

*Before the Board of Supervisors  
County of Monterey, State of California*

**Resolution No.: 26-041**

Adopt a resolution to: )  
a. Find that modification to the Housing and Community )  
Development's and County Counsel's fees is statutorily )  
exempt from the California Environmental Quality Act )  
(CEQA) pursuant to Section 15273 and 15387(b)(4) of )  
the CEQA Guidelines; and )  
b. Amend the Monterey County Fee Resolution, Article )  
IX - Land Use, Article XVII - County Counsel, and )  
Article XIX -Building Services to make adjustments to )  
fees for processing applications for land use permits and )  
entitlements. )

This resolution is made with reference to the following facts:

1. State law allows the County, after noticed public hearing, to adopt a resolution to adopt new fees or increase existing fees for processing land use permits and entitlements, provided the fees do not exceed the estimated reasonable cost of providing the service for which the fee is charged.
2. Section 1.40.010 of Chapter 1.40 of the Monterey County Code provides that all fees, penalties, refunds, reimbursements, and charges of any kind collected by the County may be specified in the Monterey County Fee Resolution.
3. Federal, state, and local laws and regulations mandate that the County provide certain services. Periodically, land use fees are amended to recover at least a portion of the costs to provide these services.
4. The Housing and Community Development (HCD) department contracted with Matrix Consulting Group in 2025 to prepare a fee study to determine the estimated reasonable costs for providing those fee-based services
5. The Housing and Community Development department is proposing adjustments to fee schedules based on the results of the fee study conducted by Matrix Consulting Group.
6. The land use fee adjustments made by this resolution are to recover staff costs of processing applications for land use for permits and entitlements and associated planning, monitoring, and enforcement activities performed by the HCD. The increased fees do not exceed estimated reasonable or actual costs of performing the services, processing land-use applications and entitlements, and associated permitting, monitoring, and enforcement activities. Any adjustments to the fees reflect no more than the actual costs of the services or benefits received by the payor. To the extent that the fees do not result in full cost recovery, the shortfall may impact the County General Fund.

7. Land use fees for the HCD department consist of the following Fee Articles:
  - a. Article IX represents land use fees for Planning Services, which is a functional unit of the Housing and Community Development Department. This Article includes fees for services related to land-use entitlements and was last comprehensively updated in 2019 (Resolution 19-318) with minor updates in 2021 and 2024.
  - b. Article XIX represents fees for Building Services, which is a functional unit of the Housing and Community Development department. This Article includes fees relating to building permit and inspection services and was last comprehensively updated in 2019 (Resolution 19-318).
8. County Counsel's land use permit application fees are set out in Article XVII of the Monterey County Fee Resolution. These fees recover a portion of the cost of County Counsel staff advising County departments on processing land use permit applications and associated work. The proposed amendment to Article XVII changes County Counsel's fee structure for legal review associated with condition compliance and mitigation monitoring to align with the change in fee structure proposed by HCD for these services. The hourly rate in County Counsel's fee schedule is updated to \$340 per hour, from the current \$324 per hour, to reflect County Counsel billing rates that took effect on July 1, 2025.
9. These fees are not a "tax" and are exempt from voter approval under section 1(e) (1)- (3), (5) and (6) of Article XIII C of the California Constitution (Proposition 26, excepting from the definition of "tax" charges imposed for specific benefit conferred/privilege/service or product, and/or reasonable regulatory costs to local government for issuing permits and the administrative enforcement thereof, fines and penalties and charges for violation of law, and property development charges). These fees are imposed for a specific government service provided directly to the applicant that is not provided to those not charged, are imposed for the reasonable regulatory costs to the County for issuing permits for property development and the administrative enforcement thereof, and do not exceed the reasonable costs to the County of providing these services.
10. This action to modify land use fees is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15273 and 15378(b)(4) of the CEQA Guidelines because the action involves modification to fees charged by the County for recovery of operating expenses associated with processing land use permits and is a governmental funding mechanism which does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. (CEQA Guidelines sections 15273 and 15378(b)(4).)
11. Said amendments to the land-use fees shall take effect no sooner than 60 days following adoption of the amendment.
12. A notice of this matter was provided by publication of notice in a newspaper of general circulation in the County and distribution of notice to interested persons, and all testimony from staff and the public has been heard and considered.

**NOW, THEREFORE, BE IT RESOLVED THAT the Monterey County Board of Supervisors does hereby:**

1. Certify that the foregoing recitals are true and correct.
2. Amend the Monterey County Fee Resolution, to take effect April 4, 2026, relating to fees for processing applications for land-use permits and entitlements, as follows:
  - a. Find that modification of permit fees is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15273 and 15378(b)(4) of the CEQA Guidelines; and
  - b. Amend Article IX-Land Use to make adjustments to fees;
  - c. Amend Article XVII-County Counsel to make adjustment to fees; and
  - d. Amend Article XIX-Building Services to make adjustments to fees.

Article IX-Land Use, Article XVII-County Counsel, and Article XIX-Building Services, all as amended herein, are attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** on this 3<sup>rd</sup> day of February 2026, by roll call vote:

AYES: Supervisors Alejo, Church, Lopez, Root Askew and Daniels

NOES: None

ABSENT: None

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting on February 3, 2026.

