

**RESOLUTION NO. 2026 - \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF MERCED, CALIFORNIA,  
UPDATING AND ESTABLISHING VARIOUS  
USER AND REGULATORY FEES FOR THE  
DEVELOPMENT SERVICES DEPARTMENT**

WHEREAS, User and regulatory fees are established by the City Council;  
and,

WHEREAS, the City recently completed a study to identify the cost of  
providing various user and regulatory fee-related services; and

WHEREAS, the study examined fee-related services provided by the City,  
the costs reasonably borne by the City in providing those services, the beneficiaries  
of those services, and the revenues produced by those paying fees and charges for  
direct services; and

WHEREAS, the City Council finds that providing these services is of direct  
benefit to applicants both separate and apart from the general benefit to the public;  
and therefore, in the interests of fairness to the general public, the City desires to  
better recover the costs of providing these services from applicants who have  
sought or require the City's services by revising its schedule of fees; and

WHEREAS, the City Council hereby finds that the study provides adequate  
evidence to conclude that the revised fees do not exceed the cost to provide the  
services for which the fees are charged; and

WHEREAS, the City Council desires that annually the City Manager, or  
City Manager designee may update the fees by an amount not to exceed the prior  
year annual percentage change in the Consumer Price Index All Urban Consumers,  
San Francisco-Oakland-Hayward, CA (CPI). If the CPI does not change or goes  
down in a given year, no change shall be made to the fee schedule that year; and

WHEREAS, in adopting this Resolution, the City Council is taking action  
only on those fees for the services, programs, or products set forth in Exhibit "A"  
which have been modified from prior resolutions of the City Council. The  
remaining fees that have not been modified from prior resolutions shall remain in  
full force and effect.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCED DOES HEREBY RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1. That the City’s User and Regulatory Fee Schedule is amended as outlined in “Exhibit A”, attached hereto. The updated fees will be incorporated into the City’s consolidated schedule of fees and will be effective July 1, 2026.

PASSED AND ADOPTED by the City Council of the City of Merced at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_ 2026, by the following vote:

AYES: Council Members:

NOES: Council Members:

ABSENT: Council Members:

ABSTAIN: Council Members:

APPROVED:  
MATTHEW SERRATTO, MAYOR

\_\_\_\_\_  
Mayor

ATTEST:  
D. SCOTT MCBRIDE, CITY CLERK

BY: \_\_\_\_\_  
Assistant/Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:  
CRAIG J. CORNWELL, CITY ATTORNEY

Craig Cornwell      3/18/2026  
City Attorney      Date



**Schedule of User and Regulatory Fees and Charges**

**City of Merced**  
**Schedule of User and Regulatory Fees**

Description	Page
Planning Fees	1
Engineering and Encroachment Permit Fees	8
Building Fees	12
Fire Fees	21

# City of Merced

## PLANNING FEES

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

# City of Merced

## PLANNING FEES

Activity	Description	Fee / Deposit	Charge Basis	Note
<b>CONDITIONAL USE PERMIT (CUP)</b>				
7	Conditional Use Permit (CUP)			
	a) Administrative CUP for Signs/Minor Use Permits (Staff Approval only)	\$480	Fixed Fee	
	b) Community Gardens	\$1,152	Fixed Fee	
	c) Minor - Signs, Walls, Single Food Trucks, etc. if goes to Planning Commission	\$1,152	Fixed Fee	
	d) Regular CUP (R-1 uses, churches, Land use or design only, etc.)	\$6,144	Fixed Fee	
	e) Major CUP (Land use and design; P-D's)	\$6,912	Fixed Fee	
<b>DESIGN REVIEW &amp; HISTORIC PRESERVATION</b>				
8	Painting and Small Signs (Staff )	\$100	Fixed Fee	
9	Signs, Awnings, and Simple Modifications (Staff)	\$384	Fixed Fee	
10	Remodels and Site Improvements (DRC)	\$1,152	Fixed Fee	
11	New Developments (DRC)	\$4,608	Fixed Fee	
12	Historic Preservation Applications (DRC/HPC)			
	a) Application for Historic Resource (DRC & Council)	\$4,608	Fixed Fee	
	b) Certificate of Alteration for an Historic Resource	\$4,608	Fixed Fee	
<b>DETERMINATIONS/INTERPRETATIONS</b>				
13	Determinations / Interpretations			
	a) By Planning Commission			
	i) Single R-1 Lot	\$2,304	Fixed Fee	
	ii) Other	\$2,304	Fixed Fee	
	b) By Staff	\$768	Fixed Fee	
<b>ENCROACHMENT PERMIT</b>				
14	Restaurant	\$384	Fixed Fee	[f]
15	Street Closures			
	a) Staff Review	\$384	Fixed Fee	[f]
	b) Council Review	\$1,152	Fixed Fee	[f]

