

CALIFORNIA COASTAL COMMISSION

455 MARKET STREET
SAN FRANCISCO, CA 94105
FAX (415) 904-5400



W6d

Annual Filing Fees Increase

June 24, 2022

EXHIBITS

TABLE OF CONTENTS

Exhibit 1 – Fee Schedule

Exhibit 2 – Proposed Amendments to Section 13055

Exhibit 3 – Proposed Amendment to Section 13012

APPENDIX E

FILING FEE INSTRUCTIONS

PAYMENT IN FULL AT TIME OF APPLICATION: Applications will not be processed without full payment of all applicable fees. If overpayment occurs, a refund will be issued. Fees are assessed at the time of application, based on the project as initially proposed. If a proposed development changes during the application review process, the fee may change. If an application is withdrawn, a refund will be given only if no significant staff review time has been expended (e.g., the staff report is not drafted). Refunds are not given based on denial of a permit application by the Commission.

TO CALCULATE THE TOTAL AMOUNT DUE, fill in the applicable amounts in each category below. Add all applicable types of development in Section I (residential), Section II (commercial, other), and Section III (e.g. grading, amendments). Note and apply any multipliers, maximums, and requirements to use the greater of two calculations.

SPECIAL SITUATIONS: See Part IV and check as applicable. Submitted fees for applications that include after-the-fact (ATF) development must be five times the total fee that would apply to all the ATF development under the current fee schedule.

FISCAL YEAR INCREASES: Fees are adjusted each fiscal year (July 1 – June 30) according to the California Consumer Price Index. New fiscal year fees are applied retroactively to July 1, regardless of when the increases are approved or published in the California Code of Regulations. The Commission publishes the new fees on its website and revised applications on or before July 1.

For more information, see Section 13055 of Commission regulations (Division 5.5, Title 14, California Code of Regulations), available via the Commission's [Laws and Regulations](#) page. If you have questions, see the Commission's [Contacts](#) page to contact district staff.

FILING FEE SCHEDULE

I. RESIDENTIAL DEVELOPMENT

De minimis waiver, \$706	\$ _____
Administrative permit, \$3,530	\$ _____

Note: A matter moved from the administrative permit calendar to the regular permit calendar is subject to regular filing fees (residential development, grading, etc.).

A. Detached residential development

Up to 4 detached, single-family residences

1,500 sq. ft. or less, \$ 4,236 per residence	\$ _____
1,501 to 5,000 sq. ft., \$ 6,354 per residence	\$ _____
5,001 to 10,000 sq. ft., \$ 8,472 per residence	\$ _____
10,001 or more square feet, \$ 10,590 per residence	\$ _____

More than 4 detached, single-family residences

1,500 sq. ft. or less, greater of \$21,180 or \$1,412 per residence	\$ _____
1,501 to 5,000 sq. ft., greater of \$31,770 or \$2,118 per residence	\$ _____
5,001 to 10,000 sq. ft., greater of \$42,360 or \$2,824 per residence	\$ _____
10,001 or more sq. ft., greater of \$52,950 or \$3,530 per residence	\$ _____
Maximum: \$141,200	

Note: Calculate the square footage to include the gross internal floor space of main house and attached garage(s), plus all detached structures (e.g., guest houses, detached bedrooms, in-law units, garages, barns, art studios, tool sheds, and other outbuildings).

Note: For development that includes residences of different sizes, calculate the fee using the average square footage of all the residences times the number of residences.

B. Attached residential development

2–4 units, \$10,590	\$ _____
5 or more units, greater of \$14,120 or \$1,059 per unit	\$ _____
Maximum: \$70,600	

C. Additions or improvements

If an addition or improvement does not qualify for a waiver or administrative permit, calculate according to Schedule I.A (residential detached) or Schedule I.B (residential attached), plus any grading in excess of 50 c/y, Schedule III.A.

Note total here: \$ _____

For an amendment to an existing permit, see Schedule III.F.

II. OFFICE, COMMERCIAL, CONVENTION, INDUSTRIAL (INCLUDING ENERGY FACILITIES), AND ALL OTHER DEVELOPMENT NOT OTHERWISE IDENTIFIED

Note: The fee for nonresidential development is based on the gross square footage or the development cost, whichever results in the greater fee. “Other development not otherwise identified” includes all types of development not explicitly included in these schedules. Common examples are seawalls, docks, and water wells.

