



City of Walnut Creek
Development Review Services
 1666 N. Main Street, Walnut Creek, CA 94596
 (925) 943-5834 phone (925)256-3500 fax

Issued July 11, 2012

Information Bulletin No. IB-045

Revised 03/01/18

Permit and Developer Fee Summary
Based on 2014 - 2016 Fee Schedule
Adopted June 17, 2014

Fee Item	Description	Applicable to?	Fee Calculation	When Payable	Reference	Remarks
Building Permit Fee	Cost recovery for inspection of building elements	Applies to all projects.	Lookup Table based on building valuation. Building valuation is based on the higher of the applicant's estimated valuation or the most current Building Valuation as set forth in Fees and Charges. This fee applies to all projects. <i>Valuation = market value of labor plus materials.</i>	Fee is required prior to issuance of the building permit.	Fees and Charges: PERMIT FEES, Item A, Page 36. Title 9-05.304(b)	
Building Plan Review Fee	Cost recovery for building element plan review	Applies to all projects.	100% of Building Permit Fee. (For residential permits issued over the counter with valuation less than or equal to \$25,000, 25% of the Building Permit Fee)	Fee is required at time of <i>application</i> of a building permit.	Fees and Charges: PLAN REVIEW FEES, Item A, Page 40. Title 9-0.5.304(c).	
Plumbing, Electrical, Mechanical (PEM) Permit Fees	Cost recovery for inspection of plumbing, electrical and mechanical elements	Applies to all projects that contain plumbing, electrical, mechanical in their scope of work.	55% of Building Permit Fee. (Electrical 20%, Plumbing 18%, and Mechanical 17% of Building Permit Fee)	Fee is required prior to issuance of the building permit.	Fees and Charges: PERMIT FEES, Item B, Page 37. Title 9-0.5.304(c).	
Plumbing, Electrical, Mechanical Plan Review Fee	Cost recovery for plumbing, electrical and mechanical element plan review	Applies to all projects that contain plumbing, electrical, mechanical in their scope of work.	25% of sum of B, P, E, and M Permit Fees for each of the applicable trades.	Fee is required at time of <i>application</i> of a building permit.	Fees and Charges: PLAN REVIEW FEES, Item B, Page 40. Title 9-0.5.304 (c).	
Application Processing Fee	This fee is applied to each development review application, including applications for revisions and deferred submittals. This fee shall not exceed \$400.00	Applies to all projects.	\$51 + (0.000357 x valuation)	Fee is required at time of <i>application</i> of a building permit.	Fees and Charges: ADMINISTRATIVE FEES, Item E, Page 42.	
Expedited Plan Review Fee	At the applicant's option, a plan review surcharge equal to 50% of the normal plan review fee listed under items A, B, C & D to provide plan review within one half of the published turn-around schedule. Plan review will be conducted by an outside consultant. This applies to the BUILDING plan review only.	Applies to projects that are routed for plan review where the applicant wishes to expedite the BUILDING plan review.	50% surcharge of applicable plan review fees.	Fee is required at time of <i>application</i> of a building permit.	Fees and Charges: PLAN REVIEW FEES, Item E, Page 41.	
Green Building Code Fee	Cost recovery for inspection of Green Building Code elements	Applies to all projects.	10% of the sum of the Building, Electrical, Plumbing and Mechanical permit fees.	Fee is required prior to issuance of the building permit.	Fees and Charges: COMMUNITY DEVELOPMENT FEES AND CHARGES, PERMIT FEES, Page 39.	
Green Building Code Plan Review Fee	Cost recovery for Green Building Code plan review.	Applies to all projects.	10% of the sum of the Building, Electrical, Plumbing and Mechanical plan review fees.	Fee is required at time of <i>application</i> of a building permit.	Fees and Charges: COMMUNITY DEVELOPMENT FEES AND CHARGES, PLAN REVIEW FEES, Page 40.	
Building Permit Planning Division Plan Review Fee	Cost recovery for Planning Division plan review	Applies to projects that require review by Planning Division and are not otherwise associated with a Planning project.	With Work Order or 15% of the Building Division's total Permit Fees	Fee is required prior to issuance of the building permit.	Fees and Charges: PLANNING GENERAL DEPARTMENT FEES, Page 35.	
Building Permit Current Engineering Division Plan Review Fee	Cost recovery for Engineering Division plan review	Applies to projects that require review by Current Engineering Division and are not otherwise associated with a Current Engineering project.	15% of the Building Division's total Permit Fees	Fee is required prior to issuance of the building permit.	Fees and Charges: ENGINEERING FEES, Page 10.	