Dated: February 18, 2026  
File ID: RES 26-017  
Agenda Item No.: 9

Valerie Ralph, Clerk of the Board of Supervisors  
County of Monterey, State of California

  
Margarita Hernandez, Deputy

**EXHIBIT 1**  
**ARTICLE IX – Land Use**

## ARTICLE IX- Land Use

### Housing & Community Development Fee Schedule

(Per Resolution No. 26- \_\_\_\_\_, adopted \_\_\_\_\_, \_\_ 2026 by the Monterey County Board of Supervisors)

These regulatory and user fees are based on the estimated reasonable cost of providing these services or performing these activities. This fee schedule has been comprehensively revised for land use related activities in response to requests for services (permit applications). Work done without a permit, where a permit would have been required, is subject to code enforcement and subsequently charged double the permit fee. Fees are based on the estimated reasonable cost for processing various land use permits established in: Monterey County Code, Title 20 (Coastal Implementation Plan) and Title 21 (Non-coastal Zoning Ordinance), and related planning services (Government Code §§ 65104, 65909.5, 66014); Title 19, Monterey County Code (Subdivisions); Public Resources Code sections 2761 - 2764 (Surface Mining and Reclamation Act) and Chapter 16.04, Monterey County Code (Surface Mining and Reclamation); California Environmental Quality Act (Public Resources Code §21000 et seq.); Monterey County Code Chapters 1.20, 1.22, 20.90, and 21.84 (code enforcement activities and process).

Unless a "deposit" is indicated, the fee is a flat fee based on the estimated reasonable cost, averaged across all applications, for processing the permit/entitlement/activity. In cases where the scope of an application is modified and/or exceeds the scope originally used to assign the fee and other associated fees, HCD reserves the right to re-assess the appropriate fee to the application and collect associated fees.

Work performed without a permit where a permit is required is subject to Code Enforcement Investigation and Compliance Support based on hourly rates, plus double the permit fee.

Fee Name	Unit	Fee	Footnotes
Address - Address Reassignment	Each	\$ 300	
Address - Address Verification	Each	\$ -	
Address - Each Additional Address	Each	\$ 90	
Address - First Address Assignment	Each	\$ -	
Administrative Permit or Coastal Administrative Permit (General)	Each	\$ 6,860	11
Airport Land Use Commission Application Review	Each	\$ 1,900	
Appeal - Coastal/Inland Permit	Each	\$ 3,000	1,2
Appeal - Director's Interpretation	Each	\$ 1,820	1,2
Appeal - Fee Determination	Each	\$ 2,170	1,2
Appeal - Incomplete or Completeness Determination	Each	\$ 2,170	
Certificate of Compliance Conditional	Deposit	\$ 5,000	6
Certificate of Compliance Unconditional - Each Additional Lot	Each Addl. Lot	\$ 210	6
Certificate of Compliance Unconditional (up to 2 lots)	Each	\$ 730	6
Certificate of Correction - Map modification (except change of scenic easement)	Each	\$ 1,500	
Coastal Development Permit	Each	\$ 12,510	10,11
Coastal Implementation Plan Amendment	Deposit	\$ 10,000	
Code Enforcement Activities	Per Hour	\$ 226	
Combined Development Permit	Each	\$ 17,930	10,11
Condition Compliance - Mitigation Monitoring	Per MM	\$ 420	8,9
Condition Compliance (First Three Conditions Included in Cost of Entitlement)	Per Condition	\$ 210	8,9
Contract Administration (New contracts and amendments)	Each	15%	
Deed Restriction Processing (ministerial permits)	Per Hour	\$ 217	
Design Approval - Administrative, review & approval required, no hearing required	Each	\$ 1,210	
Design Approval - Over the Counter, limited in scope, no hearing required	Each	\$ 640	
Design Approval - Public hearing required	Each	\$ 3,750	

Development Agreement - Extension	Deposit	\$ 5,000	3
Development Agreement/Amendment	Deposit	\$ 10,000	3
Development Review Committee Conference	Each	\$ 2,880	5
Director's Interpretation	Each	\$ 1,520	
Emergency Permit	Each	\$ 2,210	
Environmental Review - Addendum (tiered from earlier Environmental Impact Report or MND; fees are additive to permit fees)	Each	\$ 1,300	
Environmental Review - Environmental Impact Report (Extraordinary Development Application)	Deposit	\$ 20,000	3,4
Environmental Review - Initial Study (ND/MND; fees are additive to permit fees)	Deposit	\$ 15,000	3
Extraordinary Development Application	Deposit	\$ 20,000	3,4
Floodplain Determination	Each	\$ -	
Franchise Agreement	Each	\$ 13,580	
Franchise Agreement, Extension or Amendment	Each	\$ 9,450	
General Development Plan	Each	\$ 7,870	
General Plan / Land Use Inland Area or Master Plan Amendment	Deposit	\$ 9,000	3
Hazardous Vegetation/Fuel Management Plan Review	Each	\$ -	7
Historic Register Listing	Each	\$ 3,270	
Landscape Management Plan Review (No Discretionary Planning Permit Required) - Major	Each	\$ 750	
Landscape Management Plan Review (No Discretionary Planning Permit Required) - Minor	Each	\$ 310	
Letter of Public Convenience and Necessity	Each	\$ 1,270	
Local Coastal Program Amendment	Deposit	\$ 10,000	3
Lot Line Adjustment or Merger (Coastal or Williamson Act)	Each	\$ 6,010	
Lot Line Adjustment or Merger (Inland)	Each	\$ 3,700	
Mills Act Contract Application	Each	\$ 6,520	
Minor & Trivial Amendment or Minor Amendment, no hearing required	Each	\$ 3,670	
Monterey Peninsula Water Management District Allocation Tracking	Each	\$ 210	
Parcel Legality Determination	Each	\$ 4,340	6
Permit Amendment, Renewal, or Revision (not otherwise specified)	Each	\$ 7,450	
Permit Extension	Each	\$ 1,960	
Pre-Application (Application Request &/or Builder's Remedy)	Each	\$ 750	
Research	Per Hour	\$ 217	
Restoration Plan - Administrative	Each	\$ 3,270	
Restoration Plan - Hearing required	Each	\$ 5,570	
Road Abandonment	Each	\$ 500	
Road Name	Each	\$ 10,030	
Scenic Easement Amendment	Each	\$ 4,410	
Site Visit	Per Hour	\$ 217	
Special Event Questionnaire Processing (other permits may be required; fees captured through other permits)	Each	\$ 1,690	
Specific Plan	Deposit	\$ 34,000	3
Specific Plan Amendment	Deposit	\$ 14,000	3
Specific Plan Conformance Determination, Director's Approval, no hearing	Each	\$ 3,470	
Specific Plan Conformance Determination, hearing required	Each	\$ 4,770	
Subdivision - Minor - Subdivision Improvement Agreement/Extension	Each	\$ 2,820	1

