



Sunnyvale

LAND DEVELOPMENT FEES **

Fiscal Year 2023-2024 (Effective August 19, 2023)

DEVELOPMENT PROJECTS *

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|--|----------|
| <input type="checkbox"/> Public Record Drawing Maintenance Fee (per Sheet) | \$191.00 |
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SUBDIVISION MAP / LEGAL PLAN REVIEW FEE

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| <input type="checkbox"/> Parcel Map Plan Check Fee (per Map) | \$6,995.00 |
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Tract/Final Map Plan Check (per Map)

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| <input type="checkbox"/> Low (1-parcel condo with 5 units or more) | \$7,574.00 |
| <input type="checkbox"/> Medium (5-10 lots) | \$8,206.00 |
| <input type="checkbox"/> High (11-50 lots) | \$9,532.00 |
| <input type="checkbox"/> Complex (>50 lots) | \$12,624.00 |

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| <input type="checkbox"/> Certificate of Compliance Fee (per certificate) | \$790.00 |
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| <input type="checkbox"/> Certificate of Correction/Amendment of Map (per certificate/amendment, SMC 18.30) | \$608.00 |
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| <input type="checkbox"/> Lot Line or Lot Merger Adjustment Fee (per application, SMC 18.24) | \$2,266.00 |
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| <input type="checkbox"/> plus per lot | \$66.50 |
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| <input type="checkbox"/> Public Easement Review Fee (such as Easement Deed for sidewalk or public utilities, etc., per easement) | \$1,080.00 |
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PUBLIC IMPROVEMENT ENGINEERING PLAN CHECK AND INSPECTION FEES

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| <input type="checkbox"/> Public Improvement Construction (costs up to \$10,000) | \$6,453.00 |
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| <input type="checkbox"/> Public Improvement Construction (costs from \$10,001 to \$50,000) | \$6,453.00 plus 35% of cost >\$10,000 |
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| <input type="checkbox"/> Public Improvement Construction (costs from \$50,001 to \$1,000,000) | \$22,627.00 plus 5% of cost >\$50,000 |
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| <input type="checkbox"/> Public Improvement Construction (costs \$1,000,001 and up) | \$75,395.00 plus 2% of cost >\$1,000,000 |
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PUBLIC RIGHT-OF-WAY AND EASEMENT ABANDONMENT FEE

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| <input type="checkbox"/> Summary Vacation (Per Process) | \$2,652.00 |
| <input type="checkbox"/> Standard Vacation (Per Process) | \$4,140.00 |
| <input type="checkbox"/> Summary Vacation of Public Service Easement (Per Easement, SMC 18.50) | \$1,272.00 |

RIGHT OF WAY ENCROACHMENT *

Construction in Public Right of Way

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| <input type="checkbox"/> A construction of 50 feet in length or less | \$510.00 |
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| <input type="checkbox"/> A construction of over 50 feet in length. (This fee includes the initial 50 feet.) | \$510.00 |
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| <input type="checkbox"/> For each additional 100 feet or fraction thereof | \$307.00 |
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| <input type="checkbox"/> Traffic Control Plan Review Fee or Construction Management Plan Review Fee (each applicable permit) | \$200.00 |
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| <input type="checkbox"/> Permit Cancellation Fee | \$244.00 |
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| <input type="checkbox"/> Re-inspection Fee | \$244.00 |
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| <input type="checkbox"/> Permit Extension (3 month increments) | \$92.00 |
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| <input type="checkbox"/> Permit Revision (after approval) | \$208.00 |
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Occupancy of Public Right of Way/Public Easement and/or Encroachment/Maintenance and/or License Agreement

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| <input type="checkbox"/> Right-of-way Usage Fee (for private fiber optic/network facilities) per linear foot | \$26.00 |
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| <input type="checkbox"/> Application for private use of public right of way/public easement (SMC 13.08.110) | \$1,591.00 |
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RIGHT OF ENTRY

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| <input type="checkbox"/> To apply and obtain entry rights for activities on a property owned by the City (Per Lot) | \$716.00 |
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STORM DRAINAGE FEES

Residential Development:

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| <input type="checkbox"/> Charge per gross acre | \$9,189.00 |
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| <input type="checkbox"/> Provided, however, that the minimum charge per lot shall not be less than | \$1,897.00 |
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Commercial, Industrial and Institutional Development:

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| <input type="checkbox"/> First 5 gross acres | \$12,016.00 per gross acre |
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| <input type="checkbox"/> 6-10 gross acres | \$53,372.00 + \$9,569.00 per gross acre over 5 |
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| <input type="checkbox"/> 11-20 gross acres | \$101,217.00 + \$8,012.00 per gross acre over 10 |
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| <input type="checkbox"/> Over 20 gross acres | \$181,340.00 + \$5,339.00 per gross acre over 20 |
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| <input type="checkbox"/> Provided, however, that the minimum charge per lot shall not be less than | \$2,772.00 |
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* A 5% Technology Surcharge fee applies to each engineering permit issued.

- For all development projects, a minimum fee (based on Public Improvement construction costs up to \$10,000) will be charged at the time of the first plan check submittal. The review process will not begin until the submittal is complete and the minimum fee is paid.
- Three plan checks are included in the fees. For each additional review, a 4% surcharge fee will apply for plan reviews and a 10% surcharge fee will apply for map/legal plan reviews and be paid at the time of each additional submittal.
- Projects determined to be large, complex, unusual and/or time-consuming which require service above and beyond the standard will be subject to additional fees to cover the actual cost of service.

