



# SAN FRANCISCO PLANNING DEPARTMENT

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## SCHEDULE OF APPLICATION FEES Effective August 29, 2014

**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)*

**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 350g1)* A new fee schedule showing these adjusted rates and any other fee changes will be published in late August or early September each year.

**Time and Materials:** All applications (except 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 350c)*

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](mailto:pic@sfgov.org).

Last updated: July 21, 2014

# 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 Historic Resource  
Determination of Impact to Historic Resource
- d. Review Categorical Exemption prepared by another City Agency
- e. Class 32 Categorical Exemption Certificate

## Fee:

**\$312** Admin Code 31.22(a)(7)(a) and (a)(9)  
**\$6,235** (= **\$6,118** + **\$117** BOS Appeal Surcharge)  
Admin Code 31.22 (a)(7)(a)  
**\$2,680** (= **\$2,563** + **\$117** BOS Appeal Surcharge)  
Admin Code 31.22(a)(8)  
**\$3,554** Admin Code 31.22(a)(8)  
**\$380** (= **\$263** + **\$117** BOS Appeal Surcharge) Admin Code 31.22(a)(10)  
See worksheet on page 12 Admin Code 31.22 (a)(7)(b)

## 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 (a)(1)  
See worksheet on page 9. Admin Code 31.22 (a)(2)  
**\$24,531** Admin Code 31.22 (a)(5)  
1/2 EIR fee + **\$117** BOS Appeal Surcharge  
Admin Code 31.22 (a)(6)  
**\$24,531** Admin Code 31.22 (a)(5)

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

**Note:** Projects in Plan Areas shall also pay the proportional share of the cost of the Programmatic Environmental Impact Report. This fee will be calculated separately and assessed prior to entitlements. All use **Environmental Evaluation (EE) Application:**

- 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)

**\$13,659** Admin Code 31.23.1 (a)(2)  
The Department determines additional fees based on the level of review required.  
**\$7,580** (= **\$7,463** + **\$117** BOS Appeal Surcharge)  
Admin Code 31.23.1 (a)(2)(i)  
See worksheet on page 10 Admin Code 31.23.1 (b)(1)  
See worksheet on page 11 Admin Code 31.23.1 (b)(2)  
1/2 EIR fee Admin Code 31.23.1 (b)(3)

## Transportation Review or Impact Study:

(See page 4, Miscellaneous Fees **6(l)** and **6(m)**; 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

**\$547** for Appellant only. Fee for Neighborhood Organizations shall be waived.  
See Admin Code 31.22 (a)(3) for other restrictions.  
**\$547** for Appellant only. Fee for Neighborhood Organizations shall be waived.  
See Admin Code 31.22 (a)(4) for other restrictions.

# 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**  
**\$548** (Fee for Neighborhood Org. shall be waived)  
**\$3,768** Planning Code 352(d)  
**\$15,444** Planning Code 352(l)  
**\$7,730** Planning Code 352(i)  
**\$3,125** Planning Code 352(j)  
**\$13,437** Planning Code 352(e)(1)  
**\$2,459** Planning Code 352(e)(2)  
**\$3,629** Planning Code 352(g)  
**\$1,444** Board of Supervisors Ordinance # 34-1;  
File #111281

