



# SAN FRANCISCO PLANNING DEPARTMENT

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## SCHEDULE OF APPLICATION FEES Effective September 1, 2017

**Introduction:** Fees shall be imposed in order to compensate the Planning Department for the cost of processing applications and for the development and revision of land use controls. Fees shall be charged and collected as indicated for each class of application, permit, filing request, or activity listed on this Fee Schedule and authorized in the San Francisco Planning and Administrative Codes. ([SF Planning Code, Section 350](#) and [Administrative Code, Section 31.22](#)) Payments may be made by cash, checks payable to the San Francisco Planning Department, or wire transfer. For wire transfer instructions, please email [cpc.wiretransfer@sfgov.org](mailto:cpc.wiretransfer@sfgov.org).

**CPI Indexing:** The City Controller will annually adjust the fee amounts on this fee schedule by the two-year average consumer price index (CPI) change for the San Francisco/San Jose Primary Metropolitan Statistical Area (PMSA). ([SF Planning Code, Section 350](#)) A new fee schedule showing these adjusted rates and any other fee changes will be published in August or early September each year after the City's budget has been adopted.

**Time and Materials:** All applications *except Short Term Rental Registry, Tourist Hotel Conversion, Appeals and Discretionary Reviews* will be subject to time and materials billing if the cost of reviewing the application exceeds the initial fee charged on this fee schedule. ([SF Planning Code, Section 350g](#) and [Administrative Code, Section 31.22g](#)) Entitlements that are administratively reviewed and approved (without going to Commission Hearing) such as Administrative Minor Permit to Alter or Administrative Certificate of Appropriateness will be subject to time and materials billing only. No upfront application intake fee will be charged.

**Fee Calculators:** To estimate the intake fee for your project, please use the [Fee Calculator for Environmental Review and Entitlements](#) and the [Fee Calculator for Building Permit Applications](#).

**Development Impact Fee Register:** All [Citywide Development Impact Fees](#) are collected by the Department of Building Inspection (DBI) located at 1660 Mission Street. Development Impact Fees will be adjusted annually in January by the Controller's Office and will be based on Annual Infrastructure Construction Cost Inflation Estimates.

**Refunds:** When an application is withdrawn by the applicant prior to a public hearing, or deemed canceled by the Planning Department due to inactivity on the part of the applicant, then the applicant shall be entitled to a refund of the fee paid to the Department less the time and materials expended. Refund requests must be submitted within six months of the project closure date. ([SF Planning Code, Section 350i](#) & [Administrative Code Section 31.22i](#))

**Contact Information:** For all other information, including Planning Application Forms, please visit the [Planning Department website](#) or contact the Planning Information Center (PIC) at 415-558-6377 or [pic@sfgov.org](mailto:pic@sfgov.org).

Last updated: April 9, 2018

# 1. ENVIRONMENTAL APPLICATIONS

## Exemptions:

Complete **Historical Resource Review Form** first

- a. Categorical Exemption Stamp
- b. Categorical Exemption Certificate
  
- c. Exemptions that require historic resource review only  
Determination of whether Property is a Historic Resource (HR Part 1)  
Determination of Project's Impact to Historic Resource (HR Part 2)
- d. Review Categorical Exemption prepared by another City Agency
- e. Class 32 Categorical Exemption Certificate

## Fee:

**\$341** *Admin Code 31.22*  
**\$6,798** (= **\$6,678** + **\$120** BOS Appeal Surcharge)  
*Admin Code 31.22*  
**\$2,918** (= **\$2,798** + **\$120** BOS Appeal Surcharge)  
*Admin Code 31.22*  
**\$3,880** *Admin Code 31.22*  
**\$407** (= **\$287** + **\$120** BOS Appeal Surcharge) *Admin Code 31.22*  
See worksheet on page 12 *Admin Code 31.22*

## Studies for Project outside of Adopted Plan Areas:

Complete **Environmental Evaluation (EE) Application:**

- a. Initial Study/Environmental Evaluation
- b. Environmental Impact Report (EIR)
- c. EIR Addendum
- d. EIR Supplement
  
- e. Negative Declaration Addendum/Re-evaluation

The Department determines fees based on the level of review required.

See worksheet on page 8. *Admin Code 31.22*  
See worksheet on page 9. *Admin Code 31.22*  
**\$26,777** *Admin Code 31.22*  
1/2 EIR fee + **\$120** BOS Appeal Surcharge  
*Admin Code 31.22*  
**\$26,777** *Admin Code 31.22*

## Studies for Project inside of Adopted Plan Areas - Community Plan Fees:

- a. Environmental Document Determination
- b. Community Plan Exemption/Exclusion
- c. Initial Study/Environmental Evaluation
- d. Environmental Impact Report (EIR)
- e. Focused Environmental Impact Report (EIR)

**\$14,910** *Admin Code 31.23.1*  
The Department determines additional fees based on the level of review required.  
**\$8,266** (= **\$8,146** + **\$120** BOS Appeal Surcharge)  
*Admin Code 31.23.1*  
See worksheet on page 10 *Admin Code 31.23.1*  
See worksheet on page 11 *Admin Code 31.23.1*  
1/2 EIR fee *Admin Code 31.23.1*

## Transportation Review or Impact Study:

(See page 4, Miscellaneous Fees **5(k)** and **5(l)**; requirement determined through review of EE Application).

