\$77	\$288	\$288	Fixed Fee	\$211	100%	
d) Multi-Family / Commercial / Industrial (New Construction)							
i) Up to 10,000 SF	\$309	\$384	\$384	Fixed Fee	\$75	100%	
ii) 10,001 to 50,000 SF	\$309	\$576	\$576	Fixed Fee	\$267	100%	
iii) 50,001 - 100,000 SF	\$309	\$1,152	\$1,152	Fixed Fee	\$843	100%	
iv) Greater than 100,000 SF	\$309	\$2,304	\$2,304	Fixed Fee	\$1,995	100%	
30 Applicant Requested Continuance Requests - Planning Commission Public Hearings (After agenda is published)	\$231	\$768	\$768	Fixed Fee	\$537	100%	
31 Covenants of Easement	\$464	\$1,152	\$1,152	Fixed Fee	\$688	100%	
32 Home Occupation Permits (Minor) [Major Home Occupations are charged the Minor Use Permit Fee]	\$39	\$96	\$96	Fixed Fee	\$57	100%	
33 Staff Research Time	\$67	\$96	\$96	per 1/2 hour	\$29	100%	
34 Temporary Outdoor Use Permit							
a) Seasonal More than One Week	\$77	\$288	\$288	Fixed Fee	\$211	100%	
b) Single Week	\$77	\$288	\$150	Fixed Fee	\$73	52%	
35 Zoning Compliance Letter (Involves City Atty)	\$618	\$1,536	\$1,536	Fixed Fee	\$918	100%	
36 Zoning Verification Letter (Planning Staff Only)	\$116	\$288	\$288	Fixed Fee	\$172	100%	
NAME CHANGES							
37 Street / Subdivision Name Changes							
a) Subdivision Names (once public hearing notice has been published)	\$386	\$1,536	\$1,536	Fixed Fee	\$1,150	100%	
b) Street Names (for subdivisions, once final map has been approved)	\$1,545	\$2,304	\$2,304	Fixed Fee	\$759	100%	
PRE-APPLICATION REVIEW							
38 Pre-Application Review							[h]
a) Minor (CUP's, Site Plan Review, etc.)	\$194	\$1,536	\$300	Fixed Fee	\$106	20%	
b) Major (Zone Changes, General Plan Amendments, SUP Revisions, Tentative Maps, etc.)	\$309	\$2,304	\$750	Fixed Fee	\$441	33%	
c) Annexation Pre-Applications (Includes City Council Review)	\$1,545	\$3,072	\$2,000	Fixed Fee	\$455	65%	[i]

City of Merced

BEFORE AND AFTER ILLUSTRATION - PLANNING FEES

Activity Description	Current Fee / Deposit	Cost of Service	Proposed Fee / Deposit	Charge Basis	Fee Change	Proposed Cost Recovery	Note
SERVICE (WATER & SEWER) REQUESTS							
39	Service (Water & Sewer) Requests - County Property						
	a) Staff Review	\$231	\$960	\$500	Fixed Fee; per lot	\$269	52%
	b) City Council Review	varies	\$1,920	\$1,920	Fixed Fee; per lot	varies	100%
SITE PLAN REVIEW							
40	Minor: (Minor change in existing site or change in use with minor design)						
		\$928	\$1,536	\$1,536	Fixed Fee	\$608	100%
41	Major: (Major redesign of existing site or design of vacant site) (Large projects may be charged on an hourly basis)						
		\$1,545	\$3,072	\$3,072	Fixed Fee	\$1,527	100%
42	Other						
	a) Accessory Dwelling Units (Minor Use Permit) & Community Gardens	No Charge		No Charge	Fixed Fee		
	b) Recycling Centers	\$309	\$768	\$768	Fixed Fee	\$459	100%
SITE UTILIZATION PLAN							
43	Site Utilization Plan - Residential Planned Development (RP-D) and Planned Development (P-D)						
	a) Site Utilization Plan Establishment						
	i) Stand Alone Application						
	a) Single R-1 Lot (1 acre or less)	varies	\$6,144	\$3,072	Fixed Fee		50%
	b) All Other						
	i) Up to 10 acres	varies	\$9,216	\$9,216	Fixed Fee		100%
	ii) Between 10.01 and 100 acres	varies	\$12,288	\$12,288	Fixed Fee		100%
	iii) Over 100.01 acres	varies	\$15,360	\$15,360	Fixed Fee		100%
	ii) Application Submitted Concurrent with General Plan						
	a) Single R-1 Lot (1 acre or less)	varies	\$3,072	\$1,536	Fixed Fee		50%
	b) All Other						
	i) Up to 10 acres	varies	\$4,608	\$4,608	Fixed Fee		100%
	ii) Between 10.01 and 100 acres	varies	\$6,144	\$6,144	Fixed Fee		100%
	iii) Over 100.01 acres	varies	\$7,680	\$7,680	Fixed Fee		100%
	b) Site Utilization Plan Revision						
	i) Single R-1 Lot (1 acre or less)						
		varies	\$3,072	\$1,536	Fixed Fee		50%
	ii) All Other						
	a) Up to 10 acres	varies	\$4,608	\$4,608	Fixed Fee		100%
	b) Between 10.01 and 100 acres	varies	\$6,144	\$6,144	Fixed Fee		100%
	c) Over 100.01 acres	varies	\$7,680	\$7,680	Fixed Fee		100%

