

## PLANNING APPLICATIONS - FEE SCHEDULE *(Effective February 24, 2026)*

<b>A. CEQA</b>	
• County Clerk Filing Fee – NOE, NOD, Other	\$50.00
• Notice of Exemption (NOE) – City Fee	\$211.00
• Negative Declaration (NOD) – City Fee	\$7,059.00
• Negative Declaration – Fish & Game §711.4 Fee (if applicable)	\$3,043.75
• Environmental Impact Report – City Fee <i>(Required deposit of 20 percent of contract amount)</i>	T&M
• Environmental Impact Report – Setup, RFP, etc. “to establish base fee”	\$10,260.00
• Environmental Impact Report – Fish & Game §711.4 Fee (if applicable)	\$4,227.50
<b>B. Downtown Design Review</b>	
• Downtown Minor Design Review <sup>2</sup> – Staff Level <i>(Fencing, painting, permanent and temporary signs, lighting, landscaping, hardscape, streetscape, etc. Applies to commercial, historic, and residential [duplex &amp; multi-family.]</i>	No Fee
• Downtown Administrative Design Review – Staff Level <i>(Exterior building modifications, including awnings, windows, doors, trim, and Master Sign Programs. Applies to commercial, historic, and residential.)</i>	\$1,683.00
• Downtown Design Review Amendment – Planning Commission, Project Review	\$11,073.00
• Downtown Design Review – Small Additions <i>(Additions or modifications between 0-1,500 square feet or 15 percent of existing building area. Applies to commercial, historic, and residential [duplex &amp; multi-family.]</i>	\$5,259.00
• Downtown Design Review – Large Additions, Staff Level <i>(Additions between 1,501-29,999 square feet or over 15 percent of existing building area; commercial, retail or office structures up to 29,999 square feet; residential projects of 39 or less units, etc. Applies to commercial, historic, and residential [duplex &amp; multi-family.]</i>	\$9,115.00
• Downtown Design Review – Planning Commission <i>(Commercial, retail, office structures, and additions of 30,001 square feet or more, residential projects of 40 or more units, etc. Applies to commercial, historic, and residential [duplex &amp; multi-family])</i>	\$12,716.00
<b>C. Legislative Acts</b>	
• Annexation/Pre-Zoning	\$32,148.00
• Out of Area Service Agreement	\$25,659.00
• Rezoning <i>(Development Code Amendment or Zoning Map Amendment)</i>	\$12,188.00
• Development Agreement – No Policy Change	\$19,106.00
• Development Agreement – Policy/Ordinance Change	\$25,650.00
• Development Agreement – Minor Amendment <i>(Staff Level)</i>	\$10,863.00
• General Plan Amendment	\$21,128.00
• Planned Development District	\$14,128.00
• Planned Unit Development <i>(SLVSP)</i>	\$14,128.00
• Planned Unit Development Amendment	\$12,763.00
• Planned Development District Amendment <i>(via DCA)</i>	\$12,763.00
• Policy Proposal	T&M
• Policy Proposal Amendment	T&M
• Municipal Code Amendment	\$30,642.00
<b>D. Miscellaneous</b>	
• Appeal	\$4,381.00
• Temporary Sign Registration Fee – Commercial	\$70.00
• Williamson Act Contract Creation	\$9,466.00
• Williamson Act Contract Cancellation	\$12,585.00
• Consistency Determination	\$9,232.00
• Staff Research Time, per hour – including Zoning Use Verification (ZUV)	\$211.00
• General Plan Cost Recovery Fee <i>(Resolution 2008-123)</i>	\$0.40/sf
• Downtown Specific Plan Cost Recovery Fee <i>(Resolution 2008-123)</i>	\$0.32/sf
• SB 330 Preliminary Application for Housing Project	\$580.00