Last updated: July 21, 2014

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|--|---|
| <ul style="list-style-type: none"> <li>h. General Plan amendment and related plans</li> <li>i. Conditional Use (Section 303), Planned Unit Development (Section 304) and Eastern Neighborhoods Larger Project Authorizations (Section 329)</li> <li>j. Section 321 (Annual Limit) Review or Office Development Limitation Projects</li> <li>k. Variance (Section 305)</li> </ul> | <p>Fee based on actual T/M cost <i>Planning Code 352(f) &amp; 352(h)</i><br/>           Basic Commission Hearing Fee Schedule depends on construction cost (see page 6) <i>Planning Code 352(a)</i> The initial fee amount is not to exceed 50% of construction cost.<br/> <b>\$5,359</b> (= <b>\$5,334</b> + \$25 Board of Appeals surcharge) per application as initial fee <i>Planning Code 353(c)</i><br/>           Depends on Construction Cost. <i>Planning Code 352(b)</i><br/>           The initial fee amount is not to exceed 50% of construction cost.<br/> <b>\$921</b> (= <b>\$896</b> + Board of Appeal Surcharge \$25)<br/> <b>\$2,021</b> (= <b>\$1,996</b> + BoA Surcharge \$25)<br/> <b>\$4,090</b> (= <b>\$4,065</b> + BoA Surcharge \$25)<br/> <b>\$547</b> for Appellant to the Board of Supervisors.<br/>           Fee for Neighborhood Organization shall be waived (See restrictions on <i>Planning Code 352 (n)(1)</i>)</p> |
| <p><u>Construction Cost</u></p> <ul style="list-style-type: none"> <li>\$0 to \$9,999</li> <li>\$10,000 to \$19,999</li> <li>\$20,000 or more</li> </ul>   |   |
| <ul style="list-style-type: none"> <li>l. Appeals to Board of Supervisors (i.e. Conditional Use; Landmark Designation; Applicable Cert. of Appropriateness &amp; Permit to Alter)</li> </ul>   |   |

### **3. DOWNTOWN APPLICATIONS**

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|--|---|
| <ul style="list-style-type: none"> <li>a. Downtown (C-3) District Review (Section 309)</li> <li>b. Application for 1 or more exceptions under Section 309</li> </ul> | <p><b>Fee</b><br/>           Basic Commission Hearing Fee Schedule (See page 7)<br/> <i>P. C. Section 352(c)</i> The initial fee amount is not to exceed 50% of the construction cost.<br/> <b>\$2,015</b> (= <b>\$1,990</b> + \$25 Board of Appeals surcharge) <i>Planning Code 353(a)</i></p> |
|--|---|

**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 Sec.350 (c) (See *Planning Code Section 352(c)(2)*)

### **4. PRESERVATION APPLICATIONS**

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|--|--|
| <ul style="list-style-type: none"> <li>a. Landmarks Designation</li> <li>b. Historical District Designation, Amendment, Rescission</li> <li>c. Certificate of Appropriateness Applications</li> </ul> <p><u>Construction Cost</u></p> <ul style="list-style-type: none"> <li>\$0 to \$999</li> <li>\$1,000 to \$19,999</li> <li>\$20,000 or more</li> </ul>  | <p><b>Fee</b><br/> <b>\$287</b> <i>Planning Code 356(a)</i><br/> <b>\$1,148</b> <i>Planning Code 356(b)</i><br/>           Depends on Construction Cost. <i>Planning Code 356(c)</i><br/>           The initial fee amount is not to exceed 50% of the construction cost.<br/> <b>\$362</b> (= <b>\$337</b> + BoA surcharge \$25)<br/> <b>\$1,369</b> (= <b>\$1,344</b> + BoA surcharge \$25)<br/> <b>\$6,246</b> (= <b>\$6,221</b> + BoA surcharge \$25)<br/>           Same as Conditional Use Fee Schedule. <i>P. C. 356(d)</i><br/> <b>\$5,252</b> for Commercial properties and<br/> <b>\$2,626</b> for Residential properties <i>P. C. Sec. 356(e)</i></p> |
| <ul style="list-style-type: none"> <li>d. Determination of Compatibility</li> <li>e. California Mills Act Historical Properties Contract</li> </ul>  |  |
| <ul style="list-style-type: none"> <li>f. Article 11 (Downtown Preservation) review               <ul style="list-style-type: none"> <li>- Designation or change of boundary of a Significant or Contributory Building</li> <li>- Designation or change of boundary of a Conservation District                   <ul style="list-style-type: none"> <li>- <b>Alteration</b> of a Significant or Contributory Building in Designated Conservation Dist.</li> <li>- <b>Alteration</b> of a Contributory Building outside a Conservation District from which no TDR has been transferred and no permit issuance per Sections 1111 - 1111.6</li> <li>- Demo. of a Significant or Contributory Building inside or outside of a Conservation District for which TDRs have been transferred.</li> </ul> </li> </ul> </li> </ul> | <p><b>\$6,880</b> <i>Planning Code 353(d)(1)</i><br/> <b>\$6,880</b> <i>Planning Code 353(d)(2)</i><br/> <b>\$9,109</b> (= <b>\$9,084</b> + \$25 BoA surcharge) <i>Planning Code 353(d)(3)</i><br/> <b>\$9,109</b> (= <b>\$9,084</b> + \$25 BoA surcharge) <i>Planning Code 353(d)(4)</i><br/> <b>\$9,109</b> (= <b>\$9,084</b> + \$25 BoA surcharge) <i>Planning Code 353 (d)(5)</i></p>  |
| <ul style="list-style-type: none"> <li>g. Statement of Eligibility</li> </ul>  | <p><b>\$1,636</b> (= <b>\$1,611</b> + \$25 BoA surcharge) <i>Planning Code 353(d)(6)</i></p>   |
| <ul style="list-style-type: none"> <li>h. Certificate of Transfer, Execution of</li> <li>i. Certification of Transfer of TDR (Notice of Use)</li> </ul>  | <p><b>\$465</b> <i>Planning Code 353(d)(7)</i><br/> <b>\$1,451</b> <i>Planning Code 353(d)(8)</i></p>  |