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Technology Fee	Fee collected to maintain and upgrade permit tracking & document imaging technology.	Applies to all projects.	5% of the combined total of permit and plan review fees.	Fee is required prior to issuance of the building permit.	Fees and Charges: COMMUNITY DEVELOPMENT FEES AND CHARGES, ADMINISTRATIVE FEES, Page 41.	
Building Division Training Fee	Fee collected for Building Division mandatory training	Applies to all projects.	1.25% of the combined total of permit and plan review fees.	Fee is required prior to issuance of the building permit.	Fees and Charges: COMMUNITY DEVELOPMENT FEES AND CHARGES, ADMINISTRATIVE FEES, Page 42.	
General Plan Update Fee	Fee collected to offset costs for future General Plan updates	Applies to all projects.	0.1% of Project Valuation	Fee is required prior to the issuance of the building permit.	Fees and Charges: PLANNING GENERAL DEPARTMENT FEES, Page 34.	
CALGreen Fees	State mandated fee for administering the Green Building Code at the State level.	Applies to all projects.	Valuation \$1 - \$ 25k = \$1 Valuation \$ 25,001 - \$50k = \$2 Valuation \$ 50,001 - \$75k = \$3 Valuation \$ 75,001 - \$100k = \$4 Every \$25k or fraction thereof above \$100k add \$1	Fee is required prior to issuance of the building permit.		
Strong Motion Instrumentation Fee	State mandated fee to administer the Strong Motion Instrumentation program. Commonly known as the "earthquake fee".	Applies to all projects.	<i>Category 1:</i> Group R, one to three stories in height, except hotels and motels, \$13 per \$100,000 valuation. <i>Category 2:</i> All other buildings \$28 per \$100,000 valuation. Minimum fee is \$0.50 in all cases.	Fee is required prior to issuance of the building permit.		Note that if there is a mixed-use project containing R and any other occupancy group, then the entire fee is based upon Category 2. Refer to California Department of Conservation for additional information.
Imaging Fees	Cost recovery to image documents and plans for permanent record keeping.	Applies to all projects.	8-1/2" x 11" Sheet Per Page = \$1.04 Larger Sheets per Page or Sheet = \$3.12	Fee is required prior to issuance of the building permit.	Fees and Charges: COMMUNITY DEVELOPMENT FEES AND CHARGES, ADMINISTRATIVE FEES, Page 42.	
Waste Management Fee	Cost recovery to administer the State mandated Waste Management Program.	Demolition is equal to or greater than 300 square feet of surface area, and/or Existing residential buildings where the addition or alteration increase the buildings conditioned area, volume, or size Any non residential additions and/or alterations	\$52 non-refundable fee	Fee is required prior to issuance of the building permit.	Fees and Charges: COMMUNITY DEVELOPMENT FEES AND CHARGES, ADMINISTRATIVE FEES, Page 41.	
School District Fees	Fee calculated by and paid directly to the School District for capital and operational school expenses.	Applies to new construction and additions exceeding 500 sq. ft. of conditioned floor area. Typically the square footage will be obtained using the Title 24 compliance documents.	Refer to the Mt. Diablo, Walnut Creek, and San Ramon Valley School District Fees and Charges.	Fee is required prior to issuance of the building permit.	Per California Codes, Education Code Section 17620 - 17626	
County Drainage Fee	Fee paid to the City or County for construction of area wide drainage facility improvements.	Required when development creates new impervious surfaces in a County or City drainage district where drainage systems have been designated for improvement.		Fee is required prior to issuance of the building permit.		Fees are collected on behalf of Contra Costa County Flood Control District. Consult your project engineer for more details.



