



LAND DEVELOPMENT FEES **

Fiscal Year 2024-2025 (Effective August 16, 2024)

DEVELOPMENT PROJECTS *

<input type="checkbox"/> Public Record Drawing Maintenance Fee (per Sheet)	\$300.00
SUBDIVISION MAP / LEGAL PLAN REVIEW FEE	
<input type="checkbox"/> Parcel Map Plan Check Fee (per Map)	\$7,275.00
Tract/Final Map Plan Check (per Map)	
<input type="checkbox"/> Low (1-parcel condo with 5 units or more)	\$7,877.00
<input type="checkbox"/> Medium (5-10 lots)	\$8,534.00
<input type="checkbox"/> High (11-50 lots)	\$9,913.00
<input type="checkbox"/> Complex (>50 lots)	\$13,129.00
<input type="checkbox"/> Certificate of Compliance Fee (per certificate)	\$822.00
<input type="checkbox"/> Certificate of Correction/Amendment of Map (per certificate/amendment, SMC 18.30)	\$632.00
<input type="checkbox"/> Lot Line or Lot Merger Adjustment Fee (per application, SMC 18.24)	\$2,357.00
<input type="checkbox"/> plus per lot	\$69.00
<input type="checkbox"/> Public Easement Review Fee (such as Easement Deed for sidewalk or public utilities, etc., per easement)	\$1,123.00
PUBLIC IMPROVEMENT ENGINEERING PLAN CHECK AND INSPECTION FEES	
<input type="checkbox"/> Public Improvement Construction (costs up to \$10,000)	\$6,711.00
<input type="checkbox"/> Public Improvement Construction (costs from \$10,001 to \$50,000)	\$6,711.00 plus 35% of cost >\$10,000
<input type="checkbox"/> Public Improvement Construction (costs from \$50,001 to \$1,000,000)	\$20,711.00 plus 5% of cost >\$50,000
<input type="checkbox"/> Public Improvement Construction (costs \$1,000,001 and up)	\$68,211.00 plus 2% of cost >\$1,000,000
PUBLIC RIGHT-OF-WAY AND EASEMENT ABANDONMENT FEE	
<input type="checkbox"/> Summary Vacation (Per Process)	\$2,758.00
<input type="checkbox"/> Standard Vacation (Per Process)	\$4,306.00
<input type="checkbox"/> Summary Vacation of Public Service Easement (Per Easement, SMC 18.50)	\$1,323.00

RIGHT OF WAY ENCROACHMENT *

Construction in Public Right of Way	
<input type="checkbox"/> A construction of 50 feet in length or less	\$530.00
<input type="checkbox"/> A construction of over 50 feet in length. (This fee includes the initial 50 feet.)	\$530.00
<input type="checkbox"/> For each additional 100 feet or fraction thereof	\$319.00
<input type="checkbox"/> Traffic Control Plan Review Fee or Construction Management Plan Review Fee (each applicable permit)	\$208.00
<input type="checkbox"/> Permit Cancellation Fee	\$254.00
<input type="checkbox"/> Inspection Cancellation Fee	\$254.00
<input type="checkbox"/> Permit Extension (3 month increments)	\$96.00
<input type="checkbox"/> Permit Revision (after approval)	\$216.00
Occupancy of Public Right of Way/Public Easement and/or Encroachment/Maintenance and/or License Agreement	
<input type="checkbox"/> Right-of-way Usage Fee (for private fiber optic/network facilities) per linear foot	\$27.00
<input type="checkbox"/> Application for private use of public right of way/public easement (SMC 13.08.110)	\$1,655.00
RIGHT OF ENTRY	
<input type="checkbox"/> To apply and obtain entry rights for activities on a property owned by the City (Per Lot)	\$745.00

STORM DRAINAGE FEES

Residential Development:	
<input type="checkbox"/> Charge per gross acre	\$9,529.00
<input type="checkbox"/> Provided, however, that the minimum charge per lot shall not be less than	\$1,967.00
Commercial, Industrial and Institutional Development:	
<input type="checkbox"/> First 5 gross acres	\$12,461.00 per gross acre
<input type="checkbox"/> 6-10 gross acres	\$55,347.00 + \$9,923.00 per gross acre over 5
<input type="checkbox"/> 11-20 gross acres	\$104,962.00 + \$8,308.00 per gross acre over 10
<input type="checkbox"/> Over 20 gross acres	\$188,050.00 + \$5,537.00 per gross acre over 20
<input type="checkbox"/> Provided, however, that the minimum charge per lot shall not be less than	\$2,875.00

* A 5% Technology Surcharge fee applies to each engineering permit issued.

