

**TOWN OF LOS GATOS COMMUNITY DEVELOPMENT DEPARTMENT FEES
EFFECTIVE JULY 1, 2023**

CUMULATIVE EXAMPLE								
	Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Accela Fee Schedule	Total Fee	
		PLTRACK	PLGENPLN	PLANAP	ENGDEV	(PL Finance Code)		
1	ZONING APPROVALS							
A	Architecture and Site Applications*							
1	Development Review Committee (DRC) Approval							
	a. New Single family detached (HR & RC zone)	\$10,345.00	\$413.80	N/A	\$1,034.50	\$4,783.00	PARB 2024 (PLPERMIT)	\$16,576.30
	b. New non custom single family detached (HR & RC zones) per unit/model, as part of a Planned Development**	\$7,184.00	\$287.36	N/A	\$718.40	\$4,780.00	PARB 2024 (PLPERMIT)	\$12,969.76
	c. New single family or two family units	\$7,129.00	\$285.16	N/A	\$712.90	\$4,781.00	PARA 2024 (PLPERMIT)	\$12,908.06
	d. New single family or two family (any other zone) per unit/model new nonresidential or multiple family per building as part of a Planned Development**	\$5,094.00	\$203.76	N/A	\$509.40	\$4,785.00	PARA 2024 (PLPERMIT)	\$10,592.16
	e. Minor projects (a development proposal that does not significantly change the size, mass, appearance or neighborhood impact of a structure, property or parking lot)	\$2,584.00	\$103.36	N/A	\$258.40	\$3,671.00	PARB 2024 (PLPERMIT)	\$6,616.76
2	Planning Commission Approval							
	a. Supplemental fee for DRC applications as determined in Section 1.A.(1) or minor residential development applications or applications that are part of a Planned Development that require Planning Commission approval	\$3,650.00	\$146.00	N/A	\$365.00	\$1,333.00	PACB 2024 (PLPERMIT)	\$5,494.00
	b. New two family unit	\$10,873.00	\$434.92	N/A	\$1,087.30	\$4,783.00	PARD 2024 (PLPERMIT)	\$17,178.22
	c. New nonresidential (includes conceptual Planned Development elevations)	\$12,480.00	\$499.20	N/A	\$1,248.00	\$4,783.00	PACB 2024 (PLPERMIT)	\$19,010.20
	d. New multiple family (includes conceptual Planned Development elevations)	\$11,346.00	\$453.84	N/A	\$1,134.60	\$4,781.00	PARE 2024 (PLPERMIT)	\$17,715.44
	e. All other (i.e.: exceed FAR, major grading, etc.)	\$6,327.00	\$253.08	N/A	\$632.70	\$4,783.00	PAOG 2024 (PLPERMIT)	\$11,995.78