## CEQA Appeals: (Any Fee Waiver requires application)

- a. Appeal of Preliminary Negative Declaration to Planning Commission
- b. Appeal of Negative Declaration, EIR Certification, Categorical Exemption determination to the Board of Supervisors

**\$597** for Appellant only. Fee for Neighborhood Organizations shall be waived.  
See *Admin Code 31.22*  
**\$597** for Appellant only. Fee for Neighborhood Organizations shall be waived.  
See *Admin Code 31.22*

# 2. COMMISSION AND VARIANCE HEARING APPLICATIONS

- a. Discretionary Review request
- b. Mandatory & Staff Initiated Discretionary Review
- c. Planning Code Text Amendment
- d. Zoning Map change (incl. interim zoning controls)
- e. Setback change (create, modify or delete)
- f. Institutional Master Plan – Full or Substantial Revision  
– Abbreviated
- g. General Plan Referral  
Streamlined referral for official sidewalk width changes

## Fee

**\$598** (Fee for Neighborhood Org. shall be waived)  
**\$4,113** *Planning Code 350*  
**\$16,858** *Planning Code 350*  
**\$8,437** *Planning Code 350*  
**\$3,411** *Planning Code 350*  
**\$14,667** *Planning Code 350*  
**\$2,684** *Planning Code 350*  
**\$3,961** *Planning Code 350*  
**\$1,577** *Board of Supervisors Ordinance # 34-1; File #111281*

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| <p>h. General Plan amendment; related plans; and<br/>Redevelopment General Plan Review</p> <p>i. Conditional Use (Section 303), Planned Unit<br/>Development (Section 304) and Eastern Neighborhoods<br/>Larger Project Authorizations (Section 329)</p> <p>j. Section 321 (Annual Limit) Review or<br/>Office Development Limitation Projects</p> <p>k. Variance (Section 305)<br/><u>Construction Cost</u></p> <p style="padding-left: 40px;">\$0 to \$9,999</p> <p style="padding-left: 40px;">\$10,000 to \$19,999</p> <p style="padding-left: 40px;">\$20,000 or more</p> <p>l. Appeals to Board of Supervisors<br/>(i.e. Conditional Use; Landmark Designation;<br/>Applicable Certificate of Appropriateness)</p> | <p>Fee based on actual T/M cost<br/><i>Planning Code 350</i></p> <p>Basic Commission Hearing Fee Schedule depends on<br/>construction cost (see page 6) <i>Planning Code 350</i>. The initial<br/>fee amount is not to exceed 50% of construction cost.<br/><b>\$5,840.50</b> (= <b>\$5,822</b> + <b>\$18.50</b> Board of Appeals surcharge)<br/>per application as initial fee <i>Planning Code 350</i></p> <p>Depends on Construction Cost. <i>Planning Code 350</i><br/>The initial fee amount is not to exceed 50% of construction<br/>cost.<br/><b>\$996.50</b> (= <b>\$978</b> + Board of Appeal Surcharge <b>\$18.50</b>)<br/><b>\$2,197.50</b> (= <b>\$2,179</b> + BoA Surcharge <b>\$18.50</b>)<br/><b>\$4,455.50</b> (= <b>\$4,437</b> + BoA Surcharge <b>\$18.50</b>)<br/><b>\$597</b> for Appellant to the Board of Supervisors.<br/>Fee for Neighborhood Organization shall be waived<br/>(See restrictions on <i>Planning Code 350</i>)</p> |
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### **3. DOWNTOWN APPLICATIONS**

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|---|---|
| <p>a. Downtown (C-3) District Review (Section 309)</p> <p>b. Application for 1 or more exceptions under<br/>Section 309</p> | <p><b>Fee</b><br/>Basic Commission Hearing Fee Schedule (See page 7)<br/><i>P. C. Section 350</i> The initial fee amount is not to exceed<br/>50% of the construction cost.<br/><b>\$2,190.50</b> (= <b>\$2,172</b> + <b>\$18.50</b> Board of Appeals surcharge)<br/><i>Planning Code 350</i></p> |
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**Note:** Where an applicant requests two or more approvals involving a Conditional Use, Planned Unit Development, Variance, Downtown (C-3) District Section 309 review, Large Project Authorization in the Eastern Neighborhoods Mixed Use Districts, Certificate of Appropriateness, Permit to Alter a Significant or Contributory building both within and outside of Conservation Districts, or a Coastal Zone Permit review, **the amount of the second and each subsequent initial fees of lesser value shall be reduced to 50% plus time and materials** as set forth in *Planning Code Section 350*.