# City of Merced

## PLANNING FEES

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

# City of Merced

## PLANNING FEES

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

# City of Merced

## PLANNING FEES

Activity Description	Fee / Deposit	Charge Basis	Note
<b>SERVICE (WATER &amp; SEWER) REQUESTS</b>			
39 Service (Water & Sewer) Requests - County Property			
a) Staff Review	\$500	Fixed Fee; per lot	
b) City Council Review	\$1,920	Fixed Fee; per lot	
<b>SITE PLAN REVIEW</b>			
40 Minor: (Minor change in existing site or change in use with minor design)	\$1,536	Fixed Fee	
41 Major: (Major redesign of existing site or design of vacant site) (Large projects may be charged on an hourly basis)	\$3,072	Fixed Fee	
42 Other			
a) Accessory Dwelling Units (Minor Use Permit) & Community Gardens	No Charge	Fixed Fee	
b) Recycling Centers	\$768	Fixed Fee	
<b>SITE UTILIZATION PLAN</b>			
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)	\$3,072	Fixed Fee	
b) All Other			
i) Up to 10 acres	\$9,216	Fixed Fee	
ii) Between 10.01 and 100 acres	\$12,288	Fixed Fee	
iii) Over 100.01 acres	\$15,360	Fixed Fee	
ii) Application Submitted Concurrent with General Plan			
a) Single R-1 Lot (1 acre or less)	\$1,536	Fixed Fee	
b) All Other			
i) Up to 10 acres	\$4,608	Fixed Fee	
ii) Between 10.01 and 100 acres	\$6,144	Fixed Fee	
iii) Over 100.01 acres	\$7,680	Fixed Fee	
b) Site Utilization Plan Revision			
i) Single R-1 Lot (1 acre or less)	\$1,536	Fixed Fee	
ii) All Other			
a) Up to 10 acres	\$4,608	Fixed Fee	
b) Between 10.01 and 100 acres	\$6,144	Fixed Fee	
c) Over 100.01 acres	\$7,680	Fixed Fee	
<b>TENTATIVE SUBDIVISION (TRACT) MAP</b>			
44 Tentative Subdivision (Tract) Map			
a) 1 - 50 Lots	\$8,448		
b) 50+ Lots	\$12,288		