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BEFORE AND AFTER ILLUSTRATION - PLANNING FEES

Activity Description	Current Fee / Deposit	Cost of Service	Proposed Fee / Deposit	Charge Basis	Fee Change	Proposed Cost Recovery	Note
TENTATIVE SUBDIVISION (TRACT) MAP							
44 Tentative Subdivision (Tract) Map							
a) 1 - 50 Lots	\$4,636	\$8,448	\$8,448		\$3,812	100%	
b) 50+ Lots	\$7,726	\$12,288	\$12,288		\$4,562	100%	
VARIANCE							
45 Variance							
a) Single R-1 lot	\$1,314	\$3,072	\$3,072		\$1,758	100%	
b) All Others	\$1,545	\$6,144	\$6,144		\$4,599	100%	
c) Multiple on one application	\$2,318	\$7,680	\$7,680		\$5,362	100%	
Zone Change							
46 Zone Change							
a) Stand Alone Application							
i) Single R-1 Lot (1 acre or less)	varies	\$6,144	\$3,072	Fixed Fee		50%	
ii) All Other							
a) Up to 10 acres	varies	\$9,216	\$9,216	Fixed Fee		100%	
b) Between 10.01 and 100 acres	varies	\$12,288	\$12,288	Fixed Fee		100%	
c) Over 100.01 acres	varies	\$15,360	\$15,360	Fixed Fee		100%	
b) Application Submitted Concurrent with General Plan							
i) Single R-1 Lot (1 acre or less)	varies	\$3,072	\$1,536	Fixed Fee		50%	
ii) All Other							
a) Up to 10 acres	varies	\$4,608	\$4,608	Fixed Fee		100%	
b) Between 10.01 and 100 acres	varies	\$6,144	\$6,144	Fixed Fee		100%	
c) Over 100.01 acres	varies	\$7,680	\$7,680	Fixed Fee		100%	
ZONING TEXT AMENDMENT (Amendment to Title 20 of Merced Municipal Code)							
47 Zoning Text Amendment							
a) Standards (Setbacks, signs, etc.)	\$1,545	\$4,608	\$4,608		\$3,063	100%	
b) Land Use (Adding a land use to a zone, adjusting requirements for a specific land use, etc.)	\$2,318	\$7,680	\$7,680		\$5,362	100%	
Standard Hourly Billing Rates and Hourly Rates for Services Not Identified in this Schedule							
48 Standard Hourly Billing Rates and Hourly Rates for Deposit-Based							
a) In-House	Fully-Burdened Positional Hourly Rate		Fully-Burdened Positional Hourly Rate			100%	
b) Consultant/Attorney/3rd Party Review			Pass-through + 10% Admin Fee			100%	

City of Merced

BEFORE AND AFTER ILLUSTRATION - PLANNING FEES

Activity Description	Current Fee / Deposit	Cost of Service	Proposed Fee / Deposit	Charge Basis	Fee Change	Proposed Cost Recovery	Note
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* Periodically, the City in its sole discretion, may use third party consultants/attorney/specialized support to augment internal staff services. In such situations, the applicant will be responsible for the full cost of service associated with application review and processing. To support cost recovery, any fixed fee amounts for applicable review services shall function as initial deposits. A positive account balance shall be maintained at all times during the review process. No work will be performed on a project with a negative fund balance. Periodically, the applicant may be notified and required to supplement the deposit account with an additional amount to support ongoing review efforts. Funds expended for staff time or third party review shall not be dependent upon the City's approval or disapproval of the application request. Any deposit amounts remaining after final project close out will be returned to applicant.

[a] In addition to amounts shown above, applicant is responsible for all costs of outside agency review/services, including but not limited to, LAFCO, Board of Equalization Fees, Department of Fish and Wildlife Fees, specialized attorney review, etc..

[b] R-1 Type Uses include those uses eligible for consideration as conditional uses in an R-1 residential zone or any R-1 use (principally permitted or otherwise) when considered for a conditional use permit in another zone.

[c] Annexation fee may be paid in two equal installments (50% of fee upon submittal of application; 50% of fee payable prior to City Council consideration of annexation).

[d] Depending on the subject of the appeal, specialized expertise may be solicited, at the expense of the applicant, for the purpose of providing input to the City Manager, City Attorney, Planning Commission, other Commission or Board, or City Council. If a decision is made in the appellant's favor, the City will refund the appeal filing fee.

[e] CCBP application fees are due and payable upon submittal of a commercial cannabis business permit application. The amount of the fees are adjusted annually to account for inflation by using the Consumer Price Index (CPI). In no event, shall the fees in any year be less than the preceding year. The regulatory fee is to be due and payable prior to opening the business and thereafter on or before the anniversary date. The regulatory fee may be amended from time to time based upon actual costs. The amount of the fees are adjusted annually to account for inflation by using the CPI. In no event, shall the fees in any year be less than the preceding year.

[f] See Merced Municipal Code (M.M.C.): Restaurant Encroachment Permit (MMC Title 12.36.060) and Street Closure (MMC Title 12.42.050).

[g] Based on cost (deposit required). Application fee is based on the actual cost of time, services, and materials incurred in processing the application. With the exception of environmental reviews, the deposit is due upon application. Any costs above the deposit are due and payable prior to final Planning Commission/City Council action. The deposit and actual cost for environmental reviews will be determined on a case by case basis after the application is accepted, and the deposit is due before work commences. In addition to the fee amounts listed in this schedule, applicant is responsible for all costs of outside agency review/services, including but not limited to, County Recording Costs, specialized attorney review, LAFCO, Board of Equalization Fees, Department of Fish and Wildlife Fees, etc.

[h] Pre-Application Review Charge may be assessed on any request to consider a particular piece of property for development activity, including change of zoning, preliminary site plan review, preliminary review of a subdivision layout, or as otherwise determined by the Director of Development Services. This charge will be credited against any "Application Fee" subsequently received from the applicant for the subject project.

[i] Annexation pre-applications are different from regular pre-applications that are only reviewed by City staff in that Annexation pre-applications are also reviewed by the City Council and Merced County Local Agency Formation Commission (LAFCO) staff to provide early guidance on annexation requests. See separate Annexation pre-application form for details regarding submittals and process. Fee may be credited toward an official annexation application.

[j] Fee Adjustments. Per MMC 20.66.030(D), the Director of Development Services shall have the authority to lower or increase the fee in any individual case, not to exceed the actual cost of staff time, or waive the payment for another government agency, or non-profit, tax exempt organization, or where good cause appears. In the case where no application fee has been adopted, the Director will determine which adopted fee to charge that would be equivalent based on the similar level of effort and review required.

[k] Refunds. Partial refunds can be given if applications are withdrawn prior to public hearing. However, the cost of actual staff time or direct costs spent on the application will be deducted from the original amount prior to a refund being granted. Please note that refunds can only be given within 1 year after application submittal due to budgeting constraints.

[l] CCBP fees were recently updated (City Council Resolutions #2017-67 & #2021-43), consequently they are not being re-examined or proposed for adjustment or increase as part of this study. Staff intends to re-examine cost of service and fee structure as additional program information and history is developed.

