

RESOLUTION NO. 26-047

A RESOLUTION OF THE CUPERTINO CITY COUNCIL AMENDING PREVIOUS FEE SCHEDULES

WHEREAS, the State of California requires fees charged for service rendered not to exceed the cost of delivering said services; and

WHEREAS, a public hearing has been held to review user fees; and

WHEREAS, in 2023 the City conducted a Cost of Service (User Fee) Study and conducts annual updates pursuant to economic factors discussed in the staff report for this item to ensure that the fees charged do not exceed the cost of delivering the services.

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby:

1. Amend the user fees per attached Schedules A, B, C, and D to this resolution effective July 1, 2026.

BE IT FURTHER RESOLVED that this Resolution is not a project under the requirements of the California Environmental Quality Act, together with related State CEQA Guidelines (collectively, "CEQA") because it has no potential for resulting in physical change in the environment. In the event that this Resolution is found to be a project under CEQA, it is subject to the CEQA exemption contained in CEQA Guidelines section 15061(b)(3) because it can be seen with certainty to have no possibility that the action approved may have a significant effect on the environment. CEQA applies only to actions which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Cupertino this 21st day of April, 2026, by the following vote:

Members of the City Council

AYES: Moore, Chao, Fruen, Mohan, Wang

NOES: None

ABSENT: None

ABSTAIN: None

SIGNED:  Kitty Moore, Mayor City of Cupertino	4/28/2026 Date
ATTEST:  Lauren Sapudar, City Clerk	4/28/2026 Date

CITY OF CUPERTINO
Resolution 26-047
Fees Effective July 1, 2026
Schedule A - General

Fee Description	Unit	FY 2026-27 Proposed Fee
All Municipal Code Parking Violations (including County and State fees)	Each	\$87.15
Animal Establishment Permit	Each	\$388.37
Annual Lobbyist Registration Fee	Per Lobbyist	\$312.39
Bingo Permit	Annual	\$275.09
Business License Database	Each	\$32.01
Candidate Statement Fee (County Regulated Fee)	Each	Current County Registrar Cost
City Administrative Fee	Each	15%
Code Enforcement		
Abatement/Graffiti Cleanup	Each	Actual Cost *
Hourly rate	Hourly	\$258.91
Substandard Housing Re-Inspection	Each	\$258.91
Community Festivals - One-time Business License (correction)	Each	\$13.56
Compilation of New Records	Each	Actual Cost *
Credit Card Transaction Fee	Each	3.40%
CVC Parking Citation Dismissals Admin Fee (State Regulated Fee)	Each	\$25.00
Damage to City Property		
Grounds, Streets, Facilities, Traffic Engineering/Maintenance	Each	Actual Cost *
Dangerous Dog Annual Registration Fee	Annual	\$517.82
Sign	Each	Actual Cost *
Duplicate Business Licenses	Each	\$16.01
Event Video Taping/Editing	Each	Actual Cost *
False Alarms	Each	\$128.04
Farmers Market	Each	\$3.46
Film Permit		
Permit Application Fee		
Public Property (Movie/TV)	Each	\$338.17
Private Property (Movie/TV)	Each	\$609.74
Still Public Property	Each	\$382.24
Still Private Property	Each	\$150.64
Rush Processing	Each	\$179.33
Production Impact Fees		
Location within City (Private or Public)(Movie/TV)		
35 or Fewer Cast and Crew	Daily	\$456.02
35 or More Cast and Crew	Daily	\$912.05
Location within City (Private or Public)(Documentary)	Daily	\$363.79
City Facility, Park, or City Owned Property (negotiated by City Mngr)	Daily	\$1,024.77
Fingerprinting Processing (State Fee \$32 plus County Fee \$20)	Each	\$76.91
Flea Markets	Each	\$14.67
Public Requests for GIS Printed Maps		
Standard pre-formatted maps		
Plotted maps	Per Map	\$39.04
Printed maps	Per Map	\$5.21
Custom request maps	Per Map	Actual Cost *
Prints/plots of aerial photography (see Engineering fees)	Per Map	Actual Cost *
Handbill Permit	Each	\$258.91
Renewals	Each	\$129.46
Late Payment on 30 Day Delinquent City Invoices	Each	12% per annum
Massage Establishment Fee (Includes fingerprinting/background check and business start-up inspection)	Each	\$1,035.64
Renewals (Includes two inspections per year)	Each	\$841.46
Massage Managing Employee (Includes fingerprint/background check)	Each	\$906.19
Renewals	Each	\$712.00
Massage Permit Appeal (Denial/Revocation)	Each	\$1,294.55
Municipal Code Book	Per Book	Vendor Invoice
New Business Monthly Reports	Each	\$48.02

