



City of Walnut Creek
Development Review Services
 1666 N. Main Street, Walnut Creek, CA 94596
 (925) 943-5834 phone (925)256-3500 fax

Issued July 11, 2012

Revised 08/03/2023

Building Permit and Developer Fee Summary
Based on 2024 & 2025 Master Fee Schedule
Adopted June 15th, 2023

Information Bulletin No. IB-045

Fee Item	Description	Applicable to?	Fee Calculation	When Payable	Reference	Remarks
Building Permit Fee	Cost recovery for inspection of building elements	Applies to all projects.	Lookup Table based on building valuation. Building valuation is based on the higher of the applicant's estimated valuation or the most current Building Valuation as set forth in Fees and Charges. This fee applies to all projects. <i>Valuation = market value of labor plus materials.</i>	Fee is required prior to issuance of the building permit.	Fees and Charges: PERMIT FEES, Item A, Page 33-35. Title 9-05.304(b)	
Building Plan Review Fee	Cost recovery for building element plan review	Applies to all projects.	100% of Building Permit Fee. (For residential permits issued over the counter with valuation less than or equal to \$25,000, 25% of the Building Permit Fee)	Fee is required at time of <i>application</i> of a building permit.	Fees and Charges: PLAN REVIEW FEES, Item A, Page 42. Title 9-0.5.304(c).	
Plumbing, Electrical, Mechanical (PEM) Permit Fees	Cost recovery for inspection of plumbing, electrical and mechanical elements	Applies to all projects that contain plumbing, electrical, mechanical in their scope of work.	55% of Building Permit Fee. (Electrical 20%, Plumbing 18%, and Mechanical 17% of Building Permit Fee)	Fee is required prior to issuance of the building permit.	Fees and Charges: PERMIT FEES, Item B, Page 39-40. Title 9-0.5.304(c).	
Plumbing, Electrical, Mechanical Plan Review Fee	Cost recovery for plumbing, electrical and mechanical element plan review	Applies to all projects that contain plumbing, electrical, mechanical in their scope of work.	25% of sum of B, P, E, and M Permit Fees for each of the applicable trades.	Fee is required at time of <i>application</i> of a building permit.	Fees and Charges: PLAN REVIEW FEES, Item B, Page 36 & 41. Title 9-0.5.304 (c).	
Application Processing Fee	This fee is applied to each development review application, including applications for revisions and deferred submittals. This fee shall not exceed \$514.00	Applies to all projects.	\$82 + (0.000357 x valuation)	Fee is required at time of <i>application</i> of a building permit.	Fees and Charges: ADMINISTRATIVE FEES, Item E, Page 43.	
Expedited Plan Review Fee	At the applicant's option, a plan review surcharge equal to 50% of the normal plan review fee listed under items A, B, C & D to provide plan review within one half of the published turn-around schedule. Plan review will be conducted by an outside consultant. This applies to the BUILDING plan review only.	Applies to projects that are routed for plan review where the applicant wishes to expedite the BUILDING plan review.	50% surcharge of applicable plan review fees.	Fee is required at time of <i>application</i> of a building permit.	Fees and Charges: PLAN REVIEW FEES, Item E, Page 42.	
Green Building Code Fee	Cost recovery for inspection of Green Building Code elements	Applies to all projects.	10% of the sum of the Building, Electrical, Plumbing and Mechanical permit fees.	Fee is required prior to issuance of the building permit.	Fees and Charges: COMMUNITY DEVELOPMENT FEES AND CHARGES, PERMIT FEES, Page	
Green Building Code Plan Review Fee	Cost recovery for Green Building Code plan review.	Applies to all projects.	10% of the sum of the Building, Electrical, Plumbing and Mechanical plan review fees.	Fee is required at time of <i>application</i> of a building permit.	Fees and Charges: COMMUNITY DEVELOPMENT FEES AND CHARGES, PLAN REVIEW FEES, Page 41.	
Building Permit Planning Division Plan Review Fee	Cost recovery for Planning Division plan review	Applies to projects that require review by Planning Division and are not otherwise associated with a Planning project.	With Work Order or 15% of the Building Division's total Permit Fees	Fee is required prior to issuance of the building permit.	Fees and Charges: PLANNING GENERAL DEPARTMENT FEES, Page 49.	
Building Permit Current Engineering Division Plan Review Fee	Cost recovery for Engineering Division plan review	Applies to projects that require review by Current Engineering Division and are not otherwise associated with a Current Engineering project.	15% of the Building Division's total Permit Fees	Fee is required prior to issuance of the building permit.	Fees and Charges: ENGINEERING FEES, Page 60.	
Technology Fee	Fee collected to maintain and upgrade permit tracking & document imaging technology.	Applies to all projects.	5.75% of the combined total of permit and plan review fees.	Fee is required prior to issuance of the building permit.	Fees and Charges: COMMUNITY DEVELOPMENT FEES AND CHARGES, ADMINISTRATIVE FEES, Page 42-43.	
Building Division Training Fee	Fee collected for Building Division mandatory training	Applies to all projects.	1.25% of the combined total of permit and plan review fees.	Fee is required prior to issuance of the building permit.	Fees and Charges: COMMUNITY DEVELOPMENT FEES AND CHARGES, ADMINISTRATIVE FEES, Page 43.	



