



Town of Ross  
31 Sir Francis Drake Boulevard  
P.O. Box 320  
Ross, CA 94957

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**Town Fee Schedule**  
*(Effective January 1, 2026)*

## Administration and Finance

### 2026 Fee

|   |              |
|---|--------------|
| Business License <i>(fee depends on type of business)</i> | \$51 - \$151 |
| Business License duplication/replacement                  | \$42         |
| Business License application nonpayment                   | 25% penalty* |

(Business does not pay tax on time; the business is subject to 25% penalty. If not paid within 30 days, the penalty jumps up to 40%).

|                          |                     |
|--------------------------|---------------------|
| Business license tax (*) | gross receipts      |
| \$1,000 - \$2,000        | \$15/quarter + 7.50 |
| \$2,001 - \$4,000        | \$25/qtr. + 10.50   |
| \$4,001 - \$10,000       | \$45/qtr. + 16.50   |
| \$10,001 - \$100,000     | \$75/qtr. + 25.50   |

(\*) Senate Bill 1186 (passed in 2012) added a \$1 state fee on any applicant for a local business license or similar instrument to pay for purposes of increasing disability access and compliance with construction related accessibility requirements. Local agencies retain 70% of the fees imposed.

|                            |                   |
|----------------------------|-------------------|
| Fee program administration | 5% of impact fees |
|----------------------------|-------------------|

#### **Records Requests <sup>(1)</sup>**

|                                     |            |
|-------------------------------------|------------|
| Building records                    | \$.10/page |
| Document printing and copying/paper | \$.10/page |
| Records Research Services           | \$.10/page |

#### **Returned check processing**

|                                |      |
|--------------------------------|------|
| First one <sup>(1)</sup>       | \$25 |
| Each additional <sup>(2)</sup> | \$35 |

#### **Film Permit - Still or Video**

|  |         |
|--|---------|
| Monday through Friday 8 a.m. to 5 p.m. | \$1,596 |
| Film Permit - each additional hour     | \$208   |

#### **Technology surcharge**

6.3% of eligible costs

<sup>(1)</sup> CA Government Code §6253

<sup>(2)</sup> CA Civil Code §1719

## Building

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### 2026 Fee

#### Administrative

|                               |                          |
|-------------------------------|--------------------------|
| Construction penalty appeal   | \$2,190                  |
| Work started without a permit | \$20% project value+ (4) |

#### Technology Surcharge Fee

6.3% of eligible costs

#### Building Records

|                          |                 |
|--------------------------|-----------------|
| Document retention/sheet | \$10/plan sheet |
|--------------------------|-----------------|

<sup>(4)</sup> For work started without a permit, an investigation fee will be collected whether or not a permit application is then or subsequently approved. The investigation fee shall be equal to the amount of the application fee required.

#### General and miscellaneous

|   |                      |
|---|----------------------|
| Certificate of Use and Occupancy (Finals)   | \$551                |
| Code enforcement hourly fee   | \$274                |
| Inspections investigation for which no fee is specifically indicated (2-hr minimum) | \$274<br>2-hour min. |
| Inspections outside of normal business hours (2-hr minimum)                         | \$274<br>2-hour min. |
| Reroofing Roof Area <=1,500 sf  | \$551                |
| Reroofing 1,500 SF < Roof Area < 3,000 SF   | \$830                |
| Reroofing Roof Area > 3,000 SF  | \$1,177              |

#### Building Permit Fee (based on Valuation and new ranges)

|   |          |
|---|----------|
| \$1 to \$10,000                                   | \$594    |
| \$10,001 to \$25,000                              | \$594    |
| For each \$1,000 (above \$10,000 to \$25,000)     | \$48     |
| \$25,001 to \$50,000                              | \$1,305  |
| For each \$1,000 (above \$25,000 to \$50,000)     | \$32     |
| \$50,001 to \$100,000                             | \$2,104  |
| For each \$1,000 (above \$50,000 to \$100,000)    | \$27     |
| \$100,001 to \$250,000                            | \$3,433  |
| For each \$1,000 (above \$100,000 to \$250,000)   | \$18     |
| \$250,001 to \$500,000                            | \$6,097  |
| For each \$1,000 (above \$250,000 to \$500,000)   | \$16     |
| \$500,001 to \$1,000,000                          | \$10,063 |
| For each \$1,000 (above \$500,000 to \$1,000,000) | \$14     |
| \$1,000,001 to \$2,000,000                        | \$16,904 |