City of Merced

BEFORE AND AFTER ILLUSTRATION - ENGINEERING AND ENCROACHMENT PERMIT FEES

Activity Description	Current Fee / Deposit	Cost of Service	Proposed Fee / Deposit	Charge Basis	Fee Change	Proposed Cost Recovery	Note
<u>Encroachment Permit / Improvement Permit Fees</u>							
1 Utility Work/Connections (Individual Permits)	\$231.40	\$428	\$428	Fixed Fee	\$196	100%	
2 Driveways/Minor Frontage Improvements							
a) Residential (per driveway)		\$428	\$250	Fixed Fee		58%	
b) Commercial (per driveway)		\$428	\$428	Fixed Fee		100%	
3 Major Utility Trench / Bore Review and Inspection	varies	\$10	\$10	Fixed Fee; per linear foot		100%	
4 All Other			See Improvement Plan Review and Inspection Fees				
<u>Agreement for Private Improvements in Public Right-of-Way</u>							
5 Agreement for Private Improvements in Public Right-of-Way		\$333	\$250	each		75%	
<u>Improvement Plan Review and Inspection</u>							
6 Engineering and Landscape Plan Check and Inspection (Fee Includes Up to 3 Cycle Reviews - Hourly Billing Applies for Reviews Required Beyond 3rd Cycle)							
a) Project Value Up to \$10,000	0.75% PC; 3% Insp	\$760	\$760	Fixed Fee	Varies	100%	
b) Project Value \$10,001 - \$100,000							
i. Base Fee for First \$10,000	0.75% PC; 3% Insp	\$760	\$760	Fixed Fee	Varies	100%	
ii. Fee for Each Add'l \$1 Up to \$100,000	0.75% PC; 3% Insp	7.60%	7.60%	Fixed Fee	Varies	100%	
c) \$100,001 - \$199,999							
i. Base Fee for First \$100,000	0.75% PC; 3% Insp	\$7,600	\$7,600	Fixed Fee	Varies	100%	
ii. Fee for Each Add'l \$1 Up to \$200,000	0.75% PC; 3% Insp	6.08%	6.08%	Fixed Fee	Varies	100%	
d) \$200,001 - \$299,999							
i. Base Fee for First \$200,000	0.75% PC; 3% Insp	\$13,680	\$13,680	Fixed Fee	Varies	100%	
ii. Fee for Each Add'l \$1 Up to \$300,000	0.75% PC; 3% Insp	4.56%	4.56%	Fixed Fee	Varies	100%	
e) \$300,000 or more							
i. Base Fee for First \$300,000	0.75% PC; 3% Insp	\$18,240	\$18,240	Fixed Fee	Varies	100%	
ii. Fee for Each Add'l \$1	0.75% PC; 3% Insp	4.10%	4.10%	Fixed Fee	Varies	100%	
f) Landscape Plan Review							
i. Non-Development		\$190	\$190	Fixed Fee		100%	
ii. Custom Home		\$950	\$950	Fixed Fee		100%	
iii. Production Home/Subdivision		\$2,090	\$2,090	Fixed Fee		100%	
iv. Model Home Complex		\$1,330	\$1,330	Fixed Fee		100%	
v. Commercial, Streetscape, Other Development Projects		\$1,520	\$1,520	Fixed Fee		100%	
vi. Development and Civil Improvements - Landscaping Review		\$1,900	\$1,900	Fixed Fee		100%	

City of Merced

BEFORE AND AFTER ILLUSTRATION - ENGINEERING AND ENCROACHMENT PERMIT FEES

Activity Description	Current Fee / Deposit	Cost of Service	Proposed Fee / Deposit	Charge Basis	Fee Change	Proposed Cost Recovery	Note
<u>Grading and Drainage Plan Review and Inspection</u>							
7 Grading and Drainage Plan Review							
a) Site < 10,000 SF (gross site area)		\$1,140	\$1,140			100%	
b) Site ≥ 10,000 SF and < .5 Acre (gross site area)		\$2,280	\$2,280			100%	
c) Site ≥ .5 Acre (gross site area)							
i) First Acre		\$2,280	\$2,280			100%	
ii) Each Additional Acre		\$380	\$380	per acre		100%	
<u>NPDES / Stormwater Treatment Features Review and Inspection</u>							
8 NPDES Review / Inspection Fee (C3 Requirements)							
a) For Projects Not Required to Submit Numeric Sizing		\$380	\$380			100%	
b) For Projects Required to Submit Numeric Sizing							
i) Impervious Area up to 1 Acre		\$1,710	\$1,710			100%	[a]
ii) Impervious Area Over 1 Acre							
a) First Acre		\$1,710	\$1,710			100%	[a]
b) Each Additional Acre		\$570	\$570			100%	[a]
c) For Each Add'l Treatment Facility (First Two Included in Base		\$380	\$380	each		100%	
d) Pervious Pavement / Concrete / Asphalt							
i) First 5,000 SF		\$1,900	\$1,900			100%	
ii) Each Additional 2,500 SF		\$570	\$570			100%	
e) For Projects Sent to Consultant Review		pass-through + 15% admin fee	pass-through + 15% admin fee			n/a	
9 Stormwater Treatment Features Operations & Maintenance Inspection		\$475	\$238			50%	
<u>Final Map / Subdivision Review</u>							
10 Final Map and Parcel Map							
a) Parcel Map Check		\$5,320	\$5,320	Fixed Fee		100%	
b) Final Map Check							
i. Base Fee/Final Map Amendment		\$7,600	\$7,600	Fixed Fee		100%	
ii. Plus, Per Lot Fee		\$95	\$95	Fixed Fee		100%	
c) Reversion to Acreage		\$5,320	\$5,320	Fixed Fee		100%	
d) Certificate of Correction/Certificate of Compliance		\$2,280	\$2,280	T & M with Initial Deposit		100%	
11 Monumentation Deposit (Refundable)		n/a	100%	% of survey cost est.		n/a	[b]
12 Right of Ways (ROW) and Easements							
a) Review of ROW/Easement Documents		\$2,280	\$2,280	Fixed Fee		100%	
b) ROW/Easement Abandonment		\$3,800	\$3,800	Fixed Fee		100%	
13 Subdivision Agreement Processing		\$3,800	\$3,800	Fixed Fee		100%	