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General Plan Update Fee	Fee collected to offset costs for future General Plan updates	Applies to all projects.	0.1% of Project Valuation	Fee is required prior to the issuance of the building permit.	Fees and Charges: PLANNING GENERAL DEPARTMENT FEES, Page 47.	
CALGreen Fees	State mandated fee for administering the Green Building Code at the State level.	Applies to all projects.	Valuation \$1 - \$ 25k = \$1 Valuation \$ 25,001 - \$50k = \$2 Valuation \$ 50,001 - \$75k = \$3 Valuation \$ 75,001 - \$100k = \$4 Every \$25k or fraction thereof above \$100k add \$1	Fee is required prior to issuance of the building permit.		
Strong Motion Instrumentation Fee	State mandated fee to administer the Strong Motion Instrumentation program. Commonly known as the "earthquake fee".	Applies to all projects.	<i>Category 1:</i> Group R, one to three stories in height, except hotels and motels, \$13 per \$100,000 valuation. <i>Category 2:</i> All other buildings \$28 per \$100,000 valuation. Minimum fee is \$0.50 in all cases.	Fee is required prior to issuance of the building permit.		Note that if there is a mixed-use project containing R and <u>any</u> other occupancy group, then the entire fee is based upon Category 2. Refer to California Department of Conservation for additional information.
Imaging Fees	Cost recovery to image documents and plans for permanent record keeping.	Applies to all projects.	8-1/2" x 11" Sheet Per Page = \$1.04 Larger Sheets per Page or Sheet = \$3.12	Fee is required prior to issuance of the building permit.	Fees and Charges: COMMUNITY DEVELOPMENT FEES AND CHARGES, ADMINISTRATIVE FEES, Page 44.	
Waste Management Fee	Cost recovery to administer the State mandated Waste Management Program.	New residential, multi-family, or commercial buildings. Demolition is equal to or greater than 300 sq. ft. of sloped surface area. Existing residential buildings or multi-family buildings where the addition or alteration increase the buildings conditioned area, volume, or size. The project involves the construction or renovation of floor area greater than or equal to one thousand (1,000) square feet. Any Commercial additions or alterations. Total costs are projected to be equal to or greater than \$50,000.	\$82 non-refundable fee	Fee is required prior to issuance of the building permit.	Fees and Charges: COMMUNITY DEVELOPMENT FEES AND CHARGES, ADMINISTRATIVE FEES, Page 43.	
School District Fees	Fee calculated by and paid directly to the School District for capital and operational school expenses.	Applies to new construction and additions exceeding 500 sq. ft. of conditioned floor area. For ADU structure the cost applies for sq.ft that is 750 sq ft. and greater. Typically the square footage will be obtained using the Title 24 compliance documents.	Refer to the Mt. Diablo, Walnut Creek, and San Ramon Valley School District Fees and Charges.	Fee is required prior to issuance of the building permit.	Per California Codes, Education Code Section 17620 - 17626	
County Drainage Fee	Fee paid to the City or County for construction of area wide drainage facility improvements.	Required when development creates new impervious surfaces in a County or City drainage district where drainage systems have been designated for improvement.	City (La Casa Via SP 6) - \$10,242/gross acre; refer to Contra Costa County Flood Control District for County drainage areas https://www.contracosta.ca.gov/5748/Drainage-Areas	Fee is required prior to issuance of the building permit or recording Parcel/Final Map.	Per various County ordinances and City Ordinance 1823.	Fees are collected by City for SP6 and by City on behalf of Contra Costa County Flood Control District for County drainage areas. Consult your project engineer for more details.