For each \$1,000 (above \$1,000,000 to \$2,000,000) \$11

\$2,000,000 and up \$28,298

For each \$1,000 (above \$2,000,000) \$9

**Building Plan Review Fee**

70% of Building Permit Fee

Additional plan review required by changes, \$274 per hour

additions, or revisions to plans and methods, \$258 per hour

**Electrical, Mechanical, and Plumbing Permits**

Hourly rate for inspections, plan reviews, re-inspections \$274 per hour

**Elevator permits**

Valuation

**Resales**

Resale inspection(2,500' or <=) \$820

Resale inspection between 2,500' - 5,000' \$1,009

Resale inspection (5,000' or >) \$1,260

**Over the Counter Bldg. Permit w/o Plan Check**

New Furnace or A/C Replacement \$274

New Electrical Service Panel or Replacement \$274

New Water Heater or Replacement \$274

1 Inspections \$345

2 Inspections \$483

3 Inspections \$694

Well permit fees based on the number of inspections required.

**PV Solar Plan Review and Inspection (OTC)**

Residential PV System <= 15kW \$450

Residential PV System > 15kW \$450 + \$15 per kW for kW above 15kW

Residential Thermal System \$450 + \$15 per kWth above 10kWth

Commercial PV System <= 50kW \$1,000

Commercial PV System > 50kW & <=250kW \$1,000 + \$7 per kW for kW above 50kW

Commercial PV System > 250kW \$2,400 + \$5 per kW for kW above 250kW

Commercial Thermal System \$1,000 for systems up to 30kWth + \$7 per kWth above 30kWth + \$5 per kWth above 260kWth

**Additional Fees as Applicable to Some Permits**

ESCP/MCSTOPPP Compliance \$2,801

Graywater System - Laundry to Landscape \$414

Graywater System - Simple \$552

Graywater System - Complex \$1,319

**Public Works**

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**2026 Fee**

**Administrative**

Records retention -permit w/ no building permit \$10/plan sheet  
 Hourly rate for plan review, inspections, code enforceeme \$299

**Encroachment permits**

Simple (no traffic control involved) \$496  
 Simple (requires traffic control) \$730  
 Simple - Each additional day \$299  
 Standard (involves construction, within paved roadway) \$2,054 Min Deposit  
 Major (large utility project) \$3,125 Min Deposit

**Flood zone**

Determination letter \$436 per letter  
 Development appeal \$299 per hour

**Excavating, grading and fill permits**

Simple (0 to 20 cubic yards) \$861  
 Standard (over 20 cubic yards involves construction) \$5,990 Min Deposit

**Street**

Address change \$2,136 Deposit  
 Barricade service \$669  
 Name change \$8,917  
 Repair damaged sidewalks \$full cost  
 Vacating of roads or easements \$5,074 Deposit  
 Tree destruction (Muni code Chapter 12.24) \$1,426 per day  
 Tree removal (any tree requiring removal) @cost +

**Tree removal permit**

First three trees \$552  
 Each additional tree \$104  
 Up to 3 \$278  
 Identified Hazardous Trees \$62  
 Right-Of-Way \$0

**Trench cut**

Fee Based on Estimated  
 Impact of Cut

## Impact

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### 2026 Fee

|                  |   |
|------------------|---|
| Drainage         | 1.0% of valuation   |
| General plan     | .35% of valuation   |
| Road             | 1.0% of valuation<br>+\$3/cubic yard for import/export for<br>demolition activity, earthwork, site work   |
| In Lieu Tree Fee | \$250 per one inch of tree replacement diameter<br><br>\$500 for a tree determined to be in poor condition<br>or creating a hazard to a building or other structure,<br>as determined by a certified arborist |

## Planning

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### 2026 Fee

#### Administrative

|   |                 |
|---|-----------------|
| Appeal to Town Council (Applicant Appeal)     | \$3,403         |
| Appeal to Town Council (Non-Applicant Appeal) | \$2,054         |
| Contract Administration                       | 20% of cost     |
| Public Convenience and Necessity Letter- ABC  | \$518           |
| Penalty for after fact application            | 3x app fee      |
| Recording                                     | \$258           |
| Records retention                             | \$10/plan sheet |

