

City of Corcoran User Fee Schedule

Table of Contents

Category	Page
Project-Specific Building Permits	2
General Building Permits and Misc. Building	3
Planning Department	4
Utility Fees and Civil Fines	7
Police Department	8
Facility Rental	9

City of Corcoran Building Permit Fees			
Project-Specific Permits	Previous	Effective 7/1/19	*
Awning, commercial or residential, over 54 inches from wall	none	\$151.00	n
Block or brick Fence	none	\$261.00	n
Carport, patio, shed, or pergola with foundation	none	\$261.00	n
Carport, patio, shed, or pergola without foundation	none	\$151.00	n
Demolition Permit	none	\$151.00	n
Decks over 200 sq. ft., or more than 30 in. above the ground	none	\$151.00	n
Electrical / Mechanical / Plumbing / Encroachment, Minor	\$77.00	\$151.00	c
Electric service panel (400 amps or less)	\$77.00	\$151.00	c
Electric service panel (greater than 400 amps)	none	\$261.00	n
Fire sprinkler - commercial plan check (plus Fire Marshall)	none	\$151.00	n
Fire sprinkler - residential plan check	none	\$261.00	n
HVAC replacement with ductwork	none	\$261.00	n
HVAC replacement without ductwork	\$154.00	\$151.00	c
HVAC replacement without ductwork, additional units	none	\$55.00	n
Landscape irrigation compliance - MELOW	none	\$151.00	n
Maintenance Permit (minimum)	\$77.00	\$151.00	c
Release of Board Action or Pendency Action Proceeding	none	\$78.00	n
Re-roof, overlay	\$142.00	\$151.00	c
Re-roof, with sheathing	none	\$261.00	n
Retaining wall over four feet tall	none	\$261.00	n
Sewer line replacement	\$77.00	\$261.00	c
Sign Inspection (after approval by Planning)	none	\$151.00	n
Solar electric installation – residential (13kw or less)	\$380.00	\$395.00	c
Solar water heat installation	none	\$151.00	n
Swamp cooler	\$77.00	\$151.00	c
Swimming pool or spa - built below ground	none	\$560.00	n
Swimming pool, spa or hot tub – pre-fab over 24 in. depth	none	\$151.00	n
Temporary Power Service	none	\$151.00	n
Water heater replacement	\$77.00	\$151.00	c

* n = new, c = change

Project-Specific Permits require payment in full at issuance.

City of Corcoran Building Permit Fees					
General Building Permits	Previous		Effective 7/1/19		*
Building Permit and Inspections	Base Cost	Plus \$ per \$1,000	Base Cost	Plus \$ per \$1,000	
Up to \$500	\$77.00	n/a	Removed		c
\$501 to \$2,000	\$80.00	\$30.50	Removed		c
Up to \$4,000	See proposed		\$151		n
\$4,001 to \$25,000	See proposed		\$151.00	\$18.00	n
\$25,001 to \$50,000	\$391.75	\$10.10	\$529.00	\$14.00	c
\$50,001 to \$100,000	\$643.75	\$7.00	\$883.00	\$10.00	c
\$100,001 to \$500,000	\$993.75	\$5.60	\$1,387.00	\$7.00	c
\$500,001 to \$1,000,000	\$3,233.75	\$4.75	\$4,197.00	\$5.00	c
Above \$1,000,000	\$5,608.75	\$3.65	\$6,700.00	\$3.00	c
Plan Check	65% of Building Permit Fee		65% of Building Permit Fee		
Single Project	33% of Building Permit Fee		33% of Building Permit Fee		
Tract Homes of Same Design					
Non-Compliance with Permit Requirements	Fees doubled		Fees doubled		
Work done without required permitting					
Miscellaneous Fees Per Hour					
Reinspection fees	None		\$110.00		n
Permitting services for which no fee indicated	None		\$110.00		n
Additional plan review	None		\$110.00		n
For use of outside consultants for plan checking and inspections, or both, to include admin and overhead	None		Actual Cost		n
Training/Continuing Education Fee	\$10 for permits up to \$250. 4% for permits greater than \$250.		\$10 for permits up to \$250. 4% for permits greater than \$250.		
Internal Technology Fee	\$5 for permits up to \$250. 3% for permits greater than \$250.		\$5 for permits up to \$250. 3% for permits greater than \$250.		

