

**County of San Mateo 2025 Planning Fee Schedule Data**

Permit	Estimated Average Planner Time	Average Planner Rates*	Estimated Average Admin Time	Average Admin Rates	Estimated Average IT Time	Average IT Rates	Cost of mailing	Cost of advertising/ materials/ referrals	Proposed Fee**	Notes
<b>Appeal of Any Permit</b>	9	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$1,962	
<b>Agricultural Preserve and Farmland Security</b>										
New Contract	76	\$100.00	29	\$61.12		\$107.69	\$45	\$364	\$9,796	
Non-Renewal	4	\$100.00	1	\$61.12	4	\$107.69	\$0	\$0	\$861	
Amendment or Immediate Cancellation	27	\$100.00	13	\$61.12	4	\$107.69	\$48	\$242	\$4,201	
<b>Agritourism Permit</b>	9	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$1,962	
<b>Archeological/Historical Research</b>										Cost plus 20%
<b>Architectural Review in State Scenic Highway Corridor</b>										
Exemption	9	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$1,962	
Any New Use	50	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$6,041	
Addition to an Existing Use	27	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$3,770	
<b>Planning Review of Building Permit Plans</b>										
Plan Review and 1 Resubmittal	8	\$100.00	1	\$61.12		\$107.69	\$0	\$0	\$861	
Additional Resubmittal(s) or Plan Revision (each)	4	\$100.00	1	\$61.12		\$107.69	\$0	\$0	\$431	
<b>Cannabis Licensing</b>										
Initial License	76	\$100.00	29	\$61.12		\$107.69	\$45	\$364	\$9,796	
Renewal/Amendment	27	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$3,770	
Termination of Operations.	4	\$100.00	1	\$61.12		\$107.69	\$0	\$0	\$431	
<b>Child Care Permit</b>	9	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$1,962	
<b>Coastal Development Permit</b>										
Exemption (see note # 11)	4	\$100.00	1	\$61.12		\$107.69	\$0	\$0	\$431	
Staff Level	9	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$1,962	
Public Hearing	50	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$6,041	
Biologic Report	4	\$100.00	1	\$61.12		\$107.69	\$0	\$0	\$431	
With a Lot Line Adjustment or Certificate of Compliance (Type B)	27	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$3,770	
<b>Confined Animal Permit</b>										
Certificate of Exemption	4	\$100.00	1	\$61.12		\$107.69	\$0	\$0	\$431	
Initial Permit - No Hearing Required	27	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$3,770	
Initial Permit - Hearing Required	50	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$6,041	
Permit Review (three years)	4	\$100.00	1	\$61.12		\$107.69	\$0	\$0	\$431	
<b>Density Analysis - PAD, RM, TPZ Districts</b>	4	\$100.00	1	\$61.12	6	\$107.69	\$0	\$0	\$1,023	
<b>Density (Slope) Analysis - S-11, RH, S-104 Districts</b>	4	\$100.00	1	\$61.12	3	\$107.69	\$0	\$0	\$754	
<b>Design Review (DR District)</b>										
Exemption (Admin)	6	\$100.00	1	\$61.12		\$107.69	\$0	\$0	\$646	

