

Stanislaus County Planning Services Fee Schedule - Effective July 18, 2026

	PLANNING DEPARTMENT FEE SCHEDULE							NON-PLANNING DEPARTMENT FEES ⁽³⁾⁽⁷⁾				Collected by Planning Dept
FEES	ACTUAL COST/ DEPOSIT ⁽¹⁾	PLANNING	PLAN. COMM. CLERK	GEN PLAN MAINT	GIS MAINT	TOTAL PLANNING FEE ⁽⁸⁾⁽⁹⁾⁽¹⁰⁾⁽¹¹⁾		CLERK OF THE BOARD	DER	PUBLIC WORKS (PW)	PW FLOOD PLAIN ADMIN	TOTAL APPLICATION FEE ⁽⁸⁾⁽⁹⁾⁽¹⁰⁾⁽¹¹⁾
Adult Business Permit	x	\$3,000		\$50	\$21	\$3,071			\$685	\$152	\$50	\$3,958
Agricultural Grievances	x	\$3,000	\$234	\$200	\$78	\$3,512		\$200	\$685	\$240	\$200	\$4,837
Alcohol Beverage Control (ABC) License		\$140			\$1	\$141						\$141
Airport Land Use Commission (ALUC) - Minor Project Review (5)						See Note 5 Below						See Note 5 Below
Airport Land Use Commission (ALUC) - Major Project Review (5)						See Note 5 Below						See Note 5 Below
Airport Land Use Commission (ALUC) - Plan Adoption or Amendment (5)						See Note 5 Below						See Note 5 Below
Airport Land Use Commission (ALUC) - Appeal of Staff Determination (5)						See Note 5 Below						See Note 5 Below
Appeal of Planning Commission Decision to Board of Supervisors		\$1,591			\$12	\$1,603		\$200				\$1,803
Appeal of Staff Determination to Planning Commission		\$2,471	\$234		\$12	\$2,717						\$2,717
Building/Grading Permit Review (4)		\$102		\$1.28 /\$1,000		\$102	plus \$1.28/ \$1,000					\$102
Business License Application (6)		35% of Fee Collected by the Tax Collector				35% of Fee Collected by the Tax Collector		Planning Department Does Not Collect Business License Fees. Total Fee to be Collected by the Tax Collector: \$142 (\$142 includes \$49.70 Planning Fee)				
Combination Application (2)						See Note 2 Below						See Note 2 Below
Community Plan Amendment	x	\$5,000	\$234	\$200	\$81	\$5,515		\$200	\$685	\$404	\$200	\$7,004

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Condition of Approval or Development Standard Modification		\$2,359	\$162		\$37	\$2,558			\$274	\$532		\$3,364
Continuance Request for PC		\$433	\$162			\$595						\$595
Continuance Request for BOS		\$429	\$154			\$583		\$200				\$783
Development Agreement (Including Amendments and Renewals)	x	\$5,000	\$234	\$200	\$78	\$5,512		\$400	\$685	\$248	\$200	\$7,045
Development Plan	x	\$5,000	\$234	\$200	\$63	\$5,497		\$200				\$5,697
Environmental Impact Report Separate Fee Charged In Addition To Regular Application Fee	x	Deposit - To be determined based on cost estimate										Deposit - To be determined
Environmental Studies & Peer Reviews Separate Fee Charged in Addition to Regular Application Fee	x	Deposit - To be determined based on cost estimate										Deposit - To be determined
Field Inspections and Site Visits To Verify Conditions Of Approval/Mitigation Measures	x	\$207				\$207						\$207
General Plan Amendment	x	\$5,000	\$234	\$200	\$78	\$5,512		\$200	\$685	\$248	\$200	\$6,845
Historical Site Review (Staff Approval)		\$525		\$50	\$21	\$596			\$685	\$828	\$50	\$2,159
Historical Site Permit		\$4,915	\$234	\$100	\$46	\$5,295			\$685	\$828	\$100	\$6,908
Landscape Plan Review		\$102				\$102						\$102
Landscape Site Inspection		\$208				\$208						\$208
Minor Lot Line Adjustment In R, C, M, PD, PI, IBP, LI Zones (2)		\$457		\$50	\$14	\$521			\$274	\$248	\$50	\$1,093