Last updated: July 21, 2014

## 5. MISCELLANEOUS FEES

	<b>Fee</b>
a. Monitoring Conditions of Approval and ZA Mitigation Monitoring	<b>\$1,238</b> as initial fee for projects which the determines require active monitoring <i>P.C. Sec. 351 (e)(1) &amp; Adm. Code 31.22(a)(12)</i>
b. <b>Monitoring Code Violation Abatements</b>	<b>T&amp;M billing</b> <i>P.C. Sec. 355 (a)(1)</i>
c. Sale of Documents (publications/transcripts)	Price varies depending on documents
d. Photocopies	\$0.10 per sheet <i>Admin. Code 8.28</i>
e. <b>Offsite Docket Retrieval Fee</b>	<b>\$14.10 for first docket per box</b> <i>Planning Code 351(c)</i>
f. Subscription to Planning Commission Agendas	<b>\$41</b> per year <i>Planning Code 351(a)</i>
g. Subscription to Historic Preservation Commission Agendas	<b>\$41</b> per year <i>Planning Code 351(b)</i>
h. Project Review Meeting (policy/code/interpretation)	<b>\$404</b> (Planning Dept. only) or <b>\$1,308</b> (with DBI \$374, DPW \$300, SFFD \$230) for new construction and modifications to 5 or fewer dwelling units, and for affordable housing projects. <b>\$955</b> (Planning Dept. only) or <b>\$1,859</b> (with DBI \$374, DPW \$300, SFFD \$230) for all other projects <i>Planning Code 351(f)</i>
i. Department facilitated Pre-Application Meeting	<b>\$955</b> <i>Planning Code 351 (f)</i>
j. Block Book Notification for an <b>Individual</b> (BBN)	<b>\$35</b> per Assessor's <b>Lot</b> + \$14 each additional <b>lot</b> <i>P. C. Sec. 351(g)(1)(A) and (g)(1)(B)</i>
Block Book Notification for a <b>Neighborhood Organization</b>	<b>\$35</b> per Assessor's <b>Block</b> + \$14 each additional <b>block</b> <i>P. C. Sec. 351(g)(2)(A) and (g)(2)(B)</i>
k. Zoning Verification Letters	<b>\$159</b> (= <b>\$134</b> + \$25 Board of Appeals surcharge) <b>per lot</b>
Zoning Administrator Written Determinations	<b>\$630</b> (= <b>\$605</b> + \$25 Board of Appeals surcharge) <i>Planning Code 351(h)</i>
l. Transportation Review or Study	<b>\$23,365</b> <i>Planning Code 357(a)</i>
m. MTA review of Transportation Impact Study	<b>\$4,494</b> per study <i>Planning Code 357(b)</i>
n. Temporary Use Permit Review Fee	<b>\$448</b> as initial fee. <i>Planning Code 352(k)</i>
o. Service Station Conversion Determinations	<b>\$3,051</b> as initial fee. <i>Planning Code 352(m)</i>
p. General Advertising Sign Fee (Sec. 611 and Admin. Code Section 2.21)	<b>\$1,341</b> per individual relocation agreement application <i>Planning Code 358(a)</i>
q. General Advertising Sign Inventory (Sec. 604.2)	Registration & Inventory updates <b>\$751</b> per sign <i>Planning Code 358(b)</i> <b>\$243</b> for Annual Inventory Maintenance <i>Planning Code 358(d)</i>
r. Sign Structure In-Lieu Application (Sec. 604.1)	<b>\$428</b> per sign structure <i>Planning Code 358(c)</i>
s. Sign Program – Reconsideration Hearing Fee	<b>\$4,568</b> as initial hearing fee <i>Planning Code 610(d)(2)</i>
t. Tourist Hotel Conversion	\$600 <i>Administrative Code 41.F.3(f)(3)(x)</i>
Tourist Hotel Conversion – Commission Hearing	\$2,400 <i>Administrative Code 41.F.3(f)(3)(x)</i>
u. Preliminary Project Assessment	<b>\$4,853</b> as initial fee <i>Planning Code Sec. 351(j)</i>