Subdivision - Minor - Tentative / Vesting Tentative Map Amendment	Each	\$ 6,360	1
Subdivision - Minor - Tentative / Vesting Tentative Map Application	Each	\$ 13,360	1
Subdivision - Minor - Tentative / Vesting Tentative Map Extension	Each	\$ 2,170	1
Subdivision - Minor or Standard – Final Map/Amend Final Map	Deposit	\$ 6,000	1,3
Subdivision - Standard - Subdivision Improvement Agreement/Extension	Deposit	\$ 8,000	1,3
Subdivision - Standard - Tentative / Vesting Tentative Map Amendment	Deposit	\$ 16,000	1,3
Subdivision - Standard - Tentative / Vesting Tentative Map Application	Deposit	\$ 27,000	1,3
Subdivision - Standard - Tentative / Vesting Tentative Map Extension	Deposit	\$ 11,000	1,3
Surface Mine Annual Inspection (disturbed area < 20 acres)	Each	\$ 4,460	
Surface Mine Annual Inspection (disturbed area > 20 acres)	Each	\$ 4,460	
Surface Mine Reclamation Plan	Deposit	\$ 28,000	3
Transfer of Development Credit - Big Sur Viewshed Acquisition	Each	\$ 6,010	
Transfer of Development Credit - Big Sur Viewshed Acquisition - part of an existing application	Each	\$ 1,300	
Tree Removal - Director's Approval or Waiver (Inland Zone only)	Each	\$ 470	
Tree Removal - Hazard	Each	\$ -	7
Tree Removal - Use Permit/Coastal Development Permit	Each	\$ 2,740	11
Use Permit – General	Each	\$ 12,460	11
Use Permit - Oil & Gas	Deposit	\$ 8,000	3
Vacation Rental Operator License	Each	\$ 965	
Vacation Rental Operator License - Renewal Fee - Change	Each	\$ 357.50	
Vacation Rental Operator License - Renewal Fee - No Change	Each	\$ 135	
Variance	Each	\$ 5,870	
Vested Rights Determination	Deposit	\$ 9,000	3
Williamson Act - Farmland Security Zone Contract or Williamson Act Contract Amendment	Each	\$ 5,460	
Zone Change / Code Amendment	Deposit	\$ 9,000	1,3
Zoning Verification Letter - Base	Each	\$ 940	
Zoning Verification Letter - Each Addl. Hour	Each	\$ 210	
<b>Hourly Rates</b>			
Code Enforcement Investigations and Compliance Support	Per Hour	\$ 226	
Environmental Services	Per Hour	\$ 222	
Planning	Per Hour	\$ 217	
Development Services	Per Hour	\$ 247	
Public Works	Per Hour	\$ 238	
Housing Division	Per Hour	\$ 219	
Front Counter Processing	Per Hour	\$ 212	
<b>Additional Fees</b>			
Credit Card Convenience Fee (subject to adjustments)	% of Permit Fe	2.49%	
Technology Fee	% of Permit Fe	13.00%	

Footnotes:

1. An appeal fee applies to appeals of the HCD Director's Interpretations of the zoning or subdivision ordinance, regardless of planning area.

2. In the coastal zone, the appeal fee applies only to appeals of permits that are not appealable to the California Coastal Commission such as Administrative Permits, Design Approvals, Variances, and Tree Removal Permits in certain coastal areas. The appeal fee applicable to such permits would be subject to the same appeal fee listed in the appeal item for inland projects. The appeal fee does not apply to appeals of Coastal Development Permits that are appealable to the Coastal Commission. No fee is charged for postage & handling.

3. For certain applications, a "deposit" is indicated because the cost of processing varies widely depending on the application. Where a "deposit" is indicated, the fee will be based on actual hours, measured by actual time spent on an application in quarter-hour (.25) increments. Applicant is required to pay the deposit, which is initially established based on an estimated minimum set of hours multiplied by the applicable billable rates. If during the processing of applications County staff determines that the deposit is insufficient to cover actual processing time, the applicant will be asked to increase the deposit amount based on a revised estimate provided by the County. The revised estimate will be calculated based on the established billable rate(s) multiplied by actual hours expended. Should the instance arise where the deposit is insufficient to cover the actual cost of the actual processing time, the applicant will be billed to cover the outstanding amount. All outstanding amounts must be paid prior to the County finalizing the application. On deposit applications, the applicant and Director of Housing and Community Development may elect, on a case-by-case basis, to agree to a different deposit amount based on the estimated cost of processing a specific application. Invoices shall be provided to the applicant on a frequency dependent upon the application's progress. The fee will be calculated based on the number of hours expended by County staff multiplied by the applicable billable rate noted in the fee article. Costs for consultants and other expenses shall be reimbursed by the applicant based on actual costs incurred.

4. "Extraordinary development applications" are those applications that require staff time well beyond a typical application, as determined by the Director of Housing and Community Development or Chief of Planning. These applications may include, by way of example and without limitation, applications for large-scale development involving multiple discretionary entitlements, significant technical review by other land use agencies, and/or an anticipated lengthy time frame for processing because of scope and complexity. Consistent with these criteria, any project requiring the preparation of an Environmental Impact Report shall qualify as an extraordinary development application. The applicant shall be responsible for paying the associated staff hours multiplied by the applicable billable rate noted in the fee article, as well as any other costs incurred, including consultant costs.

