SCHEDULE OF APPLICATION FEES
Effective September 1, 2016

**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](#))

**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 late 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, 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.

**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.

**Refunds:** When an application is withdrawn by the applicant prior to a public hearing, or deemed canceled by the Planning Department due to inactivity on the part of the applicant, then the applicant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 31.22](#))
1. ENVIRONMENTAL APPLICATIONS

Exemptions:

Complete Historical Resource Review Form first

a. Categorical Exemption Stamp  $6,584 \textit{(= \$6,461 + \$123 BOS Appeal Surcharge)} 
   \textit{Admin Code 31.22}

b. Categorical Exemption Certificate  
   \textit{Admin Code 31.22}

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)  
   $2,830 \textit{(= \$2,707 + \$123 BOS Appeal Surcharge)} 
   \textit{Admin Code 31.22}

d. Review Categorical Exemption prepared by another City Agency  
   $401 \textit{(= \$278 + \$123 BOS Appeal Surcharge)} 
   \textit{Admin Code 31.22}

e. Class 32 Categorical Exemption Certificate  See worksheet on page 12 \textit{Admin Code 31.22}

Studies for Project outside of Adopted Plan Areas:

Complete Environmental Evaluation (EE) Application:  

a. Initial Study/Environmental Evaluation  See worksheet on page 8. \textit{Admin Code 31.22}


c. EIR Addendum  $25,909 \textit{Admin Code 31.22}

d. EIR Supplement  
   1/2 EIR fee + \$123 BOS Appeal Surcharge  \textit{Admin Code 31.22}

e. Negative Declaration Addendum/Re-evaluation  $25,909 \textit{Admin Code 31.22}

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

a. Environmental Document Determination  $14,427 \textit{Admin Code 31.23.1}
   The Department determines additional fees based on the level of review required.

b. Community Plan Exemption/Exclusion  $8,005 \textit{(= \$7,882 + \$123 BOS Appeal Surcharge)} 
   \textit{Admin Code 31.23.1}

c. Initial Study/Environmental Evaluation  See worksheet on page 10 \textit{Admin Code 31.23.1}

d. Environmental Impact Report (EIR)  See worksheet on page 11 \textit{Admin Code 31.23.1}

e. Focused Environmental Impact Report (EIR)  
   1/2 EIR fee \textit{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  
   $578 for Appellant only. Fee for Neighborhood Organizations shall be waived. 
   See \textit{Admin Code 31.22}

b. Appeal of Negative Declaration, EIR Certification, Categorical Exemption determination to the Board of Supervisors  
   $578 for Appellant only. Fee for Neighborhood Organizations shall be waived. 
   See \textit{Admin Code 31.22}

2. COMMISSION AND VARIANCE HEARING APPLICATIONS

Fee

a. Discretionary Review request  $578 \textit{(Fee for Neighborhood Org. shall be waived)}

b. Mandatory & Staff Initiated Discretionary Review  $3,980 \textit{Planning Code 350}

c. Planning Code Text Amendment  $16,312 \textit{Planning Code 350}

d. Zoning Map change (incl. interim zoning controls)  $8,164 \textit{Planning Code 350}

e. Setback change (create, modify or delete)  $3,300 \textit{Planning Code 350}

f. Institutional Master Plan – Full or Substantial Revision  
   – Abbreviated  
   $14,192 \textit{Planning Code 350}

   $2,597 \textit{Planning Code 350}

   $3,832 \textit{Planning Code 350}

   $1,525 \textit{Board of Supervisors Ordinance # 34-1; File #111281}

Last updated: May 22, 2017
h. General Plan amendment; related plans; and Redevelopment General Plan Review  
Fee based on actual T/M cost  
Planning Code 350  
Basic Commission Hearing Fee Schedule depends on construction cost (see page 6) Planning Code 350. The initial fee amount is not to exceed 50% of construction cost.  
$5,658 (= $5,633 + $25 Board of Appeals surcharge) per application as initial fee. Planning Code 350  
Depends on Construction Cost. Planning Code 350  
The initial fee amount is not to exceed 50% of construction cost.  
$971 (= $946 + Board of Appeal Surcharge $25)  
$2,133 (= $2,108 + BoA Surcharge $25)  
$4,318 (= $4,293 + BoA Surcharge $25)  
$578 for Appellant to the Board of Supervisors. Fee for Neighborhood Organization shall be waived (See restrictions on Planning Code 350)