1. 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.
2. 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.
3. 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 16, 2024 (CONTINUED)

WATER AND SEWER CONNECTION FEES

Water Connection Fees	
Residential Units	
<input type="checkbox"/> Standard Occupancy Unit (with 3 or more bedrooms)	\$8,126.00
<input type="checkbox"/> Low Occupancy Unit (with 1 or 2 bedrooms)	\$4,603.00
<input type="checkbox"/> Hotel Occupancy Unit*	\$2,629.00
Commercial, Industrial and Institutional Units	
<input type="checkbox"/> Per 100 gallons of expected daily water demand	\$2,710.00
Water Service Abandonment Fee	
<input type="checkbox"/> 2" Lateral or smaller	\$3,926.00
<input type="checkbox"/> 4" to 8" Lateral	\$5,892.00
<input type="checkbox"/> Larger than 8" Lateral	\$7,262.00
<input type="checkbox"/> 12" Lateral	\$7,539.00
Water Meter Installation Fee	
<input type="checkbox"/> 3/4" Meter	\$999.00
<input type="checkbox"/> 1" Meter	\$1,092.00
<input type="checkbox"/> 1 1/2" Meter	\$1,377.00
<input type="checkbox"/> 2" Meter	\$1,487.00
<input type="checkbox"/> All other meters not listed	Actual List Cost
<input type="checkbox"/> Fire Service 5/8" Meter for DCDA	\$1,121.00
Water Main Tapping Fee	
<input type="checkbox"/> 1" and 2" (Per tap)	\$1,780.00
<input type="checkbox"/> 4", 6", 8" and 10" (Per tap)	\$2,580.00
<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	\$7,344.00
<input type="checkbox"/> 6" Main	\$7,890.00
<input type="checkbox"/> 8" Main	\$9,401.00
<input type="checkbox"/> 10" Main	\$10,546.00
<input type="checkbox"/> 12" Main	\$12,351.00
Tie-In Fee	
<input type="checkbox"/> 6" Main	\$14,310.00
<input type="checkbox"/> 8" Main	\$16,075.00
<input type="checkbox"/> 10" & Larger Mains	Actual Cost
<input type="checkbox"/> Water Service Inspection Fee (when request is made to inspect existing water service)	\$261.00
<input type="checkbox"/> Water Main Offset Fee	Actual Cost

Sewer Connection Charges	
Residential	
<input type="checkbox"/> Standard Occupancy Unit (with 3 or more bedrooms)	\$10,942.00
<input type="checkbox"/> Low Occupancy Unit (with 1 or 2 bedrooms)	\$7,114.00
<input type="checkbox"/> Hotel Occupancy Unit*	\$5,565.00
Commercial	
<input type="checkbox"/> Standard Strength Per Public Works estimated discharge (gpd)/100	\$5,436.00
<input type="checkbox"/> Low Strength Per Public Works estimated discharge (gpd)/100	\$5,028.00
<input type="checkbox"/> High Strength Per Public Works estimated discharge (gpd)/100	\$7,914.00
<input type="checkbox"/> Minimum Charge Per 100 gallons of expected daily water demand	\$7,114.00
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:	\$39.00
<input type="checkbox"/> For each thousand pounds per year of discharge of "total organic carbon," plus	\$20,374.00
<input type="checkbox"/> For each thousand pounds per year of discharge of "suspended solids," plus	\$5,789.00
<input type="checkbox"/> For each thousand pounds per year of discharge of "ammonia nitrogen"	\$47,661.00

<input type="checkbox"/> Fire Flow Testing Fee This fee will be assessed when a private party requests a fire flow test.	\$1,206.00
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<input type="checkbox"/> Water Hydraulic Modeling Fee Fee is assessed when an owner or developer is required to conduct a fire flow analysis (fee is per model run)	\$1,813.00
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Building Permit Clearance fee	
<input type="checkbox"/> Building Permit related to subdivision or major planning permit	\$3,822.00
<input type="checkbox"/> Building Permit all other Building Permit Plan Reviews	\$651.00

Street Trees	
<input type="checkbox"/> If installed/planted by City	\$387.00
<input type="checkbox"/> If installed/planted by Owner/Developer	\$38.50

+ 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 2024/25 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