Last updated: July 21, 2014

## 6. BUILDING PERMIT APPLICATIONS

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

(Note: 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.)

<u>Construction Cost</u>		<u>Fee</u>	<u>Planning Code 355(a)</u>		
\$ 0 -	\$9,999	\$350			
\$10,000 -	\$49,999	\$359	+	3.666%	over \$10,000
\$50,000 -	\$99,999	\$2,668	+	2.449%	over \$50,000
\$100,000 -	\$499,999	\$3,919	+	2.682%	over \$100,000
\$500,000 -	\$999,999	\$14,849	+	0.678%	over \$500,000
\$1,000,000 -	\$4,999,999	\$18,305	+	0.267%	over \$1,000,000
\$5,000,000 -	\$99,999,999	\$29,157	+	0.004%	over \$5,000,000
\$100,000,000 or more		\$33,601			

### Building Permit Applications for New Construction

<u>Construction Cost</u>		<u>Fee</u>	<u>Planning Code 355(b)</u>		
\$ 0 -	\$99,999	\$2,434			
\$100,000 -	\$499,999	\$2,435	+	2.682%	over \$100,000
\$500,000 -	\$999,999	\$13,367	+	0.856%	over \$500,000
\$1,000,000 -	\$4,999,999	\$17,729	+	0.329%	over \$1,000,000
\$5,000,000 -	\$99,999,999	\$31,152	+	0.005%	over \$5,000,000
\$100,000,000 or more		\$36,708			

**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.

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|--|---|
| b. Permit for Solar Panels/Over-the-Counter Solar Equipment Installation   | \$175 (= \$150 + \$25 Board of Appeal surcharge)<br><i>Planning Code 355(a)(7)</i>          |
| c. Back Check Fee for Permit Revisions   | \$248 (= \$223 initial fee + \$25 BoA surcharge)<br><i>Planning Code 355(a)(2)</i>          |
| d. Shadow Impact Fee (Section 295)   | \$537 (= \$512 + \$25 BoA surcharge)<br><i>Planning Code 355(a)(3)</i>                      |
| e. Public Notification (311 Full Svc. by ReproMail)  | \$78 (= \$53 + \$25 BoA) + \$3.26 per envelope  |
| Public Notification (312 Full Svc. by ReproMail)   | \$78 (= \$53 + \$25 BoA) + \$1.13 per envelope<br><i>Planning Code 355(a)(4) and (a)(5)</i> |
| f. Demolition Applications   | \$1,605 (= \$1,580 + \$25 BoA surcharge)<br><i>Planning Code 355(c)</i>                     |
| g. Fire, Police, Entertainment Commission, State Alcohol & Beverages Control, and Health Departments Permit Referral | \$133 as initial fee collected by other department<br><i>Planning Code 355(d)</i>           |
| h. Signs Permit Applications   | \$165 (= \$140 + \$25) <i>Planning Code 355(e)</i>  |
| i. Personal Wireless Service Facilities Site Permit  | \$209 <i>Public Works Code, Article 25, Sec. 1527(a)(2)(A)</i>                              |