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Review by Design Review Committee - New Use	50	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$6,041	
Review by Design Review Committee - Major Revision or Addition to Existing	27	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$3,770	
<b>Development Footprint Analysis (DFA)</b>	8	\$100.00	1	\$61.12		\$107.69	\$0	\$0	\$861	
<b>Environmental Review</b>										
Categorical Exemption	3	\$100.00	1	\$61.12		\$107.69	\$0	\$0	\$331	
Initial Study and (Mitigated) Negative Declaration	50	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$6,041	
Environmental Impact Report										
Processing Fee	76	\$100.00	29	\$61.12		\$107.69	\$45	\$364	\$9,796	
Preparation										Cost plus 20%
Mitigation Monitoring and Reporting (as required by Public Resources Code Section 28781.6)										Cost plus 20%
Recording Fee									\$81	No change from prior fee schedule.
<b>Exceptions</b>										
Fence Height	9	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$1,962	
Off-Street Parking	24	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$3,477	
Off-Street Parking - w/Public Hearing, add	24	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$3,477	
Street Improvement	27	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$3,770	
Home Improvement	27	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$3,770	
Home Improvement - w/Public Hearing, add	27	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$3,770	
<b>Extension of any Permit</b>	4	\$100.00	1	\$61.12		\$107.69	\$0	\$0	\$431	
<b>Flood Hazard Exception (staff)</b>	9	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$1,962	
<b>General Plan Amendment</b>	76	\$100.00	29	\$61.12		\$107.69	\$45	\$364	\$9,796	
<b>General Plan Conformity</b>	27	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$3,770	
<b>Geotechnical Review</b>										
Geotechnical Review Fee - Hourly rate									\$165	Building Division staff cost.
Review by Geologist - basic fee										Cost plus 20%
<b>Grading Permits</b>										
Exemption	6	\$100.00	1	\$61.12		\$107.69	\$0	\$0	\$646	
Staff Level (includes Geotech Review Fee)	9	\$100.00	13	\$61.12		\$107.69	\$48	\$992	\$2,834	
Public Hearing (includes Geotech Review Fee)	50	\$100.00	13	\$61.12		\$107.69	\$48	\$992	\$6,791	
<b>Historical Permits</b>										
Historical Landmark or District Application	50	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$6,041	
Historic Preservation Permit	27	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$3,770	
<b>Land Clearing Permit</b>										
State or County Scenic Road Corridor	27	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$3,770	
Other	9	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$1,962	
<b>Land Division</b>										
Certificate of Compliance (verifying parcel legality - Government Code 6649)	9	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$1,962	

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Certificate of Compliance (legalizing parcel - Government Code 66499.35b)	30	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$4,077	
Lot Line Adjustment	9	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$1,962	
Major Subdivision										
First 5 Lots or Units	150	\$100.00	29	\$61.12		\$107.69	\$45	\$364	\$17,149	
Each Additional Lot or Unit	4	\$100.00	1	\$61.12		\$107.69	\$0	\$0	\$431	
Minor Subdivision	94	\$100.00	29	\$61.12		\$107.69	\$45	\$364	\$11,510	
SB 9 Subdivision	50	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$6,041	
Merger (by request of property owner)	6	\$100.00	1	\$61.12		\$107.69	\$0	\$0	\$646	
Unmerger (Government Code Section 66451.30)	27	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$3,770	
<b>Landscape Plan Review</b>										Cost plus 20%
<b>Minor Modification Fee</b>	4	\$100.00	1	\$61.12		\$107.69	\$0	\$0	\$431	
<b>Natural Resource Permits</b>										
Drilling Permit										
Exploratory	76	\$100.00	29	\$61.12		\$107.69	\$45	\$364	\$9,796	
Production	50	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$6,041	
Inspection	9	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$1,962	
Surface Mining Permit										
Initial/Renewal	76	\$100.00	29	\$61.12		\$107.69	\$45	\$364	\$9,796	
Inspection	9	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$1,962	
Surface Mining Reclamation Plan	27	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$3,770	
Inspection	9	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$1,962	
Timber Harvesting Permit										
Initial	76	\$100.00	29	\$61.12		\$107.69	\$45	\$364	\$9,796	
Inspection	9	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$1,962	
Renewal	9	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$1,962	
Topsoil Permit										
Initial	76	\$100.00	29	\$61.12		\$107.69	\$45	\$364	\$9,796	
Inspection	9	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$1,962	
<b>Noise Report Review</b>	4	\$100.00	1	\$61.12		\$107.69	\$0	\$0	\$431	
<b>Other Fees</b>										
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									\$0.089	No change from prior fee schedule.
Legal Counsel Surcharge Fee										5%
Non-refundable Credit Card Processing Fee										3%

