

Mountain Housing Council Development Fee Review
Estimated Development Fees for a 1,400 sq. ft., 3 Bedroom Single Family Residential Unit

DRAFT
11/29/2017

	CA Code	Kings Beach	Tahoe City	Alpine Meadows	Squaw Valley	Martis Valley	Northstar	Serene Lakes	Town of Truckee	Donner Summit
<i>Unit Building Size (sq. ft.)</i>		1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
<i>Bedrooms</i>		3	3	3	3	3	3	3	3	3
		TTUSD	TTUSD	TTUSD	TTUSD	TTUSD	TTUSD	TTUSD	TTUSD	TTUSD
		TRPA	TRPA							
		Placer County	Placer County	Placer County	Placer County	Placer County	Placer County	Placer County	Nevada County	Nevada County
		NTPUD	TCPUD	ASCWD	SVPSD	NCSO	NCSO	SLCWD	TDPUD	DSPUD
		TTSO	TTSO	TTSO	TTSO	TSD & TTSO	TTSO	SLCWD	TSD & TTSO	DSPUD
		NTFPD	NTFPD	NTFPD	SVPSD	TFPD	NCSO	TFPD	TFPD	TFPD
Town/County Building Permit Fees						[1]				
Building Permit/Inspection Fee	CA Code 66014	\$745	\$745	\$745	\$745	\$745	\$745	\$745	\$2,597	\$1,437
Plan Review/Plan Check Fee	CA Code 66014	\$745	\$745	\$745	\$745	\$745	\$745	\$745	\$1,158	\$849
Strong Motion Instrumentation Program	CA Code 66014	\$28	\$28	\$28	\$28	\$28	\$28	\$28	\$28	\$28
Building Standards Commission SB1473	CA Code 66014	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$0
Electrical Inspection Fee	CA Code 66014	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$186	\$307
Mechanical Inspection Fee	CA Code 66014	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$186	\$307
Plumbing Inspection Fee	CA Code 66014	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$186	\$307
Grading Fee	CA Code 66014	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$328	\$307
Administration Fee	CA Code 66014	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$153
Energy Compliance Review	CA Code 66014	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$174	\$0
Accessibility Compliance Review	CA Code 66014	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$0
Development Impact Review Fee	CA Code 66014	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$146	\$0
Road Encroachment Residential	CA Code 66014	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$307
Record Retention Fee	CA Code 66014	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65	\$0
Fire-Safe (driveway) Regulation Fee	CA Code 66014	\$0	\$0	\$0	\$97	\$97	\$97	\$97	\$0	\$0
Subtotal Town/County Building Permit Fees		\$2,556	\$2,556	\$2,556	\$2,653	\$2,653	\$2,653	\$2,653	\$5,061	\$4,000
Town/County Impact Fees										
Facilities	CA Code 66000	\$4,189	\$4,189	\$4,189	\$4,189	\$4,189	\$4,189	\$4,189	\$3,044	\$0
Traffic	CA Code 66000	\$4,986	\$4,986	\$4,986	\$4,986	\$4,986	\$4,986	\$3,413	\$5,774	\$1,711
Parks and Recreation	CA Code 66000	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$0	\$0
Animal Services	CA Code 66000	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$0	\$0
Subtotal Town/County Impact Fees		\$13,834	\$13,834	\$13,834	\$13,834	\$13,834	\$13,834	\$12,261	\$8,818	\$1,711
School District Fees										
School Fees [2]	CA Code 17620	\$4,872	\$4,872	\$4,872	\$4,872	\$4,872	\$4,872	\$4,872	\$4,872	\$4,872
Subtotal School District Fees		\$4,872	\$4,872	\$4,872	\$4,872	\$4,872	\$4,872	\$4,872	\$4,872	\$4,872
Special District Fees										
Wastewater Treatment	CA Code 66013	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$0	\$5,000	[3]
Wastewater Connection	CA Code 66013	\$3,857	\$1,000	\$12,607	\$5,627	\$750	\$1,376	\$7,800	\$750	\$8,314
Water Connection (3/4" meter) [1]	CA Code 66013	\$7,265	\$2,500	[4]	\$10,414	\$1,892	\$1,892	\$1,825	\$3,712	\$1,700
Parks and Recreation	CA Code 66000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,604	\$2,604
Fire	CA Code 66000	\$1,470	\$1,470	\$1,666	\$1,500	\$1,064	\$1,512	\$1,064	\$1,064	\$1,064
Subtotal Special District Fees		\$17,592	\$9,970	\$19,273	\$22,541	\$8,706	\$9,780	\$10,689	\$13,130	\$13,682
Other Fees [5]										
Electric Connection Fee		Liberty	Liberty	Liberty	Liberty	Liberty	Liberty	PGE	TDPUD	PGE
Natural Gas Connection Fee		Southwest	Southwest	Southwest	Southwest	Southwest	Southwest	n.a.	Southwest	n.a.
TRPA Fees										
Application Fee	CA Code 67121	\$1,400	\$1,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IT Surcharge	CA Code 67121	\$88	\$89	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Air Quality Mitigation Fee	CA Code 67121	\$3,258	\$3,258	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Quality Mitigation Fee	CA Code 67121	\$2,604	\$2,604	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Shoreland Scenic Review Fee	CA Code 67121	\$400	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administrative Fee	CA Code 67121	\$135	\$135	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal TRPA Fees		\$7,885	\$7,886	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Estimated Fees		\$46,739	\$39,118	\$40,535	\$43,900	\$30,065	\$31,139	\$30,475	\$31,881	\$24,265

Source: Counties, districts, and Town Master Fee Schedules.

hd costs

[1] Martis Valley assumes water connection to Northstar CSD.

[2] There are subdivisions with different rates based on mutual benefit agreements between the developer and District.

[3] Wastewater treatment fee is included in the wastewater connection fee.

[4] Water and wastewater connection fees are combined.

[5] Gas and electric fees are not included because fees depend on specific location and the infrastructure currently in place. For electric providers other than the TDPUD, connection fees are due prior to service start, not at building permit.

Fees current to the best of our knowledge