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Traffic Impact Fees	Fee to finance public road, transit, bicycle, pedestrian, and parking facility improvements	Please refer to "2023 Traffic Impact Mitigation Fee" memo for full information regarding when TIF is applicable. The residential fee is collected only for new units; no fee is collected for additions to existing dwellings. If a unit is destroyed and/or torn down, there is no fee collected to replace the unit. If one house is torn down to build two houses, the fee for only one unit is collected. The retail/office fee is collected on new construction, including additions to existing floorspace. If the building or structure has been in active use at any time during the preceding 12 months, the developer receives a credit for such existing building or structure. If the building or structure has not been in active use at any time during the preceding 12 months, the developer will receive no credit towards the Traffic Impact Fee for such building or structure. No fee is charged for projects which result in no changes in floor area (such as a change of use within an existing commercial building.) The following land uses are EXEMPT: Restricted Units for low, very low or extremely low income households (<80% AMI) Accessory Dwelling Units - Public Parks - Public Open Space - Public and Non-Profit Schools - Day Care Facilities - Public Libraries - Places of Religious Assembly. The Traffic Impact Fee does not apply to "low income housing", pursuant to City Council Resolution No. 17-63.	Effective January 1, 2023 the TIF base fee will be \$4782.85 per PM peak hour trip. This base fee is adjusted on January 1st of every year according to the California Construction Cost Index published in the Engineering News-Record. The 2023 fee represents a 7.01% increase from 2022 fee.	Fees shall be paid prior to the issuance of the building permit or prior to issuance of a certificate of occupancy, depending on Government Code Section 66007.	City of Walnut Creek Resolution 17-63. Title 10, Chapter 5	The Traffic Impact Fees are updated periodically by City Council independent of the overall fees and charges schedule. (Traffic Engineering)
Property Development Tax	Fee collected to fund capital items required to serve the increasing population of the City.	This tax applies to previously undeveloped parcels of land.	For residential development, \$112.50 for each dwelling unit containing not more than one bedroom. \$22.50 for each additional bedroom. For commercial development, \$0.06 per square foot.	Fee is required prior to issuance of the building permit.	Title 8, Chapter 5	The fee will not be charged for projects that have any complete building demolition permits on it. Any parcel that has an existing building on it would be exempt from this fee. The tax imposed by this section may be waived by the City Council for construction of low-income senior citizen housing. (Municipal Code-Planning)
Public Arts Requirement	To implement the City's Public Arts ordinance. Per ordinance 2154	See information under Fee Calculations to determine when this fee is applicable. Exempt: The Public Art Fee does not apply to residential projects where at least 90% of the units are affordable, as per WCMC Section 10-10.102(b).	Projects with \$500,000.00 valuation or greater. Residential with 6+ units = 1% of construction cost. Sec.10-10.104 See Sec. 501.C3	This fee is due prior to issuance of a building permit. The fee may be delayed until the Certificate of Occupancy is issued, if approved by the Community Development Director.	An in-lieu fee shall be paid, or if the public art fee is \$25,000 or greater, public art may be installed & maintained based on the building size and construction cost. Title 10, Chapter 10	Planning is responsible for determining what buildings will be considered part of the "project" for fee distribution. The Plan Check Engineer is responsible for performing the Valuation calculations per the ordinance specifications. (Planning-Project Planner)
Parking In-Lieu Fee	Fee for "purchasing" a parking space in a City-owned garage in-lieu of providing the required on-site parking	Eligible projects located within the Pedestrian-Retail Zoning District where required parking is not provided on site.	The fee amount is associated with the new rentable floor area in accordance with §10-2.3.204.C (Pedestrian Retail Zoning District Parking Regulations).	Collected prior to issuance of building permit for the project.	Title 10-2.3.204 (c)	Consult your project planner for more details. Requires approval by City Council. (Project Planner)
Tree Mitigation Fee	Fee collected to offset the removal otherwise healthy highly protected tree(s) on a project site. Money is used to install new trees on City property.	Discretionary projects which propose the removal of a highly protected tree. Applicant has the option, with approval by the Planning Division, to increase the amount and/or upsize the minimum required landscaping by an equivalent monetary amount instead of paying the fee.	The fee is equal to the appraised value of the tree(s).	This fee is due prior to issuance of a building or Site Development Permit, whichever occurs first.	Title 3.-8.04.h.8.	Consult your project planner for more details.
CA. Department of Fish and Game	This fee is collected by the State for the filing of environmental review documents (CEQA Negative Declarations & Environmental Impact Reports).	This fee is applicable to all projects not exempt from CEQA (when negative declaration or EIR is required). For FAQ, see https://nrmsecure.dfg.ca.gov/filehandler.ashx?DocumentID=4009	Refer to Department of Fish and Game website at: http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html	This fee is collected by the state at the time the notice of determination is filed. Can be paid at the Clerk Recorder's Office	Fish and Game Code Section 711.4	This fee is used to defray the costs of managing and protecting California's fish and wildlife resources. Consult your project planner for more details.