A. Gross Square Footage

1,000 gross sq. ft. or less, \$7,060	
1,001 to 10,000 gross sq. ft., \$14,120	\$ _____
10,001 to 25,000 gross sq. ft., \$21,180	\$ _____
25,001 to 50,000 gross sq. ft., \$28,240	\$ _____
50,001 to 100,000 gross sq. ft., \$42,360	\$ _____
100,001 or more gross sq. ft., \$70,600	\$ _____

B. Development Cost

Note: Development cost includes all expenditures, including the cost for planning, engineering, architectural, and other services, made or to be made for designing the project, plus the estimated cost of construction of all aspects of the project both inside and outside the Commission's jurisdiction.

\$100,000 or less: fee \$4,236	\$ _____
\$100,001 to \$500,000: fee \$8,472	\$ _____
\$500,001 to \$2,000,000: fee \$14,120	\$ _____
\$2,000,001 to \$5,000,000: fee \$28,240	\$ _____
\$5,000,001 to \$10,000,000: fee \$35,300	\$ _____
\$10,000,001 to \$25,000,000: fee \$42,360	\$ _____
\$25,000,001 to \$50,000,000: fee \$70,600	\$ _____
\$50,000,001 to \$100,000,000: fee \$141,200	\$ _____
\$100,000,001 or more: fee \$353,000	\$ _____

Greater of the square footage or development cost fee \$ _____

III. OTHER OR ADDITIONAL FEES

A. Grading – use the total cubic yards of cut and fill.

50 cubic yards or less, No fee	
51 to 100 cubic yards, \$706	
101 to 1,000 cubic yards, \$1,412	\$ _____
1,001 to 10,000 cubic yards, \$2,824	\$ _____
10,000 to 100,000 cubic yards, \$4,236	\$ _____
100,001 to 200,000 cubic yards, \$7,060	\$ _____
200,001 or more cubic yards, \$14,120	\$ _____

B. Lot line adjustment, \$4,236 \$ _____

Note: A lot line adjustment takes land from one parcel and adds the same land to an adjoining parcel, without creating any new parcels.

C. Subdivision

Note: Count the existing lots and each additional lot created by the subdivision.

Up to 4 lots, \$4,236 per lot \$ _____
5 or more lots, \$16,944 plus \$1,412 per lot above 4 \$ _____

D. Administrative permit, \$ 3,530 \$ _____

Note: An application moved from the administrative permit calendar to the regular permit calendar is subject to regular filing fees (residential development, grading, etc.).

E. Emergency permit, \$ 1,412 \$ _____

Note: Emergency application fees are credited toward the follow-up permit application fee.

F. Amendment

Immaterial amendment, \$1,412 \$ _____
Material amendment, 50% of the fee for the original project
according to currently applicable fees. \$ _____

G. Temporary event that requires a permit according to Commission guidelines

If scheduled on administrative calendar, \$1,412 \$ _____
If not scheduled on administrative calendar, \$3,530 \$ _____

H. Extension or Reconsideration

Single-family residence, \$ 706 \$ _____
All other development, \$1,412 \$ _____

Note: If the Commission denies a permit extension, a new application fee at current rates is required to pursue the same development.

I. Request for continuance of a permit matter

First request, No fee
Each subsequent request (if approved), \$ 1,412 \$ _____

Note: Continuances are subject to deadlines under the Permit Streamlining Act (Gov. Code, § 65920 et seq.).

J. De minimis or other waivers, \$ 706 \$ _____

K. Federal Consistency - Calculate according to all applicable categories in Sections I, II, and III. Note total here: \$ _____

L. Appeal of a denial – Calculate according to all applicable categories in Sections I, II, and III. Note total here: \$ _____

Note: Appeals of denials are limited to pre-certification jurisdictions or, in jurisdictions with a fully-certified local coastal program, to major public works and energy projects. (See Pub. Resources Code, §§ 30602, 30603(a)(5); Cal. Code of Regs., tit. 14, § 13012 [definition of major works].) The fee is required before the appeal will be processed.

M. Written Permit Exemption, \$ 353 \$ _____

N. Written Boundary Determination, \$ 353 \$ _____

Multiple Parcels Determination, \$353 each \$ _____

O. Coastal Zone Boundary Adjustment, \$ 7,060 \$ _____

TOTAL FEE DUE \$ _____

IV. SPECIAL SITUATIONS (check as applicable):

After the Fact Development – **Submit 5x the applicable fee.**

Affordable Housing Project – Check if the project includes affordable housing. An eligible project may be entitled to a reduction in fees as determined by the Executive Director. (See Cal. Code of Regs., tit 14, § 13055(h)(2).) Submit the full fee with the application.