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Minor Lot Line Adjustment In A-2 Zone Without Williamson Act (2)		\$637		\$50	\$27	\$714			\$274	\$828	\$50	\$1,866
Lot Line Adjustment In A-2 Zone With Williamson Act (2)		\$986		\$50	\$33	\$1,069		\$50	\$274	\$917	\$50	\$2,360
Merger		\$352			\$2	\$354						\$354
Mine Use Permit/ Reclamation Plan (RP)/ RP Amendment	x	\$15,000	\$234	\$200	\$70	\$15,504			\$274	\$305	\$200	\$16,283
Mine Inspections	x	Deposit - To be determined based on cost estimate										Deposit - To be determined
Mine Reinspection	x	Deposit - To be determined based on cost estimate										Deposit - To be determined
Mobile Home Application		\$352			\$7	\$359						\$359
Mobile Home Renewal		\$81			\$1	\$82						\$82
Mobile Home Renewal - Late Fee		\$162			\$1	\$163						\$163
Parcel Maps (non-A-2 Zones)		\$3,606	\$234	\$100	\$41	\$3,981			\$685	\$532	\$100	\$5,298
Parcel Maps (A-2 Zone) (8)		\$4,307	\$234	\$100	\$43	\$4,684			\$685	\$532	\$100	\$6,001
Parcel Map (Ministerial Review)	x	\$1,000				\$1,000						\$1,000
Permit and Zoning Research	x	\$207				\$207						\$207

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Recirculation of Mitigated Negative Declaration	x	\$3,000	\$234			\$3,234			\$274	\$248		\$3,756
Rezone	x	\$10,000	\$234	\$200	\$78	\$10,512		\$525	\$685	\$248	\$200	\$12,170
SMARA Determination	x	\$1,000		\$50	\$16	\$1,066					\$50	\$1,116
Specific Plans	x	\$20,000	\$234	\$200	\$81	\$20,515		\$200	\$685	\$404	\$200	\$22,004
Staff Approval Permit - With Referral		\$679		\$50	\$16	\$745			\$274	\$186	\$50	\$1,255
Staff Approval Permit - Without Referral & Single-Family Residence In Ag Zone		\$370		\$20	\$7	\$397					\$20	\$417
Street Name Change	x	\$500	\$162		\$11	\$673				\$78		\$751
Subdivision Ordinance Exception		\$4,062	\$234	\$100	\$55	\$4,451			\$685	\$229	\$100	\$5,465
Tentative Subdivision Map	x	\$6,500	\$234	\$200	\$89	\$7,023			\$1,096 ⁽³⁾	\$657	\$200	\$8,976
Time Extensions	x	\$2,000	\$162		\$10	\$2,172						\$2,172
Use Permit		\$4,436	\$234	\$100	\$45	\$4,815			\$685	\$532	\$100	\$6,132
Use Permit - Requiring Board Of Supervisors Approval		\$5,198	\$234	\$200	\$63	\$5,695		\$200	\$685	\$532	\$200	\$7,312
Verification Letter - Single SFD (8)		\$159			\$1	\$160						\$160

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Verification Letter - All Other Uses (8)		\$260			\$3	\$263						\$263
Waiver - Noise Control	x	\$3,000	\$234		\$12	\$3,246						\$3,246
Williamson Act Contract		\$576			\$4	\$580		\$60		\$152		\$792
Williamson Act Notice of Non-Renewal		\$186			\$2	\$188						\$188
Williamson Act Cancellation (2)		\$1,238		\$200	\$28	\$1,466		\$525			\$200	\$2,191
Zoning Ordinance Text Amendment	x	\$5,000	\$234	\$200	\$68	\$5,502		\$525	\$685	\$248	\$200	\$7,160
Zoning Ordinance Variance		\$4,062	\$234	\$100	\$55	\$4,451			\$685	\$207	\$100	\$5,443

(1) Planning Department Fees described above that require a deposit and are charged at "actual cost" have a minimum charge associated with them. The deposit required is the minimum charge and, with some limited exception, is non-refundable*. Monthly draws against the deposit will be made based on staff time and materials needed to process the applications. Staff costs and expenses will be billed at fully burdened weighted labor rates at the time of services rendered. All additional staff time and expenses needed to complete the application processing that exceed the deposit amount will be charged at actual cost, including mileage for field inspections/site visits.

Invoices will be calculated on a quarterly basis and forwarded to the applicant for balance of payment. If the deposit reaches 20% of the initial deposit or less, the Applicant will be asked to make a subsequent deposit in an amount dependent upon the amount of work left to complete on processing. Applicants will be expected to pay the subsequent deposit within 30 days of invoice date. In the event that the account is not paid within 30 days of the invoice date, processing will be suspended until such time that payment is made. Any remainder will be used to reconcile the final bill. If there is a balance remaining after reconciling the final bill, a refund check will be mailed to applicant. Public hearings will not be scheduled until payment in full is received.

* Fees may be refunded if the Planning Director determines extraordinary circumstance warranting a refund exists.