i. Conditional Use (Section 303), Planned Unit Development (Section 304) and Eastern Neighborhoods Larger Project Authorizations (Section 329)  
Planning Code 350  
The initial fee amount is not to exceed 50% of construction cost.  
$971 (= $946 + Board of Appeal Surcharge $25)  
$2,133 (= $2,108 + BoA Surcharge $25)  
$4,318 (= $4,293 + BoA Surcharge $25)

j. Section 321 (Annual Limit) Review or Office Development Limitation Projects  
The initial fee amount is not to exceed 50% of construction cost.

k. Variance (Section 305)  
Construction Cost  
The initial fee amount is not to exceed 50% of construction cost.

l. Appeals to Board of Supervisors  
(i.e. Conditional Use; Landmark Designation; Applicable Certificate of Appropriateness)  
Fee for Neighborhood Organization shall be waived (See restrictions on Planning Code 350)

3. DOWNTOWN APPLICATIONS

a. Downtown (C-3) District Review (Section 309)  
Fee  
Basic Commission Hearing Fee Schedule (See page 7) P. C. Section 350 The initial fee amount is not to exceed 50% of the construction cost.  
$2,127 (= $2,102 + $25 Board of Appeals surcharge) Planning Code 350

Note: Where an applicant requests two or more approvals involving a Conditional Use, Planned Unit Development, Variance, Downtown (C-3) District Section 309 review, 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

a. Landmarks Designation  
Fee  
$303 Planning Code 350  
$1,212 Planning Code 350  
Depends on Construction Cost. Planning Code 350  
The initial fee amount is not to exceed 50% of the construction cost.  
$381 (= $356 + BoA surcharge $25)  
$1,445 (= $1,420 + BoA surcharge $25)  
$6,595 (= $6,570 + BoA surcharge $25)  
$5,547 for Commercial properties. P. C. 350  
$2,774 for Residential properties P. C. Sec. 350

b. Historical District Designation, Amendment, Rescission  
Fee  
$303 Planning Code 350  
$1,212 Planning Code 350  
Depends on Construction Cost. Planning Code 350  
The initial fee amount is not to exceed 50% of the construction cost.  
$381 (= $356 + BoA surcharge $25)  
$1,445 (= $1,420 + BoA surcharge $25)  
$6,595 (= $6,570 + BoA surcharge $25)

c. Certificate of Appropriateness Applications  
Construction Cost  
The initial fee amount is not to exceed 50% of the construction cost.  
$381 (= $356 + BoA surcharge $25)  
$1,445 (= $1,420 + BoA surcharge $25)  
$6,595 (= $6,570 + BoA surcharge $25)  
$9,619 (= $9,594 + $25 Board of Appeals surcharge) Planning Code 350  
$9,619 (= $9,594 + $25 Board of Appeals surcharge) Planning Code 350  
$9,619 (= $9,594 + $25 Board of Appeals surcharge) Planning Code 350  
$1,726 (= $1,701 + $25 BoA surcharge) Planning Code 350

d. Determination of Compatibility  
Fee  
$7,267 Planning Code 350

e. California Mills Act Historical Properties Contract  
Fee  
$7,267 Planning Code 350

f. Article 11 (Downtown Preservation) review  
- Designation or change of boundary of a Significant or Contributory Building  
- Designation or change of boundary of a Conservation District  
- Alteration of a Significant or Contributory Building in Designated Conservation Dist.  
- Alteration of a Contributory Building outside a Conservation District from which no TDR has been transferred and no permit issuance per Sections 1111 - 1111.6 Demo. of a Significant or Contributory Building inside or outside of a Conservation District for which TDRs have been transferred.  
- Alteration of a Significant or Contributory Building outside a Conservation District from which no TDR has been transferred and no permit issuance per Sections 1111 - 1111.6  
The initial fee amount is not to exceed 50% of the construction cost.  
$9,619 (= $9,594 + $25 BoA surcharge) Planning Code 350  
$9,619 (= $9,594 + $25 BoA surcharge) Planning Code 350  
$9,619 (= $9,594 + $25 Board of Appeals surcharge) Planning Code 350  
$1,726 (= $1,701 + $25 BoA surcharge) Planning Code 350

g. Statement of Eligibility  
Fee  
$7,267 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)

i. Block Book Notification for an Individual (BBN)

