



Planning Service Fee Schedule

455 County Center, 2nd Floor | Mail Drop PLN 122
 Redwood City, CA 94063
 (650) 363-4161
 planning.smcgov.org

Established by Board of Supervisors Resolution Number 080751 (Adopted November 19, 2024). Effective April 1, 2026.
 *Amended by Board of Supervisors Resolution Number 082009 (Adopted June 23, 2026). Effective June 23, 2026.

PERMIT	FEE
Appeal of Any Permit	\$2,021
Agricultural Preserve and Farmland Security	
New Contract	\$10,090
Non-Renewal	\$887
Amendment or Immediate Cancellation	\$4,327
Agritourism Permit	\$2,021
Archeological/Historical Research	Cost plus 20%
Architectural Review in State Scenic Highway Corridor	
Exemption	\$2,021
Any New Use	\$6,222
Addition to an Existing Use	\$3,883
Planning Review of Building Permit Plans	
Plan Review and 1 Resubmittal	\$887
Additional Resubmittal(s) or Plan Revision (each)	\$444
Cannabis Licensing	
Initial License	\$10,090
Renewal/Amendment	\$3,883
Termination of Operations	\$444
Child Care Permit	\$2,021
Coastal Development Permit	
Exemption (See Note 1)	\$444
Staff Level	\$2,021
Public Hearing	\$6,222
Biologic Report	\$444
With a Lot Line Adjustment or Certificate of Compliance (Type B)	\$3,883
Confined Animal Permit	
Certificate of Exemption	\$444
Initial Permit - No Hearing Required	\$3,883
Initial Permit - Hearing Required	\$6,222
Permit Review (three years)	\$444
Density Analysis - PAD, RM, TPZ Districts	\$1,054

Density (Slope) Analysis - S-11, RH, S-104 Districts	\$777
Design Review (DR District)	
Exemption (Admin)	\$665
Ministerial Review for New Single Family Residential Construction* (See Note 17)	\$861
Ministerial Review for New Commercial/Multiple Family Residential Construction* (See Note 17)	\$861
Ministerial Review for Single Family Residential Alteration and/or Addition; Detached/Attached ADU* (See Note 17)	\$646
Minor Exception* (to be added to applicable review fee) (See Note 17)	\$861
Major Exception* (to be added to applicable review fee) (See Note 17)	\$4,079
Review by Design Review Committee - New Use	\$6,222
Review by Design Review Committee - Major Revision or Addition to Existing Use	\$3,883
Development Footprint Analysis (DFA)	\$887
Drainage Review	\$510
Environmental Review	
Categorical Exemption	\$341
PERMIT	FEE
Initial Study and (Mitigated) Negative Declaration	\$6,222
Environmental Impact Report	
Processing Fee	\$10,090
Preparation	Cost plus 20%
Mitigation Monitoring and Reporting (as required by Public Resources Code Section 28781.6)	Cost plus 20%
Recording Fee	\$81
Exceptions	
Fence Height	\$2,021
Off-Street Parking	\$3,581
Off-Street Parking - w/Public Hearing, add	\$3,581
Street Improvement	\$3,883
Home Improvement	\$3,883
Home Improvement - w/Public Hearing, add	\$3,883
Extension of any Permit	\$444
Flood Hazard Exception	\$2,021
General Plan Amendment	\$10,090
General Plan Conformity	\$3,883
Geotechnical Review	
Geotechnical Review Fee (other than grading permit, See Note 2)	\$773
Geotechnical Review Fee - Hourly rate	\$170
Review by Geologist - basic fee	Cost plus 20%

Grading Permits		
Exemption		\$665
Staff Level (includes Geotech Review Fee)		\$2,919
Public Hearing (includes Geotech Review Fee)		\$6,995
Historical Permits		
Historical Landmark or District Application		\$6,222
Historic Preservation Permit		\$3,883
Land Clearing Permit		
State or County Scenic Road Corridor		\$3,883
Other		\$2,021
Land Division		
Certificate of Compliance (verifying parcel legality - Government Code 66499.35a)		\$2,021
Certificate of Compliance (legalizing parcel - Government Code 66499.35b)		\$4,199
Lot Line Adjustment		\$2,021
Major Subdivision		
First 5 Lots or Units		\$17,663
Each Additional Lot or Unit		\$444
Minor Subdivision		\$11,855
SB 9 Subdivision		\$6,222
Merger (by request of property owner)		\$665
Unmerger (Government Code Section 66451.30)		\$3,883
Landscape Plan Review		Cost plus 20%
Minor Modification Fee		\$444
Natural Resource Permits		
Drill Permit		
Exploratory		\$10,090
Production		\$6,222
Inspection		\$2,021
PERMIT		FEE
Surface Mining Permit		
Initial/Renewal		\$10,090
Inspection		\$2,021
Surface Mining Reclamation Plan		\$3,883
Inspection		\$2,021
Timber Harvesting Permit		
Initial		\$10,090
Inspection		\$2,021
Renewal		\$2,021