5. Fees collected for application appointments and Development Review Committee Conferences shall be credited against any subsequent discretionary permit, except design approval, provided the discretionary permit application is made within 12 months of the application fee payment date.

6. Certificate of Compliance (COC) requests not required by a condition of approval will not be processed until a Parcel Legality Status Determination demonstrating COC eligibility is obtained. Parcel Legality Status Determination fees are invoiced separately from the Certificate of Compliance fees. Condition Compliance fees cover the processing of COCs required by conditions of approval.

7. Hazard Tree Removal - No Fee applies when a tree is deemed hazardous by a professional licensed arborist or tree trimmer/remover.

8. Applications approved after the effective date of this article with mitigation measures shall be subject to the mitigation monitoring fees set forth in this Article. Projects approved prior to the effective date of this article with mitigation measures shall be subject to the mitigation monitoring fees set forth in the Monterey County Fee Resolution that was in effect on the application approval date.

9. Applications with conditions of approval that do not include mitigation measures, approved after the effective date of this Article shall be subject to the condition compliance fees set forth in this Article, and applications approved prior to the effective date of this Article shall be subject to the condition compliance fees set forth in the Monterey County Fee Resolution that was in effect on the application approval date.

10. When the construction of a principally permitted use in a zoning district necessitates an entitlement for a Coastal Development Permit due to proximity to a resource (e.g. 100 feet of ESHA or 750 feet of known archaeological resources), but evidence provided with an application demonstrates that development will not directly impact a resource, the fee for a Coastal Development Permit shall apply rather than a Combined Development Permit fee. Should tree removal also be required, the Coastal Development Permit - Tree Removal fee shall be additive.

11. "Combined Development Permit" - Any person desiring to develop property, which under the terms of Monterey County Code requires more than one discretionary permit, may apply for a Combined Development Permit. The Director of Housing and Community Development or Chief of Planning, may elect to charge fees based on specific entitlements that are consolidated in the Combined Development Permit. Instances where alternative fees may be apply include, by way of example and without limitation, applications for multiple Administrative/Coastal Administrative Permits, which may be charged a single Administrative Permit fee; or an Administrative/Coastal Administrative Permit combined with a Use Permit/Coastal Development Permit due to proximity to resources, in which case a single Use Permit/Coastal Development Permit fee may be charged.

**EXHIBIT 2**  
**Article XVII – County Counsel**

**ARTICLE XVII  
COUNTY COUNSEL FEES**

(Authorized per the following resolutions adopted by the Monterey County Board of Supervisors: Resolution No. 08-132, adopted April 22, 2008; Resolution No. 13-143, adopted May 7, 2013; Resolution No. 14-0421, adopted February 25, 2014; Resolution No. 15-075 adopted March 24, 2015; Resolution No. 16-250, adopted September 27, 2016; Resolution No. 19-318, adopted September 17, 2019; Resolution No. 21-132, adopted May 11, 2021; Resolution No. 25-020, adopted February 4, 2025; and Resolution No. \_\_\_\_, adopted \_\_\_\_, 2026.)

**SECTION 1. LAND USE FEES.**

**A. Fees for Processing Various Land Use Permits Established in Monterey County Code, Title 20 (Coastal Implementation Plan) and Title 21 (Non-coastal Zoning Ordinance) and Related Planning Services (Government Code §§ 65104, 65909.5, 66014)**

<u>DESCRIPTION</u>	<u>AMOUNT</u> <sup>1</sup>	<u>UNIT/TIME</u>
Administrative Permit (Inland) —General		
Application fee	\$204	Each permit
Appeal, inland permits and coastal permits if not appealable to Coastal Commission <sup>2</sup>	\$340	Each appeal
Appeal of Director’s Interpretation <sup>3</sup>	\$340	Each appeal

<sup>1</sup> The County Counsel flat fees are based on an hourly rate of \$340.00, representing the fully burdened labor rate for the Deputy County Counsel IV, Step 7 job classification as of July 1, 2025. Unless a “deposit” or “hourly” rate is indicated, the application fee is a fixed, one-time fee based on the estimated reasonable cost, averaged across all applications, of processing the permit/entitlement for which the fee is charged. On matters for which a deposit is required, fees will be based on actual time multiplied by the hourly top step fully burdened labor rate of the individual providing the service; applicant is required to pay the indicated deposit and will be billed subsequently if the deposit is insufficient to cover actual processing time. On deposit matters, applicant and County Counsel may elect, on a case-by-case basis, to agree to a different deposit amount based on the estimated actual cost of processing a specific application. County Counsel time providing advice to the Board of Supervisors and Planning Commission or prosecuting or defending litigation is not incorporated into the fee calculations.

Where indicated in this Article, the application fee is separate from condition compliance and mitigation monitoring fees. Fees for condition compliance and mitigation monitoring are set forth separately in this Article.

<sup>2</sup> The appeal fee applies to appeals of decisions on project applications in the non-coastal areas of the County. In the coastal zone, the appeal fee applies only to appeals of permits that are not appealable to the California Coastal Commission such as most Administrative Permits, Design Approvals, Variances, and Use Permits for Tree Removal in certain coastal areas. County Counsel’s appeal fee is based on the estimated reasonable cost of addressing procedural issues on appeal and does not cover time spent on substantive review, which sets the fee substantially lower than actual cost. The appeal fee is subsidized by the County General Fund.

<sup>3</sup> This appeal fee applies to appeals of the HCD Director’s interpretations of the zoning or subdivision ordinance, regardless of planning area. County Counsel’s appeal fee is based on the estimated reasonable cost of addressing procedural issues on appeal and does not cover time spent on substantive review, which sets the fee substantially lower than actual cost. The appeal fee is subsidized by the County General Fund.