* n = new, c = change

City of Corcoran Planning Department Fees				Note 1
	Previous	Effective 7/1/19	*	
Use of Land (PC/CC approval)				
Conditional Use Permit (CUP)	\$1,479	\$2,870	c	Note 2, 3
CUP, Minor with no new construction	\$634	\$1,340	c	Note 2, 3
CUP, Alcohol	none	\$960	n	Note 2, 3
CUP, Temporary	none	\$670	n	
CUP, Letter of necessity and convenience	none	\$190	n	
CUP, Time extension with no hearing	\$105	\$480	c	
CUP, Time extension with hearing	none	\$860	n	
Planned Unit Development	\$1,479	\$3,150	c	Note 2, 3
Variance	\$951	See below	c	
Variance, Minor Residential (One lot)	none	\$840	n	Note 2, 3
Variance, Commercial and Industrial	none	\$2,730	n	Note 2, 3
Variance, time extension	\$105	\$610	c	
Modifications requiring public hearing	\$634	\$710	c	
Annexations	\$2,853	\$7,200	c	Note 2, 3, 5, 6
General Plan Amendment with zoning land use change	\$1,269	\$4,020	c	Note 2, 3
Zoning, Pre-zoning, Change in land use designation	\$1,057	\$3,700	c	
Zoning, Change in Ordinance text	\$1,057	\$2,970	c	Note 2, 3
Zoning, Non conforming letter (Staff)	none	\$190	n	
Zoning, Rebuild letter (Staff)	none	\$190	n	
Zoning, Exception	none	\$760	n	
Appeals to City Council	\$634	\$610	c	
Appeals to Planning Commission	none	\$760	n	
Use of Land (Staff approval)				
Site Plan Review, new construction	\$422	\$3,390	c	Note 2, 3
Site Plan Review, existing building	none	\$2,010	n	Note 2, 3
Site Plan Review, Amendments	none	\$530	n	Note 2, 3
Administrative Review, existing building, Major	\$264	\$1,250	c	Note 2, 3
Administrative Review, existing building, Minor	none	\$420	n	Note 2, 3
Administrative Review, Amendments	\$147	\$380	c	Note 3
Sign Review	\$74	\$310	c	Note 2
Sign Program (multi signs, tenants)	\$105	\$620	c	Note 2
Division of Land (PC approval)				
Lot Line, Adjustment	\$212	\$1,660	c	Note 3
Lot Line, Minor Adjustment	none	\$860	n	
Parcel Map, Tentative, (Minor, Staff approval)	\$317	See below	c	
Parcel Map, Tentative, Residential (4 lots or less)	\$1,057	\$2,230	c	Note 3, 5, 6
Parcel Map, Tentative, Commercial and Industrial	none	\$2,900	n	Note 3, 5, 6
Parcel Map, Tentative, Amendment (PC approval)	\$634	\$970	c	Note 3
Parcel Map, Final	none	\$1,210	n	Note 5
Parcel Map, Waiver	\$105	\$500	c	
Time Extension (no hearing)	\$212	\$300	c	
Time Extension (PC approval)	none	\$610	n	

* n = new, c = change

City of Corcoran Planning Department Fees (Con't)				Note 1
	Previous	Effective 7/1/19	*	
Subdivision Maps				
Preliminary Review	\$422	\$1,090	c	
Tentative Subdivision Map	\$1,269	\$4,200	c	Note 3, 4, 5, 6
Amendment, Major (PC Approval)	\$1,057	\$1,450	c	Note 3
Amendment, Minor (Staff Approval)	\$212	removed	c	
Time Extension (No hearing)	\$158	\$300	c	
Time Extension (Hearing)	none	\$610	n	
Final Map	\$317	\$1,390	c	Note 5
Recordings	none	\$340	n	
Certificate of Compliance	\$158	\$530	c	
Environmental Review (CEQA)				
Categorical Exemption	none	\$190	n	
Exemption (De Minimis, including county fee)	\$80	\$150	c	
Initial Study	\$422	\$2,960	n	Note 3, 4
Negative Declaration	\$422	\$3,310	c	Note 3, 4
Environmental Impact Report	\$1,057	\$3,620	c	Note 3, 4
Technical Study	none	\$2,970	n	Note 3, 4
Time Extension (No hearing)	none	\$300	n	
Time Extension (Hearing)	none	\$610	n	
Miscellaneous Fees				
Release of Lien (Fee plus legal costs)	none	\$78		
Road (Right-of-Way) Abandonment	\$380	\$1,240	c	Note 6
Parking-in-lieu Fee	none	Pending	c	
Planning and other public documents/maps (thumb drive)	Varied	\$25	c	

City of Corcoran Planning Department Fees (Con't)

Notes to Planning Fees

- 1) The above fees are based on the time and cost for the Planning Department to process these applications and cost to publish and mail public hearing notices as required.
- 2) The above fees do not cover Building permit fees or (including impact fees) required fees to be collected by other local, county, state and federal agencies. These fees are the responsibility of the applicant to pay when due. The City may collect these fees for other jurisdictions.
- 3) The above fees do not cover all engineering costs and other professional consultant costs. These costs are the responsibility of the applicant.
- 4) Any project requiring a deposit may require additional funds to be deposited to cover the estimated additional costs to complete the review of the project by the City and/or its engineer. A hold may be placed on the project if this is not done in a timely manner.
- 5) A deposit of \$2000 will be required for subdivision, parcel maps and annexations at the time of submission of the tentative map and \$1000 at the time of submission of the final map. (This is in addition to the deposit for 4% of the engineer's estimate for improvements.
- 6) If the City Engineer's cost for review of the maps or project exceed the deposit, then the applicant will be billed. All fees must be paid prior to City approval of the map.