Block Book Notification for a Neighborhood Organization

j. Zoning Verification Letters

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)

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))

t. Tourist Hotel Conversion

u. Preliminary Project Assessment

v. Short-Term Residential Rental Registry Application Fee

w. Short-Term Residential 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)

Fee

$1,308 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

$1,008 (Planning Dept. only – for 5 or fewer units or affordable housing projects) or $1,495 (with DBI $348, DPW $361, SFFD $360) Planning Code 350

$426 (Planning Dept. only – for 5 or fewer units or affordable housing projects) or $1,495 (with DBI $348, DPW $361, SFFD $360) Planning Code 350

$1,008 Planning Code 350

$37 per Assessor's Lot + $15 each additional lot P. C. Sec. 350

$37 per Assessor's Block + $15 each additional block P. C. Sec. 350

$24,677 Planning Code 350

$4,746 per study Planning Code 350

$473 as initial fee. Planning Code 350

$3,222 as initial fee. Planning Code 350

$1,417 per individual relocation agreement application Planning Code 350

Registration & Inventory updates $793 per sign Planning Code 350

$256 for Annual Inventory Maintenance Planning Code 350

$453 per sign structure Planning Code 350

$4,825 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)

$600 Administrative Code 41F.3(l)(3)(x)

$2,400 Administrative Code 41F.3(l)(3)(x)

$5,125 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)

$566 (= $541 + $25 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: May 22, 2017
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.

<table>
<thead>
<tr>
<th>Construction Cost</th>
<th>Fee</th>
<th>Planning Code 350</th>
</tr>
</thead>
<tbody>
<tr>
<td>$ 0 - $9,999</td>
<td>$370</td>
<td></td>
</tr>
<tr>
<td>$10,000 - $49,999</td>
<td>$379</td>
<td>+ 3.872% over $10,000</td>
</tr>
<tr>
<td>$50,000 - $99,999</td>
<td>$2,818</td>
<td>+ 2.586% over $50,000</td>
</tr>
<tr>
<td>$100,000 - $499,999</td>
<td>$4,140</td>
<td>+ 2.832% over $100,000</td>
</tr>
<tr>
<td>$500,000 - $999,999</td>
<td>$15,683</td>
<td>+ 0.716% over $500,000</td>
</tr>
<tr>
<td>$1,000,000 - $4,999,999</td>
<td>$19,333</td>
<td>+ 0.282% over $1,000,000</td>
</tr>
<tr>
<td>$5,000,000 - $99,999,999</td>
<td>$30,795</td>
<td>+ 0.004% over $5,000,000</td>
</tr>
<tr>
<td>$100,000,000 or more</td>
<td>$35,488</td>
<td></td>
</tr>
</tbody>
</table>

Building Permit Applications for New Construction

<table>
<thead>
<tr>
<th>Construction Cost</th>
<th>Fee</th>
<th>Planning Code 350</th>
</tr>
</thead>
<tbody>
<tr>
<td>$ 0 - $99,999</td>
<td>$2,571</td>
<td></td>
</tr>
<tr>
<td>$100,000 - $499,999</td>
<td>$2,572</td>
<td>+ 2.832% over $100,000</td>
</tr>
<tr>
<td>$500,000 - $999,999</td>
<td>$14,118</td>
<td>+ 0.904% over $500,000</td>
</tr>
<tr>
<td>$1,000,000 - $4,999,999</td>
<td>$18,725</td>
<td>+ 0.348% over $1,000,000</td>
</tr>
<tr>
<td>$5,000,000 - $99,999,999</td>
<td>$32,902</td>
<td>+ 0.005% over $5,000,000</td>
</tr>
<tr>
<td>$100,000,000 or more</td>
<td>$38,770</td>
<td></td>
</tr>
</tbody>
</table>