Last updated: July 21, 2014

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

CONDITIONAL USE / PLANNED UNIT DEVELOPMENT / EASTERN NEIGHBORHOODS LARGER PROJECT  
AUTHORIZATIONS COMPUTATION WORKSHEET  
(Effective August 29, 2014)

For Conditional Use (Section 303) / Planned Unit Development (Section 304) / Eastern Neighborhoods Larger Project Authorizations (Section 329) Applications. Planning Code Section 352(a), Article 3.5

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

Note: A **\$117.00** surcharge is added to any CU or PUD fees to compensate the City for Appeals costs to the Board of Supervisors.

(1) \$1 through \$9,999: **\$1,410 + \$117 (BOS appeal surcharge) = \$1,527**

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

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

X **0.639%** = \_\_\_\_\_ + **\$1,410 + \$117** = \_\_\_\_\_

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

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

X **0.762%** = \_\_\_\_\_ + **\$7,859 + \$117** = \_\_\_\_\_

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

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

X **0.639%** = \_\_\_\_\_ + **\$38,952 + \$117** = \_\_\_\_\_

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

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

X **0.332%** = \_\_\_\_\_ + **\$71,527 + \$117** = \_\_\_\_\_

(6) \$20,000,000 and more = **\$105,476 + \$117 = \$105,593**

(7) No construction cost (excluding extension of hours): **\$1,973 + \$117 (BOS appeal surcharge) = \$2,090**

(8) No construction cost (including extension of hours): **\$1,410 + \$117 (BOS appeal surcharge) = \$1,527**

(9) Amend conditions of approval of a previous project: **\$1,047 + \$117 (BOS appeal surcharge) = \$1,164**

(10) Wireless Telecommunications Services (WTS) **\$4,932 + \$117 (BOS appeal surcharge) = 5,049**

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 Sec.350 (c). Refer to P.C. Section 352 (c) (2)
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 352 (c) (4)

Last updated: July 21, 2014

**SAN FRANCISCO PLANNING DEPT.**  
**BASIC COMMISSION HEARING FEE SCHEDULE**  
 DOWNTOWN C-3 DISTRICT REVIEW & COASTAL ZONE PERMIT COMPUTATION WORKSHEET  
 (Effective August 29, 2014)

For Downtown (C-3) District Review (Section 309) and Coastal Zone Permit (Section 330) Applications. Planning Code Sec. 352(c), 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.

1) \$0 through \$9,999: **\$305 (= \$280 + \$25 Board of Appeals surcharge)**

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

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

X **0.128%** = \_\_\_\_\_ + **\$286** = \_\_\_\_\_ + \$25 Board of Appeals surcharge =

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

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

X **0.153%** = \_\_\_\_\_ + **\$1,581** = \_\_\_\_\_ + \$25 Board of Appeals surcharge =

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

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

X **0.127%** = \_\_\_\_\_ + **\$7,815** = \_\_\_\_\_ + \$25 Board of Appeals surcharge =

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

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

X **0.067%** = \_\_\_\_\_ + **\$14,304** = \_\_\_\_\_ + \$25 Board of Appeals surcharge =

(6) \$20,000,000 and more = **\$21,144 = \$21,119 + \$25 Board of Appeals surcharge)**

