

County of Santa Clara
DEPARTMENT OF PLANNING AND DEVELOPMENT
PLANNING FEE SCHEDULE - FY 2025-2026

DESCRIPTION OF FEE	UNIT ⁽²⁾	INFORMATION TECHNOLOGY FEE (3%) APPLIES	PLANNING FEE	BUILDING FEE	FMO FEE	LDE FEE	SURVEYOR FEE	TOTAL MINIMUM FEE
		(YES/NO)						
Administrative Permit/License								
Agricultural Building Exemption ⁽⁴⁾	Each	Yes	\$1,853		\$221			\$2,074
Bingo/Bingo Renewal	Each	No	\$50		\$0			\$50
Circus or Entertainment Event License ⁽⁴⁾	Each	Yes	\$2,827		\$147			\$2,974
Fortunetelling License ⁽⁴⁾	Each	Yes	\$1,151		\$888			\$2,039
Outdoor Amplified Sound Permit ⁽⁴⁾	Each	Yes	\$2,827		\$147			\$2,974
Public Dance License (Class A&B) ⁽⁴⁾	Each	Yes	\$1,151		\$888			\$2,039
Temporary Off-Road Motor Vehicle Recreational Use	Billable	Yes	\$3,456		\$147			\$3,603
All Other Permits or Licenses ⁽⁴⁾	Each	Yes	\$1,151		\$888			\$2,039
Airport Land Use Commission (ALUC)								
De Minimis Project	Billable	No	\$747					\$747
Minor Project	Billable	No	\$1,067					\$1,067
Major Project	Billable	No	\$1,829					\$1,829
Appeals								
Single-Family Residence	Each	No	\$2,101					\$2,101
Abandoned and Inoperative Vehicle (Appeals to the Director)	Each	No	\$475					\$475
Tree Removal	Each	No	\$559					\$559
All Other Appeals to Planning Commission (Including Zoning Interpretation)	Each	No	\$3,340					\$3,340
Fire Safe Regulation Exception Determination	Each	No	\$1,610					\$1,610
Architecture and Site Approval (ASA) ⁽¹⁾								
Single-Family and Two-Family Residences ⁽³⁾⁽⁴⁾	Billable	Yes	\$3,807		\$592	\$854		\$5,253
Signs	Each	Yes	\$1,505					\$1,505
All ASA Except as Indicated Above ⁽³⁾⁽⁴⁾	Billable	Yes	\$5,914		\$592	\$1,220		\$7,726
Administrative Architecture and Site Approval (ASX) ⁽¹⁾⁽⁴⁾								
Administrative Review for Minor Projects	Billable	Yes	\$4,515					\$4,515
Wireless Telecomm Facilities	Billable	Yes	\$2,257					\$2,257
Building Site Approval (BSA) ⁽¹⁾								
Building Site Approval Verification	Billable	Yes	\$211					\$211
Rural								
Outside Urban Service Area, Less Than 30% Slope ⁽³⁾⁽⁴⁾	Billable	Yes	\$5,727		\$592	\$3,173		\$9,492
Outside Urban Service Area, 30% or Greater Slope ⁽³⁾⁽⁴⁾	Billable	Yes	\$9,098		\$592	\$4,393		\$14,083
Pre-application for Outside Urban Service Area, 30% or Greater Slope (Mandatory) ⁽⁴⁾	Each	No	\$2,373		\$592	\$488		\$3,453
Urban								
Inside Urban Service Area ⁽³⁾⁽⁴⁾	Billable	Yes	\$4,313		\$296	\$1,708		\$6,317
Compatible Use Determination								
Compatible Use Determination for Open Space Easement	Each	Yes	\$2,283					\$2,283