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 $25 Board of Appeal surcharge.

c. Back Check Fee for Permit Revisions $261 (= $236 initial fee + $25 BoA surcharge) Planning Code 350
d. Public Notification (311 Full Svc. by ReproMail) Public Notification (312 Full Svc. by ReproMail) $81 (= $56 + $25 BoA) + $3.26 per envelope Planning Code 350
e. Demolition Permit Application $1,693 (= $1,668 + $25 BoA surcharge) Planning Code 350
f. Fire, Police, Entertainment Commission and Health Departments Permit Referral $141 as initial fee collected by other department Planning Code 350
g. Signs Permit Application $172 (= $147 + $25) Planning Code 350
h. Personal Wireless Service Facilities Site Permit (Facilities within Public Right-of-Way only) $220 Public Works Code, Article 25, Sec. 1527(a)(2)(A)

Last updated: May 22, 2017
## SAN FRANCISCO PLANNING DEPT.
### BASIC COMMISSION HEARING FEE SCHEDULE
**CONDITIONAL USE / PLANNED UNIT DEVELOPMENT /EASTERN NEIGHBORHOODS LARGE PROJECT AUTHORIZATIONS COMPUTATION WORKSHEET**
*(Effective September 1, 2016)*

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 $123.00 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.

<table>
<thead>
<tr>
<th>Cost Range</th>
<th>Fee Calculation</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) No construction cost (excluding extension of hours):</td>
<td>$2,083 + $123 (BOS appeal surcharge) = $2,206</td>
</tr>
<tr>
<td>(2) No construction cost (including extension of hours):</td>
<td>$1,489 + $123 (BOS appeal surcharge) = $1,612</td>
</tr>
<tr>
<td>(3) $1 through $9,999:</td>
<td>$1,489 + $123 (BOS appeal surcharge) = $1,612</td>
</tr>
<tr>
<td>(4) $10,000 through $999,999:</td>
<td></td>
</tr>
<tr>
<td>Cost: $10,000 =</td>
<td>$2,083 + $123 (BOS appeal surcharge) = $2,206</td>
</tr>
<tr>
<td>X 0.675% =</td>
<td>$1,489 + $123 =</td>
</tr>
<tr>
<td>(5) $1,000,000 through $4,999,999:</td>
<td></td>
</tr>
<tr>
<td>Cost: $1,000,000 =</td>
<td>$8,301 + $123 =</td>
</tr>
<tr>
<td>X 0.805% =</td>
<td>$41,139 + $123 =</td>
</tr>
<tr>
<td>(6) $5,000,000 through $9,999,999:</td>
<td></td>
</tr>
<tr>
<td>Cost: $5,000,000 =</td>
<td>$75,544 + $123 =</td>
</tr>
<tr>
<td>X 0.351% =</td>
<td>$1,106 + $123 =</td>
</tr>
<tr>
<td>(7) $10,000,000 through $19,999,999:</td>
<td></td>
</tr>
<tr>
<td>Cost: $10,000,000 =</td>
<td>$1,106 + $123 =</td>
</tr>
<tr>
<td>X 0.351% =</td>
<td>$5,209 + $123 =</td>
</tr>
<tr>
<td>(8) $20,000,000 and more:</td>
<td>$111,400 + $123 =</td>
</tr>
<tr>
<td>(9) Amend conditions of approval of a previous project:</td>
<td>$1,106 + $123 (BOS appeal surcharge) = $1,229</td>
</tr>
<tr>
<td>(10) Wireless Telecommunications Services (WTS):</td>
<td>$5,209 + $123 (BOS appeal surcharge) = $5,332</td>
</tr>
</tbody>
</table>

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: May 22, 2017
SAN FRANCISCO PLANNING DEPT.
BASIC COMMISSION HEARING FEE SCHEDULE
DOWNTOWN C-3 DISTRICT REVIEW & COASTAL ZONE PERMIT COMPUTATION WORKSHEET
(Effective September 1, 2016)

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 $25 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: $321 (= $296 + $25 Board of Appeals surcharge)