(7) Minor change of condition only: **\$1,072 plus T&M (= \$1,047 + \$25 BoA surcharge) P.C. Section 352 (c) (3)**

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 Sec.350 (c). Refer to P.C. Section 352 (c) (2)
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 352 (c) (4)

Last updated: July 21, 2014

**SAN FRANCISCO PLANNING DEPARTMENT**  
**ENVIRONMENTAL EVALUATION**  
**For projects located outside adopted Plan Areas (adopted after July 1, 2005)**  
**FEE COMPUTATION WORKSHEET**  
**(Effective August 29, 2014)**

**Environmental Evaluation** -- Per Administrative Code Section 31.22(a)(1) ...

(1) \$0 through \$9,999: **\$1,290** (= **\$1,173** + **\$117** 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 **2.218%** = ( \_\_\_\_\_ + **\$4,563**) + **\$117** Board of Supervisors surcharge = \_\_\_\_\_

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

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

X **1.677%** = ( \_\_\_\_\_ + **\$8,860**) + **\$117** Board of Supervisors surcharge = \_\_\_\_\_

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

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

X **1.408%** = ( \_\_\_\_\_ + **\$22,537**) + **\$117** Board of Supervisors surcharge = \_\_\_\_\_

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

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

X **0.434%** = ( \_\_\_\_\_ + **\$151,649**) + **\$117** Board of Supervisors surcharge = \_\_\_\_\_

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

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

X **0.163%** = ( \_\_\_\_\_ + **\$240,038**) + **\$117** Board of Supervisors surcharge = \_\_\_\_\_

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

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

X **0.040%** = ( \_\_\_\_\_ + **\$273,244**) + **\$117** Board of Supervisors surcharge = \_\_\_\_\_

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

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

X **0.016%** = ( \_\_\_\_\_ + **\$293,244**) + **\$117** 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: **\$1,238** as an initial fee, plus time and materials as set forth in *Section 31.22(b)(2)*

Last updated: July 21, 2014



**SAN FRANCISCO PLANNING DEPARTMENT**  
**ENVIRONMENTAL IMPACT REPORT**  
For projects located outside adopted Plan Areas (adopted after July 1, 2005)  
**FEE COMPUTATION WORKSHEET**  
(Effective August 29, 2014)

Environmental Impact Report -- Per Administrative Code Section 31.22(a)(2) ...

(1) \$0 through \$199,999: \$26,046

(2) \$200,000 through \$999,999:  
Cost: \_\_\_\_\_ - \$200,000 =  
X 0.640% = ( \_\_\_\_\_ + \$26,046 ) = \_\_\_\_\_

(3) \$1,000,000 through \$9,999,999:  
Cost: \_\_\_\_\_ - \$1,000,000 =  
X 0.434% = ( \_\_\_\_\_ + \$31,408 ) = \_\_\_\_\_

(4) \$10,000,000 through 29,999,999:  
Cost: \_\_\_\_\_ - \$10,000,000 =  
X 0.177% = ( \_\_\_\_\_ + \$71,184 ) = \_\_\_\_\_

(5) \$30,000,000 through \$49,999,999:  
Cost: \_\_\_\_\_ - \$30,000,000 =  
X 0.048% = ( \_\_\_\_\_ + \$107,429 ) = \_\_\_\_\_

(6) \$50,000,000 through \$99,999,999:  
Cost: \_\_\_\_\_ - \$50,000,000 =  
X 0.048% = ( \_\_\_\_\_ + \$117,307 ) = \_\_\_\_\_

(7) \$100,000,000 and more  
Cost: \_\_\_\_\_ - \$100,000,000 =  
X 0.016% = ( \_\_\_\_\_ + \$142,213 ) = \_\_\_\_\_

**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 \$117 BOS appeal surcharge will be added on to its initial intake fee calculation.
- 4) Monitoring Conditions of Approval and Mitigation Monitoring: \$1,238, as an initial fee, plus time and materials as set forth in Section 31.22(b)(2).