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		(YES/NO)						
Design Review ⁽¹⁾⁽⁴⁾								
Design Review - No Hearing	Billable	Yes	\$2,309			\$549		\$2,858
Design Review - ZA Hearing	Billable	Yes	\$5,518		\$592	\$549		\$6,659
Design Review - Planning Commission (Tier III)	Billable	Yes	\$8,976			\$549		\$9,525
Environmental Review (CEQA)								
Initial Study with Negative Declaration/Mitigated Negative Declaration	Billable	Yes	\$11,303					\$11,303
Environmental Impact Report/Initial Study by Consultant ⁽⁴⁾								
Consultant Costs	Actual Cost	No						Actual Cost
Staff Management Fee	% of Contract	No	16.5%		\$592	\$1,464		16.5% of Contract + \$2,056
General Plan								
General Plan Amendment	Each	Yes	\$26,186					\$26,186
Pre-application for General Plan Amendment (Mandatory)	Each	No	\$4,611					\$4,611
General Plan Conformity-Interpretation	Each	Yes	\$6,303					\$6,303
Geologic Report Review								
In-Depth Report	Each	Yes	\$1,594					\$1,594
Letter Report	Each	Yes	\$569					\$569
Grading ⁽¹⁾⁽⁴⁾								
Grading Abatement/Approval	Billable	Yes	\$4,922		\$147	\$2,441		\$7,510
Grading Abatement/Approval across Multiple Parcels	Billable	Yes	\$9,213		\$444	\$2,929		\$12,586
Habitat Plan								
Habitat Plan Review	Each	Yes	\$1,427					\$1,427
Historic Preservation								
Landmark/Heritage Resource Inventory Nomination Request	Each	Yes	\$6,071					\$6,071
Landmark Designation	Each	Yes	\$6,071					\$6,071
Landmark Alteration Permit	Billable	Yes	\$5,703					\$5,703
Landmark Alteration Permit – Repeal/Amendment	Billable	Yes	\$6,071					\$6,071
Landmark Alteration Permit – Small Project Review	Billable	Yes	\$3,085					\$3,085
Landmark Alteration Permit – Hardship Determination	Billable	Yes	\$5,703					\$5,703
Mills Act Contract	Each	Yes	\$5,387					\$5,387

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		(YES/NO)						
Lot Line Adjustment								
Lot Line Adjustment								
First 2 Lots/Parcels ⁽⁴⁾	Each	Yes	\$4,387					\$4,387
Each Additional Lot/Parcel ⁽⁴⁾	Each	Yes	\$1,020					\$1,020
Pre-application for Lot Line Adjustment (Mandatory)	Each	No	\$1,962					\$1,962
Planning Commission Approval-Category 3 Environmental Impact Avoidance ⁽⁴⁾	Each	Yes	\$7,490					\$7,490
Lot Merger								
Lot Merger ⁽⁴⁾	Each	Yes	\$3,233					\$3,233
Modification to Land Use Entitlement								
Modification to Application Before Approval (6 Months or After First Resubmittal)	% of Current Application Fees	No	25%					25%
Modification to Approval - Major Modification (After Approval)	% of Current Application Fees	No	50%					50%
Modification to Approval - Minor Modification (After Approval)	% of Current Application Fees	No	10%					10%
Planning Ministerial Permits								
Minor (Williamson Act, Farmland Security Zone)	Each	No	\$452					\$452
Major (Including but not limited to Small Scale Agricultural Employee Housing, Temporary Agricultural Residence, Movable Tiny Home.)	Each	No	\$678					\$678
Public Convenience or Necessity								
Planning Director Decision	Billable	Yes	\$2,470					\$2,470
Board of Supervisors Decision	Billable	Yes	\$3,411					\$3,411
Special Permit								
Mobile Homes (Agricultural and Temporary) ^{(3) (4)}	Each	Yes	\$2,467		\$394	\$976		\$3,837
All Others ⁽³⁾⁽⁴⁾	Billable	Yes	\$5,156		\$592	\$1,464		\$7,212
Subdivision Permit ⁽¹⁾⁽⁴⁾								
Minor Subdivision (Four Lots or Less)								
Minor Subdivision ⁽³⁾	Billable	Yes	\$10,693		\$592	\$5,004		\$16,289
Pre-application for Minor Subdivision (Mandatory)	Each	No	\$1,883		\$394	\$406		\$2,683
Major Subdivision (Five Lots or More)								
Major Subdivision ⁽³⁾	Billable	Yes	\$15,479		\$592	\$7,689		\$23,760
Pre-application for Major Subdivision (Mandatory)	Each	No	\$2,932		\$394	\$406		\$3,732
Subdivision Directional Sign	Each	Yes	\$1,134					\$1,134