### **4. PRESERVATION APPLICATIONS**

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| <p>a. Landmarks Designation</p> <p>b. Historical District Designation, Amendment, Rescission</p> <p>c. Certificate of Appropriateness Applications<br/><u>Construction Cost</u></p> <p style="padding-left: 40px;">\$0 to \$999</p> <p style="padding-left: 40px;">\$1,000 to \$19,999</p> <p style="padding-left: 40px;">\$20,000 or more</p> <p>d. Determination of Compatibility</p> <p>e. California Mills Act Historical Properties Contract</p> <p>f. Article 11 (Downtown Preservation) review</p> <ul style="list-style-type: none"> <li>- Designation or change of boundary of a Significant or<br/>Contributory Building</li> <li>- Designation or change of boundary of a Conservation<br/>District</li> <li>- <b>Alteration</b> of a Significant or Contributory<br/>Building in Designated Conservation Dist.</li> <li>- <b>Alteration</b> of a Contributory Building<br/>outside a Conservation District from which<br/>no TDR has been transferred and no permit<br/>issuance per Sections 1111 - 1111.6</li> <li>- Demo. of a Significant or Contributory Building<br/>inside or outside of a Conservation District for</li> <li>- which TDRs have been transferred.</li> </ul> <p>g. Statement of Eligibility</p> | <p><b>Fee</b><br/><b>\$313</b> <i>Planning Code 350</i><br/><b>\$1,253</b> <i>Planning Code 350</i><br/>Depends on Construction Cost. <i>Planning Code 350</i><br/>The initial fee amount is not to exceed 50% of the construction<br/>cost.<br/><b>\$386.50</b> (= <b>\$368</b> + BoA surcharge <b>\$18.50</b>)<br/><b>\$1,486.50</b> (= <b>\$1,468</b> + BoA surcharge <b>\$18.50</b>)<br/><b>\$6,808.50</b> (= <b>\$6,790</b> + BoA surcharge <b>\$18.50</b>)<br/>Same as Conditional Use Fee Schedule. <i>P. C. 350</i><br/><b>\$5,733</b> for Commercial properties and<br/><b>\$2,866</b> for Residential properties <i>P. C. Sec. 350</i></p> <p><b>\$7,510</b> <i>Planning Code 350</i></p> <p><b>\$7,510</b> <i>Planning Code 350</i></p> <p><b>\$9,933.50</b> (= <b>\$9,915</b> + <b>\$18.50</b> BoA surcharge)<br/><i>Planning Code 350</i></p> <p><b>\$9,933.50</b> (= <b>\$9,915</b> + <b>\$18.50</b> BoA surcharge)<br/><i>Planning Code 350</i></p> <p><b>\$9,933.50</b> (= <b>\$9,915</b> + <b>\$18.50</b> BoA surcharge)<br/><i>Planning Code 350</i></p> <p><b>\$1,776.50</b> (= <b>\$1,758</b> + <b>\$18.50</b> BoA surcharge)</p> |
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- h. Certificate of Transfer, Execution of
- i. Notice of Use of TDR (Transfer Development Right)

Planning Code 350  
**\$508** Planning Code 350  
**\$1,584** Planning Code 350

## 5. MISCELLANEOUS FEES

- a. Monitoring Conditions of Approval, ZA Mitigation Monitoring or Environmental Review
- b. Code Violation Abatements
- c. Code Violation Penalties
- d. Sale of Documents (publications/transcripts)
- e. Photocopies
- f. Subscription to Planning Commission Agendas
- g. Subscription to Historic Preservation Commission Agendas
- h. Project Review Meeting (policy/code/interpretation)

### Fee

**\$1,351** as initial fee for projects which the Zoning Administrator and/or the Environmental Review Officer determines require active monitoring  
*P.C. Sec. 350 & Adm. Code 31.22*  
**\$1,351** as initial fee plus T&M billing *P.C. Sec. 350*  
**\$250** per day (*P.C. Sec. 176(c)(1)*)  
 Price varies depending on documents  
**\$0.10** per sheet *Admin. Code 8.28*  
**\$45** per year *Planning Code 350*  
**\$45** per year *Planning Code 350*

Project Review Meeting (policy/code/interpretation)

**\$441** (*Planning Dept. only – for 5 or fewer units or affordable housing projects*) or **\$1,525** (with DBI **\$348**, DPW **\$361**, SFFD **\$375**) *Planning Code 350*  
**\$1,042** (*Planning Dept. only – for 6 or more units or commercial projects*) or **\$2,126** (with DBI **\$348**, DPW **\$361**, SFFD **\$375**) *Planning Code 350*

- i. Department facilitated Pre-Application Meeting
- Block Book Notification for an **Individual** (BBN)

**\$1,042** *Planning Code 350*  
**\$39** per Assessor's **Lot** + **\$15** each additional **lot**  
*P. C. Sec. 350*

Block Book Notification for a **Neighborhood Organization**

**\$39** per Assessor's **Block** + **\$15** each additional **block** *P. C. Sec. 350*

- j. Zoning Verification Letters
- Zoning Administrator Written Determinations

**\$165.50** (= **\$147** + **\$18.50** Board of Appeals surcharge) **per lot**  
**\$678.50** (= **\$660** + **\$18.50** Board of Appeals surcharge)  
*Planning Code 350*