# City of Merced

## PLANNING FEES

Activity Description	Fee / Deposit	Charge Basis	Note
<b>VARIANCE</b>			
45 Variance			
a) Single R-1 lot	\$3,072		
b) All Others	\$6,144		
c) Multiple on one application	\$7,680		
<hr/>			
<b>Zone Change</b>			
46 Zone Change			
a) Stand Alone Application			
i) Single R-1 Lot (1 acre or less)	\$3,072	Fixed Fee	
ii) All Other			
a) Up to 10 acres	\$9,216	Fixed Fee	
b) Between 10.01 and 100 acres	\$12,288	Fixed Fee	
c) Over 100.01 acres	\$15,360	Fixed Fee	
b) Application Submitted Concurrent with General Plan			
i) Single R-1 Lot (1 acre or less)	\$1,536	Fixed Fee	
ii) All Other			
a) Up to 10 acres	\$4,608	Fixed Fee	
b) Between 10.01 and 100 acres	\$6,144	Fixed Fee	
c) Over 100.01 acres	\$7,680	Fixed Fee	
<hr/>			
<b>ZONING TEXT AMENDMENT (Amendment to Title 20 of Merced Municipal Code)</b>			
47 Zoning Text Amendment			
a) Standards (Setbacks, signs, etc.)	\$4,608		
b) Land Use (Adding a land use to a zone, adjusting requirements for a specific land use, etc.)	\$7,680		
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<b>Standard Hourly Billing Rates and Hourly Rates for Services Not Identified in this Schedule</b>			
48 Standard Hourly Billing Rates and Hourly Rates for Deposit-Based			
a) In-House		Fully-Burdened Positional Hourly Rate	
b) Consultant/Attorney/3rd Party Review		Pass-through + 10% Admin Fee	

# City of Merced

## PLANNING FEES

Activity Description	Fee / Deposit	Charge Basis	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 amounts 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.

# City of Merced

## ENGINEERING AND ENCROACHMENT PERMIT FEES

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

# City of Merced

## ENGINEERING AND ENCROACHMENT PERMIT FEES

Activity Description	Fee / Deposit	Charge Basis	Note
<b><u>Grading and Drainage Plan Review and Inspection</u></b>			
7 Grading and Drainage Plan Review			
a) Site < 10,000 SF (gross site area)	\$1,140		
b) Site ≥ 10,000 SF and < .5 Acre (gross site area)	\$2,280		
c) Site ≥ .5 Acre (gross site area)			
i) First Acre	\$2,280		
ii) Each Additional Acre	\$380	per acre	
<b><u>NPDES / Stormwater Treatment Features Review and Inspection</u></b>			
8 NPDES Review / Inspection Fee (C3 Requirements)			
a) For Projects Not Required to Submit Numeric Sizing	\$380		
b) For Projects Required to Submit Numeric Sizing			
i) Impervious Area up to 1 Acre	\$1,710		[a]
ii) Impervious Area Over 1 Acre			
a) First Acre	\$1,710		[a]
b) Each Additional Acre	\$570		[a]
c) For Each Add'l Treatment Facility (First Two Included in Base Fee)	\$380	each	
d) Pervious Pavement / Concrete / Asphalt			
i) First 5,000 SF	\$1,900		
ii) Each Additional 2,500 SF	\$570		
e) For Projects Sent to Consultant Review	pass-through + 15% admin fee		
9 Stormwater Treatment Features Operations & Maintenance Inspection	\$238		
<b><u>Final Map / Subdivision Review</u></b>			
10 Final Map and Parcel Map			
a) Parcel Map Check	\$5,320	Fixed Fee	
b) Final Map Check			
i. Base Fee/Final Map Amendment	\$7,600	Fixed Fee	
ii. Plus, Per Lot Fee	\$95	Fixed Fee	
c) Reversion to Acreage	\$5,320	Fixed Fee	
d) Certificate of Correction/Certificate of Compliance	\$2,280	T & M with Initial Deposit	
11 Monumentation Deposit (Refundable)	100%	% of survey cost est.	[b]
12 Right of Ways (ROW) and Easements			
a) Review of ROW/Easement Documents	\$2,280	Fixed Fee	
b) ROW/Easement Abandonment	\$3,800	Fixed Fee	
13 Subdivision Agreement Processing	\$3,800	Fixed Fee	
<b><u>Onsite Engineering Review</u></b>			
14 Onsite Engineering Review (e.g., Refuse Enclosure; Backflow; Grease / Sand Interceptor; Monitoring Wells)	\$190	Fixed Fee	

# City of Merced

## ENGINEERING AND ENCROACHMENT PERMIT FEES

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

# City of Merced

## ENGINEERING AND ENCROACHMENT PERMIT FEES

Activity Description	Fee / Deposit	Charge Basis	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