Appeal of Fee Determination <sup>4</sup>	\$340	Each appeal
Coastal Administrative Permit--General		
Application fee	\$204	Each permit
Coastal Development Permit		
Application fee	\$2040	Each permit
Coastal Implementation Plan amendment (applicant initiated)	\$3400	Per application
Combined Development Permit		
Application fee	\$2040	Each permit
Condition compliance fee <sup>5</sup>	\$170	Per permit with more than 3 conditions
Design Approval – Limited in Scope (administrative; no hearing)		Each DA
Application fee	\$85	
Design Approval Requiring Public Hearing		Each DA
Application Fee	\$340	
Development Agreement	hourly	Deposit (\$3400)
Director’s Interpretation	\$690	Each
Emergency Permit		Each permit
Application fee	\$204	
Extraordinary Development Application <sup>6</sup>		
Application fee	\$3400	Per application

<sup>4</sup> This appeal fee is based on the estimated reasonable cost of addressing procedural issues on appeal and does not cover time spent on substantive review, which sets the fee substantially lower than actual cost. The appeal fee is subsidized by the County General Fund.

<sup>5</sup> The condition compliance fee shall be collected after approval of the discretionary entitlement for the project. The condition compliance fee is a flat fee assessed per permit. The fee is based on the estimated minimum reasonable cost, averaged across all land use permit approvals, of legal review of documents associated with compliance with conditions of approval. A separate mitigation monitoring fee is applicable to projects with mitigation measures and is in addition to the condition compliance fee. For projects with conditions of approval, projects approved after the effective date of this Article shall be subject to the condition compliance fees set forth in this Article. Projects approved prior to the effective date of this Article shall be subject to the condition compliance fees set forth in the County Fee Resolution that was in effect on the project approval date.

<sup>6</sup> “Extraordinary Development Applications” are those applications which will require staff time well beyond the typical application, as determined by the Director of Housing and Community Development or Chief of Planning. These applications may include, by way of example and without limitation, applications for large scale development involving multiple discretionary entitlements, significant technical review by other land use agencies, and an anticipated lengthy time frame for processing because of their scope and complexity. Consistent with these criteria, any project requiring the preparation of an EIR shall qualify as an Extraordinary Development Application. The amount paid to the County is for staff costs separate from the cost of consultants. The County may utilize a consultant, whose expenses shall be fully funded by the project applicant.

General Development Plan		
Application fee	\$340	Each
General Plan Amendment/ Coastal Land Use Plan Amendment (applicant initiated)	\$4080	Per application
Permit --Minor Amendment (inland permit; no public hearing)		
Application fee	\$340	Each
Permit--Minor and Trivial Amendment (coastal permit; no public hearing)		
Application fee	\$340	Each
Rezoning or Code Text Amendment (applicant initiated)	\$3400	Per application
Scenic Easement Amendment	\$680	Each
Specific Plan (applicant initiated)	\$4080	Each
Specific Plan Amendment (applicant initiated)	\$4080	Each
Specific Plan Conformance Determination (Director's approval or hearing required)	\$1020	Each
Use Permit – General		
Application fee	\$680	Each permit
Use Permit -- oil and gas		
Application fee	\$1700	Each permit
Use Permit Amendment, Renewal, or Revision		Each permit
Application fee	\$1020	
Use Permit Extension	\$340	Each
Variance	\$340	Per application
Vested Rights Determination	\$2040	Each

**B. Various Subdivision Activities as Established in Monterey County Code, Title 19 (Subdivision Ordinance) (Government Code §§ 66499.35, 66451.2)**

Certificate of Compliance (Conditional)		
1. request for 1 or 2 lots	\$1360	1 - 2 lots
2. each additional lot requested	\$340	Per each addt'l Lot > 2
Certificate of Compliance (Unconditional)		
1. Request for 1 or 2 lots	\$680	1 – 2 lots
2. Each additional lot requested	\$340	Per each addt'l lot > 2
Certificate of Correction	\$ 204	Each
Lot Line Adjustment – coastal	\$340	Each

Lot Line Adjustment --inland		
Application fee	\$204	Each permit
Lot Line Adjustment – Williamson Act		
Application fee	\$2380	Each permit
Lot Line Adjustment Amendment, Revision, or Extension	\$340	Each
Parcel Legality Determination <sup>7</sup>		
1. request for 1 or 2 lots	\$2720	1 - 2 lots
2. each additional lot requested	\$340	Per each addt'l Lot > 2
Subdivision – Minor Tentative/Vesting Tentative Map Application	\$2040	Per application
Subdivision – Minor Final parcel map	\$680	Per final map
Subdivision – Standard Tentative/Vesting Tentative Map Application	\$6800	Per application
Subdivision – Standard Final map	\$3400	Per final map (per phase if phased final map)
Subdivision – Minor or Standard— Tentative/Vesting Tentative Map Extension	\$1020	Each
Subdivision –Amendment of Final or Tentative/Vesting Tentative Map	\$3400	Per application for amendment
Subdivision: Subdivision Improvement Agreement	\$680	Per agreement

**C. Fees for Environmental Review Pursuant to California Environmental Quality Act (Public Resources Code § 21089; Government Code §§ 65104, 65909.5, 66014)**

Addendum (tiered from earlier EIR)	\$680	Each
Environmental Review – Initial Study (ND/MND)	\$1360	Each
Environmental Review – Environmental Impact Report	\$6800	Each
Environmental Impact Report --Contract and contract amendment administration	\$680	Each

<sup>7</sup> According to the County Housing and Community Development Department, Certificate of Compliance requests not required by a condition of approval will not be processed until a Parcel Legality Determination demonstrating COC eligibility is obtained. Parcel Legality Determination fees are invoiced separately from the Certificate of Compliance fees.

