

City of Larkspur Planning Department Fees	Deposit Required - as of July 1, 2017
Conditional Use Permit-Planning Comm.	T&M (\$3,000)
Slope Use Permit-Planning Comm.	T&M (\$3,000)
Use Permit Periodic Review-Planning Comm.	T&M (\$1000)
Use Permit-Zoning Admin. Review	T&M (\$2,000)
Use Permit Periodic Review-Zoning Admin.	\$356.00
Variance-Planning Commission	T&M (\$3,000)
Floor Area Ratio (FAR)-Planning Comm.	T&M (\$3,000)
Floor Area Ratio (FAR)-Zoning Admin.	T&M (\$2,000)
Fence Height Exception-Zoning Admin.	T&M (\$1,000)
Fence Height Exception-Planning Comm.	T&M (\$2,000)
Fence Height Exception w/Encroach. ZA or PC	T&M (\$2,000)
Exception Permit-Staff Review	\$474.00
(Non-conforming Setbacks)	
If Protest Filed	T&M (\$750 add'l)
If Part of PC Application	T&M (\$1,000)
Accessory Dwelling Unit Permit	T&M (1,000)
Design Review-Planning Commission	T&M (\$3,000)
Design Review-Zoning Admin.	T&M (\$2,000)
Design Review-Zoning Adm. W/Heritage Bd.	T&M (\$2,000)
Circulation Assessment Permit-Plan Comm.	T&M (\$3,000)
Inclusionary Housing Agreement	T&M (\$3,000)
Sign Review or Variance-Planning Comm.	T&M (\$1,000)
Sign Review-Zoning Admin.	\$316.00
Sign Program Review-Planning Commission	T&M (\$2,000)
Sign Exception Permit-Planning Commission	T&M (\$2,000)
General Plan Amendment-City Council	T&M (\$5,000)
General Plan Amendment-Consistency Finding	
Planning Commission	T&M (\$1,000)
Rezoning	T&M (\$5,000)
Zoning Ordinance Text Change Request	T&M (\$5,000)
Planned Unit Development	T&M (\$5,000)
Residential Master Plan	T&M (\$5,000)
Planned Development-Preliminary Dev. Plan	T&M (\$5,000)
Planned Development-Precise Dev. Plan	T&M (\$5,000)
Planned Dev.-Amendment/Review Related	T&M (\$5,000)
Development Agreement Processing	T&M (\$10,000)
Development Agreement Amendment/Review	T&M (\$5,000)
Subdivision Review-Tentative Map (including reversion to acreage)	
Minor Subdivision, 4 or less lots	T&M (\$5,000)
Major Subdivision, 5 or more lots	T&M (\$10,000)
Subdivision Review-Filing of Final Map (including reversion to acreage)	
(Fee in addition to Public Works)	T&M (\$3,000)
Subdivision Review-Lot Line Adjustment & Lot Merger	T&M (\$3,000)

Subdivision Map Extension	T&M (\$3,000)
Environmental Impact-Initial Study/Neg Dec	T&M (\$5,000)
Environmental Impact-EIR Preparation	Consultant Cost
Environmental Impact-EIR Adm & Review	T&M (\$5,000)
Environmental Impact-Notice of Determination	Recordation Fees to be paid by Applicant upon Filing
Misc. Fees	
Retention of Consultants (incl. City Attorney)	Consultant Cost +5%
Planning Staff Review	T&M (\$500)
Pre-Application Conference	T&M (TBD @ time of request)
Permit Extension Requests-Planning Comm.	T&M (\$2000)
Permit Extension Requests-Planning Director	\$158
Zoning Compliance-Letter/Certificate	\$198
Mills Act Request	T&M (\$2,000)
Appeals to Planning Commission	\$1000 Applicant; \$750 Non-applicant
Appeals of Planning Commission Decision	\$1000 Applicant; \$750 Non-applicant
Heritage Tree Removal Permit-Planning Comm.	T&M (\$1,000)
Planning Site Inspection	T&M (\$300)
Research Fee	T&M after 1st 15 minutes
Certificate of Compliance	T&M (\$3,000)
Home Occupation Review w/o Inspection	\$35.00
Home Occupation Permit w/Inspection	\$70.00
File Scan Fee (previously Microfilm)	\$.65/file page (8 1/2 x 11)
Plan Scanning Fee (also in Building)	\$2.82 per plan sheet, \$5 min.
Public Notice Mailing	\$1.00 /address
Late Fee for unpaid invoices over 30 days in arrears	\$25.00 per each delinquent 30 days
Notes: T&M=time and material for staff time (hourly rate plus 20% overhead) to provide service. If costs exceed the deposit, the applicant will be billed for the overruns.	
When more than one Planning application is required (except environmental), the application fee/deposit that is greatest shall be required plus an additional \$1,000 deposit . The Planning Director may require a larger deposit when warranted by the size and scope of a project.	
Subject to approval of the City Council, Permit Fees may be deferred or waived for housing projects targeted to low-income individuals when needed to insure project feasibility.	