#### Accessory Dwelling Units

|                       |                 |
|-----------------------|-----------------|
| Administrative Review | \$1,315         |
| Town Council Review   | \$6,094 Deposit |

#### Hourly

|                   |               |
|-------------------|---------------|
| Hourly Rate       | \$258         |
| Planning research | \$517 Deposit |
| Planning staff    | \$517 Deposit |
| Town attorney     | @cost + 10%   |

#### Violations and Abatements- Related to Land Use

|                           |   |
|---------------------------|---|
| Code enforcement          | \$237 per hour + any code enforcement penalties |
| Violations and abatements | \$237 per hour + any code enforcement penalties |

#### California Environmental Quality Act

|  |                     |
|--|---------------------|
| Categorical Exemption                                | \$258               |
| Initial study and environmental review- Contract Out | @cost + 25%         |
| Environmental impact reports, studies                | @cost + 25% Deposit |
| EIR mitigation monitoring                            | @cost + 25% Deposit |
| EIR Neg Dec mitigation monitoring                    | @cost + 25% Deposit |

#### Design review

|  |                 |
|--|-----------------|
| Administrative changes to an approved project  | \$1,044         |
| Amendments to a previous approval              | \$5,814 Deposit |
| Advisory design review- Formal                 | \$2,616         |
| Minor- Up to 1,999 square feet of floor area   | \$6,392 Deposit |
| Major- 2,000 square feet or more of floor area | \$9,010 Deposit |

#### Demolition permit

|                   |                 |
|-------------------|-----------------|
| Demolition Permit | \$2,616 Deposit |
|-------------------|-----------------|

**Development agreement**

|                                |                  |
|--------------------------------|------------------|
| Initial                        | \$13,369 Deposit |
| Annual review                  | \$5,083 Deposit  |
| Amendment                      | \$7,552 Deposit  |
| Zoning amendment or pre-zoning | \$11,631 Deposit |

**General Plan and Zoning Ordinance Amendments**

|                           |                  |
|---------------------------|------------------|
| Amendment                 | \$11,631 Deposit |
| Specific plan             | \$11,631 Deposit |
| Consistency determination | \$5,234 Deposit  |
| Annexation                | \$12,791 Deposit |

**Zoning**

|                                  |                  |
|----------------------------------|------------------|
| Amendment or pre-zoning          | \$10,996 Deposit |
| Zoning Ordinance Text and/or map | \$11,631 Deposit |

**Hillside lot and/or Hazard Zone use permit**

\$1,916 Deposit

**Re-noticing, revised plans and continuances**

|   |                 |
|---|-----------------|
| Public noticing                         | \$258 +postage  |
| Construction time Limits Extension      | \$1,076 Deposit |
| Extension of time for planning approval | \$3,425 Deposit |
| Re-noticing/continuances/rehearing      | \$258 +postage  |
| Reasonable accommodation request        | \$3,173 Deposit |

**Subdivision application filing**

|  |                  |
|--|------------------|
| Tentative Map-Minor (4 or less lots)     | \$9,885 Deposit  |
| Tentative Map-Major (5 or more)          | \$11,978 Deposit |
| Tentative Map Amendment                  | \$6,740 Deposit  |
| Tentative Map Waiver                     | \$3,822 Deposit  |
| Tentative Map Extension                  | \$2,917 Deposit  |
| Urban Lot Split (SB9)                    | \$11,665 Deposit |
| Parcel Map                               | \$11,665 Deposit |
| Final Map                                | \$14,680 Deposit |
| Amended map of Certificate of completion | \$5,132 Deposit  |
| Improvement plan check                   | \$14,680 Deposit |
| Improvement inspection                   | \$12,587 Deposit |
| Lot line adjustment                      | \$6,221 Deposit  |
| Voluntary merger of lots                 | \$4,121 Deposit  |
| Certificate of compliance                | \$5,432 Deposit  |
| Conditional exception                    | \$2,616 Deposit  |

**Use Permit**

|                                  |                 |
|----------------------------------|-----------------|
| Use                              | \$6,392 Deposit |
| Use permit amendment             | \$4,505 Deposit |
| Home occupation (administrative) | \$258           |
| Telecommunications Facilities    | \$6,392 Deposit |

**Nonconformity Permit**

|                            |                 |
|----------------------------|-----------------|
| Minor Nonconformity Permit | \$4,505 Deposit |
|----------------------------|-----------------|