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Traffic Impact Fees	Fee to finance public road, transit, bicycle, pedestrian, and parking facility improvements	<p>The residential fee is collected only for new units; no fee is collected for additions to existing dwellings. If a unit is destroyed and/or torn down, there is no fee collected to replace the unit. If one house is torn down to build two houses, the fee for only one unit is collected.</p> <p>The retail/office fee is collected on new construction, including additions that generate more traffic than the existing use (if the building or structure has been in active use for the last 12 months, if it has not been active for the last 12 months it will receive no credit towards the Traffic Impact Fee). If an active building is destroyed and replaced, there is no fee if the size remains the same. If an active building is demolished and replaced with a larger building, then the fee is calculated on only the net increase in size. A fee is not charged if an active building is demolished and replaced with a smaller building, nor is a fee charged for projects which result in no changes in floor area (such as a change of use within an existing commercial building.)</p>	<p>Effective January 1, 2019 the TIF base fee will be \$3,749 per PM peak hour trip. This base fee is adjusted on January 1st of every year according to the California Construction Cost Index published in the Engineering News-Record. The 2019 fee represents a 1.9% increase from 2018 fee.</p>	Fees shall be paid prior to the issuance of the building permit or prior to issuance of a certificate of occupancy, depending on Government Code Section 66007.	City of Walnut Creek Resolution 08-46. Title 10, Chapter 5	The Traffic Impact Fees are updated periodically by City Council independent of the overall fees and charges schedule. (Traffic Engineering)
Property Development Tax	Fee collected to fund capital items required to serve the increasing population of the City.	This tax applies to previously undeveloped parcels of land.	<p>For residential development, \$112.50 for each dwelling unit containing not more than one bedroom. \$22.50 for each additional bedroom.</p> <p>For commercial development, \$0.06 per square foot.</p>	Fee is required prior to issuance of the building permit.	Title 8, Chapter 5	The fee will not be charged for projects that have any complete building demolition permits on it. Any parcel that has an existing building on it would be exempt from this fee. The tax imposed by this section may be waived by the City Council for construction of low-income senior citizen housing. (Municipal Code-Planning)
Public Arts Requirement	To implement the City's Public Arts ordinance. Per ordinance 2154	See information under Fee Calculations to determine when this fee is applicable. Fee is exempt for 100% affordable housing.	<p>Projects with \$500,000.00 valuation or greater. Residential with 6+ units = 1% of construction cost.</p> <p>Sec.10-10.104 See Sec. 501.C3</p>	This fee is due prior to issuance of a building permit. The fee may be delayed until the Certificate of Occupancy is issued, if approved by the Community Development Director.	An in-lieu fee shall be paid, or if the public art fee is \$25,000 or greater, public art may be installed & maintained based on the building size and construction cost. Title 10, Chapter 10	Planning is responsible for determining what buildings will be considered part of the "project" for fee distribution. The Plan Check Engineer is responsible for performing the Valuation calculations per the ordinance specifications. (Planning-Project Planner)
Parking In-Lieu Fee	Fee for "purchasing" a parking space in a City-owned garage in-lieu of providing the required on-site parking	Eligible projects located within the Pedestrian-Retail Zoning District where required parking is not provided on-site.	The fee amount is associated with the new rentable floor area in accordance with §10-2.3.204.C (Pedestrian Retail Zoning District Parking Regulations).	Collected prior to issuance of building permit for the project.	Title 10-2.3.204 (c)	Consult your project planner for more details. Requires approval by City Council. (Project Planner)
Tree Mitigation Fee	Fee collected to offset the removal otherwise healthy highly protected tree(s) on a project site. Money is used to install new trees on City property.	Discretionary projects which propose the removal of a highly protected tree. Applicant has the option, with approval by the Planning Division, to increase the amount and/or upsize the minimum required landscaping by an equivalent monetary amount instead of paying the fee.	The fee is equal to the appraised value of the tree(s).	This fee is due prior to issuance of a building or Site Development Permit, whichever occurs first.	Title 3.-8.04.h.8.	Consult your project planner for more details.