2) $10,000 through $999,999:
   Cost: $10,000 - $10,000 =
   \( X 0.135\% = $10,000 \times 0.135\% = $135 \) + $302 = $437 + $25 Board of Appeals surcharge =

3) $1,000,000 through $4,999,999:
   Cost: $1,000,000 - $1,000,000 =
   \( X 0.162\% = $1,000,000 \times 0.162\% = $1,620 \) + $1,669 = $3,289 + $25 Board of Appeals surcharge =

4) $5,000,000 through $9,999,999:
   Cost: $5,000,000 - $5,000,000 =
   \( X 0.134\% = $5,000,000 \times 0.134\% = $6,700 \) + $8,254 = $14,954 + $25 Board of Appeals surcharge =

5) $10,000,000 through $19,999,999:
   Cost: $10,000,000 - $10,000,000 =
   \( X 0.071\% = $10,000,000 \times 0.071\% = $7,100 \) + $15,107 = $22,207 + $25 Board of Appeals surcharge =

6) $20,000,000 and more = $22,331 = $22,306 + $25 Board of Appeals surcharge

7) Minor change of condition only: $1,131 plus T&M (= $1,106 + $25 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, 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
SAN FRANCISCO PLANNING DEPARTMENT
ENVIRONMENTAL EVALUATION

For projects located outside adopted Plan Areas (adopted after July 1, 2005)

FEE COMPUTATION WORKSHEET
(Effective September 1, 2016)

Environmental Evaluation -- Per Administrative Code Section 31.22

(1) $0 through $9,999: $1,362 (= $1,239 + $123 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 2.342% = (_______ + $4,819) + $123 Board of Supervisors surcharge = _________

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

Cost: _________ - $200,000 =

X 1.771% = (_______ + $9,358) + $123 Board of Supervisors surcharge = _________

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

Cost: _________ - $1,000,000 =

X 1.487% = (_______ + $23,803) + $123 Board of Supervisors surcharge = _________

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

Cost: _________ - $10,000,000 =

X 0.458% = (_______ + $160,166) + $123 Board of Supervisors surcharge = _________

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

Cost: _________ - $30,000,000 =

X 0.172% = (_______ + $253,520) + $123 Board of Supervisors surcharge = _________

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

Cost: _________ - $50,000,000 =

X 0.042% = (_______ + $288,591) + $123 Board of Supervisors surcharge = _________

(8) $100,000,000 and more

Cost: _________ - $100,000,000 =

X 0.016% = (_______ + $309,591) + $123 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: $1,308 as an initial fee, plus time and materials as set forth in Administrative Code Section 31.22

Last updated: May 22, 2017
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, 2016)

Environmental Impact Report -- Per Administrative Code Section 31.22

(1) $0 through $199,999: $27,509

(2) $200,000 through $999,999:
   Cost: __________ - $200,000 =
   X 0.676% = (__________ + $27,509) = __________

(3) $1,000,000 through $9,999,999:
   Cost: __________ - $1,000,000 =
   X 0.458% = (__________ + $33,172) = __________

(4) $10,000,000 through 29,999,999:
   Cost: __________ - $10,000,000 =
   X 0.187% = (__________ + $75,182) = __________

(5) $30,000,000 through $49,999,999:
   Cost: __________ - $30,000,000 =
   X 0.050% = (__________ + $113,463) = __________

(6) $50,000,000 through $99,999,999:
   Cost: __________ - $50,000,000 =
   X 0.050% = (__________ + $123,896) = __________

(7) $100,000,000 and more
   Cost: __________ - $100,000,000 =
   X 0.016% = (__________ + $150,200) = __________

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 $123 BOS appeal surcharge will be added on to its initial intake fee calculation.
4. Monitoring Conditions of Approval and Mitigation Monitoring: $1,308, as an initial fee, plus time and materials as set forth in Administrative Code Section 31.22

Last updated: May 22, 2017
Environmental Evaluation -- Per Administrative Code Section 31.23.1

(1) $0 through $9,999: $1,665 (= $1,542 + $123 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 2.916% = (_________ + $6,409) + $123 Board of Supervisors surcharge = _________

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

Cost: _________ - $200,000 =

X 2.204% = (_________ + $12,057) + $123 Board of Supervisors surcharge = _________