Mitigation Monitoring <sup>8</sup>	\$340	Per permit
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**D. Fees For Miscellaneous Services** (reference: Gov’t Code §65104 and as noted below)

Airport Land Use Commission application review (Pub. Util. Code §21671.5)	\$340	Per application
Commercial Cannabis permit –initial permit	\$162	Each
Commercial Cannabis permit –renewal	\$162	Each
Deed restriction processing (ministerial permit) <sup>9</sup>	\$170	Each
Letter of Public Convenience and Necessity	\$680	Each
Mills Act Contract Application (Government Code § 50281.1)	\$1360	Each
Road Abandonment (Streets and Highway Code §8321)	\$680	Each
Williamson Act or Farmland Security Zone Contract	\$2720	Each
Williamson Act Contract Amendment	\$340	Each
Surface Mining Reclamation Plan	\$2720	Each

**E. Recordation Fee**

The applicant for a discretionary land use development permit, use permit, construction permit, Williamson Act agreement, Mills Act contract, lot line adjustment, and/or any procedure that requires processing through the County and includes recording/filing of a document with the Monterey County Recorder shall, in addition to the payment of any and all other County fees, be required to pay any and all applicable standard recording/filing fees no later than the time of the recording/filing of that document. The payment of the applicable recording/filing fee shall be required whether or not the document is processed on behalf of the applicant by an employee of

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<sup>8</sup> The fees for compliance review of mitigation measures shall be collected after approval of the discretionary entitlement for the project. The mitigation monitoring fee is a flat fee assessed on each permit with mitigation measures and is in addition to the condition compliance fee. The flat fee is based on the estimated minimum reasonable cost, averaged across all land use permit approvals, of legal review of documents associated with compliance with mitigation measures. For projects with mitigation measures, projects approved after the effective date of this Article shall be subject to the mitigation monitoring fees set forth in this Article. Projects approved prior to the effective date of this Article shall be subject to the mitigation monitoring fees set forth in the County Fee Resolution that was in effect on the project approval date.

<sup>9</sup> This fee applies only to deed restrictions that are not pursuant to a condition of approval or mitigation measure for a discretionary entitlement. If the deed restriction is pursuant to a condition of approval or mitigation measure for a discretionary entitlement, the applicable condition compliance or mitigation monitoring fee would apply.

the County of Monterey (e.g., Clerk of the Board) or is processed by the applicant. Failure to ensure full payment of such recording/filing fee by the time of the recording/filing shall be grounds for rejection of the recording/filing of that document with no liability to the County.

**EXHIBIT 3**  
**Article XIX – Building Services**

**Article XIX – Building Services Housing & Community Development Department**  
**(Per Resolution No. 26\_\_\_\_, adopted February 3, 2026,**  
**by the Monterey County Board of Supervisors**  
**Permit Fees - MCC 18.01.070**

<b>Fee Name</b>	<b>Unit</b>	<b>Fee Amount</b>
<b>Building Inspection</b>		
<b>Single Family Residential - New Construction / Remodels / Additions</b>		
\$1 - \$2,000	Base	\$329.36
\$2,001 - \$25,000	Base	\$329.36
\$2,001 - \$25,000	Each Additional \$1,000 or fraction thereof	\$52.18
\$25,001 - \$50,000	Base	\$1,529.56
\$25,001 - \$50,000	Each Additional \$1,000 or fraction thereof	\$68.77
\$50,001 - \$100,000	Base	\$3,248.89
\$50,001 - \$100,000	Each Additional \$1,000 or fraction thereof	\$34.83
\$100,001 - \$500,000	Base	\$4,990.57
\$100,001 - \$500,000	Each Additional \$1,000 or fraction thereof	\$2.18
\$500,001 - \$1,000,000	Base	\$5,861.41
\$500,001 - \$1,000,000	Each Additional \$1,000 or fraction thereof	\$2.61
\$1,000,001 - \$5,000,000	Base	\$7,167.68
\$1,000,001 - \$5,000,000	Each Additional \$1,000 or fraction thereof	\$0.44
\$5,000,000 - \$10,000,000	Base	\$8,920.53
\$5,000,000 - \$10,000,000	Each Additional \$1,000 or fraction thereof	\$0.35
\$10,000,001 - \$25,000,000	Base	\$10,673.39
\$10,000,001 - \$25,000,000	Each Additional \$1,000 or fraction thereof	\$0.19
\$25,000,000+	Base	\$13,542.74
\$25,000,000+	Each Additional \$1,000 or fraction thereof	\$0.10
<b>Commercial / Multi-Family / Industrial - New Construction / TI</b>		
\$1 - \$2,000	Base	\$882.02
\$2,001 - \$25,000	Base	\$882.02
\$2,001 - \$25,000	Each Additional \$1,000 or fraction thereof	\$37.86
\$25,001 - \$50,000	Base	\$1,752.86
\$25,001 - \$50,000	Each Additional \$1,000 or fraction thereof	\$43.77

\$50,001 - \$100,000	Base	\$2,847.00
\$50,001 - \$100,000	Each Additional \$1,000 or fraction thereof	\$30.59
\$100,001 - \$500,000	Base	\$4,376.56
\$100,001 - \$500,000	Each Additional \$1,000 or fraction thereof	\$6.42
\$500,001 - \$1,000,000	Base	\$6,944.38
\$500,001 - \$1,000,000	Each Additional \$1,000 or fraction thereof	\$2.61
\$1,000,001 - \$5,000,000	Base	\$8,250.64
\$1,000,001 - \$5,000,000	Each Additional \$1,000 or fraction thereof	\$0.43
\$5,000,000 - \$10,000,000	Base	\$9,981.15
\$5,000,001 - \$10,000,000	Each Additional \$1,000 or fraction thereof	\$1.06
\$10,000,001 - \$25,000,000	Base	\$15,295.60
\$10,000,000 - \$25,000,000	Each Additional \$1,000 or fraction thereof	\$0.31
\$25,000,000	Base	\$19,973.68
\$25,000,000+	Each Additional \$1,000 or fraction thereof	\$0.16