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(2) Applications for two or more actions (e.g., Tentative Map and Exception) will be charged the highest application fee, except applications for a Lot Line Adjustment or Williamson Act Cancellation**. For those applications for two or more actions that include an action that is charged at "actual cost" (e.g., General Plan Amendment, Rezone, & Parcel Map) they will be charged the highest deposit amount as a minimum charge and deposit; this deposit is non-refundable.* All additional staff time and expenses needed to complete the application processing that exceed the deposit amount will be charged at actual cost, including staff costs to be billed at weighted labor rate per note (1).

**Exceptions: If a Lot Line Adjustment is included in a Combination Application, an additional deposit amount equal to the fee for a "Certificate of Compliance", as adopted for Public Works, shall be collected to account for Public Works review. Applications for a Williamson Act Cancellation shall pay a separate fee for the cancellation except when combined with an "actual cost" action.

(3) Department of Environmental Resources (DER) and Public Works fees are set by separate fee schedules adopted for each of the departments and, as reflected on this fee schedule may be minimum charges. Fees for DER and Public Works shall only apply when processing of the applications(s) requires referral to and/or action by the respective departments.

(4) A General Plan Maintenance Fee will be charged for every Building Permit of \$1.28 per \$1,000 of improvement valuation. This fee will be collected with other Building Permit fees and will be calculated based on the total valuation of the improvement as determined through the normal Building Permit process.

(5) If your project falls within an Airport Planning Boundary, a separate application and fee will be required for the Airport Land Use Commission (ALUC). Applicants will be required to contact the ALUC and submit an application for review. Projects are identified by the ALUC as either "Major" or "Minor" and the ALUC has adopted the following project review fees as of November 2005: Major: \$1,200, Minor: \$225. An amendment to the ALUC Plan will be charged as "actual cost" with a deposit and minimum charge the same as a General Plan Amendment, as reflected on the current Planning Fee Schedule, and an appeal of a staff decision will be charged the same as appeal of a staff determination, as reflected on the current Planning Fee Schedule. Applicants should check with the ALUC to verify application costs.

(6) Business License application fees on this fee schedule reflect only the Planning Department's portion of the fees charged for licenses by the County's Treasurer Tax Collector. Applicants should check with the Treasurer Tax Collector to verify application costs.

(7) A 1% Administrative Cost Recovery Fee will be charged to Public Works, Department of Environmental Resources, and Clerk of the Board for fees collected during the Land Use Application process.

(8) Verification Letter requests shall be subject to a Planning and Zoning Research fee, not to exceed a charge of two hours, if determined by the Planning Director that the costs for processing the request will exceed the verification request fee. Fees for Parcel Maps in the A-2 zone may be issued a refund, based on actual costs as calculated per note (1), if the project is determined to be exempt in accordance with the California Environmental Quality Act (CEQA).

(9) Any application which has been inactive for one year or more will be recharged current applicable fees, unless it is determined by the Director that the work performed under the original fee will not need to be revised and/or updated.

(10) Any application submitted to legalize or correct for a violation of Stanislaus County Code shall be charged actual cost with a deposit amount equal to the adopted application fee.

(11) An additional 3.5% charge will be added to any fee collected by credit card.

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ADDITIONAL FEES REQUIRING SEPARATE PAYMENT		
California State Archaeology Clearinghouse Fees - Applicable to MANY discretionary Permits - inquire with staff Make Check payable to "Central California Information Center" Payable at the time of Application Submittal Fees subject to change without County approval required. Contact Elizabeth Greathouse at (209) 667-3307 for current fees		\$150.00 per hr min \$0.15 per copy
CEQA Environmental Document Filing Fees - California Department of Fish and Wildlife (CDFW) imposes and collects a filing fee to cover the costs of managing and protecting California's fish and wildlife resources. CDFW is required to adjust the fees annually (Fish & G. Code Section 713). For a list of current fees visit: https://www.wildlife.ca.gov/Conservation/CEQA/Fees		
County Clerk Recorder Fee - Applicable to ALL discretionary Permits, Williamson Act actions, CDFW DeMinimus Findings, and CEQA filings Make check payable to: Stanislaus County Clerk Recorder Payable within 5 days of Planning Commission or Board of Supervisors Action on Project ADDITIONAL RECORDER FEES, IN ADDITION TO ANY OTHER FEES, WILL BE REQUIRED IF DOCUMENTS MUST BE RECORDED Fees are set by the Clerk Recorder's Office		\$57.00
DOCUMENTS & OTHER MEDIA: Reproduction costs for any document or other media retained by the Planning Department shall be actual cost, unless a different fee is prescribed by statute or has been previously established.		
Photocopy Charges:	1st Page Additional Pages <i>Photocopy charges are based on Section 2.96.010 - Fee Schedule of the Stanislaus County Code</i>	\$1.00 \$0.25 per page