City of Merced

BEFORE AND AFTER ILLUSTRATION - ENGINEERING AND ENCROACHMENT PERMIT FEES

Activity Description	Current Fee / Deposit	Cost of Service	Proposed Fee / Deposit	Charge Basis	Fee Change	Proposed Cost Recovery	Note
Onsite Engineering Review							
14 Onsite Engineering Review (e.g., Refuse Enclosure; Backflow; Grease / Sand Interceptor; Monitoring Wells)		\$190	\$190	Fixed Fee		100%	
Transportation and Traffic Control Plan							
15 Oversize Load Permit							
a) One Day		n/a	\$16	per day		n/a	
b) Annual		n/a	\$90	per year		n/a	
16 Traffic Control Plan Review							
a) Minor (Lane Closures)		\$190	\$190			100%	
b) Major (Detours)		\$760	\$760			100%	
Other Applicable Fees							
17 Technology Fee (% of Encroachment/Engineering Permit Fee)	n/a - new	5%	5%	% of permit fee	n/a - new	94%	
18 Will Serve Letter (Utilities)	\$155	\$380	\$380	Fixed Fee	\$225	100%	
19 Research of Engineering Records		\$190	\$190	Per Hour		100%	
20 Extension of Time		\$190	\$190	per extension		100%	
21 Plan Revision		\$190	\$190	per hour		100%	
22 Excess Plan Review		\$190	\$190	per hour		100%	[c]
23 Re-inspection Fee (2nd Time or More) (each)		\$95	\$95	Each		100%	
24 Missed Inspection Fee		\$95	\$95	Each		100%	
25 After Hours Inspection (per hour) (2-hour minimum)		\$228	\$228	Per Hour		100%	
26 Standard Hourly Billing Rates and Hourly Rates for Services Not Identified in this Schedule, Other Inspection, Missed/Excess							[c]
a) In-House		\$190	\$190			100%	
b) Consultant/3rd Party			Pass-through + 10% Admin Fee			100%	
27 Appeal							
a) Appeal to Commission / Board / Other		\$1,140	\$750	per appeal		66%	[d]
b) Appeal to City Council		\$3,040	\$1,500	per appeal		49%	[d]
28 Commencing Work Without a Permit or Work Different than Authorized by Permit		n/a	2x permit fee	double fees		n/a	

City of Merced

BEFORE AND AFTER ILLUSTRATION - ENGINEERING AND ENCROACHMENT PERMIT FEES

Activity Description	Current Fee / Deposit	Cost of Service	Proposed Fee / Deposit	Charge Basis	Fee Change	Proposed Cost Recovery	Note
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* If it is anticipated that the application processing costs of selected minor or major projects will be significantly less or more than the above fees, the Director may at his/her discretion collect a deposit for the estimated staff time costs to process the application based on hourly rates.

** Engineer's cost estimate shall be approved by the City Engineer and shall include all items of work. The construction cost shall be cumulative for each utility permit work related to a single project as determined by the City regardless of the number of permits issued.

*** The City will pass-through to the applicant other agency fees applicable to the project (e.g. County recording fees.)

[a] For up to two treatment facilities.

[b] Refundable upon installation and verification of all new monuments as shown on subdivision map.

[c] Base fees assume up to three plan checks and initial inspection and one re-inspection. The City will bill hourly for additional plan review and inspections required.

[d] Depending on the subject of the appeal, specialized expertise may be solicited, at the expense of the applicant, for the purpose of providing input to the City Manager, Planning Commission, other Commission or Board, or City Council. If a decision is made in the appellant's favor, the City will refund the appeal filing fee.

City of Merced

BEFORE AND AFTER ILLUSTRATION - BUILDING PERMIT FEES

Activity Description	Current Fee	Cost of Service	Proposed Fee	Fee Change	Proposed Cost Recovery	Note
Over the Counter Permits						
1 Electric - Service Panel Add/Change	\$138	\$215	\$215	\$77	100%	
2 Electric - Sub-Panel Add/Change	\$138	\$215	\$215	\$77	100%	
3 Electric - Temporary Power Pole	\$138	\$215	\$215	\$77	100%	
4 HVAC - AC Condenser Add/Change	\$138	\$215	\$215	\$77	100%	
5 HVAC - Boiler/Chiller Add/Change	\$138	\$215	\$215	\$77	100%	
6 HVAC - Ducting Add/Change	\$138	\$215	\$215	\$77	100%	
7 HVAC - Furnace Add/Change	\$138	\$215	\$215	\$77	100%	
8 HVAC - Heat Exchanger Add/Change	\$138	\$215	\$215	\$77	100%	
9 HVAC - Rooftop Unit Add/Change	\$138	\$215	\$215	\$77	100%	
10 HVAC - Split System Add/Change	\$138	\$215	\$215	\$77	100%	
11 Plumbing - Backflow	\$138	\$215	\$215	\$77	100%	
12 Plumbing - Gas Line Add/Replace	\$138	\$215	\$215	\$77	100%	
13 Plumbing - Sewer Line Add/Replace	\$138	\$215	\$215	\$77	100%	
14 Plumbing - Water Heater Add/Replace	\$138	\$215	\$215	\$77	100%	
15 Plumbing - Water Line Add/Replace	\$138	\$215	\$215	\$77	100%	
16 Plumbing - Water Heater (Tankless) Add/Replace	\$138	\$215	\$215	\$77	100%	

City of Merced

BEFORE AND AFTER ILLUSTRATION - BUILDING PERMIT FEES

Activity Description	Current Fee	Cost of Service	Proposed Fee	Fee Change	Proposed Cost Recovery	Note
17 Reroof (Overlay or Tear-Off/Replace) - Residential	\$309	\$387	\$387	\$78	100%	
18 Reroof (Overlay or Tear-Off/Replace) - Commercial / Multi-Family						
a) 1 - 20,000 sq ft	\$392	\$559	\$559	\$167	100%	
b) 20,001 - 40,000 sq ft	\$646	\$903	\$903	\$257	100%	
c) 40,001 - 60,000 sq ft	\$773	\$1,075	\$1,075	\$302	100%	
d) 60,001 - 80,000 sq ft	\$1,026	\$1,419	\$1,419	\$393	100%	
e) 80,001 - 100,000 sq ft	\$1,280	\$1,763	\$1,763	\$483	100%	
f) 100,001 - 120,000 sq ft	\$1,534	\$2,107	\$2,107	\$573	100%	
g) 120,001+ sq ft	\$1,788	\$2,451	\$2,451	\$663	100%	