## BUILDING PERMIT FEES

Activity Description	Permit Processing	Inspection	Total	Note
<b>Over the Counter Permits</b>				
1 Electric - Service Panel Add/Change	\$43	\$172	\$215	
2 Electric - Sub-Panel Add/Change	\$43	\$172	\$215	
3 Electric - Temporary Power Pole	\$43	\$172	\$215	
4 HVAC - AC Condenser Add/Change	\$43	\$172	\$215	
5 HVAC - Boiler/Chiller Add/Change	\$43	\$172	\$215	
6 HVAC - Ducting Add/Change	\$43	\$172	\$215	
7 HVAC - Furnace Add/Change	\$43	\$172	\$215	
8 HVAC - Heat Exchanger Add/Change	\$43	\$172	\$215	
9 HVAC - Rooftop Unit Add/Change	\$43	\$172	\$215	
10 HVAC - Split System Add/Change	\$43	\$172	\$215	
11 Plumbing - Backflow	\$43	\$172	\$215	
12 Plumbing - Gas Line Add/Replace	\$43	\$172	\$215	
13 Plumbing - Sewer Line Add/Replace	\$43	\$172	\$215	
14 Plumbing - Water Heater Add/Replace	\$43	\$172	\$215	
15 Plumbing - Water Line Add/Replace	\$43	\$172	\$215	
16 Plumbing - Water Heater (Tankless) Add/Replace	\$43	\$172	\$215	
17 Reroof (Overlay or Tear-Off/Replace) - Residential	\$43	\$344	\$387	
18 Reroof (Overlay or Tear-Off/Replace) - Commercial / Multi-Family				
a) 1 - 20,000 sq ft	\$43	\$516	\$559	
b) 20,001 - 40,000 sq ft	\$43	\$860	\$903	
c) 40,001 - 60,000 sq ft	\$43	\$1,032	\$1,075	
d) 60,001 - 80,000 sq ft	\$43	\$1,376	\$1,419	
e) 80,001 - 100,000 sq ft	\$43	\$1,720	\$1,763	
f) 100,001 - 120,000 sq ft	\$43	\$2,064	\$2,107	
g) 120,001+ sq ft	\$43	\$2,408	\$2,451	

# City of Merced

## BUILDING PERMIT FEES

Activity	Description	Permit Processing	Plan Review	Inspection	Total	Note
<b>Miscellaneous</b>						
1	Aircraft Hangar - Basic Aircraft Storage	\$0	\$344	\$688	\$1,032	
2	Alteration / Remodel / Repair (Multi-Family / Residential)	\$43	\$172	\$344	\$559	
3	Balcony	\$0	\$172	\$344	\$516	
4	Block Wall	\$0	\$172	\$172	\$344	
5	Carport	\$0	\$172	\$344	\$516	
6	Cell Antenna W/Without Equipment (Existing Tower)	\$43	\$172	\$344	\$559	
7	Cell Cabinet Equip Only (Exist Tower/Antenna)	\$43	\$172	\$516	\$731	
8	Cell Tower (New)	\$43	\$344	\$688	\$1,075	
9	Damage Repair	\$0	\$172	\$344	\$516	
10	Deck	\$0	\$172	\$344	\$516	
11	Demolition					
	a) Structure	\$43	\$0	\$516	\$559	
	b) Septic Tank	\$43	\$0	\$344	\$387	
	c) Swimming Pool	\$43	\$0	\$344	\$387	
	d) Well	\$43	\$0	\$344	\$387	
	e) Miscellaneous	\$43	\$0	\$344	\$387	
12	Fence	\$0	\$172	\$172	\$344	
13	Garage					
	a) Commercial				See Note	[a]
	b) Multi-Family				See Note	[a]
	c) Public Parking				See Note	[b]
	d) Residential	\$0	\$172	\$1,032	\$1,204	
14	Modular					
	a) Modular (Commercial / Job Trailer / Sales Trailer)	\$0	\$258	\$516	\$774	
	b) Modular (Residential)	\$0	\$258	\$516	\$774	