**County of San Mateo 2025 Planning Fee Schedule Data**

Returned Payment Fee									\$25	State law allows maximum returned check fee of \$25.
<b>Planned Agricultural Permit</b>	76	\$100.00	29	\$61.12		\$107.69	\$45	\$364	\$9,796	
Farm Labor Housing (See Note 4)	76	\$100.00	29	\$61.12		\$107.69	\$45	\$364	\$0	Planning permit fees are waived.
<b>Pre-Applications</b>										
Major Development Pre-Application Workshop	9	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$1,962	
Minor Pre-Application (see Note 17)	4	\$100.00	0	\$61.12		\$107.69	\$0	\$0	\$400	
<b>Public Noticing</b>	0	\$100.00		\$61.12		\$107.69		\$170	\$170	
<b>Research</b>										
First 1/2 hour									\$0	First half hour is no charge.
Per hour over 0.5 hours									\$150	
Cost per photocopy									\$0.29	
<b>Resource Management District (RM, RM-CZ)</b>										
Minor Development Review - Certificate of Compliance	9	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$1,962	
Development Review Procedure										
Environmental Setting Inventory (ESI) - Previous ESS Approval	11	\$100.00	13	\$61.12		\$107.69			\$1,885	
Environmental Setting Inventory (ESI) - No Previous ESS	27	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$3,777	
Final Development Plan	27	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$3,777	
<b>Rezoning</b>									\$15,549	No change from prior fee schedule.
<b>SB 35</b>	50	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$6,041	
<b>Sewage Capacity Transfer</b>									\$294	No change from prior fee schedule.
<b>Short Term Rental Permit</b>	4	\$100.00	1	\$61.12		\$107.69	\$0	\$0	\$431	
<b>Site Development Permit</b>										
Initial	50	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$6,041	
Amendment or Exception	4	\$100.00	1	\$61.12		\$107.69	\$0	\$0	\$431	
<b>Stormwater C3 Review</b>										
Basic Fee									\$258	No change from prior fee schedule.
Each additional service - (Reviews or Site Inspections) (See Note 3)									\$100	No change from prior fee schedule.
<b>Street Name Change</b>	27	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$3,770	
<b>Timberland Preserve Zone (TPZ, TPZ-CZ)</b>										
Minor Development Permit	9	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$1,962	
Concept Plan	27	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$3,770	
Development and Timber Management Plan (DTM)	27	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$3,770	
Timber Management Plan	9	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$1,962	
<b>Tree Permits</b>										
Protected Tree Removal Permit (cost per tree)	4	\$100.00	1	\$61.12		\$107.69	\$0	\$0	\$431	
Protected Tree Pruning Permit (cost per tree)	3	\$100.00	1	\$61.12		\$107.69	\$0	\$0	\$321	
Expedited Tree Removal Permit (cost per tree)	2	\$100.00	1	\$61.12		\$107.69	\$0	\$0	\$215	

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Emergency Tree Removal Permit	2	\$100.00	1	\$61.12		\$107.69	\$0	\$0	\$215	
Heritage Tree - New Designation	27	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$3,770	
<b>Text Amendment</b>									\$15,549	No change from prior fee schedule.
<b>Use Permit</b>										
Initial	50	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$6,041	
Renewal/Amendment	27	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$3,770	
Inspection									\$572	No change from prior fee schedule.
Farm Labor Housing	50	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$0	Planning permit fees are waived.
4-H Projects (See Note # 6)	50	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$0	Planning permit fees are waived.
Kennel/Cattery Permit										
Initial	50	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$6,041	
Amendment	8	\$100.00	1	\$61.12		\$107.69	\$0	\$0	\$861	
Renewal/Inspection	4	\$100.00	1	\$61.12		\$107.69	\$0	\$0	\$431	
<b>Variance</b>	27	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$3,770	
w/Public Hearing, add additional fee	27	\$100.00	13	\$61.12		\$107.69	\$48	\$242	\$3,770	

\*The average planner rate applied for purposes of these calculations (\$100 per hour) only includes salary and benefits and does not include overhead costs.

\*\*In some instances due to rounding, the calculated estimated cost may be slightly higher than the fee set in the fee schedule.