City of Merced

BEFORE AND AFTER ILLUSTRATION - BUILDING PERMIT FEES

Activity Description	Current Fee	Cost of Service	Proposed Fee	Fee Change	Proposed Cost Recovery	Note
Miscellaneous						
1 Aircraft Hangar - Basic Aircraft Storage	\$749	\$1,032	\$1,032	\$283	100%	
2 Alteration / Remodel / Repair (Multi-Family / Residential)	\$375	\$559	\$559	\$184	100%	
3 Balcony	\$375	\$516	\$516	\$141	100%	
4 Block Wall	\$248	\$344	\$344	\$96	100%	
5 Carport	\$375	\$516	\$516	\$141	100%	
6 Cell Antenna W/Without Equipment (Existing Tower)	\$385	\$559	\$559	\$174	100%	
7 Cell Cabinet Equip Only (Exist Tower/Antenna)	\$512	\$731	\$731	\$219	100%	
8 Cell Tower (New)	\$760	\$1,075	\$1,075	\$315	100%	
9 Damage Repair	\$375	\$516	\$516	\$141	100%	
10 Deck	\$375	\$516	\$516	\$141	100%	
11 Demolition						
a) Structure	\$392	\$559	\$559	\$167	100%	
b) Septic Tank	\$265	\$387	\$387	\$122	100%	
c) Swimming Pool	\$265	\$387	\$387	\$122	100%	
d) Well	\$265	\$387	\$387	\$122	100%	
e) Miscellaneous	\$265	\$387	\$387	\$122	100%	
12 Fence	\$248	\$344	\$344	\$96	100%	
13 Garage						
a) Commercial	See Note	See Note	See Note			[a]
b) Multi-Family	See Note	See Note	See Note			[a]
c) Public Parking	See Note	See Note	See Note			[b]
d) Residential	\$883	\$1,204	\$1,204	\$321	100%	
14 Modular						
a) Modular (Commercial / Job Trailer / Sales Trailer)	\$562	\$774	\$774	\$212	100%	
b) Modular (Residential)	\$562	\$774	\$774	\$212	100%	

City of Merced

BEFORE AND AFTER ILLUSTRATION - BUILDING PERMIT FEES

Activity Description	Current Fee	Cost of Service	Proposed Fee	Fee Change	Proposed Cost Recovery	Note
15 Parking Lot	\$633	\$903	\$903	\$270	100%	
16 Patio Cover	\$375	\$516	\$516	\$141	100%	
17 Photovoltaic System						[c]
a) 1-2 Inv or 1-80 Micro-inv	\$382	\$559	\$559	\$177	100%	[c]
b) 3-5 Inv or 81-160 Micro-inv	\$509	\$731	\$731	\$222	100%	[c]
c) 6+ Inv or 161+ Micro-inv	\$636	\$903	\$903	\$267	100%	[c]
18 Refuse Enclosure	\$248	\$344	\$344	\$96	100%	
19 Retaining Wall	\$248	\$344	\$344	\$96	100%	
20 Shed / Utility	\$502	\$688	\$688	\$186	100%	
21 Sign	\$248	\$344	\$344	\$96	100%	
22 Sign - Monument	\$502	\$688	\$688	\$186	100%	
23 Spa Only						
a) Residential	\$881	\$1,376	\$1,376	\$495	100%	
b) Commercial / Multi-Family	\$1,884	\$2,752	\$2,752	\$868	100%	
24 Swimming Pool with Spa						
a) Residential	\$1,261	\$1,892	\$1,892	\$631	100%	
b) Commercial / Multi-Family	\$1,884	\$2,752	\$2,752	\$868	100%	
25 Swimming Pool without Spa						
a) Residential	\$881	\$1,376	\$1,376	\$495	100%	
b) Commercial / Multi-Family	\$1,884	\$2,752	\$2,752	\$868	100%	

[a] For Commercial and Multi-Family Garage fees use Shell Building Fees and possible tenant improvement fees if commercial space is available.

[b] For Public Parking Garage fees use Industrial Building Fees and possible tenant improvement fees if commercial space is available.

[c] Fees are intended to comply with California Government Code Section 66015, governing fees for residential and commercial solar energy systems. Specifically Section 66015(a)(2), "...a city, county, city and county, or charter city may charge a residential permit fee for a solar energy system that exceeds the fees specified in paragraph (1) if the city, county, city and county, or charter city, as part of a written finding and an adopted resolution or ordinance, provides substantial evidence of the reasonable cost to issue the permit." and 66015(b)(2), "...a city, county, city and county, or charter city may charge a commercial permit fee for a solar energy system that exceeds the applicable fee specified in paragraph (1) if the city, county, city and county, or charter city, as part of a written finding and an adopted resolution or ordinance, provides substantial evidence of the reasonable cost to issue the permit."

[d] The Chief Building Official shall have the authority to increase the fee in any individual case, not to exceed the actual cost to process the permit.

[e] The amount of the fees shall be adjusted annually, at the beginning of each calendar year, to account for inflation by using the Consumer Price Index (CPI) for the region closest to the City of Merced. In no event shall the fees in any year be less than in the preceding year.

City of Merced

BEFORE AND AFTER ILLUSTRATION - BUILDING PERMIT FEES

Activity Description	Current Fee	Cost of Service	Proposed Fee	Fee Change	Proposed Cost Recovery	Note
Building Permit Fee						[a]
New Construction - Occupancy Type						[a]
1 Addition without Remodel (Greater of a or b)						
a) Permit Processing, Permit, and Bldg Plan Review						
i) Permit Processing	\$10.75	\$43	\$43	\$32	100%	
ii) Building Plan Review	\$120.82	\$172	\$172	\$51	100%	
iii) Building Permit Inspection	\$253.93	\$344	\$344	\$90	100%	
b) Permit Processing, Permit, and Bldg Plan Review						
i) Permit Processing	\$10.75	\$43	\$43	\$32	100%	
ii) Building Plan Review	See Bldg PC Fees		See Bldg PC Fees			
iii) Building Permit Inspection	\$1.55	\$1.84	\$1.84	\$0.29	100%	
2 Aircraft Hangar - Crew Amenities and Aircraft						
a) Up to 5,000 Sq. Ft.	\$1.15	\$1.36	\$1.36	\$0.21	100%	
b) 5,001 - 10,000 Sq. Ft.	\$0.97	\$1.15	\$1.15	\$0.18	100%	
c) 10,001 - 40,000 Sq. Ft.	\$0.85	\$1.01	\$1.01	\$0.16	100%	
d) 40,001 - 50,000 Sq. Ft.	\$0.70	\$0.83	\$0.83	\$0.13	100%	
e) 50,001 Sq. Ft. and over	\$0.49	\$0.58	\$0.58	\$0.09	100%	
3 Aircraft Hangar - Repair Facility						
a) Up to 5,000 Sq. Ft.	\$1.15	\$1.36	\$1.36	\$0.21	100%	
b) 5,001 - 10,000 Sq. Ft.	\$0.97	\$1.15	\$1.15	\$0.18	100%	
c) 10,001 - 40,000 Sq. Ft.	\$0.85	\$1.01	\$1.01	\$0.16	100%	
d) 40,001 - 50,000 Sq. Ft.	\$0.70	\$0.83	\$0.83	\$0.13	100%	
e) 50,001 Sq. Ft. and over	\$0.49	\$0.58	\$0.58	\$0.09	100%	
4 Aircraft Hangar - Basic Aircraft Storage	See Note		See Note			[b]
5 Apartments/Multi-Family	\$0.88	\$1.05	\$1.05	\$0.16	100%	
6 Churches and Other Religious	\$0.80	\$0.95	\$0.95	\$0.15	100%	
7 Garage						
a) Commercial	See Note		See Note	See Note		[c]
b) Multi-Family	See Note		See Note	See Note		[c]
c) Public Parking	See Note		See Note	See Note		[d]
d) Residential	See Note		See Note	See Note		[b]
8 Hotels/Motels	\$0.79	\$0.94	\$0.94	\$0.15	100%	