<b>E. Permits</b>	
• Conditional Use Permit (Public Hearing) <sup>1</sup>	\$13,001.00
• Conditional Use Permit – Residential and Minor Non-Residential ( <i>Existing building with non-residential General Plan designation of 3,000 square feet or less with no significant traffic, parking, noise, odor, or other environmental considerations.</i> )	\$6,310.00
• Conditional Use Permit Amendment	\$10,144.00
• Home Occupation Permit <sup>2</sup>	\$109.00
• Home Occupation Permit Renewal <sup>2</sup>	\$52.00
• Sign Design Review <sup>2</sup>	\$621.00
• New or Amended Master Sign Program	\$2,504.00
• Master Sign Approval <sup>2</sup>	No Fee
• Variance – General	\$13,177.00
• Variance – Developed Residential	\$1,917.00
• Variance, Minor – General	\$5,663.00
• Variance, Minor – Developed Residential	\$989.00
• Reasonable Accommodations ( <i>Livermore Development Code Chapter 9.06</i> )	\$211.00
• Temporary Use Permit – Temporary Uses, seasonal ( <i>e.g., Christmas tree lots, rallies, and carnivals</i> )	\$609.00
• Temporary Use Permit – Temporary Uses, seasonal (Non-profit organization)	\$75.00
• Temporary Use Permit – Model Home Complex ( <i>including construction trailer, sales office, and homes</i> )	\$3,837.00
• Zoning Use Permit	\$527.00
• Certificate of Appropriateness – Historic Preservation Commission	\$609.00
• Certificate of Appropriateness – Staff Level	\$122.00
• Zoning Clearance – Level 1 ( <i>Exterior building modifications, including awnings, windows, doors, and trim</i> )	\$516.00
• Zoning Clearance – Level 2 ( <i>New single-family residence or significant remodel [e.g. additions, changes to building form] of existing single-family residence in Transect Zone, wireless facilities, and small wireless facilities*</i> )	\$801.00
• Tree Removal Permit <sup>2</sup> – Commercial or Residential ( <i>if referred by the Maintenance Division</i> ) ( <i>for Residential Tree Removal see Ordinance</i> )	\$893.00
• Short-Term Rental New Permit <sup>2</sup>	\$231.00
• Short-Term Rental Renewal <sup>2</sup>	\$168.00
<b>F. Site Plan Design Review</b>	
• Site Plan Design Review – Public Hearing	\$31,335.00
• Site Plan Design Review – Staff Level	\$17,677.00
• Site Plan Design Review Modification – Major Addition, Planning Commission ( <i>Major additions to non-residential development or additions of five or more units to a residential development.</i> )	\$23,086.00
• Site Plan Design Review Modification – Minor Addition, Staff Level ( <i>Minor non-residential additions or additions to a condominium, duplex, or multi-family residence containing four or less units.</i> )	\$11,131.00
• Site Plan Design Review Modification – Major Modification, Staff Level ( <i>Major exterior building, landscaping, or parking modifications.</i> )	\$2,979.00
• Site Plan Design Review Modification – Minor Modification, Staff Level ( <i>Minor exterior building and landscape modifications such as new awnings, windows, doors, and trim.</i> )	\$1,100.00
<b>G. Subdivisions</b>	
• Open Space Agricultural Easements/Amendments	\$9,658.00
• Lot Line Adjustment/Certificate of Compliance	\$3,915.00
• Tentative Parcel Map, Parcel Map Waiver or Parcel Merger ( <i>Staff Level</i> )	\$6,119.00
• Tentative Parcel Map ( <i>Public Hearing</i> )	\$16,971.00
• Parcel Map Amendment – Public Hearing	\$14,060.00

<sup>1</sup> For new construction or additions, Conditional Use Permit fee must be combined with applicable Site Plan Design Review fee. Applications involving both Conditional Use Permit and Site Plan Design Review Fees can be reduced by 10 percent.

<sup>2</sup> CEQA fees are not required for these staff-level applications. However, applicants may, at their discretion, pay applicable CEQA fees and request Staff prepare and file a Notice of Exemption.

\* Applications for small wireless facilities may be subject to 3rd Party Consultant fees in addition to the City's Level II Zoning Clearance fee. The Consultant fee includes a processing fee of \$2,680 per site plus a deposit of \$750 for additional Consultant fees if additional hours are required to complete the processing of the application. Any unused portion of the \$750 deposit will be refunded to the applicant. Consultant's fees are subject to their 3% increase each year on September 22nd.

Planning Application Fees – Effective February 24, 2026

• Parcel Map Amendment – Staff Level Review ( <i>Extension</i> )	\$3,324.00
• Tentative Tract Map ( <i>Base fee plus \$116 per lot or unit</i> )	\$22,178.00
• Tentative Tract Map Amendment – Public Hearing	\$14,675.00
• Tentative Tract Map Amendment – Staff Level ( <i>Extension</i> )	\$8,081.00

*Notes:*

- *T&M – Applicant shall be charged on a time and materials basis.*
- *Projects that do not fit any category or are otherwise extraordinary may be charged on a T&M basis at the Director's discretion.*
- *Staff time required on a project, post entitlement, and not part of another formal application (e.g., Final Map, plot plan) will be recovered on a T&M basis at the Director's discretion.*
- *The fees calculated above reflect standard processing time. Projects requiring excessive review time will be recovered on a T&M basis.*

**H. City Wide – Transferable Development Credits (TDC) Program In-Lieu Fee**  
 Ordinance 1979, Development Code Section 4.02.06D

1.5 Credits per single-family detached dwelling, in excess of baseline density within a density range of 1-7 du/acre, 1.25 credits per single-family detached dwelling in excess of baseline density within a density range of 8-14 du/acre and 1/2 credit per multi-family attached dwelling – **Credit In-Lieu is \$16,352.31**. TDC Ordinance does not apply to residential projects in Downtown Specific Plan, affordable units covered by an agreement and residential projects that have received housing units through the City's Housing Implementation Program (HIP).