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CA. Department of Fish and Game	This fee is collected by the State for the filing of environmental review documents (CEQA Negative Declarations & Environmental Impact Reports).	This fee is applicable to all projects not exempt from CEQA (when negative declaration or EIR is required). For FAQ, see https://nrmsecure.dfg.ca.gov/filehandler.ashx?DocumentID=4009	Refer to Department of Fish and Game website at: http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html	This fee is collected by the state at the time the notice of determination is filed.	Fish and Game Code Section 711.4	This fee is used to defray the costs of managing and protecting California's fish and wildlife resources. Consult your project planner for more details.
Commercial Linkage Fees	Fee collected to mitigate the impact on the need created for affordable housing by commercial development. Fees are used to fund the development of new affordable housing units.	New commercial projects, including multi-family residential. Mixed use projects with 65% or more residential use are exempt.	Refer to the specific calculation method within the Municipal Code. The current rate per Resolution #05-05 is \$5.00 Per square ft. of net new gross floor area.		See specific resolution adopting the fee. It is reviewed every five years. Latest resolution is # 05-05 adopted March 1, 2005. Title 10, Chapter 13, Section 10-13.103 Paragraph C.	This calculation is performed by the Plan Check Engineer in consultation with the Housing Division. The fee does not apply to parking structures. Be sure to review the Exemptions, Adjustments, and Mixed-Use Projects provisions of the Ordinance for specific exemptions and alternatives to payments. (Housing manager)
Inclusionary Housing Fees	Fee collected to mitigate the impact on the need created for affordable housing by residential development. Fees are used to fund the City's affordable housing programs and to support/finance the production of affordable units.	This fee is applicable to all new residential projects. This fee is exempt for 100% affordable housing.	This calculation is performed primarily by the Housing Division due to the need to determine current data for use in the calculation. Residential projects are required to either provide units onsite or pay a fee. Make sure to contact the housing division for fee estimates as the fee can be an important consideration during financing planning. The fee is \$18 per square foot of living area.	These fees are due prior to issuance of a building permit or as determined by the project's Condition of Approval per Section 10-2.3.905.	Title 10, Chapter 2, Part III, Article 9, commencing with Section 10-2.3.901. Refer to the Municipal code, Inclusionary Housing Ordinance 2025, and Resolution of Fees 04-11 for specifics.	Information on the fees may be obtained from the Housing Program web site: http://www.walnut-creek.org/citygov/depts/cd/housing/default.asp (Housing manager/Project Planner)
Parkland Dedication Acreage and/or Fee	Provides parkland and park amenities for new residential units. Most developments in Walnut Creek pay an in-lieu fee for the City to acquire and improve City-owned parks.	This fee is applicable to all new residential development projects. This fee is exempt for 100% affordable housing.	Generally, the fee for Multi-Family projects is calculated using this formula: Current Parkland Dedication In-Lieu Fee is based on a value of \$800,000/acre. (# of bedrooms) x (0.005 acre) x (\$800,000/acre) = Parkland Dedication In-Lieu Fee. This is equivalent to \$4,000 per bedroom. The fee for Single Family Residential is based on the General Plan density as is detailed in Title 10-1.602.	This fee is due prior to issuance of a building permit for a duplex or apartment project or the recording of a Final Map for a subdivision, whichever comes first. Fees collected as part of a building permit (and not related to a subdivision) may be paid by a different schedule as established by the Community Development Director under the project's condition of approval.	>Title 10-1.602. Fee collected prior to the filing of the Final Map for the subdivision. >Title 10, Chapter 12. Fee is collected prior to the issuance of the building permit.	Consult with project engineer for additional information. (Engineering)