#### Building Plan Check

Single Family Residential Plan Check	% of Bldg Insp Fee	65%
Commercial / Multi-Family / Industrial Plan Check	% of Bldg Insp Fee	80%
Standardized ADU Plan Review	Each	\$646.00
Accessory Dwelling Unit (New) - Up to 750 sf	% of Bldg Insp Fee	32.5%
Junior Accessory Dwelling Unit	% of Bldg Insp Fee	32.5%

#### Misc. Inspection & Plan Check Fees

Reinspection	Per Hour	\$217
Inspection Outside of Normal Business Hours	Per Hour	\$258
Inspection During a Holiday	Per Hour	\$296
Inspection Fee for projects not Otherwise Specified	Per Hour	\$217
Re-Review	Per Hour	\$220
Plan Review for projects not Otherwise Specified	Per Hour	\$215

#### Misc. Permit Fees

Permit Extension (includes Permit Card Replacement for Simple Permits)	Each	\$416
Permit Renewal Investigation	Per Hour	\$257
Alternate Methods of Construction / Code Modification Request	Per Hour	\$243
Appeal	Per Hour	\$289
Deed Restriction	Flat Fee	\$468
Inspection Card Replacement	Flat Fee	\$212
Change of Record on Permit	Flat Fee	\$347
Processing - Permit Front Counter Hourly Rate	Per Hour	\$212
Document Management - Escrow Report / Filing / Etc.	Per Hour	\$212
Temporary Certificate of Occupancy	Each	\$1,887

Pre-Fab Manufactured Homes	Each	\$5,788
<b>Walls / Fences (No Retaining Walls):</b>		
Up to 50 Linear Feet	Base	\$1,698
Each Additional 50 Linear Feet	Each Addl 50LF	\$217
<b>Retaining Walls:</b>		
Up to 50 Linear Feet	Base	\$2,911
Each Additional 50 Linear Feet	Each Addl 50LF	\$497
<b>Swimming Pools &amp; Spas:</b>		
<u>Residential</u>		
Inground - No Hillside	Each	\$3,303
Inground - Hillside	Each	\$4,376
Aboveground - No Hillside	Each	\$3,035
Aboveground - Hillside	Each	\$3,640
Spa Only	Each	\$2,937
<u>Commercial</u>		
Inground	Each	\$5,289
Aboveground	Each	\$4,683
Bathroom / Kitchen Remodels (non-structural)	Each	\$3,046
<b>Window / Door / Skylight:</b>		
<u>Replacement</u>		
First 5 Windows / Doors	Base	\$1,632
Each Additional Window / Door	Each Addl	\$113
<u>Install</u>		
First 5 Windows / Doors	Base	\$1,858
Each Additional Window / Door	Each Addl	\$113
<b>Demolition:</b>		
Structural	Each	\$2,500
Non-Structural	Each	\$1,507
<b>Residential Reroof:</b>		
Structural	Each	\$2,188
Non-Structural	Each	\$1,210
<b>Residential Siding:</b>		
Structural	Each	\$2,188
Non-Structural	Each	\$1,407
Residential Stucco Repair	Each	\$1,645
<b>Residential Patio / Carport:</b>		
Structural	Each	\$3,112
Non-Structural	Each	\$1,993
Hillside	Each	\$3,125
<b>Residential Deck / Balcony:</b>		
Structural	Each	\$3,632
Non-Structural	Each	\$2,658
Hillside	Each	\$3,790
<b>Residential Fireplace:</b>		
Pre-Fab	Each	\$1,771
Non Pre-Fab	Each	\$2,667

<b>Commercial Signs:</b>		
Replacement	Each	\$1,801
Electrical	Each	\$2,043
Structural	Each	\$2,594
Structural w/Electrical	Each	\$3,032
<b>Environmental Services:</b>		
ASBS Inspection	Per Hour	\$224
Plan Review	Per Hour	\$217
<b>Revisions</b>		
Plan Check	Per Hour	\$238
Inspection	Per Hour	\$218
Permit Support	Per Hour	\$241
<b>Miscellaneous Fees:</b>		
Plan Check	Per Hour	\$249
Inspection	Per Hour	\$223
<b>Grading Permits</b>		
10-100 c.y. <sup>1</sup>	Base	\$604
10-100 c.y. <sup>1</sup>	Each Addl. 10 c.y.	\$213
100-1,000 c.y.	Base	\$2,519
100-1,000 c.y.	Each Addl. 100 c.y.	\$164
1,000-10,000 c.y.	Base	\$3,997
1,000-10,000 c.y.	Each Addl. 1,000 c.y.	\$193
10,000-100,000 c.y.	Base	\$5,738
10,000-100,000 c.y.	Each Addl. 1,000 c.y.	\$18
100,000+ c.y.	Base	\$7,377
100,000+ c.y.	Each Addl. 1,000 c.y.	\$9
<b>MEPs</b>		
<b>Mechanical Fees</b>		
Kitchen Hood / Ventilation System:		
Residential	Each	\$618
Commercial	Each	\$1,466
Whole House Fan	Each	\$777
Residential Heat Pump	Each	\$777
<b>Electrical Fees</b>		
Residential Battery / Energy Storage System	Per Battery	\$1,224
Residential EV Charging Station	Each	\$1,336
<b>Commercial EV Charging Station:</b>		
1-6 stations	Each	\$2,694
6+ stations	Each	\$3,706
<b>Panel Replacements / Service:</b>		
Less than 400 amps	Each	\$441
400 amps or larger	Each	\$1,409
Generators	Each	\$1,342
Commercial Electrical Upgrades	Each	\$2,025
<b>Outlets:</b>		
1-10 outlets	Base	\$393