		Application Fee	4% Permit Tracking Fee PLTRACK	10% General Plan Update PLGENPLN	10% Advance Planning Special Project PLANAP	Engineering Dev Review Services Fee ENGDEV	Accela Fee Schedule (PL Finance Code)	Total Fee
B	Conditional Use Permits							
1	Conditional Use Permit	\$7,318.00	\$292.72	N/A	\$731.80	\$1,557.00	PCCA 2024 (PLPERMIT)	\$9,899.52
2	Conditional Use Permit (when consolidated with another application for new development)	\$1,216.00	\$48.64	N/A	\$121.60	\$892.00	PCCB 2024 (PLPERMIT)	\$2,278.24
3	Conditional Use Permit for Restaurants							
	Minor Restaurant (DRC Approval)	\$4,453.00	\$178.12	N/A	\$445.30	\$1,336.00	PCCC 2024 (PLPERMIT)	\$6,412.42
	Major Restaurant (PC Approval)							
	Tier 1	\$7,318.00	\$292.72	N/A	\$731.80	\$2,000.00	PCCB 2024 (PLPERMIT)	\$10,342.52
	Tier 2 includes alcohol and/or entertainment (must pay #4 below with this application)	\$8,649.00	\$345.96	N/A	\$864.90	\$1,999.00	PCCB 2024 (PLPERMIT)	\$11,858.86
4	Applications that require TC Approval (this fee supplements the above established fees)	\$3,471.00	\$138.84	N/A	\$347.10	\$1,334.00	PCCB 2024 (PLPERMIT)	\$5,290.94
	a. Transcription Fee of PC Minutes	Actual Cost (\$500 Deposit)	N/A	N/A	N/A	N/A	PCCB 2024 (PLTRANS)	Varies
C	Variance	\$5,382.00	\$215.28	N/A	\$538.20	\$1,557.00	PVV 2024 (PLPERMIT)	\$7,692.48
D	Rezoning (other than Planned Development)							
1	Without General Plan or Specific Plan Amendment	Actual Cost (\$5,000 Deposit)	\$200 (min)	\$500 (min)	\$500 (min)	N/A	PMZR 2024 (PLPERMIT)	\$6,200.00
2	With General Plan or Specific Plan Amendment	Actual Cost (\$7,000 Deposit)	\$280 (min)	\$700 (min)	\$700 (min)	N/A	PMZR 2024 (PLPERMIT)	\$8,680.00
3	Transcription Fee of PC Minutes	Actual Cost (\$500 Deposit)	N/A	N/A	N/A	N/A	PMZR 2024 (PLTRANS)	Varies
E	Planned Development							
1	Without General Plan or Specific Plan Amendment	Actual Cost (\$5,000 Deposit)	YES	YES	YES	YES	PDPD 2024 (PLPERMIT)	Varies
2	Without General Plan or Specific Plan Amendment (HR or RC Underlying Zone)	Actual Cost (\$5,000 Deposit)	YES	YES	YES	YES	PDPD 2024 (PLPERMIT)	Varies
3	With General Plan or Specific Plan Amendment	Actual Cost (\$7,000 Deposit)	YES	YES	YES	YES	PDPD 2024 (PLPERMIT)	Varies
4	With General Plan or Specific Plan Amendment (HR or RC Underlying Zone)	Actual Cost (\$7,000 Deposit)	YES	YES	YES	YES	PDPD 2024 (PLPERMIT)	Varies
5	Town Council Modification to a Planned Development	Actual Cost (\$5,000 Deposit)	\$200 (min)	\$500 (min)	\$500 (min)	YES	PDMD 2024 (PLPERMIT)	\$6,200.00
6	DRC Modification to a Planned Development	Actual Cost (\$3,000 Deposit)	\$120 (min)	\$300 (min)	\$300 (min)	YES	PDMD 2024 (PLPERMIT)	\$3,720.00
7	Publication costs for the Planned Development Ordinance shall be paid by the applicant.							
8	Transcription Fee of PC Minutes	Actual Cost (\$500 Deposit)	N/A	N/A	N/A	N/A	PMZR 2024 (PLTRANS)	Varies

		Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Accela Fee Schedule (PL Finance Code)	Total Fee
F	Minor Residential Development (See Section 1.A.(2) a)	\$2,584.00	\$103.36	N/A	\$258.40	N/A	PMR 2024 (PLPERMIT)	\$2,945.76
G	Agricultural Preserve Withdrawal	\$4,390.00	\$175.60	N/A	\$439.00	N/A	PMOA 2024 (PLPERMIT)	\$5,004.60
H	Planning Division Certificates of Use and Occupancy							
1	Change of Use	\$265.00	\$10.60	N/A	\$26.50	N/A	CUC 2024 (PLPERMIT)	\$302.10
2	Change of Occupancy (excluding change of proprietor of a continuing business enterprise)	\$178.00	\$7.12	N/A	\$17.80	N/A	CUC 2024 (PLPERMIT)	\$202.92
3	Use/occupancy clearance if Conditional Use Permit is required or occupancy of a new secondary dwelling unit	No fee	No fee	No fee	No fee	N/A	No fee	No fee
4	Short Term Rental	\$265.00	\$10.60	N/A	\$26.50	N/A	CUC 2024 (PLPERMIT)	\$302.10
I	Hazardous Materials Storage Facility Application	Fully allocated hourly rate for all personnel with initial \$1,000.00 deposit	N/A	N/A	N/A	N/A	(PLPERMIT)	Varies
J	Home Occupation Permit	\$178.00	\$7.12	N/A	N/A	N/A	COR 2024 (E2)	\$185.12
K	Sign Application							
1	New Permanent Sign	\$357.00	\$14.28	N/A	\$35.70	N/A	CSS 2024 (PLPERMIT)	\$406.98
2	Temporary Nonresidential	\$114.00	\$4.56	N/A	\$11.40	N/A	CST 2024 (PLPERMIT)	\$129.96
3	Change of Face Only	\$178.00	\$7.12	N/A	\$17.80	N/A	CSC 2024 (PLPERMIT)	\$202.92
4	Sign Program	\$2,390.00	\$95.60	N/A	\$239.00	N/A	CSP 2024 (PLPERMIT)	\$2,724.60
L	Accessory Dwelling Unit							
1	New or existing unit	\$1,419.00	\$56.76	N/A	\$141.90	N/A	PMS 2024 (PLPERMIT)	\$1,617.66
M	Mobile Home Park Conversion Permit	Fully allocated hourly rate for all personnel with initial \$5,000.00 deposit	Varies	Varies	Varies	N/A	PMOM 2024 (PLPERMIT)	Varies
N	General Plan/Town Code Amendments	Fully allocated hourly rate for all personnel with initial \$5,000.00 deposit	N/A	N/A	N/A	N/A	PMAT 2024 N/A	Varies

		Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Accela Fee Schedule (PL Finance Code)	Total Fee
			PLTRACK	PLGENPLN	PLANAP	ENGDEV		
O	Administrative Land Use Permit							
1	Minor telecommunications facility (i.e. microcell, 8021 lb or equivalent)	\$1,769.00	\$70.76	N/A	\$176.90	N/A	PLUP 2024 (PLPERMIT)	\$2,016.66
2	Major telecommunications facility which do not require a Conditional Use Permit	\$4,241.00	\$169.64	N/A	\$424.10	N/A	PLUP 2024 (PLPERMIT)	\$4,834.74
P	Two-Unit Housing Development	\$1,544.00	\$61.76	N/A	\$154.40	N/A	PMSA 2024 (PMSA010)	\$1,760.16
Q	Urban Lot Split	\$1,544.00	\$61.76	N/A	\$154.40	N/A	PMSA 2024 (PMSA020)	\$1,760.16
R	SB 330 Preliminary Application	Actual Cost (\$500 deposit)	N/A	N/A	N/A	N/A	PMSA200 (PLPERMIT)	Varies
S	SB 35 Preliminary Application	Actual Cost (\$500 deposit)	N/A	N/A	N/A	N/A	PMSA210 (PLPERMIT)	Varies
2	SUBDIVISIONS							
A	Lot Line Adjustment (DRC Approval)	\$2,452.00	\$98.08	N/A	\$245.20	\$4,115.00	PSLL 2024 (PLPERMIT)	\$6,910.28
B	4 Lots or Less (DRC Approval)	\$9,880.00	\$395.20	\$988.00	\$988.00	\$4,563.00	PSPM 2024 (PLPERMIT)	\$16,814.20
C	4 Lots or Less (as part of a Planned Development) (DRC Approval)	\$4,080.00	\$163.20	\$408.00	\$408.00	\$4,785.00	PSPM 2024 (PLPERMIT)	\$9,844.20
D	5 Lots or More	\$11,130.00	\$445.20	\$1,113.00	\$1,113.00	\$5,894.00	PSTM 2024 (PLPERMIT)	\$19,695.20
E	5 Lots or More (as part of a Planned Development) (DRC Approval)	\$4,784.00	\$191.36	\$478.40	\$478.40	\$5,897.00	PSTM 2024 (PLPERMIT)	\$11,829.16
F	Vesting Tentative Map (VTM)	Actual Cost (\$500 Deposit)	N/A	N/A	N/A	N/A	PSVM 2024 (PLPERMIT)	Varies
G	Lot Merger and Reversion to Acreage (DRC Approval)	\$1,215.00	\$48.60	N/A	\$121.50	\$4,114.00	PSLM 2024 (PLPERMIT)	\$5,499.10
H	Condominium	\$8,578.00	\$343.12	\$857.80	\$857.80	N/A	PCON 2024 (PLPERMIT)	\$10,636.72
I	Condominium (as part of a Planned Development)	\$4,080.00	\$163.20	\$408.00	\$408.00	N/A	PCON 2024 (PLPERMIT)	\$5,059.20
J	Certificate of Compliance (DRC Approval)	\$3,544.00	\$141.76	N/A	\$354.40	\$2,557.00	PSCC 2024 (PLPERMIT)	\$6,597.16
K	VTM applications that require Town Council approval and/or DRC applications that require Planning Commission approval. This fee supplements the above established fees.	\$3,254.00	\$130.16	N/A	\$325.40	N/A	(PLPERMIT)	\$3,709.56

		Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Accela Fee Schedule	Total Fee
			PLTRACK	PLGENPLN	PLANAP	ENGDEV	(PL Finance Code)	
3	MISCELLANEOUS APPLICATION FEES							
A	Time Extensions To Approved Applications (excluding fees based on actual cost)	50% of Current Fee (excluded fees based on actual cost)	Varies	Varies	Varies	Varies	PEXT 2024 (PLPERMIT)	Varies
B	Modification of Approved Application (excluding fees based on actual cost)	75% of Current Fee (excluded fees based on actual cost)	Varies	N/A	Varies	Varies	PMOD 2024 (PLPERMIT)	Varies
C	Restaurant CUP Modification (50% of \$1,500)	\$750.00	N/A	N/A	N/A	N/A	PMOD 2024 (PLPERMIT)	\$750.00
D	Conceptual Development Advisory Committee Review	\$2,966.00	\$118.64	N/A	\$296.60	N/A	PCDAC 2024 (PLPERMIT)	\$3,381.24
1	CDAC Special Noticing	Actual Cost (\$500 Deposit)	N/A	N/A	N/A	N/A	PCDAC 2024 (PLPERMIT)	Varies
E	Push Cart Permit	\$567.00	\$22.68	N/A	\$56.70	N/A	PPC 2024 (PLPERMIT)	\$646.38
F	Auto Dealer Events							
1	Small promotional events	\$95.00	\$3.80	N/A	\$9.50	N/A	(PLPERMIT)	\$108.30
2	Large promotional events	\$462.00	\$18.48	N/A	\$46.20	N/A	(PLPERMIT)	\$526.68
G	Newsrack Permit	\$449.00	\$17.96	N/A	\$44.90	N/A	PNEW 2024 (PLPERMIT)	\$511.86
H	Firearms Dealer Permit (\$766.00 of fee to Police)	Fully allocated hourly rate for all personnel with initial \$2,000.00 deposit	N/A	N/A	N/A	N/A	(PLPERMIT)	Varies
4	ENVIRONMENTAL ASSESSMENT FEES							
A	Categorical Exemption	No Fee	N/A	N/A	N/A	N/A	BBH 2024 (PLPERMIT)	No Fee
B	Initial Study (Deposit)***	Fully allocated hourly rate for all personnel with initial \$5,000.00 deposit	N/A	N/A	N/A	N/A	PEIR 2024 (PLENVIRN)	Varies
C	Draft Initial Study Review Fee (or actual cost if part of a Planned Development, General Plan and/or Town Code Amendment)	\$3,210.00	N/A	N/A	N/A	\$2,225.00	PND 2024 (PLPERMIT)	\$5,435.00
D	Environmental Impact Report	Consultant's Fee	N/A	N/A	N/A	N/A	PEIR 2024 (PLENVIRN)	Varies

		Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Accela Fee Schedule (PL Finance Code)	Total Fee
			PLTRACK	PLGENPLN	PLANAP	ENGDEV		
E	Draft EIR Review Fee	Fully allocated hourly rate of all personnel plus any necessary outside costs	N/A	N/A	N/A	N/A	PEIR 2024 (PLPERMIT)	Varies
F	Impact Monitoring Program (AB3180)	Actual Cost on an hourly basis plus cost of Consultant (if necessary)	N/A	N/A	N/A	N/A	(PLPERMIT)	Varies
5	OTHER							
A	Pre-application Conference Fee	No Fee	N/A	N/A	N/A	N/A	(PLCONF)	No Fee
B	Fence Height Exceptions	\$318.00	N/A	N/A	N/A	N/A	PFH 2024 (PLPERMIT)	\$318.00
C	Peer/Technical Review	Fully allocated hourly rate for all personnel with initial \$2,000.00 deposit	N/A	N/A	N/A	N/A	Various	Varies
D	Fees for Additional Tech Review and/or DRC Review DRC beyond 3 meetings, Planning Commission hearing beyond 2 meetings, Town Council hearing beyond 1 meeting	Fully allocated hourly rate for all personnel with initial 10% of Application Fee	N/A	N/A	N/A	N/A	PLDRC (PLPERMIT)	Varies
E	Request For Service Not Covered By Any Other Fee	Actual Cost	Varies	Varies	Varies	N/A	(PLSERVICE)	Varies
F	Laserfishing Files	Actual Cost	N/A	N/A	N/A	N/A	(PLMICRO)	Varies
G	Building Permit Plan Check Fee	20% of Building Fee	N/A	N/A	N/A	N/A	(PLPLNCHK)	Varies
H	Surcharges							
1	Permit Tracking Maintenance and Update Surcharge	4% of Development Application Fee (\$1.00 minimum)	N/A	N/A	N/A	N/A	(PLTRACK)	Varies
2	General Plan Update Surcharge	.5% of Bldg. Valuation for new construction and additions or 10% of zone change and subdivision fee		N/A	N/A	N/A	(PLGENPLN)	Varies
3	Advanced Planning Projects	10% of Development Application Fee	N/A	N/A	N/A	N/A	(PLANAP)	Varies

		Application Fee	4% Permit Tracking Fee PLTRACK	10% General Plan Update PLGENPLN	10% Advance Planning Special Project PLANAP	Engineering Dev Review Services Fee ENGDEV	Accela Fee Schedule (PL Finance Code)	Total Fee
4	Administrative Fee	10% of development application fees 10% of Consultant Deposit	N/A	N/A	N/A	N/A	(PLADMIN)	Varies
I	Applications for Work Unlawfully Completed	Double Current Application Fee	N/A	N/A	N/A	N/A	(PLPERMIT)	Varies
J	Consultation	Actual Cost on an hourly basis	N/A	N/A	N/A	N/A	(PLPERMIT)	Varies
K	Outdoor Seating	Fully allocated hourly rate for all personnel with initial \$1,000.00 deposit	N/A	N/A	N/A	N/A	(PLPERMIT)	Varies
L	Valet Parking	Fully allocated hourly rate for all personnel with initial \$1,000.00 deposit	N/A	N/A	N/A	N/A	(PLPERMIT)	Varies
M	Parklet Program	Fully allocated hourly rate for all personnel with initial \$1,000.00 deposit	N/A	N/A	N/A	N/A	(PLPERMIT)	Varies
N	Parking In Lieu	Actual Cost (\$1,000 deposit)	N/A	N/A	N/A	N/A	PARK080 (PLPERMIT)	Varies
O	Shared Parking Permit	Fully allocated hourly rate for all personnel with initial \$1,000.00 deposit	N/A	N/A	N/A	N/A	PARK090 (PLPERMIT)	Varies
P	Appeals							
1	Fee to appeal Planning Commission decision to Town Council	\$505 per residential \$2,031 per commercial, multi-family or tentative map	N/A	N/A	N/A	N/A	(PLAPPEAL)	Varies
2	Fee to remand applications from Town Council to Planning Commission	Actual Cost	N/A	N/A	N/A	N/A		Varies