**Variations/exceptions**

|                                 |                 |
|---------------------------------|-----------------|
| First variance                  | \$5,234 Deposit |
| Minor Exception                 | \$2,616         |
| Exceptions for basement, attics | \$5,234 Deposit |

## Police

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### 2026 Fee

|  |                  |
|--|------------------|
| ABC sign offs                          | \$33             |
| Accident reports                       | \$10             |
| Alarm Permit new                       | \$89             |
| Alarm Permit annual renewal            | \$45 every 2 yrs |
| Crime reports                          | \$10             |
| Good conduct letter                    | \$46             |
| Vehicle impound release                | \$229            |
| Traffic Management Plan Compliance     | \$181            |
| Code Compliance Check (per incident)   | \$89             |
| Code Enforcement Activities - Per Hour | \$181            |

#### **Disturbance call back (social host ord.)**

|                  |                          |
|------------------|--------------------------|
| First violation  | \$890 + <sup>(5)</sup>   |
| Second violation | \$1,187 + <sup>(5)</sup> |

<sup>(5)</sup> + recovery of costs of services to cover police response costs.

#### **Parking**

|                                    |       |
|------------------------------------|-------|
| Improper parking                   | \$47  |
| Improperly parked in space         | \$47  |
| In park, closed                    | \$47  |
| No parking red zone                | \$104 |
| No parking green, yellow and white | \$52  |
| Parking without 12' clearance      | \$104 |
| Overtime parking time zones        | \$47  |
| Resident parking permit (annual)   | \$21  |
| Tow away zone                      | \$52  |

#### **Vehicle Code**

|  |       |
|--|-------|
| Vehicle Code (VC) 22500.1, No Parking, Fire Lane | \$167 |
| VC 22500 F, No Parking, Blocking Sidewalk        | \$70  |
| VC 22507.8, Blue Zone, Handicap Only             | \$344 |
| VC 22500 B, No Parking on Crosswalk              | \$70  |
| VC 22500 E, No Parking Blocking Driveway         | \$67  |
| VC 22502 A, Parking 18' from Curb Wrong Way      | \$63  |
| VC 22514 No Parking 15' of Fire Hydrant          | \$167 |
| VC 22500 H, Double Parked                        | \$70  |
| VC 22500 I, No Parking Bus Stop                  | \$311 |
| VC 5200, Front and Rear Plate Required           | \$117 |
| VC 5204, No Current Registration Tag             | \$117 |

## Recreation

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### 2026 Fee

|  |                           |
|--|---------------------------|
| Class and instructional cancellation     | \$30                      |
| Drop-in for Kids club program            | N/A                       |
| <b>Registrations</b>                     |                           |
| Adult instructional classes              | \$ 45 - \$ 575            |
| Adult sports                             | \$ 105 - \$ 400           |
| Tennis court access fee <sup>(6)</sup>   | \$125 per season          |
| Youth instructional classes              | \$ 60 - \$ 500 per season |
| Youth camps                              | \$ 50 - \$ 700 per season |
| Youth sports                             | \$ 50 - \$ 700 per season |
| <b>Picnic Area/Three Bear Hut Rental</b> |                           |
| Residents                                | \$55 per hour             |
| Non-Residents                            | \$66 per hour             |
| Commercial                               | \$80 per hour             |
| Facility Attendant Fee <sup>(7)</sup>    | \$30 per hour             |
| Security/Damage deposit                  | \$300                     |
| <b>Tee Ball/Sports Field Rental</b>      |                           |
| Residents                                | \$40 per hour             |
| Non-Residents                            | \$56 per hour             |
| Commercial                               | \$78 per hour             |
| Local Youth Sports Leagues               | \$3,800 per season        |
| Facility Attendant Fee <sup>(7)</sup>    | \$30 per hour             |
| Security/Damage Deposit                  | \$300                     |
| <b>Special Event Permits</b>             |                           |
| Application Processing fee               | \$160                     |
| Over 150 Attendees <sup>(8) (9)</sup>    |                           |
| Security/Damage deposit                  | \$300                     |

<sup>(6)</sup> Revised October 2023 to flat fee.

<sup>(7)</sup> Attendant requests will be evaluated and may be denied based on current Department staffing.

<sup>(8)</sup> See Picnic Area and Sports Field rates.

<sup>(9)</sup> 501(c)(3) Non-Profits who serve the Town and Ross School receive 20% off resident rates.