



Planning Division (415) 435-7390
www.ci.tiburon.ca.us

ABRIDGED PLANNING DIVISION FEE SCHEDULE

This is an abridged version of the Town of Tiburon’s Planning Division Fee Schedule, intended to provide a general guide as to the fees required to file an application with the Tiburon Planning Division. Some applications are “fixed-fee” in nature, while others are “deposits” from which actual staff processing time and costs are subtracted. In the case of “deposits”, a partial refund may be issued, or additional fees required, depending on the Town’s actual costs expended in processing the application. Please ask Town Staff to assist you with the calculation of actual filing fees. The complete Planning Division Fee Schedule is available from the Planning Division counter during business hours. General information regarding Town fees is posted on the Town’s Web Site at www.ci.tiburon.ca.us/services/permits%20&%20fees/index.asp

SITE PLAN AND ARCHITECTURAL REVIEW (DESIGN REVIEW) PERMITS

Existing Building/Developed Lot

| | |
|--|-------------------|
| Minor Alteration (staff level) and amendments thereto..... | \$255 |
| Design Review of less than 500 sq. ft. that do not qualify for staff level review..... | \$485 |
| Design Review of between 500 and 1,000 sq. ft. | \$945 |
| Design Review of 1,000 sq. ft. or more..... | \$1,325 |
| Amendment to Design Review approval..... | 50% of filing fee |
| (unless the application qualifies for staff-level review, then)..... | \$255 |

New Residential or Non-Residential Building

| | |
|---|-------------------|
| Initial Approval..... | \$2,825 |
| Minor Amendment (qualifies for staff-level review) | \$255 |
| Major Amendment involving increased floor area and/or significant design changes | 50% of filing fee |

Residential Floor Area Exception \$230

Grading, Filling, or Earthwork requiring design review approval \$805

SIGN PERMITS

| | |
|--------------------------------|-------|
| Staff level | \$115 |
| Design Review Board level..... | \$230 |

PLANNING & ZONING PERMITS

| | |
|--|---------|
| General Plan Amendment, Rezoning, or Zoning Text Amendment | \$3,500 |
| Annexation Agreement | \$255 |

Prezoning: Multiple Parcels/Undeveloped Parcel/Single Developed Lot.....\$3,500/\$1,870/\$1,870

Precise Development Plan\$6,760/\$ + \$260/each unit
a. Amendment.....\$1,870 + \$70/each unit
b. Single Lot Residential Amendment.....\$1,540
Conceptual Master Plan\$3,500 + \$140/each unit

Conditional Use Permit and Amendment thereto

a. Minor\$1,540
b. Major\$6,760

Condominium Conversion Conditional Use Permit and Amendment:

a. 4 units or less = Minor Conditional Use Permit.....\$1,060
b. 5 units or more = Major Conditional Use Permit.....\$3,500

Secondary Dwelling Unit Permit.....\$595

Variance.....\$450

Tree Permit

a. Single tree.....\$170
b. 2 through 4 trees.....\$260
c. 5+ trees \$280 plus \$55 per each additional tree

Water Well Drilling Permit and Amendment thereto

a. Potable Well.....\$1,490
b. Non-potable Well.....\$880

Home Occupation Permit

a. Initial.....\$100
b. Annual Renewal.....\$50

Extension of Time 50% of initial fee

Street Name Change.....\$1520

Change of Street Address.....\$170

SUBDIVISION AND RELATED PERMITS AND SERVICES

Lot Line Adjustment (Minor: four or fewer parcels).....\$960

Lot Line Adjustment (Major: five or more parcels).....\$2,040

Lot Merger (Voluntary)\$230

Tentative Map, where Final Map required:

a. For the first 5 lots.....\$19,840
b. For each additional lot\$500
c. Amendment to previously approved Tentative Map.....\$4,160

Tentative Map, where Parcel Map required.....\$10,000

Planning Division Review of Final and Parcel Maps.....\$4,160

Extension of Time for Tentative Map\$2,840

Certificate of Compliance\$1,540

Reversion to Acreage\$16,580

APPEALS

a. If applicant is appellant.....\$500
b. If applicant is not appellant\$300

GENERAL FEE PROVISIONS

- A. Fees shall be submitted in full at the time of application submittal to the Town. A penalty fine equal to 100% of the regular filing fee is assessed for after-the-fact permit applications.
- B. Pursuant to a written request, the Town Council may grant a full or partial waiver of fees pursuant to fee waiver policies adopted by Resolution of the Town Council.
- C. Portions of fees may be refunded upon withdrawal of an application; the amount of the refund shall be determined by the Director based upon the amount of work done by the Town prior to withdrawal.
- D. Full fee credits may be granted by the Director toward resubmitted applications if withdrawn and resubmitted within 60 days from the date of withdrawal.
- E. Where work requires more than one permit, the full fee shall be collected for each and every permit required.
- F. Pursuant to Municipal Code Chapter 16-6, some fee waivers are applicable to projects providing below market rate housing units.
- G. If the Director determines that a contract planner will be required to process an application, or assist Town Staff with processing of an application, the applicant shall be responsible for all reasonable costs associated with said contract planner.

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