Each addl 5 outlets	Each addl. 5	\$37
Key Pads and Gates	Each	\$333
<b>Plumbing Fees</b>		
Residential Water Heater Replacement	Each	\$276
Residential Tankless Water Heater	Each	\$498
Residential Misc. (Gas / Water / Sewer Line or Fixture) Replacement	Each	\$332
Commercial Ag Pumps	Each	\$658
<b>Solar / Photovoltaic</b>		
<b>Residential:</b>		
<u>Roof Mounted</u>		
15kW or Less	Base	\$428
Each Additional kW Above 15kW	Each Addl kW	\$15
<u>Ground Mounted</u>		
15kW or Less	Base	\$995
Each Additional kW Above 15kW	Each Addl kW	\$15
<b>Commercial:</b>		
<u>Roof Mounted</u>		
50kW or Less	Base	\$1,158
Per kW Between 50kW - 250kW	Each kW	\$7
Each Additional kW Above 250kW	Each Addl kW	\$7
<u>Ground Mounted</u>		
50kW or Less	Base	\$2,211
Per kW Between 50kW - 250kW	Each kW	\$7
Each Additional kW Above 250kW	Each Addl kW	\$7
Solar APP+	Each	\$446
<b>Special Event Construction and/or Encroachment Permit</b>		
Submitted < 30 Days Prior to Event	Each	Double Plan Review or Base Fee
Submitted < 60 Days Prior to Event	Each	1.5 x Plan Review or Base Fee
<b>Special Event Construction and/or Encroachment Permit - Private Events:</b>		
1-3 Tents	Each	\$2,346
3+ Tents	Per Tent	\$545
<b>Special Event Construction and/or Encroachment Permit - Public Events:</b>		
1-3 Tents	Each	\$3,716
3+ Tents	Per Tent	\$872
<b>Encroachment Permits per MCC 14.04</b>		
<b>General Encroachment Permit - Minor:</b>		
Drive Approach Connection (Residential or Commercial)	Each	\$599
Aerial Installation (Overlashing)	Each	\$599
Low Growing Landscaping (12" in height or less; includes irrigation and hardscape)	Each	\$599

Tree removal & trimming (may require Arborist report)	Each	\$0
Utility cabinet & power supply (may require separate construction permit)	Each	\$1,460
Construction / Destruction of Water Monitoring Wells (includes soil sampling borings & potholing)	Each	\$766
Special event up to one-hundred-ninety-nine (199) daily participants	Each	\$1,244
Road & right of way usage, road/lane/sidewalk closure, or traffic control & signage, less than one (1) day (includes filming & photography)	Each	\$1,389
<b>General Encroachment Permit - Major:</b>		
Landscaping Review for Tree Installation	Each	\$1,210
Fences/Gates/walls/Columns/Keypads (may require separate design approval and/or construction permit)	Each	\$2,731
Street & Signal Improvements	Each	\$2,731
Special event two hundred (200) or more daily participants	Each	\$1,867
Road & right of way usage, road/lane/sidewalk closure, or traffic control & signage, more than one (1) day (includes filming & photography)	Each	\$2,011
<b>Misc. Encroachment Fees</b>		
Administrative Fee	Each	\$600
Late Issuance Fee	Each	Double Permit Fee
Inspection Fee	Per Hour	\$222
Annual Blanket Encroachment Permit for Utility Companies	Per Year	\$43,313
Encroachment Maintenance Agreement	Each	\$11,532
Complex Tents <sup>2</sup>	Per Hour	\$222
<b>Encroachment Base + Fees</b>		
Minor Base Fee	Each	\$599
Major Base Fee	Each	\$2,731
Underground Utility Trenching	Per Linear Foot	\$2
Utility Poles & Street Lights	Per pole	\$111
Boring & Existing Utility Underground Installation (overpull)	Per Bellhole	\$111
Sidewalk, curb or gutter	Per Linear Foot	\$1
Tree Installation	Per Tree	\$322
<b>Transportation Permits</b>		
Single Trip	Each	\$16
Annual Trip	Each	\$90
<b>Code Enforcement</b>		
Code Enforcement Investigations and Compliance Support	Per Hour	\$226
Work without a Permit	Each	Double Permit Fee
<b>Surcharges</b>		
California Building Standards Commission	Each	Calculated / State Regs

Strong Motion Instrumentation Program	Each	Calculated / State Regs
Accessibility (CASP) - Applicable for Commercial Projects	Each	Calculated / State Regs
Credit Card Surcharge (passthrough from vendor)	% of Permit Fee	2.38%
General Plan Management Fee	% of Permit Fee	15.00%
Technology Fee	% of Permit Fee	13.00%

#### Footnotes

<sup>1</sup>Applicable to projects that must comply with Monterey County Code 16.10 Digging and Excavation on the Former Fort Ord.

<sup>2</sup>General guidelines for complex tents & temporary structures that will require special inspections and signed letter from a structural engineer are as follows:

- a) more than single story;
- b) structural elements are covered/not visible and did not obtain approval of a building inspection throughout the build;
- c) contain complex truss systems, including truss systems with more than one truss section in length, width, or height, or are constructed to support display coverings;
- d) stages or elevated structures supporting stage appurtenances

#### General Notes

1. Hourly fees are charged in 0.25 hour increments

2. "Extraordinary development applications" are those applications which will require staff time well beyond the typical application, as determined by the Chief of Planning or Building Official. These applications may include, by way of example and without limitation, applications for large scale development involving multiple discretionary entitlements, significant technical review by other land use agencies, and/or an anticipated lengthy time frame for processing because of their scope and complexity. Consistent with these criteria, any project requiring the preparation of an EIR shall qualify as an extraordinary development application. The amount paid to the County is for staff costs. The County may utilize a consultant, whose expenses shall be fully funded by the project applicant.

3. All applications require diagram of project attached to permit.

4. Construction valuation is determined from the current International Code Council Building Valuation Data to be updated annually with the first published valuation table of the calendar year.

5. Technical Expertise services required for projects including, but not limited to Water Resources Agency, shall be billed based on Cost Plus administrative fees for costs incurred to process such requests and shall be calculated at the time of service.