Topsoil Permit	
Initial	\$10,090
Inspection	\$2,021
Noise Report Review	\$444
Other Fees	
Technology Fee	4%
Document Storage Fee	2%
Specific Plan - BART Station Area Specific Plan (per gross square feet of development) - County to obtain reimbursement in accordance with Government Code Section 65453	\$0.09
Legal Counsel Surcharge Fee	5%
Non-refundable Credit Card Processing Fee	3%
Returned Payment Fee	\$25
Planned Agricultural Permit	\$10,090
Farm Labor Housing (See Note 4)	\$0
Pre-Applications	
Major Development Pre-Application Workshop	\$2,021
Minor Pre-Application (See Note 15)	\$412
Public Noticing	\$175
Research	
First 1/2 hour	\$0
Per hour over 0.5 hours	\$155
Cost per photocopy	\$0.30
Resource Management District (RM, RM-CZ)	
Minor Development Review - Certificate of Compliance	\$2,021
Development Review Procedure	
Environmental Setting Inventory (ESI) - Previous ESS Approval	\$1,942
Environmental Setting Inventory (ESI) - No Previous ESS	\$3,883
Final Development Plan	\$3,883
Rezoning	\$16,015
SB 35 Multifamily Housing Development	\$6,222
Sewage Capacity Transfer	\$303
Short Term Rental Permit	\$444
Site Development Permit	
Initial	\$6,222
Amendment or Exception	\$444
Stormwater C3 Review	
Basic Fee	\$266
Each additional service - (Reviews or Site Inspections) (See Note 3)	\$103
Street Name Change	\$3,883
PERMIT	FEE
Timberland Preserve Zone (TPZ, TPZ-CZ)	

Minor Development Permit	\$2,021
Concept Plan	\$3,883
Development and Timber Management Plan (DTM)	\$3,883
Timber Management Plan	\$2,021
Tree Permits	
Protected Tree Removal Permit (cost per tree)	\$444
Protected Tree Pruning Permit (cost per tree)	\$331
Expedited Tree Removal Permit (cost per tree)	\$221
Emergency Tree Removal Permit	\$221
Heritage Tree - New Designation	\$3,883
Text Amendment	\$16,015
Use Permit	
Initial	\$6,222
Renewal/Amendment	\$3,883
Inspection	\$589
Farm Labor Housing	\$0
4-H Projects (See Note 5)	\$0
Kennel/Cattery Permit	
Initial	\$6,222
Amendment	\$887
Renewal/Inspection	\$444
Variance	\$3,883
With Public Hearing, add additional fee	\$3,883
OTHER AGENCY REVIEW FEES	
THE FOLLOWING FEES ARE SET BY OTHER ORDINANCES AND ARE SUBJECT TO CHANGE	
Department of Public Works	
Review	\$400
Each additional service (Review or Site Inspections, see Note 6)	\$100
Environmental Health Services	
Planning Application Review (septic and/or well, hazardous material, food facility)	\$1,640
Sewered Land Division Application	\$1,312
Unsewered Land Division Application (12 hr retainer)	\$3,936
Land Use Service Hourly Rate	\$328
Resubmittal	\$1,640
San Mateo County Fire Review (See Note 7)	
Single Family	\$187
Multi Family	\$374
New Commercial	\$748
Commercial Tenant Improvement	\$187

MITIGATION/IMPACT/FILING FEES ([SEE NOTE 8](#))

Dedication of Park Land or In Lieu fees are calculated based on Ordinance 4798 adopted December 12, 2017. These fees apply to all subdivisions as prescribed in County Subdivision Regulations Chapter 4, Article 6, and they are calculated as described at <https://www.smcgov.org/planning/subdivision-regulations>.

California Department of Fish & Wildlife Environmental Document Filing fees are calculated based on Title 14 of California Code of Regulations Section 753. These fees apply when a notice of determination on a CEQA document is filed. They are calculated as described at <https://wildlife.ca.gov/Conservation/Environmental-Review/CEQA/Fees>. (711.4(c) of the Fish and Game Code)