Additional Costs – Check if additional costs are likely, such as for a large, unusual, or controversial project. The Commission may require reimbursement for additional costs. (Pub. Resources Code, § 30620(c).) A common example requiring reimbursement is when the Commission must notice the public via media sources (newspaper noticing) due to the large number of interested persons.

TEXT OF PROPOSED CHANGES
Coastal Commission Regulations,
Title 14, Section 13055

§ 13055. Fees.

(a) Filing fees for processing coastal development permit applications shall be as follows:

(1) ~~\$3,228~~\$3,530 for any development qualifying for an administrative permit.

(2) (A) For up to 4 detached, single-family residences the fee for each residence shall be based on the square footage of the proposed residence as shown in the following table:

<i>Square Footage of Proposed Residence</i>	<i>Fee</i>
1500 or less	\$3,873 <u>\$4,236</u>
1501 to 5000	\$5,810 <u>\$6,354</u>
5001 to 10,000	\$7,746 <u>\$8,472</u>
10,001 or more	\$9,683 <u>\$10,590</u>

(B) For more than 4 detached, single-family residences, the fee shall be as follows:

1. For residences of 1500 square feet or less, the fee shall be ~~\$19,365~~\$21,180 or ~~\$1,291~~\$1,412 per residence, whichever is greater, but not to exceed ~~\$129,100~~\$141,200;
2. For residences of 1501 to 5000 square feet, the fee shall be ~~\$29,048~~\$31,770 or ~~\$1,937~~\$2,118 per residence, whichever is greater, but not to exceed ~~\$129,100~~\$141,200;

3. For residences of 5001 to 10,000 square feet, the fee shall be ~~\$38,730~~\$42,360 or ~~\$2,582~~\$2,824 per residence, whichever is greater, but not to exceed ~~\$129,100~~\$141,200;
4. For residences of 10,001 or more square feet, the fee shall be ~~\$48,413~~\$52,950 or ~~\$3,228~~\$3,530 per residence, whichever is greater, but not to exceed ~~\$129,100~~\$141,200.

For developments that include residences of different sizes, the fee shall be based upon the average square footage of all the residences.

(C) As used herein, the term “square footage” includes gross internal floor space of the main house and attached garage(s), plus any detached structures (e.g., guest houses, detached bedrooms, in-law units, garages, barns, art studios, tool sheds, and other outbuildings.)

(3) (A) For up to 4 attached residential units the fee shall be ~~\$9,683~~\$10,590.

(B) For more than 4 attached residential units, the fee shall be ~~\$12,910~~\$14,120 or ~~\$968~~\$1,059 per unit, whichever is greater, but not to exceed ~~\$64,550~~\$70,600.

(4) All projects that include more than 50 cubic yards of grading shall be subject to an additional fee as shown on the following table:

<i>Cubic Yards of Grading</i>	<i>Fee</i>
51 to 100	\$646 <u>\$706</u>
101 to 1000	\$1,291 <u>\$1,412</u>
1001 to 10,000	\$2,582 <u>\$2,824</u>
10,001 to 100,000	\$3,873 <u>\$4,236</u>
100,001 to 200,000	\$6,455 <u>\$7,060</u>
200,001 or more	\$12,910 <u>\$14,120</u>

This fee does not apply to residential projects that qualify for administrative permits.

(5) For office, commercial, convention, or industrial (including energy facilities as defined in Public Resources Code section 30107) development, and for all other development not otherwise identified in this section, the fee shall be based upon either the gross square footage as shown in (5)(A) or the development cost as shown in (5)(B), whichever is greater.

(A) Fees based upon gross square footage shall be as follows:

<i>Square Footage of Proposed Development</i>	<i>Fee</i>
1000 or less	\$6,455 <u>\$7,060</u>
1001 to 10,000	\$12,910 <u>\$14,120</u>
10,001 to 25,000	\$19,365 <u>\$21,180</u>
25,001 to 50,000	\$25,820 <u>\$28,240</u>
50,001 to 100,000	\$38,730 <u>\$42,360</u>
100,001 or more	\$64,550 <u>\$70,600</u>

(B) 1. Fees based upon development cost shall be as follows:

<i>Development Cost</i>	<i>Fee</i>
\$100,000 or less	\$3,873 <u>\$4,236</u>
\$100,001 to \$500,000	\$7,746 <u>\$8,472</u>
\$500,001 to \$2,000,000	\$12,910 <u>\$14,120</u>
\$2,000,001 to \$5,000,000	\$25,820 <u>\$28,240</u>
\$5,000,001 to \$10,000,000	\$32,275 <u>\$35,300</u>
\$10,000,001 to \$25,000,000	\$38,730 <u>\$42,360</u>
\$25,000,001 to \$50,000,000	\$64,550 <u>\$70,600</u>
\$50,000,001 to \$100,000,000	\$129,100 <u>\$141,200</u>

\$100,000,001 or more	\$322,750 <u>\$353,000</u>
-----------------------	---------------------------------------

2. As used herein, the term “development cost” includes all expenditures, including the cost for planning, engineering, architectural, and other services, made or to be made for designing the project plus the estimated cost of construction of all aspects of the project both inside and outside the Commission’s jurisdiction.

(6) ~~\$1,291~~ \$1,412 for immaterial amendments to coastal development permits, and fifty percent (50%) of the permit fee that would currently apply to the permitted development for material amendments to coastal development permits.

(7) ~~\$1,291~~ \$1,412 for emergency permits. A fee paid for an emergency permit shall be credited toward the fee charged for the follow-up coastal development permit.

(8) ~~\$3,228~~ \$3,530 for temporary events that require a permit, unless the application is scheduled on the administrative calendar, in which case the fee shall be ~~\$1,291~~ \$1,412.

(b) Filing fees for filings other than coastal development permit applications shall be as follows:

(1) (A) ~~\$646~~ \$706 for either an extension or reconsideration of coastal development permit for a single-family dwellings.

(B) ~~\$1,291~~ \$1,412 for an extension or reconsideration of any other coastal development permit.

(2) ~~\$646~~ \$706 for a “de minimis” waiver of a coastal development permit application pursuant to [Public Resources Code section 30624.7](#) and for a waiver pursuant to sections 13250(c) and 13253(c) of this title.

(3) ~~\$323~~ \$353 for any written confirmation of exemption from permit requirements of [Public Resources Code section 30600](#).

(4) ~~\$1,291~~ \$1,412 for any continuance requested by the applicant, except the first continuance.

(5) The filing fee for:

(A) any certification of consistency that is submitted to the Commission pursuant to sections 307(c)(3)(A) or (B) of the Coastal Zone Management Act of 1972 ([16 USC section 1456\(c\)\(3\)\(A\), \(B\)](#)), or

(B) any appeal to the Commission pursuant to [Public Resources Code sections 30602 or 30603\(a\)\(5\)](#) by an applicant of a denial of a coastal development permit application shall be determined in accordance with the provisions of subsection (a).

(6) The request for a boundary determination pursuant to either section 13255.1 or 13576(c) shall be accompanied by a filing and processing fee of ~~\$323~~\$353. For a request for a boundary determination pursuant to section 13255.1 or 13576(c)(2) that pertains to two or more parcels, the fee shall be paid on a per parcel basis.

(7) The request for a boundary adjustment pursuant to section 13255.2 shall be accompanied by a filing and processing fee of ~~\$6,455~~\$7,060.

...

(e) Where a development consists of a land division including, but not limited to, lot line adjustments or issuance of a conditional certificate of compliance pursuant to [Government Code section 66499.35\(b\)](#), the fee shall be ~~\$3,873~~\$4,236 for each of the first four lots, plus ~~\$1,291~~\$1,412 for each additional lot. Conversion to condominiums shall be considered a division of the land.

(f) If different types of developments are included in one permit application, the fee shall be the sum of the fees that would apply if each development was proposed in a separate application. However, in no case shall the fee for residential development exceed ~~\$129,100~~\$141,200 and in no case shall the fee for all other development exceed ~~\$322,750~~\$353,000.

....

Note: Authority cited: Section 30333, Public Resources Code. Reference: Sections 30620(c), Public Resources Code.

TEXT OF PROPOSED CHANGES
Coastal Commission Regulations,
Title 14, Section 13012

§ 13012. Major Public Works and Energy Facilities

(a) “Major public works” and “Major energy facilities” mean facilities that cost more than ~~\$299,188~~ \$329,691 with an automatic annual increase in accordance with the Engineering News Record (ENR) Construction Cost Index, except for those governed by the provisions of [Public Resources Code Sections 30610, 30610.5, 30611](#) or [30624](#).

--

Note: Authority cited: [Section 30333, Public Resources Code](#). Reference: [Sections 30601](#) and [30603, Public Resources Code](#).