City of Corcoran Utilities and Miscellaneous Fees			
	Previous	Effective 7/1/19	*
Utilities / Finance Department			
Utilities Security Deposit	\$100.00	\$100.00	
Utilities Past Due	\$5.00	\$5.00	
Utilities Late Notice Mailer	\$10.00	\$10.00	
Restore service for nonpayment	\$10.00	\$20.00	c
Utilities Customer tampering with shut-off valve or meter	None	\$100.00	n
Utilities payment with debit or credit card	None	None	
Utilities after-hours service call	None	\$80.00	n
Non-Sufficient Funds Check	\$10.00	\$10.00	
Photocopies per page	\$0.20	\$0.20	
Facsimile send per page	\$1.50	\$1.50	
Facsimile receive per page	\$1.00	\$1.00	
Hydrant meter deposit	\$250.00	\$250.00	
Hydrant meter delivery, connection, and retrieval	\$35.00	\$80.00	c
Civil Fines			
Cost recovery minimum fee	\$303.00	\$330.00	c

* c = change, n = new

For Civil Fines, amounts due become delinquent 30 days after the citation date. A penalty of 50% will be added to any delinquent balance and must be received within 60 days of the citation issuance date. An additional late fee of 100% (double) of the original citation will be added after 60 calendar days of the citation issuance date. Outstanding amounts due will be sent to revenue collection agency.

Police Department Activity Fees			
	Previous	Effective 7/1/19	*
Bicycle License	\$2.00	\$5.00	c
Police Reports	\$8.00	\$8.00	
Traffic Accident Reports	\$8.00	\$10.00	c
Public Records Request, per page	\$0.10	\$0.10	c
Repossession Release	\$15.00	\$15.00	
Citation Copies	\$2.00	\$5.00	c
Citation Sign off/Issued from Other Agency	\$5.00	\$10.00	c
VIN Verification	none	\$20.00	n
Civil Subpoena / Records	\$75.00	\$75.00	
Civil Subpoena / Officer	\$275.00	\$275.00	
Vehicle Impound Release	\$100.00	\$100.00	
Vehicle Impound Release with Hearing	\$110.00	\$110.00	
Live Scan / Fingerprints	\$10.00	\$10.00	
Department Clearance Letters	\$15.00	\$15.00	
Alcohol License Review	\$10.00	\$10.00	
DUI Arrest Procedures	\$130.00	\$130.00	
DUI Accident Investigation	\$164.00	\$164.00	
DUI Accident Investigation (With Injury)	\$245.00	\$245.00	
DUI Accident Investigation (With Fatality)	\$501.00	\$501.00	
Dog License 1 yr	\$20.00	\$20.00	
Dog License 2 yr	\$30.00	\$30.00	
Dog License 3 yr	\$40.00	\$40.00	
Dog License Senior 1 yr	\$6.00	\$6.00	
Dog License Senior 2 yr	\$10.00	\$10.00	
Dog License Senior 3 yr	\$13.00	\$13.00	
Dog License Altered 1 yr	\$6.00	\$6.00	
Dog License Altered 2 yr	\$10.00	\$10.00	
Dog License Altered 3 yr	\$13.00	\$13.00	
Dog License Replacement	none	\$2.00	n
Cat Trap daily rental	none	\$2.00	n
Animial quarantine check	\$25.00	\$25.00	
Animal Running at Large (RAL) pick up	\$30.00	\$30.00	
Owner Surrender (Altered)	\$45.00	\$45.00	
Owner Surrender	\$55.00	\$55.00	
CCW (Stated fee + DOJ Fees)	\$100.00	\$100.00	
CCW Renewals (Stated Fee + DOJ Fees)	\$20.00	\$20.00	

City of Corcoran Facility Rental Fees			
	Previous	Effective 7/1/19	*
Veterans Hall, including Kitchen (all day)			
Application fee	\$50	\$50	
Deposit (security, cleaning and damage)	\$200	\$200	
Standard rental (Friday - Saturday)	\$350	\$350	
Standard rental (Sunday - Thursday)	\$250	\$250	
Local non-profit organizations	\$100	\$100	
Service clubs, after three events per year at no charge	\$100	\$100	c
Use of tables and chairs	\$300	Included	c
Parks (all day)			
Cesar Chavez park covered tables		\$25	n
Christmas Tree park gazebo	No	\$25	n
Burnham Smith park covered tables	Reservations	\$25	n
Father Wyatt park covered tables	Allowed	\$25	n
John Maroot park covered tables	Presently	\$25	n
Rental of Veterans Hall			
<p>The full amount of the application fee and deposit must be paid up front to reserve Veterans Hall. If a reservation is cancelled, the application fee will not be refunded, and fifty percent (50%) of the deposit will not be refunded. Full payment is due 10 days prior to the rental date. Deposits are refundable after city inspection of the facility finds it clean, undamaged, and tables and chairs properly stored.</p>			
Reservations for Parks			
<p>The stated fee payment for parks is payable at the time of the reservation and is not refundable.</p>			

* c = change. n = new.