City of Merced

BEFORE AND AFTER ILLUSTRATION - BUILDING PERMIT FEES

Activity Description	Current Fee	Cost of Service	Proposed Fee	Fee Change	Proposed Cost Recovery	Note
9 Industrial/Warehouse						
a) Up to 5,000 Sq. Ft.	\$0.71	\$0.84	\$0.84	\$0.13	100%	
b) 5,001 - 10,000 Sq. Ft.	\$0.46	\$0.55	\$0.55	\$0.09	100%	
c) 10,001 - 40,000 Sq. Ft.	\$0.40	\$0.47	\$0.47	\$0.07	100%	
d) 40,001 - 50,000 Sq. Ft.	\$0.33	\$0.39	\$0.39	\$0.06	100%	
e) 50,001 Sq. Ft. and over	\$0.27	\$0.32	\$0.32	\$0.05	100%	
10 Medical - Non-OSHPD Fee						
a) Up to 5,000 Sq. Ft.	\$1.30	\$1.54	\$1.54	\$0.24	100%	
b) 5,001 - 10,000 Sq. Ft.	\$1.13	\$1.34	\$1.34	\$0.21	100%	
c) 10,001 - 40,000 Sq. Ft.	\$1.00	\$1.19	\$1.19	\$0.19	100%	
d) 40,001 - 50,000 Sq. Ft.	\$0.85	\$1.01	\$1.01	\$0.16	100%	
e) 50,001 Sq. Ft. and over	\$0.65	\$0.77	\$0.77	\$0.12	100%	
11 Medical - OSHPD III						
a) Up to 5,000 Sq. Ft.	\$1.56	\$1.85	\$1.85	\$0.29	100%	
b) 5,001 - 10,000 Sq. Ft.	\$1.39	\$1.65	\$1.65	\$0.26	100%	
c) 10,001 - 40,000 Sq. Ft.	\$1.27	\$1.51	\$1.51	\$0.24	100%	
d) 40,001 - 50,000 Sq. Ft.	\$1.12	\$1.32	\$1.32	\$0.21	100%	
e) 50,001 Sq. Ft. and over	\$0.91	\$1.08	\$1.08	\$0.17	100%	
12 Office/Professional/Retail						
a) Up to 5,000 Sq. Ft.	\$1.15	\$1.36	\$1.36	\$0.21	100%	
b) 5,001 - 10,000 Sq. Ft.	\$0.97	\$1.15	\$1.15	\$0.18	100%	
c) 10,001 - 40,000 Sq. Ft.	\$0.85	\$1.01	\$1.01	\$0.16	100%	
d) 40,001 - 50,000 Sq. Ft.	\$0.70	\$0.83	\$0.83	\$0.13	100%	
e) 50,001 Sq. Ft. and over	\$0.49	\$0.58	\$0.58	\$0.09	100%	
13 Residential Single-Family Dwelling/Duplex						
a) Up to 1,580 Sq. Ft.	\$1.55	\$1.84	\$1.84	\$0.29	100%	
b) 1,581 - 3,350 Sq. Ft.	\$1.46	\$1.74	\$1.74	\$0.27	100%	
c) 3,351 Sq. Ft. and over	\$1.26	\$1.50	\$1.50	\$0.24	100%	
14 Restaurant	\$1.97	\$2.33	\$2.33	\$0.37	100%	

City of Merced

BEFORE AND AFTER ILLUSTRATION - BUILDING PERMIT FEES

Activity Description	Current Fee	Cost of Service	Proposed Fee	Fee Change	Proposed Cost Recovery	Note
15 Shell						
a) Up to 5,000 Sq. Ft.	\$0.65	\$0.77	\$0.77	\$0.12	100%	
b) 5,000 - 25,000 Sq. Ft.	\$0.60	\$0.72	\$0.72	\$0.11	100%	
c) 25,001 Sq. Ft. and up	\$0.51	\$0.61	\$0.61	\$0.10	100%	
16 General Square Footage Fee to Be Used for Projects Not Identified Elsewhere in this Schedule	\$1.55	\$1.84	\$1.84	\$0.29	100%	
17 Additional per square foot multiplier for the entire square footage of buildings 2 stories or more.	\$0.06	\$0.07	\$0.07	\$0.01	100%	

[a] The Building Official shall classify commercial buildings not listed above in the category most nearly resembling the use.

[b] See Miscellaneous Item Section.

[c] For Commercial and Multi-Family Garage fees use Shell Building Fees and possible tenant improvement fees if commercial space is available.

[d] For Public Parking Garage fees use Industrial Building Fees and possible tenant improvement fees if commercial space is available.

