



City of Waterford

Schedule of Development Related Fees and Charges

Values listed reflect rates in effect at the time of publication and are subject to change

(Fees are often imposed by the County, School, Fire Districts, or other taxing agencies - this schedule is not intended to reflect those fees)

Updated: February 18, 2021

CITY OF WATERFORD PLANNING FEES

SUBDIVISIONS	FEE/DEPOSIT
Tentative Parcel Maps	\$500 (2)
Parcel Map Recordation	\$500 (2)
Tentative Map	\$1000 (2)
Final Map 50 lots or less	\$500 (2)
Final Map 51 lots or more	\$500 (2)
Lot Line Adjustment	\$500 (1)
Certificate of Compliance	\$350 (2)
Map Extension Request	\$350 (1)
Lot Merger	\$350 (2)
Pre-Application Meeting	\$120 (1)
Other	\$150 (2)

ZONING PERMITS	FEE/DEPOSIT
Arch./Site Plan Review-small project(3)	\$400 (1)
Arch./Site Plan Review-large project(4)	\$400 (2)
Conditional Use Permit (CUP)	\$500 (2)
Development Agreement	\$1,000 (2)
Home Occupation Permit	\$100 (1)
Home Occupation Renewal Permit	\$100 (1)
Misc. Com. (Rebuild Ltr, Zoning Ltr. Etc.)	\$120 (1)
Re-zone	\$1,000 (2)
Pre-zone	\$1,000 (2)
Sign Permit-Free Standing	\$250 (2)
Sign Permit-Wall Mounted	\$100 (2)
Temporary Use of Land Permit	\$200 (2)
Variance	\$300 (2)
Other	\$150 (2)
Other	\$150 (2)

ENVIRONMENTAL REVIEW	FEE/DEPOSIT
Initial Study	\$500 (2)
Environmental Impact Report	\$3,000 (2)
Mitigation Monitoring Program	\$500 (2)
Notice of Exemption	\$100 (2)
Notice of Determination	\$100 (2)
Other	\$150 (2)

WILLIAMSON ACT CONTRCT ADMIN	FEE/DEPOSIT
Contract	\$200 (2)
Cancellation	\$100 (2)
Non-Renewal	\$1,000 (2)
Annual Review	\$0
Other	\$150 (2)

MISCELLANEOUS	FEE/DEPOSIT
Annexation	\$1,000 (2)
Appeal	\$150(1)
Pre-annexation Meeting	\$120 (1)
General Plan Amendment	\$1,000 (2)
Encroachment Permit	\$150 (2)
Specific Plan/Community Plan	\$1,000 (2)
Other	\$150 (2)

Fee Notes:

1. FLAT FEE, NO ADDITIONAL COSTS.
2. Preliminary fee deposit; does not include contract/consultant service costs and indirect costs. See item "C".
3. Small projects - No off-site construction improvements.
4. Off-site improvements required.

Procedures:

A. Preliminary Fee Deposit

Upon submittal of an application the Application Fee and "direct staff time fee deposit" in the amount to be determined by staff shall be paid. No application will be accepted by City staff without payment of this "Preliminary Fee Deposit".

B. Multiple Applications-Preliminary Fee Deposit

When an application has two or more permits or entitlements (i.e. CUP, Architectural Review & Sign Permit) the fee shall be 100% of the highest fee and 50% of each additional permit fee to be deposited at the time of the permit submittal as the "Preliminary Fee Deposit".

C. Application Processing Fee

Upon submittal of the application, and payment of the Preliminary Fee Deposit, staff will prepare a complete "estimate" of the application processing costs. The estimate will include all estimated direct staff costs, consultant costs, and indirect City costs.

D. Environmental Review and Fish and Game Fees

There shall be a fee charged for compliance with the requirements of the California Environmental Quality Act (CEQA), as described above. Additionally, the applicant will be assessed the estimated costs of filing all CEQA documents with the County Clerk and/or state and payment of applicable California Department of Fish and Game Fees. These fees and all other fees due the City, shall be paid in full before any City action will be deemed final and documents formalizing approvals are recorded and filed.

E. Refund of Fees

Upon formal written withdrawal of an application, the applicant may request a refund of the un-used portion of the fee deposit for the project.

CITY OF WATERFORD BUILDING PERMIT FEES

Residential

Square Footage	Development Size							
	0-1000	1001-1250	1251-1500	1501-1800	1801-2000	2001-2200	2201-2500	2501+
Residential (SFR) - Plan Check and Inspections	\$ 1,470.00	\$ 1,570.00	\$ 1,770.00	\$ 2,000.00	\$ 2,296.00	\$ 2,457.00	\$ 2,671.00	\$1.07/SF
Residential (MFR) - Plan Check and Inspections	\$ 1,396.50	\$ 1,491.50	\$ 1,681.50	\$ 1,900.00	\$ 2,181.20	\$ 2,334.15	\$ 2,537.45	\$1.01/SF

Other Residential Permits

Electrical Panel	\$ 125.00
Hot Tub/Spa Portable	\$ 95.00
HVAC System Replacement	\$ 125.00
Re-Roof	\$ 125.00
Solar	\$ 395.00
Swimming Pool	\$ 395.00
Water Heater Replacement	\$ 95.00
Miscellaneous	Time and Materials (1)