# City of Merced

## BUILDING PERMIT FEES

Activity Description	Permit Processing	Plan Review	Inspection	Total	Note
15 Parking Lot	\$43	\$344	\$516	\$903	
16 Patio Cover	\$0	\$172	\$344	\$516	
17 Photovoltaic System					[c]
a) 1-2 Inv or 1-80 Micro-inv	\$43	\$258	\$258	\$559	[c]
b) 3-5 Inv or 81-160 Micro-inv	\$43	\$258	\$430	\$731	[c]
c) 6+ Inv or 161+ Micro-inv	\$43	\$258	\$602	\$903	[c]
18 Refuse Enclosure	\$0	\$172	\$172	\$344	
19 Retaining Wall	\$0	\$172	\$172	\$344	
20 Shed / Utility	\$0	\$172	\$516	\$688	
21 Sign	\$0	\$172	\$172	\$344	
22 Sign - Monument	\$0	\$172	\$516	\$688	
23 Spa Only					
a) Residential	\$258	\$258	\$860	\$1,376	
b) Commercial / Multi-Family	\$258	\$602	\$1,892	\$2,752	
24 Swimming Pool with Spa					
a) Residential	\$258	\$258	\$1,376	\$1,892	
b) Commercial / Multi-Family	\$258	\$602	\$1,892	\$2,752	
25 Swimming Pool without Spa					
a) Residential	\$258	\$258	\$860	\$1,376	
b) Commercial / Multi-Family	\$258	\$602	\$1,892	\$2,752	

[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

## BUILDING PERMIT FEES

Activity Description	Fee	Charge Basis	Note
<b>Building Permit Fee</b>			[a]
<b>New Construction - Occupancy Type</b>			[a]
1 Addition without Remodel (Greater of a or b)			
a) Permit Processing, Permit, and Bldg Plan Review			
i) Permit Processing	\$43		
ii) Building Plan Review	\$172		
iii) Building Permit Inspection	\$344		
b) Permit Processing, Permit, and Bldg Plan Review			
i) Permit Processing	\$43		
ii) Building Plan Review	See Bldg PC Fees		
iii) Building Permit Inspection	\$1.84	per sq ft	
2 Aircraft Hangar - Crew Amenities and Aircraft			
a) Up to 5,000 Sq. Ft.	\$1.36	per sq ft	
b) 5,001 - 10,000 Sq. Ft.	\$1.15	per sq ft	
c) 10,001 - 40,000 Sq. Ft.	\$1.01	per sq ft	
d) 40,001 - 50,000 Sq. Ft.	\$0.83	per sq ft	
e) 50,001 Sq. Ft. and over	\$0.58	per sq ft	
3 Aircraft Hangar - Repair Facility			
a) Up to 5,000 Sq. Ft.	\$1.36	per sq ft	
b) 5,001 - 10,000 Sq. Ft.	\$1.15	per sq ft	
c) 10,001 - 40,000 Sq. Ft.	\$1.01	per sq ft	
d) 40,001 - 50,000 Sq. Ft.	\$0.83	per sq ft	
e) 50,001 Sq. Ft. and over	\$0.58	per sq ft	
4 Aircraft Hangar - Basic Aircraft Storage	See Note		[b]
5 Apartments/Multi-Family	\$1.05	per sq ft	
6 Churches and Other Religious	\$0.95	per sq ft	
7 Garage			
a) Commercial	See Note		[c]
b) Multi-Family	See Note		[c]
c) Public Parking	See Note		[d]
d) Residential	See Note		[b]
8 Hotels/Motels	\$0.94	per sq ft	