	Application Fee	4% Permit Tracking Fee PLTRACK	10% General Plan Update PLGENPLN	10% Advance Planning Special Project PLANAP	Engineering Dev Review Services Fee ENGDEV	Accela Fee Schedule (PL Finance Code)	Total Fee
3	Fee to appeal Director of Community Development or Development Review Committee decision to Planning Commission	\$255 per residential \$1016 per commercial	N/A	N/A	N/A	N/A	(PLAPPEAL) Varies
4	Tree Appeals	\$103.00	N/A	N/A	N/A	N/A	BBH 2023 (PLAPPEAL) \$103.00
5	Appeal Transcription fee of Planning Commission minutes	Actual Cost (\$500 Deposit)	N/A	N/A	N/A	N/A	PCCB 2023 (PLTRANS) Varies
Q	Research Services Minimum Charge	Actual Cost (\$200 Deposit)	N/A	N/A	N/A	N/A	BBH 2023 (PLRSRCH) Varies
R	Zoning Research						
1	Basic zoning letter	\$178.00	N/A	N/A	N/A	N/A	BBH 2023 (PLRSRCH) \$178.00
2	Legal non-conforming verification	\$749.00	N/A	N/A	N/A	N/A	BBH 2023 (PLRSRCH) \$749.00
3	Reconstruction of legal non-conforming structures (Burndown Letter)	\$318.00	N/A	N/A	N/A	N/A	BBH 2023 (PLRSRCH) \$318.00
S	Annexations						
1	One Lot	\$3,469.00	\$138.76	N/A	N/A	N/A	PLANEX1 (PANB 2023) \$3,607.76
2	Two Lots	\$1,734.00	\$69.36	N/A	N/A	N/A	PLANEX2 (PANB 2023) \$1,803.36
3	Three Lots	\$1,158.00	\$46.32	N/A	N/A	N/A	PLANEX3 (PANB 2023) \$1,204.32
4	Four Lots	\$870.00	\$34.80	N/A	N/A	N/A	PLANEX4 (PANB 2023) \$904.80
5	Five Lots or more	\$691.00	\$27.64	N/A	N/A	N/A	PLANEX5 (PANB 2023) \$718.64
6	Annexation Legal Noticing****	Actual Cost (\$1,000 deposit)	N/A	N/A	N/A	N/A	PANB 2023 (PLANEX) Varies
T	Special Noticing	Actual Cost (\$500 deposit)	N/A	N/A	N/A	N/A	PANB 2023 (PLANEX) Varies

* Aside from the fees noted above, no additional Architecture and Site application fees will be assessed for projects that involve an historic structure or site.

** Any changes proposed to model homes, nonresidential, or multiple family buildings, a supplemental fee shall be based on a time and material basis to review the changes.

***The \$5,000 deposit is a deposit only. The specific cost of the Initial Study and any required special studies shall be borne by the applicant. The deposit shall be increased before the Town will authorize work exceeding the amount on deposit.

****Annexation Legal Noticing Deposit (varies as size to map) - \$1,000 to \$2,200. Any remaining deposit will be refunded to the applicant and amounts exceeding the deposit will be paid by the applicant.