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Commercial Linkage Fees	Fee collected to mitigate the impact on the need created for affordable housing by commercial development. Fees are used to fund the development of new affordable housing units.	Projects consisting of the construction of new floor area for any of the following: 1) Commercial Use Classification as defined under Section 10-2.1.403(B) of the Zoning Ordinance, 2) those uses defined as research development industry under Section 10-2.1.403(C), 3) those uses defined as hospital and acute medical care, residential care facilities, and skilled nursing facilities under Section 10-2.1.403(E), and 4) any use determined to be a commercial use by the Zoning Administrator pursuant to Section 10-2.1.401. Mixed use projects where 65% or more of the gross floor area consist of residential uses are exempt.	Refer to the specific calculation method within the Municipal Code. The current rate per Resolution #05-05 is \$5.00 Per square ft. of net new gross floor area.		See specific resolution adopting the fee. It is reviewed every five years. Latest resolution is # 05-05 adopted March 1, 2005. Title 10, Chapter 13, Section 10-13.103 Paragraph C.	This calculation is performed by the Plan Check Engineer in consultation with the Housing Division. The fee does not apply to parking structures. Be sure to review the Exemptions, Adjustments, and Mixed-Use Projects provisions of the Ordinance for specific exemptions and alternatives to payments. (Housing manager)
Inclusionary Housing Fees	Fee collected to mitigate the impact on the need created for affordable housing by residential development. Fees are used to fund the City's affordable housing programs and to support/finance the production of affordable units.	This in-lieu fee is charged to all new residential projects that do not otherwise provide income-restricted affordable units (i.e. inclusionary units) consistent with Title 10, Chapter 2, Part III, Article 9 of the Zoning Ordinance (Inclusionary Housing). Exempt: ADUs are exempted from the Inclusionary Housing Fee as per WCMC Section 10-2.3.903(C).	This calculation is performed primarily by the Housing Division due to the need to determine current data for use in the calculation. Residential projects are required to either provide affordable units onsite or pay a fee. Please contact the Housing Division for fee estimates as the fee can be an important consideration in financing new development. Effective January 1, 2023, the fee is \$23.39 per square foot of new aggregate living area of the entire project.	These fees are due prior to issuance of a building permit or as determined by the project's Condition of Approval per Section 10-2.3.905.	Title 10, Chapter 2, Part III, Article 9, commencing with Section 10-2.3.901. Refer to the Municipal code, Inclusionary Housing Ordinance 2025, and Resolution of Fees 04-11 for specifics.	Information on the fee may be obtained from the Housing Program web site at www.walnut-creek.org/housing. (Housing manager/Project Planner)
Parkland Dedication Acreage and/or Fee	Provides parkland and park amenities for new residential units. Most developments in Walnut Creek pay an in-lieu fee for the City to acquire and improve City-owned parks.	This fee is applicable to all new residential development projects. This fee is exempt for 100% affordable housing, RCFEs (WCMC 10-13.10.A), construction of one house on one lot created prior to 1982, and for ADUs (WCMC Section 10-12.101(b)).	Generally, the fee for Multi-Family projects is calculated using this formula: Current Parkland Dedication In-Lieu Fee is based on a value of \$800,000/acre. $(\# \text{ of bedrooms}) \times (0.005 \text{ acre}) \times (\$800,000/\text{acre}) = \text{Parkland Dedication In-Lieu Fee.}$ This is equivalent to \$4,000 per bedroom. The fee for Single Family Residential is based on the General Plan density as is detailed in Title 10-1.602.	This fee is due prior to issuance of a building permit for a duplex or apartment project or the recording of a Parcel/Final Map for a subdivision, whichever comes first. Fees collected as part of a building permit (and not related to a subdivision) may be paid by a different schedule as established by the Community Development Director under the project's condition of approval.	>Title 10-1.602. Fee collected prior to the filing of the Final Map for the subdivision. >Title 10, Chapter 12. Fee is collected prior to the issuance of the building permit.	Consult with project engineer for additional information. (Engineering)