- k. Transportation Review or Study
- l. MTA review of Transportation Impact Study
- m. Temporary Use Permit Review Fee
- n. Service Station Conversion Determinations by ZA
- o. General Advertising Sign Fee (Sec. 611 and Admin. Code Section 2.21)
- p. General Advertising Sign Inventory (Sec. 604.2)

**\$25,504** *Planning Code 350*  
**\$4,905** per study *Planning Code 350*  
**\$489** as initial fee. *Planning Code 350*  
**\$3,330** as initial fee. *Planning Code 350*  
**\$1,464** per individual relocation agreement application  
*Planning Code 350*  
 Registration & Inventory updates **\$819** per sign  
*Planning Code 350*  
**\$265** for Annual Inventory Maintenance  
*Planning Code 350*

- q. Sign Structure In-Lieu Application (Sec. 604.1)
- r. Sign Program – Reconsideration Hearing Fee
- s. Sign Program – Penalties (P.C. Sec. 610(b)(2)(B))

**\$468** per sign structure *Planning Code 350*  
**\$4,987** as initial hearing fee *Planning Code 610(d)(2)*  
**\$100** per day per violation (100 sq ft or less)  
**\$1,000** per day per violation (101 – 300 sq ft)  
**\$1,750** per day per violation (301 – 500 sq ft)  
**\$2,500** per day per violation (over 500 sq ft)

- t. Tourist Hotel Conversion
- Tourist Hotel Conversion – Commission Hearing
- u. Preliminary Project Assessment
- v. Short-Term Residential Rental Registry Application Fee
- w. Short-Term Residential Rental NOV Penalties
- x. Shadow Study Analysis (Section 295)
- y. Transportation Demand Management Program
- TDM Plan Review (P.C. Sec. 169)
- TDM Periodic Compliance Review (P.C. Sec. 169)
- TDM Plan Update Review (P.C. Sec. 169)

**\$600** *Administrative Code 41F.3(f)(3)(x)*  
**\$2,400** *Administrative Code 41F.3(f)(3)(x)*  
**\$5,297** as initial fee *Planning Code Sec. 350*  
**\$250** for 2 year registry *Administrative Code 41A.5(g)(3)(B)*  
**\$484** per day *Administrative Code 41A.6(d)(1)(A)*  
**\$577.50** (= **\$559** + **\$18.50** BoA surcharge) *Planning Code 350*  
*Board of Supervisors' Ordinance 149-16*  
**\$6,000** as initial fee plus T&M billing  
**\$1,000** as initial fee plus T&M billing  
**\$1,300** as initial fee plus T&M billing

Last updated: April 9, 2018

**6. BUILDING PERMIT APPLICATIONS (Fees listed in this Section are collected by DBI, DPW, DPH, Fire and Police for Planning Department)**

a. Building Permit Applications for a Change in Use or Alteration of an Existing Building

Notes

- (1) Windows, Roofs, Siding & Doors Replacement Applications approved over-the-counter at the Public Information Center shall be charged 1/2 the fee set forth below.
- (2) Building Permit Fees will be waived for permits related to granting legal status to existing dwelling units constructed without required permits, per [Board Ordinance 150571](#), effective for activities prior to January 1, 2020.

<u>Construction Cost</u>	<u>Fee</u>	<i>Planning Code 350</i>		
\$ 0 - \$9,999	\$382			
\$10,000 - \$49,999	\$391	+	4.002%	over \$10,000
\$50,000 - \$99,999	\$2,912	+	2.673%	over \$50,000
\$100,000 - \$499,999	\$4,278	+	2.927%	over \$100,000
\$500,000 - \$999,999	\$16,208	+	0.740%	over \$500,000
\$1,000,000 - \$4,999,999	\$19,980	+	0.291%	over \$1,000,000
\$5,000,000 - \$99,999,999	\$31,826	+	0.004%	over \$5,000,000
\$100,000,000 or more	\$36,676			

Building Permit Applications for New Construction

<u>Construction Cost</u>	<u>Fee</u>	<i>Planning Code 350</i>		
\$ 0 - \$99,999	\$2,657			
\$100,000 - \$499,999	\$2,658	+	2.927%	over \$100,000
\$500,000 - \$999,999	\$14,591	+	0.934%	over \$500,000
\$1,000,000 - \$4,999,999	\$19,352	+	0.360%	over \$1,000,000
\$5,000,000 - \$99,999,999	\$34,004	+	0.005%	over \$5,000,000
\$100,000,000 or more	\$40,069			

The initial fee amount is not to exceed 50% of the construction cost. Applications for permit revisions are excluded from the 50% cap.

Each building permit application collected by Central Permit Bureau will be charged a **\$18.50** Board of Appeal surcharge.