City of Merced

BEFORE AND AFTER ILLUSTRATION - BUILDING PERMIT FEES

Activity Description	Current Fee	Cost of Service	Proposed Fee	Fee Change	Proposed Cost Recovery	Note
Building Permit Fee						[a]
Commercial Tenant Improvements (T.I.)						[a]
Minor T.I.						
1 Minor T.I. (Greater of a or b)						
a) Minimum Fee						
i) Permit Processing	\$11	\$43	\$43	\$32	100%	
ii) Building Plan Review (if required)	See Bldg PC Fees		See Bldg PC Fees			
iii) Building Permit Inspection	\$127	\$172	\$172	\$45	100%	
b) Other						
i) Permit Processing	\$11	\$43	\$43	\$32	100%	
ii) Building Plan Review (if required)	\$121	\$172	\$172	\$51	100%	
iii) Building Permit Inspection	\$127	\$172	\$172	\$45	100%	
Moderate / Major T.I.						
2 T.I. - Medical BP Fee						
a) Up to 2,000 Sq. Ft.	\$1.24	\$1.47	\$1.47	\$0.23	100%	
b) 2,001 - 3,000 Sq. Ft.	\$1.12	\$1.32	\$1.32	\$0.21	100%	
c) 3,001 - 5,000 Sq. Ft.	\$0.90	\$1.07	\$1.07	\$0.17	100%	
d) 5,001 - 20,000 Sq. Ft.	\$0.79	\$0.94	\$0.94	\$0.15	100%	
e) 20,001 Sq. Ft. and over	\$0.71	\$0.84	\$0.84	\$0.13	100%	
3 T.I. - OSHPD III BP Fee						
a) Up to 2,000 Sq. Ft.	\$1.49	\$1.77	\$1.77	\$0.28	100%	
b) 2,001 - 3,000 Sq. Ft.	\$1.34	\$1.59	\$1.59	\$0.25	100%	
c) 3,001 - 5,000 Sq. Ft.	\$1.16	\$1.37	\$1.37	\$0.22	100%	
d) 5,001 - 20,000 Sq. Ft.	\$1.05	\$1.25	\$1.25	\$0.20	100%	
e) 20,001 Sq. Ft. and over	\$0.97	\$1.15	\$1.15	\$0.18	100%	
4 T.I. - Restaurant	\$1.98	\$2.33	\$2.33	\$0.36	100%	
5 T.I. - All Other						
a) Up to 2,000 Sq. Ft.	\$1.09	\$1.29	\$1.29	\$0.20	100%	
b) 2,001 - 3,000 Sq. Ft.	\$0.96	\$1.14	\$1.14	\$0.18	100%	
c) 3,001 - 5,000 Sq. Ft.	\$0.74	\$0.88	\$0.88	\$0.14	100%	
d) 5,001 - 20,000 Sq. Ft.	\$0.63	\$0.75	\$0.75	\$0.12	100%	
e) 20,001 Sq. Ft. and over	\$0.55	\$0.66	\$0.66	\$0.10	100%	
6 Additional per square foot multiplier for the entire square footage of buildings 2 stories or more.	\$0.06	\$0.07	\$0.07	\$0.01	100%	

[a] The Building Official shall classify commercial buildings not listed above in the category most nearly resembling the use.

City of Merced

BEFORE AND AFTER ILLUSTRATION - BUILDING PERMIT FEES

Activity Description	Current Fee	Cost of Service	Proposed Fee	Fee Change	Proposed Cost Recovery	Note
1 Building Plan Check Fees - Building						
a) Residential Master Plan - Initial Submittal	97%	97%	97%	0%	100%	[a]
b) Tract Home / Master Plan Construction (Production Units)	15%	15%	15%	0%	100%	[b]
c) Plan Review Fee - All Others, if Applicable	65%	65%	65%	0%	100%	[a]
d) Alternate Materials and Methods Review (per hour)	\$121	\$172	\$172	\$51	100%	
e) Excess Plan Review Fee (4th and subsequent) (per hour)	\$121	\$172	\$172	\$51	100%	
f) Revisions to an Approved Permit (per hour)	\$121	\$172	\$172	\$51	100%	
g) Deferred Submittal (per hour)	\$121	\$172	\$172	\$51	100%	

[a] Includes up to three plan checks. The City will bill hourly for additional plan review required.

[b] For identical buildings built by the same builder on the same lot or in the same tract and for which building permits are issued at the same time.

City of Merced

BEFORE AND AFTER ILLUSTRATION - BUILDING PERMIT FEES

Activity Description	Current Fee	Cost of Service	Proposed Fee	Fee Change	Proposed Cost Recovery	Note
1 Tax on Construction of a Residential Unit - Per SF	\$0.91		\$0.91			[a]
2 Strong Motion Instrumentation (SMI) Fee Calculation						[b]
a) Residential	\$0.50 or valuation x .00013		\$0.50 or valuation x .00013			[b]
b) Commercial	\$0.50 or valuation x .00028		\$0.50 or valuation x .00028			[b]
3 Building Standards (SB 1473) Fee Calculation (Valuation)						[b]
a) \$1 - \$25,000	\$1		\$1			[b]
b) \$25,001 - \$50,000	\$2		\$2			[b]
c) \$50,001 - \$75,000	\$3		\$3			[b]
d) \$75,001 - \$100,000	\$4		\$4			[b]
e) Each Add'l \$25,000 or fraction thereof	Add \$1		Add \$1			[b]
4 Technology Fee (percent of building permit fee)		5%	5%	new	94%	[c]
5 General Plan/Zoning Code Update Fee (percent of building permit fee)		27%	5%	new	18%	[d]
6 Permit Reissuance Fee		\$43	\$43	new	100%	
Other Fees						
7 After Hours Inspection (per hour) (2-hour minimum)		\$206	\$206	varies	100%	
8 Re-inspection Fee (2nd Time or More) (each)	\$254	\$172	\$172	varies	100%	[e]
9 Fees for Services Not Listed in this Fee Schedule (per hour)		\$172	\$172	varies	100%	
Violation Fees						
10 Fee Work Without Permit or Work Outside Permit Scope			2x Permit Fee			

[a] See Merced Municipal Code (MMC) Chapter 5.50. In the case of discrepancy between this schedule and amount outlined in the MMC, the MMC amount shall supersede this amount. Construction Tax not examined or included as part of this study. Included for documentation purposes only.

[b] Amounts established by State of California. In the case of discrepancy between this schedule and amounts established by the State, State amounts shall supersede these amounts. State fees not examined or included as part of this study. Included for documentation purposes only.

[c] Fee applies to all permit fees, excluding plan review, state fees, and other fees not adopted by this resolution.

[d] Fee applies to new construction, additions, tenant improvements, and residential remodels requiring building permits. Fee is not applied to plan review, state fees, and other fees not adopted by this resolution.