1. Chief Building Official will estimate time and collect deposit at Building Permit.

Commercial/Industrial

Square Footage	Development Size			
	0-2000	2001-4000	4001-6000	6000+
Restaurants - Plan Check and Inspections	\$ 3,000.00	\$ 5,200.00	\$ 7,200.00	\$1.1/SF
Medical Office - Plan Check and Inspections	\$ 2,400.00	\$ 4,400.00	\$ 6,000.00	\$0.95/SF
Business Office - Plan Check and Inspections	\$ 2,200.00	\$ 4,000.00	\$ 5,400.00	\$0.85/SF
Retail - Plan Check and Inspections	\$ 1,900.00	\$ 3,400.00	\$ 4,800.00	\$0.75/SF
Warehouse - Plan Check and Inspections	\$ 1,400.00	\$ 2,400.00	\$ 3,300.00	\$0.5/SF

Other Commercial/Industrial Permits

Electrical Panel	\$ 350.00
HVAC System Replacement	\$ 550.00
Re-Roof	\$ 550.00
Solar	\$ 395.00
Miscellaneous	Time and Materials (1)

1. Chief Building Official will estimate time and collect deposit at Building Permit.

City of Waterford Capital Facility and Connection Fees (CFF)

Pre 2007 City Limit Boundary

Current CFF

	Single Family per unit	Multi Family per unit	Retail Commercial per 1000 SF	Office per 1000 SF	Manufacturing per 1000 SF	Warehouse per 1000 SF	Other Non-Residential per 1000 SF
ENR Ratio	1.174	1.174	1.174	1.174	1.174	1.174	1.174
Traffic	\$ 7,317.88	\$ 5,854.31	\$ 5,854.31	\$ 5,854.31	\$ 2,927.15	\$ 1,756.29	\$ 2,927.15
Sewer Treatment	\$ 3,423.99	\$ 3,423.99	\$ 3,423.99	\$ 3,423.99	\$ 3,423.99	\$ 3,423.99	\$ 3,423.99
Sewer Collection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storm Drain	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parks	\$ 4,793.87	\$ 3,835.10	\$ -	\$ -	\$ -	\$ -	\$ -
City Facilities	\$ 1,200.92	\$ 960.26	\$ 599.87	\$ 599.87	\$ 599.87	\$ 599.87	\$ 599.87
Police	\$ 649.09	\$ 519.28	\$ 324.55	\$ 324.55	\$ 324.55	\$ 324.55	\$ 324.55
Admin & Planning	\$ 486.82	\$ 389.46	\$ 243.41	\$ 243.41	\$ 243.41	\$ 243.41	\$ 243.41
	\$ 17,872.57	\$ 14,982.40	\$ 10,446.13	\$ 10,446.13	\$ 7,518.97	\$ 6,348.11	\$ 7,518.97

Post 2007 City Limit Boundary Expansion Area (Lake Pointe)

Current CFF

	Single Family per unit	Multi Family per unit	Retail Commercial per 1000 SF	Office per 1000 SF	Manufacturing per 1000 SF	Warehouse per 1000 SF	Other Non-Residential per 1000 SF
ENR Ratio	1.174	1.174	1.174	1.174	1.174	1.174	1.174
Traffic	\$ 7,317.88	\$ 5,854.31	\$ 5,854.31	\$ 5,854.31	\$ 2,927.15	\$ 1,756.29	\$ 2,927.15
Sewer Treatment	\$ 3,423.99	\$ 3,423.99	\$ 3,423.99	\$ 3,423.99	\$ 3,423.99	\$ 3,423.99	\$ 3,423.99
Sewer Collection	\$ 4,880.89	\$ 4,880.89	\$ 4,880.89	\$ 4,880.89	\$ 4,880.89	\$ 4,880.89	\$ 4,880.89
Storm Drain	\$ 2,908.58	\$ 727.15	\$ 1,745.15	\$ 1,745.15	\$ 1,745.15	\$ 1,745.15	\$ 1,745.15
Parks	\$ 4,793.87	\$ 3,835.10	\$ -	\$ -	\$ -	\$ -	\$ -
City Facilities	\$ 1,200.92	\$ 960.26	\$ 599.87	\$ 599.87	\$ 599.87	\$ 599.87	\$ 599.87
Police	\$ 649.09	\$ 519.28	\$ 324.55	\$ 324.55	\$ 324.55	\$ 324.55	\$ 324.55
Admin & Planning	\$ 486.82	\$ 389.46	\$ 243.41	\$ 243.41	\$ 243.41	\$ 243.41	\$ 243.41
	\$ 25,662.05	\$ 20,590.44	\$ 17,072.17	\$ 17,072.17	\$ 14,145.02	\$ 12,974.15	\$ 14,145.02

Water Connection Fee

Meter Size	Current Fee
1" Meter and Smaller	\$ 5,331.30
1.5" Meter	\$ 13,328.25
2" Meter	\$ 21,325.20
3" Meter	\$ 46,648.87
4" Meter	\$ 79,969.48
6" Meter	\$ 166,603.09