# City of Merced

## BUILDING PERMIT FEES

Activity Description	Fee	Charge Basis	Note
9 Industrial/Warehouse			
a) Up to 5,000 Sq. Ft.	\$0.84	per sq ft	
b) 5,001 - 10,000 Sq. Ft.	\$0.55	per sq ft	
c) 10,001 - 40,000 Sq. Ft.	\$0.47	per sq ft	
d) 40,001 - 50,000 Sq. Ft.	\$0.39	per sq ft	
e) 50,001 Sq. Ft. and over	\$0.32	per sq ft	
10 Medical - Non-OSHPD Fee			
a) Up to 5,000 Sq. Ft.	\$1.54	per sq ft	
b) 5,001 - 10,000 Sq. Ft.	\$1.34	per sq ft	
c) 10,001 - 40,000 Sq. Ft.	\$1.19	per sq ft	
d) 40,001 - 50,000 Sq. Ft.	\$1.01	per sq ft	
e) 50,001 Sq. Ft. and over	\$0.77	per sq ft	
11 Medical - OSHPD III			
a) Up to 5,000 Sq. Ft.	\$1.85	per sq ft	
b) 5,001 - 10,000 Sq. Ft.	\$1.65	per sq ft	
c) 10,001 - 40,000 Sq. Ft.	\$1.51	per sq ft	
d) 40,001 - 50,000 Sq. Ft.	\$1.32	per sq ft	
e) 50,001 Sq. Ft. and over	\$1.08	per sq ft	
12 Office/Professional/Retail			
a) Up to 5,000 Sq. Ft.	\$1.36	per sq ft	
b) 5,001 - 10,000 Sq. Ft.	\$1.15	per sq ft	
c) 10,001 - 40,000 Sq. Ft.	\$1.01	per sq ft	
d) 40,001 - 50,000 Sq. Ft.	\$0.83	per sq ft	
e) 50,001 Sq. Ft. and over	\$0.58	per sq ft	
13 Residential Single-Family Dwelling/Duplex			
a) Up to 1,580 Sq. Ft.	\$1.84	per sq ft	
b) 1,581 - 3,350 Sq. Ft.	\$1.74	per sq ft	
c) 3,351 Sq. Ft. and over	\$1.50	per sq ft	
14 Restaurant	\$2.33	per sq ft	
15 Shell			
a) Up to 5,000 Sq. Ft.	\$0.77	per sq ft	
b) 5,000 - 25,000 Sq. Ft.	\$0.72	per sq ft	
c) 25,001 Sq. Ft. and up	\$0.61	per sq ft	
16 General Square Footage Fee to Be Used for Projects Not Identified Elsewhere in this Schedule	\$1.84	per sq ft	
17 Additional per square foot multiplier for the entire square footage of buildings 2 stories or more.	\$0.07	per sq ft	

# City of Merced

## BUILDING PERMIT FEES

Activity Description	Fee	Charge Basis	Note
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- [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