- b. Permit for Solar Panels/Over-the-Counter Solar Equipment Installation **\$182.50** (= **\$164** + **\$18.50** Board of Appeal surcharge)  
*Planning Code 350*
- c. Back Check Fee for Permit Revisions **\$262.50** (= **\$244** initial fee + **\$18.50** BoA surcharge)  
*Planning Code 350*
- d. Public Notification (311 Full Svc. by ReproMail) **\$75.50** (= **\$57** + **\$18.50** BoA) + \$3.26 per envelope  
Public Notification (312 Full Svc. by ReproMail) **\$75.50** (= **\$57** + **\$18.50** BoA) + **\$3.26** per envelope  
*Planning Code 350*
- e. Demolition Permit Application **\$1,742.50** (= **\$1,724** + **\$18.50** BoA surcharge)  
*Planning Code 350*
- f. Fire, Police, Entertainment Commission and Health Departments Permit Referral **\$145** as initial fee collected by other department  
*Planning Code 350*
- g. Signs Permit Application **\$170.50** (= **\$152** + **\$18.50**) *Planning Code 350*
- h. Personal Wireless Service Facilities Site Permit (Facilities within Public Right-of-Way only) **\$228** *Public Works Code, Article 25, Sec. 1527(a)(2)(A)*

Last updated: April 9, 2018

**SAN FRANCISCO PLANNING DEPT.**  
**BASIC COMMISSION HEARING FEE SCHEDULE**

CONDITIONAL USE / PLANNED UNIT DEVELOPMENT / EASTERN NEIGHBORHOODS LARGE PROJECT  
AUTHORIZATIONS COMPUTATION WORKSHEET  
(Effective September 1, 2017)

For Conditional Use (Section 303) / Planned Unit Development (Section 304) / Eastern Neighborhoods Larger Project Authorizations (Section 329) Applications. Planning Code Section 350, Article 3.5

The initial fee amount is not to exceed 50% of the project construction cost.

Note: A \$120.00 surcharge is added to any CUA or PUD fees to compensate the City for Appeals costs to the Board of Supervisors. **No discount will be applied to any Board of Supervisors' appeal surcharge.**

(1) No construction cost (excluding extension of hours): **\$2,153 + \$120 (BOS appeal surcharge) = \$2,273**

(2) No construction cost (including extension of hours): **\$1,539 + \$120 (BOS appeal surcharge) = \$1,659**

(3) \$1 through \$9,999: **\$1,539 + \$120 (BOS appeal surcharge) = \$1,659**

(4) \$10,000 through \$999,999:

Cost: \_\_\_\_\_ - \$10,000 =

X **0.698%** = \_\_\_\_\_ + **\$1,539 + \$120** = \_\_\_\_\_

(5) \$1,000,000 through \$4,999,999:

Cost: \_\_\_\_\_ - \$1,000,000 =

X **0.832%** = \_\_\_\_\_ + **\$8,579 + \$120** = \_\_\_\_\_

(6) \$5,000,000 through \$9,999,999:

Cost: \_\_\_\_\_ - \$5,000,000 =

X **0.698%** = \_\_\_\_\_ + **\$42,518 + \$120** = \_\_\_\_\_

(7) \$10,000,000 through \$19,999,999:

Cost: \_\_\_\_\_ - \$10,000,000 =

X **0.363%** = \_\_\_\_\_ + **\$78,075 + \$120** = \_\_\_\_\_

(8) \$20,000,000 and more: **\$115,131 + \$120 = \$115,251**

(9) Amend conditions of approval of a previous project: **\$1,143 + \$120 (BOS appeal surcharge) = \$1,263**

(10) Wireless Telecommunications Services (WTS): **\$5,384 + \$120 (BOS appeal surcharge) = \$5,504**

1. Where an applicant requests two or more approvals involving a Conditional Use, Planned Unit Development, Variance, Downtown (C-3) District Section 309 review, Large Project Authorization in the Eastern Neighborhoods Mixed Use Districts, Certificate of Appropriateness, Permit to Alter a Significant or Contributory building both within and outside of Conservation Districts, or a Coastal Zone Permit review, the amount of the second and each subsequent initial fees of lesser value shall be reduced to 50% plus time and materials as set forth in Planning Code Section 350. **No discount will be applied to any Board of Supervisors' appeal surcharge.**

2. The applicant will be billed for time and materials expended beyond the initial fee to recover the Department's costs for providing services. *Refer to P.C. Section 350*

Last updated: April 9, 2018



**SAN FRANCISCO PLANNING DEPT.**  
**BASIC COMMISSION HEARING FEE SCHEDULE**  
 DOWNTOWN C-3 DISTRICT REVIEW & COASTAL ZONE PERMIT COMPUTATION WORKSHEET  
 (Effective September 1, 2017)

For Downtown (C-3) District Review (Section 309) and Coastal Zone Permit (Section 330) Applications. Planning Code Sec. 350, Article 3.5

Note: Additional fee of **\$18.50** for Board of Appeals surcharge must be included with fee computation for Section 309 Review and Coastal Zone Permit Applications. **No discount will be applied to any Board of Appeal surcharge.**

1) \$0 through \$9,999: **\$324.50** (= **\$306** + **\$18.50** Board of Appeals surcharge)

2) \$10,000 through \$999,999:

Cost: \_\_\_\_\_ - \$10,000 =

X **0.140%** = \_\_\_\_\_ + **\$312** = \_\_\_\_\_ + **\$18.50** Board of Appeals surcharge =

(3) \$1,000,000 through \$4,999,999:

Cost: \_\_\_\_\_ - \$1,000,000 =

X **0.167%** = \_\_\_\_\_ + **\$1,725** = \_\_\_\_\_ + **\$18.50** Board of Appeals surcharge =

(4) \$5,000,000 through \$9,999,999:

Cost: \_\_\_\_\_ - \$5,000,000 =

X **0.138%** = \_\_\_\_\_ + **\$8,531** = \_\_\_\_\_ + **\$18.50** Board of Appeals surcharge =

(5) \$10,000,000 through \$19,999,999:

Cost: \_\_\_\_\_ - \$10,000,000 =

X **0.073%** = \_\_\_\_\_ + **\$15,613** = \_\_\_\_\_ + **\$18.50** Board of Appeals surcharge =

(6) \$20,000,000 and more = **\$23,071.50** = **\$23,053** + **\$18.50** Board of Appeals surcharge)

(7) Minor change of condition only: **\$1,161.50** plus T&M (= **\$1,143** + **\$18.50** BoA surcharge)

1. Where an applicant requests two or more approvals involving a Conditional Use, Planned Unit Development, Variance, Downtown (C-3) District Section 309 review, Large Project Authorization in the Eastern Neighborhoods Mixed Use Districts, Certificate of Appropriateness, Permit to Alter a Significant or Contributory building both within and outside of Conservation Districts, or a Coastal Zone Permit review, the amount of the second and each subsequent initial fees of lesser value shall be reduced to 50% plus time and materials as set forth in Planning Code Section 350. **No discount will be applied to any Board of Appeals surcharge.**

2. The applicant will be billed for time and materials expended beyond the initial fee to recover the Department's costs for providing services. *Refer to P.C. Section 350*

Last updated: April 9, 2018

**SAN FRANCISCO PLANNING DEPARTMENT**  
**ENVIRONMENTAL EVALUATION**  
**For projects located outside adopted Plan Areas (adopted after July 1, 2005)**  
**FEE COMPUTATION WORKSHEET**  
**(Effective September 1, 2017)**

**Environmental Evaluation** -- Per Administrative Code Section 31.22

(1) \$0 through \$9,999: **\$1,400** (= **\$1,280** + **\$120** Board of Supervisors surcharge) + T&M beyond the initial fee for full cost recovery if needed.

(2) \$10,000 through \$199,999:

Cost: \_\_\_\_\_ - \$10,000 =

X **2.420%** = (\_\_\_\_\_ + **\$4,980**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

(3) \$200,000 through \$999,999:

Cost: \_\_\_\_\_ - \$200,000 =

X **1.830%** = (\_\_\_\_\_ + **\$9,671**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

(4) \$1,000,000 through \$9,999,999:

Cost: \_\_\_\_\_ - \$1,000,000 =

X **1.537%** = (\_\_\_\_\_ + **\$24,600**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

(5) \$10,000,000 through \$29,999,999:

Cost: \_\_\_\_\_ - \$10,000,000 =

X **0.473%** = (\_\_\_\_\_ + **\$165,532**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

(6) \$30,000,000 through \$49,999,999:

Cost: \_\_\_\_\_ - \$30,000,000 =

X **0.178%** = (\_\_\_\_\_ + **\$262,013**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

(7) \$50,000,000 through \$99,999,999:

Cost: \_\_\_\_\_ - \$50,000,000 =

X **0.043%** = (\_\_\_\_\_ + **\$298,258**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

(8) \$100,000,000 and more

Cost: \_\_\_\_\_ - \$100,000,000 =

X **0.017%** = (\_\_\_\_\_ + **\$319,758**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

**Note:**

1. An applicant proposing major revisions to a project application that has been inactive for more than six months and is assigned shall submit a new application.
2. An applicant proposing significant revisions to a project which has not been assigned and for which an application is on file with the Planning Department shall be charged time and materials to cover the full costs in excess of the initial fee paid.
3. Monitoring Conditions of Approval and Mitigation Monitoring: **\$1,351** as an initial fee, plus time and materials as set forth in Administrative Code *Section 31.22*

Last updated: April 9, 2018



**SAN FRANCISCO PLANNING DEPARTMENT**  
**ENVIRONMENTAL IMPACT REPORT**  
For projects located outside adopted Plan Areas (adopted after July 1, 2005)  
**FEE COMPUTATION WORKSHEET**  
(Effective September 1, 2017)

**Environmental Impact Report -- Per Administrative Code Section 31.22**

(1) \$0 through \$199,999: \$28,431

(2) \$200,000 through \$999,999:  
Cost: \_\_\_\_\_ - \$200,000 =  
X 0.699% = ( \_\_\_\_\_ + \$28,431 ) = \_\_\_\_\_

(3) \$1,000,000 through \$9,999,999:  
Cost: \_\_\_\_\_ - \$1,000,000 =  
X 0.473% = ( \_\_\_\_\_ + \$34,283 ) = \_\_\_\_\_

(4) \$10,000,000 through 29,999,999:  
Cost: \_\_\_\_\_ - \$10,000,000 =  
X 0.193% = ( \_\_\_\_\_ + \$77,701 ) = \_\_\_\_\_

