City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: (916) 264-5011
planning@cityofsacramento.org

Commission Level Fees

General Fee Information – Applies to All Types of Applications:
Actual Cost – Actual Cost means the actual number of staff hours (calculated at the current staff hourly rate) incurred to review the project, plus any third-party consultant or contract costs.
Staff Hourly Rate – Staff Hourly Rate means the average billable staff salary, plus an estimate of benefits and indirect costs. The staff hourly rate is established by City Council Resolution 2026-0121.
Additional Charges – If a deposit has been paid and processing of that application requires more staff time than has been allocated by the deposit fees charged per this schedule, the project will be assessed for the additional staff time at the staff hourly rate.
Double Fees – Entitlements requested after a project has been started or as a result of a City enforcement action shall be charged double fees.
Multiple Requests for the Same Entitlement – For multiple requests of the same entitlements (e.g., two or more conditional use permits) only a single fee shall be charged for this class of entitlement; the fee shall be the highest of the applicable fees in the same class.

Public Works, Utilities, Fire, and Parks Review Fees:
Entitlement Review – Fees shall be based on full cost recovery. The money collected using the fee schedules will be an initial deposit. Follow up payment shall be required based on actual review cost using the hourly rate of each reviewer and any other associated costs.
Traffic Studies – If the review of an application requires a traffic analysis, traffic analysis cost and follow up will be based on full cost recovery, which includes staff costs, consultant services, and other related costs. Advance payment will be required based on an estimate of the total costs.

Refund Policy:

1. Requests for refunds must be in writing.
2. A full refund will be provided if an application is taken in or permit issued in error.
3. Withdrawn items – The cost to process the application until the time of withdrawal will be deducted from the amount paid for the application.

Commission Level Fees

CLEAR FORM

(A) ENTITLEMENTS	
Plan Amendments	
☐ General Plan Amendment	$25,511
☐ Specific Plan Amendment	$25,511
Annexation/Sphere of Influence	
☐ Annexation – Commercial/Mixed-Use	$64,697 deposit
☐ Annexation – Residential	$22,617 deposit
☐ Sphere of Influence Amendment	$18,936 deposit
Rezoning / Pre-zoning	
☐ Rezone/Pre-zone	$26,563
☐ Rezone – Residential <2 acres	$14,334
Site Plan and Design Review (SPDR)	
☐ Single Unit & Duplex Dwelling	$2,696 each
☐ Minor Additions/Alterations	$789
☐ Minor Commercial	$3,222
☐ < 10,000 sq. ft.	$2,696
☐ 10,000 – 19,999 sq. ft.	$2,696
☐ 20,000 – 100,000 sq. ft.	$12,558
☐ > 100,000 sq. ft.	$25,971
☐ No Building – with Other Entitlements	$1,578
☐ No Building – without Other Entitlements	$5,523
☐ 4th Cycle Review and Beyond	$263/hour
☐ Hearing Fee	$5,654
Preservation	
☐ Historic Nomination Triggered by a Demolition Request	$7,035
☐ Hearing Fee	$5,654
Tentative Maps	
☐ Tentative Parcel Map, 1-4 Parcels	$6,575
☐ Tentative Subdivision Map, 5-50 Parcels	$7,035+ $500/lot over 4
☐ Tentative Subdivision Map, 51+ Parcels	$41,817+ $25/lot over 50
Conditional Use Permits (CUP)	
☐ Conditional Use Permit	$16,503
Commission-Level Variances	
☐ Variance	$12,229
Planned Unit Developments (PUD)	
☐ PUD Establishment	$22,486 deposit
☐ PUD Guidelines or Schematic Amendment	$12,492
Modifications	
☐ SPDR Minor Modification	$1,249
☐ SPDR Major Modification	$2,893
☐ CUP Modification	$6,706
Miscellaneous Entitlements	
☐ Development Agreement/Amendment	$13,807
☐ Street Name Change	$11,309
☐ Mixed Income Housing Strategy	$10,257
☐ General Plan Consistency Review – CIP	$3,156
☐ Billboard Relocation Agreement	$13,413
☐ Density Bonus Agreement	$4,339
Tree Permits	
☐ 1-2 Residential Units	$1,184
☐ 3+ Residential Units	$2,104
☐ Commercial or Mixed-Use Projects	$3,222
Entitlements Subtotal	

(B) ENVIRONMENTAL REVIEW	
☐ Categorical Exemption	$920
☐ Initial Study/Findings	$5,786 + consultant costs
☐ Addendum	$5,786 + consultant costs
☐ Negative Declaration	$5,786 + consultant costs
☐ Environmental Impact Report (EIR)	$28,009 + consultant costs
Environmental Subtotal	
(C) PLANNING TECHNOLOGY FEE	
(A+B) x 0.10 = Planning Tech Fee	
(D) PUBLIC WORKS REVIEW	
☐ General Plan/Specific Plan Amendment	$2,200 deposit
☐ Rezone	$2,200 deposit
☐ PUD Establishment or Amendment	$2,200 deposit
☐ Conditional Use Permit – Drive-Thru	$2,200 deposit
☐ Conditional Use Permit	$1,760 deposit
☐ Tentative Map	$1,760 deposit
☐ All Other Entitlements	$1,760 deposit
☐ Solid Waste Review	$205/hr. deposit
☐ Streetlight Review (Electrical Section)	$245
☐ Parcel Map Waiver Determination	$700 deposit
Public Works Subtotal	
(E) UTILITIES REVIEW	
☐ Tentative Map	$616 deposit
☐ Conditional Use Permit	$616 deposit
☐ Miscellaneous Planning Entitlements	$616 deposit
Utilities Subtotal	
(F) FIRE REVIEW	
☐ Administrative & Plan Review Fee	$436 deposit
Fire Subtotal	
(G) PARKS REVIEW	
☐ Tentative Map 1-4 Parcels	$537
☐ Tentative Map 5+ Parcels	$1,091.70 deposit
☐ New Residential Units, and New or Expanded Commercial, Office, or Industrial Uses	$537
☐ PUD Est./Amendment; Development Agreement	$1,310.04 deposit
Parks Subtotal	
(H) APPEALS	
☐ Applicant appeal to Council	$12,492
☐ Third Party appeal to Council	$1,045
☐ Applicant appeal of Chief of Police decision	$9,599
Appeals Subtotal	

TOTALS FOR FEE ESTIMATE	
(A) Entitlements Subtotal	
(B) Environmental Subtotal	
(C) Planning Technology Fee Subtotal	
(D) Public Works Review Deposit Subtotal	
(E) Utilities Review Deposit Subtotal	
(F) Fire Review Deposit Subtotal	
(G) Parks Review Subtotal	
(H) Appeals Subtotal	
Estimate Total	

Comments:

CLEAR FORM

Prepared By:		**Date:**	
Address/APN:			

Note: Final fees will be verified by Planning staff at the time of application submission. An invoice of fees will be sent to the applicant of record.