## BUILDING PERMIT FEES

Activity Description	Fee	Charge Basis	Note
<b>Building Permit Fee</b>			[a]
<b>Commercial Tenant Improvements (T.I.)</b>			[a]
<b>Minor T.I.</b>			
1 Minor T.I. (Greater of a or b)			
a) Minimum Fee			
i) Permit Processing	\$43		
ii) Building Plan Review (if required)	See Bldg PC Fees		
iii) Building Permit Inspection	\$172		
b) Other			
i) Permit Processing	\$43		
ii) Building Plan Review (if required)	\$172	per hour	
iii) Building Permit Inspection	\$172	per hour	
<hr/>			
<b>Moderate / Major T.I.</b>			
2 T.I. - Medical BP Fee			
a) Up to 2,000 Sq. Ft.	\$1.47	per sq ft	
b) 2,001 - 3,000 Sq. Ft.	\$1.32	per sq ft	
c) 3,001 - 5,000 Sq. Ft.	\$1.07	per sq ft	
d) 5,001 - 20,000 Sq. Ft.	\$0.94	per sq ft	
e) 20,001 Sq. Ft. and over	\$0.84	per sq ft	
<hr/>			
3 T.I. - OSHPD III BP Fee			
a) Up to 2,000 Sq. Ft.	\$1.77	per sq ft	
b) 2,001 - 3,000 Sq. Ft.	\$1.59	per sq ft	
c) 3,001 - 5,000 Sq. Ft.	\$1.37	per sq ft	
d) 5,001 - 20,000 Sq. Ft.	\$1.25	per sq ft	
e) 20,001 Sq. Ft. and over	\$1.15	per sq ft	
<hr/>			
4 T.I. - Restaurant	\$2.33	per sq ft	
<hr/>			
5 T.I. - All Other			
a) Up to 2,000 Sq. Ft.	\$1.29	per sq ft	
b) 2,001 - 3,000 Sq. Ft.	\$1.14	per sq ft	
c) 3,001 - 5,000 Sq. Ft.	\$0.88	per sq ft	
d) 5,001 - 20,000 Sq. Ft.	\$0.75	per sq ft	
e) 20,001 Sq. Ft. and over	\$0.66	per sq ft	
<hr/>			
6 Additional per square foot multiplier for the entire square footage of buildings 2 stories or more.	\$0.07	per sq ft	

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

# City of Merced

## BUILDING PERMIT FEES

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

[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

## BUILDING PERMIT FEES

Activity Description	Fee	Charge Basis	Note
1 Tax on Construction of a Residential Unit - Per SF	\$0.91		[a]
2 Strong Motion Instrumentation (SMI) Fee Calculation			[b]
a) Residential	\$0.50 or valuation x .00013		[b]
b) Commercial	\$0.50 or valuation x .00028		[b]
3 Building Standards (SB 1473) Fee Calculation (Valuation)			[b]
a) \$1 - \$25,000	\$1		[b]
b) \$25,001 - \$50,000	\$2		[b]
c) \$50,001 - \$75,000	\$3		[b]
d) \$75,001 - \$100,000	\$4		[b]
e) Each Add'l \$25,000 or fraction thereof	Add \$1		[b]
4 Technology Fee (percent of building permit fee)	5%		[c]
5 General Plan/Zoning Code Update Fee (percent of building permit fee)	5%		[d]
6 Permit Reissuance Fee	\$43		
<b>Other Fees</b>			
7 After Hours Inspection (per hour) (2-hour minimum)	\$206	per hour; 2-hour min.	
8 Re-inspection Fee (2nd Time or More) (each)	\$172	each	[e]
9 Fees for Services Not Listed in this Fee Schedule (per hour)	\$172	per hour	
<b>Violation Fees</b>			
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

## FIRE PERMIT FEES

Activity Description	Permit Processing	Plan Review	Inspection	Total	Charge Basis	Note
1 Fire Alarm System						
a) 1 - 10 Devices	\$43	\$172	\$172	\$387		
b) 11 - 50 Devices	\$43	\$172	\$344	\$559		
c) 51 - 100 Devices	\$43	\$344	\$516	\$903		
d) 101 - 200 Devices	\$43	\$516	\$688	\$1,247		
e) More Than 200 Devices (i + ii + iii)						
i) Base Fee for Up to 200 Devices	\$43	\$516	\$688	\$1,247		
ii) Plus, Plan Review Fee	\$0	\$516	\$0	\$516		
ii) Plus, Inspection Fee for Each Additional 100 Devices or Fraction Thereof	\$0	\$0	\$430	\$430		
2 Fire Pump Certification	\$43	\$344	\$860	\$1,247		
3 Fire Service (Underground)	\$43	\$172	\$516	\$731		
4 Fire Suppression Standpipe System	\$43	\$172	\$516	\$731		
5 Fire Suppression System						
a) Hood	\$43	\$172	\$172	\$387	per system	
b) Booth	\$43	\$172	\$172	\$387	per system	
c) Clean Agent	\$43	\$344	\$344	\$731	per system	
d) Halon	\$43	\$344	\$344	\$731	per system	
6 Fuel Dispensing Equipment						
a) Initial	\$43	\$172	\$172	\$387		
b) Each Additional	\$0	\$0	\$43	\$43		
7 Remediation Systems						
a) Soil	\$43	\$172	\$344	\$559		
b) Water	\$43	\$172	\$344	\$559		
8 Tank Abandonment						
a) Aboveground	\$43	\$172	\$172	\$387	per tank	
b) Underground	\$43	\$172	\$172	\$387	per tank	
9 Tank Installation						
a) Aboveground	\$43	\$172	\$172	\$387	per tank	
b) Underground	\$43	\$172	\$172	\$387	per tank	
c) Propane	\$43	\$172	\$172	\$387	per tank	