(5) \$30,000,000 through \$49,999,999:  
Cost: \_\_\_\_\_ - \$30,000,000 =  
X 0.052% = ( \_\_\_\_\_ + \$117,264 ) = \_\_\_\_\_

(6) \$50,000,000 through \$99,999,999:  
Cost: \_\_\_\_\_ - \$50,000,000 =  
X 0.052% = ( \_\_\_\_\_ + \$128,046 ) = \_\_\_\_\_

(7) \$100,000,000 and more  
Cost: \_\_\_\_\_ - \$100,000,000 =  
X 0.017% = ( \_\_\_\_\_ + \$155,232 ) = \_\_\_\_\_

**Note:**

1. An applicant proposing major revisions to a project application that has been inactive for more than six months and is assigned shall submit a new application.
2. An applicant proposing significant revisions to a project which has not been assigned and for which an application is on file with the Planning Department shall be charged time and materials to cover the full costs in excess of the initial fee paid.
3. All EIR supplement applications are appealable to the Board of Supervisors; therefore \$120 BOS appeal surcharge will be added on to its initial intake fee calculation.
4. Monitoring Conditions of Approval and Mitigation Monitoring: \$1,351, as an initial fee, plus time and materials as set forth in Administrative Code Section 31.22

Last updated: April 9, 2018

**SAN FRANCISCO PLANNING DEPARTMENT**  
**ENVIRONMENTAL EVALUATION**  
For projects located within adopted Plan Areas (adopted after July 1, 2005)  
**FEE COMPUTATION WORKSHEET**  
(Effective September 1, 2017)

**Environmental Evaluation -- Per Administrative Code Section 31.23.1**

(1) \$0 through \$9,999: **\$1,714** (= **\$1,594** + **\$120** Board of Supervisors surcharge) + T&M beyond the initial fee for full cost recovery if needed.

(2) \$10,000 through \$199,999:

Cost: \_\_\_\_\_ - \$10,000 =

X **3.014%** = (\_\_\_\_\_ + **\$6,624**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

(3) \$200,000 through \$999,999:

Cost: \_\_\_\_\_ - \$200,000 =

X **2.278%** = (\_\_\_\_\_ + **\$12,461**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

(4) \$1,000,000 through \$9,999,999:

Cost: \_\_\_\_\_ - \$1,000,000 =

X **1.910%** = (\_\_\_\_\_ + **\$31,036**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

(5) \$10,000,000 through \$29,999,999:

Cost: \_\_\_\_\_ - \$10,000,000 =

X **0.588%** = (\_\_\_\_\_ + **\$206,372**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

(6) \$30,000,000 through \$49,999,999:

Cost: \_\_\_\_\_ - \$30,000,000 =

X **0.221%** = (\_\_\_\_\_ + **\$326,438**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

(7) \$50,000,000 through \$99,999,999:

Cost: \_\_\_\_\_ - \$50,000,000 =

X **0.052%** = (\_\_\_\_\_ + **\$371,663**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

(8) \$100,000,000 and more

Cost: \_\_\_\_\_ - \$100,000,000 =

X **0.021%** = (\_\_\_\_\_ + **\$398,584**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

**Note:**

1. An applicant proposing major revisions to a project application that has been inactive for more than six months and is assigned shall submit a new application.
2. An applicant proposing significant revisions to a project which has not been assigned and for which an application is on file with the Planning Department shall be charged time and materials to cover the full costs in excess of the initial fee paid.
3. Monitoring Conditions of Approval and Mitigation Monitoring: **\$1,351**, as an initial fee, plus time and materials as set forth in Administrative Code Section 31.22

Last updated: April 9, 2018

**SAN FRANCISCO PLANNING DEPARTMENT**  
***ENVIRONMENTAL IMPACT REPORT***  
For projects located within adopted Plan Areas (adopted after July 1, 2005)  
**FEE COMPUTATION WORKSHEET**  
(Effective September 1, 2017)

**Environmental Impact Report -- Per Administrative Code Section 31.23.1**

(1) \$zero through \$199,999: **\$35,382**

(2) \$200,000 through \$999,999:

Cost: \_\_\_\_\_ - \$200,000 =

X **0.870%** = ( \_\_\_\_\_ + **\$35,382**) = \_\_\_\_\_

(3) \$1,000,000 through \$9,999,999:

Cost: \_\_\_\_\_ - \$1,000,000 =

X **0.588%** = ( \_\_\_\_\_ + **\$42,668**) = \_\_\_\_\_

(4) \$10,000,000 through 29,999,999:

Cost: \_\_\_\_\_ - \$10,000,000 =

X **0.242%** = ( \_\_\_\_\_ + **\$96,697**) = \_\_\_\_\_

(5) \$30,000,000 through \$49,999,999:

Cost: \_\_\_\_\_ - \$30,000,000 =

X **0.065%** = ( \_\_\_\_\_ + **\$145,961**) = \_\_\_\_\_

(6) \$50,000,000 through \$99,999,999:

Cost: \_\_\_\_\_ - \$50,000,000 =

X **0.065%** = ( \_\_\_\_\_ + **\$159,489**) = \_\_\_\_\_

(7) \$100,000,000 and more

Cost: \_\_\_\_\_ - \$100,000,000 =

X **0.021%** = ( \_\_\_\_\_ + **\$193,309**) = \_\_\_\_\_

**Note:**

1. An applicant proposing major revisions to a project application that has been inactive for more than six months and is assigned shall submit a new application.
2. An applicant proposing significant revisions to a project which has not been assigned and for which an application is on file with the Planning Department shall be charged time and materials to cover the full costs in excess of the initial fee paid.
3. Monitoring Conditions of Approval and Mitigation Monitoring: **\$1,351**, as an initial fee, plus time and materials as set forth in Administrative Code Section 31.22

Last updated: April 9, 2018

**SAN FRANCISCO PLANNING DEPT.**  
**CLASS 32 - CATEGORICAL EXEMPTION CERTIFICATE**  
**FEE COMPUTATION WORKSHEET**  
 (Effective September 1, 2017)

For CLASS 32 Categorical Exemption Certificate (CEQA Review) Applications. See Administrative Code 31.22

Note: A \$120.00 surcharge is added to any Class 32 Cat. Ex. fees to compensate the City for Appeals costs to the Board of Supervisors.

1) \$0 through \$9,999: \$12,279 + \$120 (BOS appeal surcharge) = \$12,399

2) \$10,000 through \$199,999:

Cost: \_\_\_\_\_ - \$10,000 = \_\_\_\_\_  
 X 0.214% = \_\_\_\_\_ + \$12,279 + \$120 = \_\_\_\_\_

3) \$200,000 through \$999,999:

Cost: \_\_\_\_\_ - \$200,000 = \_\_\_\_\_  
 X 0.203% = \_\_\_\_\_ + \$12,686 + \$120 = \_\_\_\_\_

4) \$1,000,000 through \$9,999,999:

Cost: \_\_\_\_\_ - \$1,000,000 = \_\_\_\_\_  
 X 0.061% = \_\_\_\_\_ + \$14,310 + \$120 = \_\_\_\_\_

5) \$10,000,000 and above:

Cost: \_\_\_\_\_ - \$10,000,000 = \_\_\_\_\_  
 X 0.453% = \_\_\_\_\_ + \$19,901 + \$120 = \_\_\_\_\_

**Note:**

1. An applicant proposing major revisions to a project application that has been inactive for more than six months and is assigned shall submit a new application.
2. An applicant proposing significant revisions to a project which has not been assigned and for which an application is on file with the Planning Department shall be charged time and materials to cover the full costs in excess of the initial fee paid.

Last updated: April 9, 2018

**SAN FRANCISCO PLANNING DEPT.**  
**BASIC COMMISSION HEARING FEE SCHEDULE**  
**AFFORDABLE HOUSING BONUS PROGRAMS COMPUTATION WORKSHEET**  
 (Effective September 1, 2017)

For AHBP - All Affordable Housing Bonus Programs (Planning Code Section 206 and 328) application fees

The initial fee amount is not to exceed 50% of the project construction cost.

Note: A **\$120.00** surcharge is added to any AHBP fees to compensate the City for Appeals costs to the Board of Supervisors. **No discount will be applied to any Board of Supervisors' appeal fee.**

(1) No construction cost (excluding extension of hours): **\$1,077 + \$120 (BOS appeal surcharge) = \$1,197**

(2) No construction cost (including extension of hours): **\$770 + \$120 (BOS appeal surcharge) = \$890**

(3) \$1 through \$9,999: **\$770 + \$120 (BOS appeal surcharge) = \$890**

(4) \$10,000 through \$999,999:

Cost: \_\_\_\_\_ - \$10,000 =

X **0.349%** = \_\_\_\_\_ + **\$770 + \$120** = \_\_\_\_\_

(5) \$1,000,000 through \$4,999,999:

Cost: \_\_\_\_\_ - \$1,000,000 =

X **0.416%** = \_\_\_\_\_ + **\$4,290 + \$120** = \_\_\_\_\_

(6) \$5,000,000 through \$9,999,999:

Cost: \_\_\_\_\_ - \$5,000,000 =

X **0.349%** = \_\_\_\_\_ + **\$21,259 + \$120** = \_\_\_\_\_

(7) \$10,000,000 through \$19,999,999:

Cost: \_\_\_\_\_ - \$10,000,000 =

X **0.182%** = \_\_\_\_\_ + **\$39,037 + \$120** = \_\_\_\_\_

(8) \$20,000,000 and more: **\$57,566 + \$120 = \$57,686**

(9) Amend conditions of approval of a previous project: **\$571 + \$120 (BOS appeal surcharge) = \$691**

1. The applicant will be billed for time and materials expended beyond the initial fee to recover the Department's costs for providing services. *Refer to Planning Code Section 350*

**NOTES:** The Affordable Housing Bonus Programs included HOME-SF Program, 100% Affordable Housing Bonus Program, Analyzed State Density Bonus Program, and Individually Requested State Density Bonus Program.

Last updated: April 9, 2018