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

Cost: _________ - $1,000,000 =

X 1.848% = (_________ + $30,030) + $123 Board of Supervisors surcharge = _________

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

Cost: _________ - $10,000,000 =

X 0.569% = (_________ + $199,683) + $123 Board of Supervisors surcharge = _________

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

Cost: _________ - $30,000,000 =

X 0.214% = (_________ + $315,857) + $123 Board of Supervisors surcharge = _________

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

Cost: _________ - $50,000,000 =

X 0.050% = (_________ + $359,616) + $123 Board of Supervisors surcharge = _________

(8) $100,000,000 and more

Cost: _________ - $100,000,000 =

X 0.020% = (_________ + $385,665) + $123 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: $1,308, as an initial fee, plus time and materials as set forth in Administrative Code Section 31.22

Last updated: May 22, 2017
Environmental Impact Report -- Per Administrative Code Section 31.23.1

(1) $0 through $199,999: $34,235

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

Cost: $200,000 =
X 0.842% = ($200,000 + $34,235) =

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

Cost: $1,000,000 =
X 0.569% = ($1,000,000 + $41,285) =

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

Cost: $10,000,000 =
X 0.234% = ($10,000,000 + $93,563) =

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

Cost: $30,000,000 =
X 0.063% = ($30,000,000 + $141,230) =

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

Cost: $50,000,000 =
X 0.063% = ($50,000,000 + $154,320) =

(7) $100,000,000 and more

Cost: $100,000,000 =
X 0.020% = ($100,000,000 + $187,044) =

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: $1,308, as an initial fee, plus time and materials as set forth in Administrative Code Section 31.22

Last updated: May 22, 2017
For CLASS 32 Categorical Exemption Certificate (CEQA Review) Applications. See Administrative Code 31.22

Note: A $123.00 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:  
$11,881 + $123 (BOS appeal surcharge) = $12,004

2) $10,000 through $199,999:
   Cost: _________ - $10,000 =
   \[X \times 0.207\% = \text{_________} + \$11,881 + \$123 = \text{__________}\]

3) $200,000 through $999,999:
   Cost: _________ - $200,000 =
   \[X \times 0.196\% = \text{_________} + \$12,273 + \$123 = \text{__________}\]

4) $1,000,000 through $9,999,999:
   Cost: _________ - $1,000,000 =
   \[X \times 0.059\% = \text{_________} + \$13,838 + \$123 = \text{__________}\]

5) $10,000,000 and above:
   Cost: _________ - $10,000,000 =
   \[X \times 0.438\% = \text{_________} + \$19,256 + \$123 = \text{__________}\]

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.
SAN FRANCISCO PLANNING DEPT.
BASIC COMMISSION HEARING FEE SCHEDULE
100% AFFORDABLE HOUSING BONUS PROGRAM COMPUTATION WORKSHEET
(Effective September 1, 2016)

For AHBP - All Affordable Housing Bonus Program (Section 206 and 328) application fees – Planning Code Section 350, Article 3.5

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

Note: A $123.00 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): $1,042 + $123 (BOS appeal surcharge) = $1,165
(2) No construction cost (including extension of hours): $745 + $123 (BOS appeal surcharge) = $868
(3) $1 through $9,999: $745 + $123 (BOS appeal surcharge) = $868
(4) $10,000 through $999,999:
Cost: _______ - $10,000 =
X 0.338% = _______ + $745 + $123 = _______
(5) $1,000,000 through $4,999,999:
Cost: _______ - $1,000,000 =
X 0.403% = _______ + $4,151 + $123 = _______
(6) $5,000,000 through $9,999,999:
Cost: _______ - $5,000,000 =
X 0.338% = _______ + $20,570 + $123 = _______
(7) $10,000,000 through $19,999,999:
Cost: _______ - $10,000,000 =
X 0.176% = _______ + $37,772 + $123 = _______
(8) $20,000,000 and more: $55,700 + $123 = $55,823
(9) Amend conditions of approval of a previous project: $553 + $123 (BOS appeal surcharge) = $676
(10) Wireless Telecommunications Services (WTS): $5,209 + $123 (BOS appeal surcharge) = 5,332

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