[e] Reinspection fee applies after the first re-inspection.

City of Merced

BEFORE AND AFTER ILLUSTRATION - FIRE PERMIT FEES

Activity Description	Current Fee	Cost of Service	Proposed Fee	Fee Change	Proposed Cost Recovery	Charge Basis	Note
1 Fire Alarm System							
a) 1 - 10 Devices	\$269	\$387	\$387	\$118	100%		
b) 11 - 50 Devices	\$398	\$559	\$559	\$161	100%		
c) 51 - 100 Devices	\$656	\$903	\$903	\$247	100%		
d) 101 - 200 Devices	\$914	\$1,247	\$1,247	\$333	100%		
e) More Than 200 Devices (i + ii + iii)							
i) Base Fee for Up to 200 Devices	\$914	\$1,247	\$1,247	\$333	100%		
ii) Plus, Plan Review Fee	\$387	\$516	\$516	\$129	100%		
ii) Plus, Inspection Fee for Each Additional 100 Devices or Fraction Thereof	\$309	\$430	\$430	\$121	100%		
2 Fire Pump Certification	\$914	\$1,247	\$1,247	\$333	100%		
3 Fire Service (Underground)	\$527	\$731	\$731	\$204	100%		
4 Fire Suppression Standpipe System	\$527	\$731	\$731	\$204	100%		
5 Fire Suppression System							
a) Hood	\$269	\$387	\$387	\$118	100%	per system	
b) Booth	\$269	\$387	\$387	\$118	100%	per system	
c) Clean Agent	\$527	\$731	\$731	\$204	100%	per system	
d) Halon	\$527	\$731	\$731	\$204	100%	per system	
6 Fuel Dispensing Equipment							
a) Initial	\$269	\$387	\$387	\$118	100%		
b) Each Additional	\$33	\$43	\$43	\$10	100%		
7 Remediation Systems							
a) Soil	\$398	\$559	\$559	\$161	100%		
b) Water	\$398	\$559	\$559	\$161	100%		
8 Tank Abandonment							
a) Aboveground	\$269	\$387	\$387	\$118	100%	per tank	
b) Underground	\$269	\$387	\$387	\$118	100%	per tank	
9 Tank Installation							
a) Aboveground	\$269	\$387	\$387	\$118	100%	per tank	
b) Underground	\$269	\$387	\$387	\$118	100%	per tank	
c) Propane	\$269	\$387	\$387	\$118	100%	per tank	

City of Merced

BEFORE AND AFTER ILLUSTRATION - FIRE PERMIT FEES

Activity Description	Current Fee	Cost of Service	Proposed Fee	Fee Change	Proposed Cost Recovery	Charge Basis	Note
10 Tank Removal							
a) Aboveground	\$269	\$387	\$387	\$118	100%	per tank	
b) Underground	\$269	\$387	\$387	\$118	100%	per tank	
11 Water Flow Test	\$269	\$387	\$387	\$118	100%		
12 Fire Sprinkler System – TI/Modification							
a) 1 - 20 Heads	\$398	\$559	\$559	\$161	100%		
b) 21 - 100 Heads	\$527	\$731	\$731	\$204	100%		
13 Fire Sprinkler System NFPA 13 Full							
a) 1-50 Heads	\$656	\$903	\$903	\$247	100%		
b) 51-100 Heads	\$785	\$1,075	\$1,075	\$290	100%		
c) 101-200 Heads	\$1,172	\$1,591	\$1,591	\$419	100%		
d) More Than 200 Heads (i + ii + iii)							
i) Base Fee for Up to 200 Heads	\$1,172	\$1,591	\$1,591	\$419	100%		
ii) Plus, Plan Review Fee	\$387	\$516	\$516	\$129	100%		
ii) Plus, Inspection Fee for Each Additional 200 Heads or Fraction Thereof	\$773	\$1,032	\$1,032	\$259	100%		
14 Fire Sprinkler System NFPA 13D or CRC	\$398	\$559	\$559	\$161	100%		
15 Fire Sprinkler System NFPA 13R							
a) 1-50 Heads	\$656	\$903	\$903	\$247	100%		
b) 51-100 Heads	\$785	\$1,075	\$1,075	\$290	100%		
c) 101-200 Heads	\$1,172	\$1,591	\$1,591	\$419	100%		
d) More Than 200 Heads (i + ii + iii)							
i) Base Fee for Up to 200 Heads	\$1,172	\$1,591	\$1,591	\$419	100%		
ii) Plus, Plan Review Fee	\$387	\$516	\$516	\$129	100%		
ii) Plus, Inspection Fee for Each Additional 200 Heads or Fraction Thereof	\$773	\$1,032	\$1,032	\$259	100%		
16 Fire Suppression Monitoring System							
a) 1 - 10 Devices	\$269	\$387	\$387	\$118	100%		
b) 11 - 50 Devices	\$398	\$559	\$559	\$161	100%		
c) 51 - 100 Devices	\$656	\$903	\$903	\$247	100%		
d) 101 - 200 Devices	\$914	\$1,247	\$1,247	\$333	100%		
e) More Than 200 Devices (i + ii + iii)							
i) Base Fee for Up to 200 Devices	\$914	\$1,247	\$1,247	\$333	100%		
ii) Plus, Plan Review Fee	\$387	\$516	\$516	\$129	100%		
ii) Plus, Inspection Fee for Each Additional 100 Devices or Fraction Thereof	\$309	\$430	\$430	\$121	100%		

City of Merced

BEFORE AND AFTER ILLUSTRATION - FIRE PERMIT FEES

Activity Description	Current Fee	Cost of Service	Proposed Fee	Fee Change	Proposed Cost Recovery	Charge Basis	Note
17 Technology Fee (% of Permit Fee)	n/a - new	5%	5%	n/a - new	94%	% of permit fee	
18 Services Not Otherwise Listed or Services in Excess of Standard							
a) Plan Review	\$129	\$172	\$172	\$43	100%	per hour, 1 hr min	
b) Inspection	\$129	\$172	\$172	\$43	100%	per hour, 1 hr min	

[a] The Chief Building Official shall have the authority to increase the fee in any individual case, not to exceed the actual cost to process the permit.

[b] The amount of the fees shall be adjusted annually, at the beginning of each calendar year, to account for inflation by using the Consumer Price Index (CPI) for the region closest to the City of Merced. In no event shall the fees in any year be less than in the preceding year.