Last updated: July 21, 2014

**SAN FRANCISCO PLANNING DEPARTMENT**  
**ENVIRONMENTAL EVALUATION**  
For projects located within adopted Plan Areas (adopted after July 1, 2005)  
**FEE COMPUTATION WORKSHEET**  
(Effective August 29, 2014)

**Environmental Evaluation -- Per Administrative Code Section 31.23.1(b)(1) ...**

(1) \$0 through \$9,999: **\$1,577** (= **\$1,460** + **\$117** 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 **2.761%** = ( \_\_\_\_\_ + **\$6,068**) + **\$117** Board of Supervisors surcharge = \_\_\_\_\_

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

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

X **2.086%** = ( \_\_\_\_\_ + **\$11,416**) + **\$117** Board of Supervisors surcharge = \_\_\_\_\_

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

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

X **1.750%** = ( \_\_\_\_\_ + **\$28,433**) + **\$117** Board of Supervisors surcharge = \_\_\_\_\_

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

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

X **0.539%** = ( \_\_\_\_\_ + **\$189,064**) + **\$117** Board of Supervisors surcharge = \_\_\_\_\_

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

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

X **0.203%** = ( \_\_\_\_\_ + **\$299,060**) + **\$117** Board of Supervisors surcharge = \_\_\_\_\_

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

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

X **0.048%** = ( \_\_\_\_\_ + **\$340,493**) + **\$117** Board of Supervisors surcharge = \_\_\_\_\_

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

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

X **0.019%** = ( \_\_\_\_\_ + **\$365,156**) + **\$117** 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: **\$1,238**, as an initial fee, plus time and materials as set forth in Section 31.22(b)(2).

Last updated: July 21, 2014

**SAN FRANCISCO PLANNING DEPARTMENT**  
***ENVIRONMENTAL IMPACT REPORT***  
For projects located within adopted Plan Areas (adopted after July 1, 2005)  
**FEE COMPUTATION WORKSHEET**  
(Effective August 29, 2014)

**Environmental Impact Report** -- Per Administrative Code Section 31.23.1(b)(2) ...

(1) \$zero through \$199,999: **\$32,414**

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

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

X **0.797%** = ( \_\_\_\_\_ + **\$32,414**) = \_\_\_\_\_

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

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

X **0.539%** = ( \_\_\_\_\_ + **\$39,089**) = \_\_\_\_\_

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

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

X **0.221%** = ( \_\_\_\_\_ + **\$88,587**) = \_\_\_\_\_

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

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

X **0.059%** = ( \_\_\_\_\_ + **\$133,720**) = \_\_\_\_\_

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

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

X **0.059%** = ( \_\_\_\_\_ + **\$146,113**) = \_\_\_\_\_

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

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

X **0.019%** = ( \_\_\_\_\_ + **\$177,097**) = \_\_\_\_\_

**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: **\$1,238**, as an initial fee, plus time and materials as set forth in Section 31.22(b)(2).

Last updated: July 21, 2014

**SAN FRANCISCO PLANNING DEPT.**  
**CLASS 32 - CATEGORICAL EXEMPTION CERTIFICATE**  
**FEE COMPUTATION WORKSHEET**

(Effective August 29, 2014)

For CLASS 32 Categorical Exemption Certificate (CEQA Review) Applications. See Administrative Code 31.22 (a)(7)(b).

Note: A \$117.00 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: \$11,250 + \$117 (BOS appeal surcharge) = \$11,367

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

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

X 0.196% = \_\_\_\_\_ + \$11,250 + \$117 = \_\_\_\_\_

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

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

X 0.185% = \_\_\_\_\_ + \$11,622 + \$117 = \_\_\_\_\_

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

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

X 0.056% = \_\_\_\_\_ + \$13,102 + \$117 = \_\_\_\_\_

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

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

X 0.415% = \_\_\_\_\_ + \$18,232 + \$117 = \_\_\_\_\_

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: July 21, 2014