NOTES

1. The Director of Planning and Building is authorized to waive the \$444 fee for a Coastal Development Permit Exemption (CDX) for qualifying projects located in the Agricultural Exclusion Area that qualify for a CDX pursuant to Zoning Regulation Section 6328.5 (e) and the associated Exemption/Exclusion Worksheet when the County's Agricultural Ombudsman has been consulted on the project. Documentation verifying the Agricultural Ombudsman's involvement shall be submitted with the CDX application, as mandated by Board of Supervisors Resolution No. 076136.
2. The Geotechnical review fee covers the average County cost to review a Geotechnical report (4 hours). Smaller projects which require less review time will be refunded the difference in costs, and larger projects which require more review will be charged for additional time, on a case by case basis. Geotechnical review is required for: a) all new structures, major remodel/additions located in areas in fault, landslide, liquefaction, tsunami/seiche inundation zones; b) development projects subject to the requirements defined in LCP policy 9.8 (regulation for development on coastal bluff tops); c) New structures, major remodel/additions, subdivisions located in the Seal Cove Area (Geohazard (GH) zone); d) all grading permits, e) all subdivisions; and is subject to change at the discretion of the Director of Planning and Building.
3. Basic fee includes one-time Planning and Public Works review of applicant's proposed stormwater management plan for C3 Regulated projects and source controls for non-C3 projects, as well as two site inspections. County staff time beyond these services will be charged \$103.00 for each additional review or site inspection.
4. All Planning and Building Department fees are waived for 1) new affordable housing projects, as mandated by Board of Supervisors Resolution No. 62405, and 2) farm labor housing permits and renewals, as mandated by Board of Supervisors Resolution No. 54443. Fees imposed by other County departments and non-County agencies may still apply, such as fire, public works, and environmental health.
5. Use Permit and related fees are waived for 4-H or similar projects authorized under Section 6500(c)13 of the Zoning Code. Written certification from the UC Cooperative Extension Office is required, stating that the application involves an official 4-H project.
6. Department of Public Works Review Fee includes one review of applicant's proposed project and two site inspections. County Staff time beyond these services will be charged \$100.00 for each additional review or site inspection.
7. San Mateo County Fire Review fee applies to Planning projects that include any of the following: (a) new construction, additions, ground mounted solar, access (new/changes), water supply (new/changes), above ground or underground tank installation or modifications, generators; (b) Grading and Land Clearing Permits, Off-street Parking Exceptions, Certificates of Compliance (Type B), Lot Line Adjustments, Major Development Pre-applications, Cannabis Licensing and Renewals, Street Naming, Use Permits, and Confined Animal Permits. These fees apply only to San Mateo County Fire jurisdiction. Other Fire jurisdictions may apply their own fees and applicants shall pay those fees separately, when applicable.
8. The fees listed on this schedule do not account for development impact fees and/or State mandated impact fees. Depending on the location and scope of a project, additional impact fees could apply, including but not limited to, legislative fees and other fees to mitigate project specific impacts, such as affordable housing impact fees, dedication of park land or in-lieu fees, mid-coast park and recreation development fees, roadway mitigation fees, or California

Department of Fish and Wildlife environmental impact fees. Applicants are advised to anticipate these costs as part of the overall project costs.

9. When a violation of the Zoning Ordinance or Subdivision Ordinance (or any other ordinance or law establishing the requirements for the permits or approvals referenced in this schedule) includes or results from the failure to obtain a required permit, the fee for obtaining the permit required to correct the violation shall be double the fee amount shown, except for grading and tree cutting or trimming violation, for which the fee shall be ten times the amount shown.
10. Notwithstanding the fee schedule listed above, total costs of all Planning fees, excluding a Variance Permit fee, and/or Certificate of Compliance fee to legalize a parcel, and/or Environmental Review fees (unless a CEQA Exemptions), required to: (1) construct a new single-family residence or additions/remodels to same, or a second dwelling unit (new or legalized) on an existing legal parcel; or (2) establish a kennel or cattery (new or legalized) on an existing legal parcel; or (3) construct a project or operate a use in the Princeton area, shall not exceed \$7,500 provided that all permits are applied for and processed concurrently.
11. The Director of Planning and Building is authorized to adjust Planning fees in unusual circumstances when the regular fees listed above would clearly be excessive for a minor project requiring limited service. In such cases, the Director of Planning and Building is authorized to reduce the fees to reflect actual staff costs. In other cases, when County costs for reviewing a major project will clearly exceed revenues from the regular fees, the Director of Planning and Building is authorized to increase the fees to reflect actual staff costs, including time, material, and overhead for additional work not listed in this schedule. Any adjustment in fees shall be documented by the Director of Planning and Building in writing.
12. When a project requires more than one permit, 100% of the highest base fee shall be collected and all subsequent base fees will be collected at 75% of the published fee. The term "base fee" refers to regular Planning permit fees, and excludes the following fees: density and/or slope analysis fees, environmental review fees, general plan conformity fees, agricultural preserve fees, variance fees, other agency fees, planning review fees on building permits, certificates of compliance, and mergers.
13. The Director of Planning and Building is authorized to waive up to 35% of planning fees for projects undertaken by a public agency or community based non-profit agencies/organizations that provide services resulting in public benefits.
14. All consultant costs are charged at actual cost plus 20%. This 20% covers the average County cost to review, manage, and/or process consultant work.
15. Required prior to application for Design Review; optional for minor development and other project types not subject to a major development pre-application public workshop pursuant to Section 6415.2 of the Zoning Regulations. This pre-application fee will be credited towards an associated formal planning application submittal filed within 6 months of the pre-application.
16. Refund Policy: The amount of the planning fee refund will be guided by the following criteria: withdrawal within 1 week of the application date: 100%; withdrawal prior to legal notice or placement on final agenda: 50%; withdrawal after legal notice or placement on final agenda: no refunds; withdrawal at Public Hearing: no refunds. Environmental Review Fees: withdrawal prior to preparation of Initial Study: 75%; withdrawal prior to publication of any legal notice on environmental document: 50%; withdrawal after publication of legal notice: no refunds. Refund is made to the payer or person designated by the payer.
17. Design Review Fees adopted by the Board of Supervisors by Resolution Number 082009, effective June 23, 2026.