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		(YES/NO)						
Surface Mining Inspection								
Annual Fees (Staff Inspection, Compliance Monitoring, Reports, Hearings)	Billable	Yes	\$5,021					\$5,021
Inspection by Consultant								
Consultant Costs	Actual Cost	No	Actual Cost					Actual Cost
Staff Management Fee	% of Contract	No	25%					25%
Financial Assurance Cost Estimate Review by Consultant								
Consultant Costs	Actual Cost	No	Actual Cost					Actual Cost
Staff Management Fee	% of Contract	No	25%					25%
Reclamation Plan (Adoption or Modification) ⁽⁴⁾	Billable	Yes	\$15,818			\$3,905		\$19,723
Tree Removal Permit								
Tree Removal Permit	Each	Yes	\$226					\$226
Use Permit⁽¹⁾⁽⁴⁾								
Use Permit								
Urban Restaurant ⁽³⁾	Each	Yes	\$4,276		\$197	\$162		\$4,635
All Other Use Permits ⁽³⁾	Billable	Yes	\$12,555		\$592	\$1,464		\$14,611
Pre-Application for Use Permit with ASA (Mandatory)	Each	No	\$2,562		\$394	\$325		\$3,281
Pre-Application for Use Permit without ASA (Mandatory)	Each	No	\$1,655		\$394	\$325		\$2,374
Renewal	Billable	Yes	\$2,772		\$197	\$203		\$3,172
Variance⁽¹⁾								
Variance ⁽⁴⁾	Billable	Yes	\$7,464					\$7,464
Pre-application for Variance (Mandatory)	Each	No	\$950					\$950
Zone Change⁽⁴⁾								
Zoning Ordinance Text Amendment	Each	Yes	\$10,855					\$10,855
Property Zoning Designation	Each	Yes	\$10,855					\$10,855
Zoning Interpretation								
Written Opinion by Zoning Administrator	Each	Yes	\$2,343					\$2,343
Public Hearing by Planning Commission	Each	Yes	\$5,602					\$5,602
Home Occupation Interpretation								
Written Opinion by Zoning Administrator	Each	Yes	\$1,082					\$1,082
Public Hearing by Zoning Administrator	Each	Yes	\$1,605					\$1,605

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		(YES/NO)						
Miscellaneous Fees								
Miscellaneous Planning Applications / Projects ⁽¹⁾	Billable	Yes	\$10,000					\$10,000
Application Resubmittal (After 6 Months of Non-Activity)	Each	No	25%					25%
Archaeological Review Fee	Each	No						\$75
Cemetery Permit	Billable	Yes	\$9,680					\$9,680
Certificate of Compliance	Each	Yes	\$2,384					\$2,384
Extension of Time (Additional Two Years)	% of Application	No	50%					50%
Information Technology Fees	% of Application	NA						3%
Pre-Screening ⁽⁴⁾	Each	Yes	\$1,742					\$1,742
Research/Consulting	Per Hour	No	\$257					\$257
Riparian Setback Reduction	Billable	Yes	\$3,141					\$3,141
Scanning Fees	Each plan sheet	No						\$2
State License Clearance (Alcohol Beverage Control) ⁽⁴⁾	Each	No	\$1,115					\$1,115
Temporary Residence During Construction (Processing Fee) ⁽⁴⁾	Each	Yes	\$713			\$854		\$1,567
Planning Division Hourly Rate	Per Hour	No	\$257					\$257

Footnotes:

- (1) Concurrent/Combined permit applications will consist of 100% of the main/base fee to be collected and all subsequent associated permit fees will be charged at 75% of the published fee. The term "main/base fee" refers to the following Planning permit fees: Administrative Architecture and Site Approval, Architecture and Site Approval (excluding Sign permits), Building Site Approval (excluding Verifications and Pre-Applications), Design Review, Grading, Miscellaneous Planning Applications/ Projects, Subdivision (excluding Pre-Applications), Use Permits (excluding Pre-Applications and Urban Restaurant) and Variance (excluding Pre-Applications). The term "base fee" does not include review fees collected by Sections, Divisions, Departments, or Agencies outside of the Planning Division. Thus, when review is required by Building, Fire Marshal's Office, Land Development Engineering, Surveyor's Office, Department of Environmental Health, Roads and Airports Department, or any other Division, Department, or Agencies, the published fees will be charged.
- (2) For services that are billable, a minimum non-refundable fee will be charged at the time of intake/commencement. When the fee has been exhausted to cover County costs, the owner/applicant will need to pay additional fees to cover costs incurred by the County to complete the service.
- (3) Fees from Roads and Airport Department (RDA) may apply as per RDA fee schedule.
- (4) Fees from Department of Environmental Health (DEH) may apply as per DEH fee schedule.