# City of Merced

## FIRE PERMIT FEES

Activity Description	Permit Processing	Plan Review	Inspection	Total	Charge Basis	Note
10 Tank Removal						
a) Aboveground	\$43	\$172	\$172	\$387	per tank	
b) Underground	\$43	\$172	\$172	\$387	per tank	
11 Water Flow Test	\$43	\$0	\$344	\$387		
12 Fire Sprinkler System – TI/Modification						
a) 1 - 20 Heads	\$43	\$172	\$344	\$559		
b) 21 - 100 Heads	\$43	\$172	\$516	\$731		
13 Fire Sprinkler System NFPA 13 Full						
a) 1-50 Heads	\$43	\$172	\$688	\$903		
b) 51-100 Heads	\$43	\$344	\$688	\$1,075		
c) 101-200 Heads	\$43	\$516	\$1,032	\$1,591		
d) More Than 200 Heads (i + ii + iii)						
i) Base Fee for Up to 200 Heads	\$43	\$516	\$1,032	\$1,591		
ii) Plus, Plan Review Fee	\$0	\$516	\$0	\$516		
ii) Plus, Inspection Fee for Each Additional 200 Heads or Fraction Thereof	\$0	\$0	\$1,032	\$1,032		
14 Fire Sprinkler System NFPA 13D or CRC	\$43	\$172	\$344	\$559		
15 Fire Sprinkler System NFPA 13R						
a) 1-50 Heads	\$43	\$172	\$688	\$903		
b) 51-100 Heads	\$43	\$344	\$688	\$1,075		
c) 101-200 Heads	\$43	\$516	\$1,032	\$1,591		
d) More Than 200 Heads (i + ii + iii)						
i) Base Fee for Up to 200 Heads	\$43	\$516	\$1,032	\$1,591		
ii) Plus, Plan Review Fee	\$0	\$516	\$0	\$516		
ii) Plus, Inspection Fee for Each Additional 200 Heads or Fraction Thereof	\$0	\$0	\$1,032	\$1,032		
16 Fire Suppression Monitoring System						
a) 1 - 10 Devices	\$43	\$172	\$172	\$387		
b) 11 - 50 Devices	\$43	\$172	\$344	\$559		
c) 51 - 100 Devices	\$43	\$344	\$516	\$903		
d) 101 - 200 Devices	\$43	\$516	\$688	\$1,247		
e) More Than 200 Devices (i + ii + iii)						
i) Base Fee for Up to 200 Devices	\$43	\$516	\$688	\$1,247		
ii) Plus, Plan Review Fee	\$0	\$516	\$0	\$516		
ii) Plus, Inspection Fee for Each Additional 100 Devices or Fraction Thereof	\$0	\$0	\$430	\$430		

# City of Merced

## FIRE PERMIT FEES

Activity Description	Permit Processing	Plan Review	Inspection	Total	Charge Basis	Note
17 Technology Fee (% of Permit Fee)				5%	% of permit fee	
18 Services Not Otherwise Listed or Services in Excess of Standard						
a) Plan Review	\$0	\$172	\$0	\$172	per hour, 1 hr min	
b) Inspection	\$0	\$0	\$172	\$172	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.