LAND DEVELOPMENT FEES – EFFECTIVE AUGUST 19, 2023 (CONTINUED)

WATER AND SEWER CONNECTION FEES

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| Water Connection Fees | |
| Residential Units | |
| <input type="checkbox"/> Standard Occupancy Unit (with 3 or more bedrooms) | \$7,836.00 |
| <input type="checkbox"/> Low Occupancy Unit (with 1 or 2 bedrooms) | \$4,439.00 |
| <input type="checkbox"/> Hotel Occupancy Unit* | \$2,536.00 |
| Commercial, Industrial and Institutional Units | |
| <input type="checkbox"/> Per 100 gallons of expected daily water demand | \$2,613.00 |
| Water Service Abandonment Fee | |
| <input type="checkbox"/> 2" Lateral or smaller | \$3,775.00 |
| <input type="checkbox"/> 4" to 8" Lateral | \$5,665.00 |
| <input type="checkbox"/> Larger than 8" Lateral | \$6,983.00 |
| <input type="checkbox"/> 12" Lateral | \$7,249.00 |
| Water Meter Installation Fee | |
| <input type="checkbox"/> 3/4" Meter | \$963.00 |
| <input type="checkbox"/> 1" Meter | \$1,053.00 |
| <input type="checkbox"/> 1-1/2" Meter | \$1,328.00 |
| <input type="checkbox"/> 2" Meter | \$1,434.00 |
| <input type="checkbox"/> All other meters not listed | Actual List Cost |
| <input type="checkbox"/> Fire Service 5/8" Meter for DCDA | \$1,081.00 |
| Water Main Tapping Fee | |
| <input type="checkbox"/> 1" and 2" (Per tap) | \$1,627.00 |
| <input type="checkbox"/> 4", 6", 8" and 10" (Per tap) | \$2,358.00 |
| <input type="checkbox"/> Over 10-inch size The costs of installation including labor, materials, equipment and overhead as determined by the City shall be paid by owner or developer. | Actual Cost |
| Cut-In Tee Fee ** | |
| <input type="checkbox"/> 4" Main | \$6,712.00 |
| <input type="checkbox"/> 6" Main | \$7,211.00 |
| <input type="checkbox"/> 8" Main | \$8,592.00 |
| <input type="checkbox"/> 10" Main | \$9,638.00 |
| <input type="checkbox"/> 12" Main | \$11,288.00 |
| Tie-In Fee | |
| <input type="checkbox"/> 6" Main | \$13,078.00 |
| <input type="checkbox"/> 8" Main | \$14,691.00 |
| <input type="checkbox"/> 10" & Larger Mains | Actual Cost |
| <input type="checkbox"/> Water Service Inspection Fee (when request is made to inspect existing water service) | \$251.00 |
| <input type="checkbox"/> Water Main Offset Fee | Actual Cost |

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| Sewer Connection Charges | |
| Residential | |
| <input type="checkbox"/> Standard Occupancy Unit (with 3 or more bedrooms) | \$10,552.00 |
| <input type="checkbox"/> Low Occupancy Unit (with 1 or 2 bedrooms) | \$6,860.00 |
| <input type="checkbox"/> Hotel Occupancy Unit* | \$5,366.00 |
| Commercial | |
| <input type="checkbox"/> Standard Strength Per Public Works estimated discharge (gpd)/100 | \$5,242.12 |
| <input type="checkbox"/> Low Strength Per Public Works estimated discharge (gpd)/100 | \$4,849.00 |
| <input type="checkbox"/> High Strength Per Public Works estimated discharge (gpd)/100 | \$7,632.00 |
| <input type="checkbox"/> Minimum Charge Per 100 gallons of expected daily water demand | \$6,860.00 |
| All significant industrial users pay based on the following characteristics of the waste collected: | |
| <input type="checkbox"/> For each gallon of average daily discharge of sewage plus: | \$37.50 |
| <input type="checkbox"/> For each thousand pounds per year of discharge of "total organic carbon," plus | \$19,647.00 |
| <input type="checkbox"/> For each thousand pounds per year of discharge of "suspended solids," plus | \$5,582.00 |
| <input type="checkbox"/> For each thousand pounds per year of discharge of "ammonia nitrogen" | \$45,960.00 |

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| <input type="checkbox"/> Fire Flow Testing Fee This fee will be assessed when a private party requests a fire flow test. | \$1,160.00 |
| <input type="checkbox"/> Water Hydraulic Modeling Fee | \$1,748.00 |
| Building Permit Clearance fee | |
| <input type="checkbox"/> Building Permit related to subdivision or major planning permit | \$3,675.00 |
| <input type="checkbox"/> Building Permit all other Building Permit Plan Reviews | \$626.00 |
| Street Trees | |
| <input type="checkbox"/> If installed/planted by City | \$372.00 |
| <input type="checkbox"/> If installed/planted by Owner/Developer | \$37.00 |

+ A hotel "unit" shall mean a room in a hotel that is intended or designed for dwelling, lodging or sleeping purposes by transient occupants. Units in a hotel that contain facilities for cooking and washing dishes shall be classified as low occupancy residential units.

** [See the FY 2023/24 Master Fee Schedule](#) for a complete list of fees and descriptions.

One-Stop Permit Center at City Hall, 456 W. Olive Ave., 408-730-7444
Land Development Division representatives are available 8 a.m. to noon and 1 to 5 p.m.
Sunnyvale.ca.gov