CITY OF CUPERTINO
Resolution 26-047
Fees Effective July 1, 2026
Schedule A - General

Fee Description	Unit	FY 2026-27 Proposed Fee
Noise Variances/Special Exceptions	Each	\$265.58
Notary Fee (State Regulated Fee)	Per Signature	\$15.00/signature
Outside Agency Review / Services		Vendor Invoice + City Admin Fee
Petitions for Reconsideration	Each	\$395.73
Permit Update	Each	\$129.46
Photocopies - per sheet		
Standard sizes	Per Page	\$0.31
For 11 x 17 sizes or color sheets	Per Page	\$0.72
For Large format prints	Per Page	\$36.16
Fair Political Practices Commission	Per Page	\$0.10
Fair Political Practices Commission (older than five (5) years)	Per Page	\$5.00
Property Liens Administrative Fee	Each	\$258.91
Returned Check Charge		
First returned check	Each	\$25.00
Subsequent checks	Each	\$35.00
Sign Removal (Public Right-of-Way) (All except Political Signs)	Each	\$25.00
Sign Recovery Fee for Political Signs	Each	\$25.00
Small Income Business License	Each	\$96.83
Solicitor Permit (Includes fingerprinting)	Each	\$517.82
Renewals	Each	\$129.46
Taxi Driver Permit (Includes fingerprinting/background check)	Each	\$1,035.64
Renewals	Each	\$129.46
Tobacco Retailer (County Regulated Fee)		
Application Fee	Each	Current County Cost
Annual Fee	Annual	Current County Cost
Williamson Act Filings	Each	\$153.54
Video/Audio Service		
DVD/CD	Each	\$27.11
Flash Drive	Each	\$29.26

* Actual cost is: 1) Fully burdened employee costs as calculated through the 2023 Cost Allocation Plan, and
2) cost of materials, contractors, and supplies.

CITY OF CUPERTINO
Resolution 26-047
Fees Effective July 1, 2026
Schedule B - Engineering

FEE DESCRIPTION	Unit	FY 2026-27 Proposed Fee
Encroachment Permits		
- Minor Encroachment Permits (Local Streets)	Each	\$692
- Minor Encroachment Permits (Utility)	Each	\$479
- Major Encroachment Permits (Arterials and Collectors)	Each	\$1,217
- Work without Permit	Each	Double the permit cost
- Small Cell Facility Encroachment Permit	Each	\$2,526
Street Cuts Miscellaneous		
- Minor Street Cuts	Each	\$1,990
- Major Street Cuts	Each	\$4,045
- Special Major Permit (projects in excess of \$30,000 or over 15 working days)	Each/% of Project	5% of Project Costs and/or \$293 per inspection
Permit Extension	Per Permit	\$602
Crane Lift	No Charge	No Charge
Grading permit		
- <10,000 s.f. lot	Each	\$1,540
- 10,000 s.f or greater	Each/% of Improv.	Greater of \$5571 or 6% of cost of improvement
Parcel Map/Tract Map (Map Checking Fee)		
- Parcel Map (1-4 lots)	Each	\$9,549
- Tract Map (> 4 lots)	Each	\$15,590
Plan Check and Inspection		
- Stand Alone Building Permit Review	Each	\$1,483
Additional Plan Review - 3 or more reviews	Per Hour	\$362
Revisions to Plans and Permits	Per Hour	\$362
Review of Public/Private Improvement Plans:		
- Residential	Each/% of Improv.	Greater of \$6442 or 5% of cost of improvement
- Commercial	Each/% of Improv.	Greater of \$11142 or 5% of cost of improvement
Planning Application Review	Each	\$1,810
VMT Monitoring Fee	Per Hour	\$216
Professional Services 3rd Party Consultant Review	Each	*Cost of review + City Administrative Fee
*Per Outside Agency Review/Services on Schedule A - General		
Public Works Confirmation	Each	\$724
Annexation (plus County filing fee)	Each	\$4,011
Certificates of Compliance		
- Initial Review	Each	\$2,480
- Finalize Certificates	Each	\$2,480
Lot Line Adjustment	Each	\$4,802
Transportation Impact Fee		
- Single Family	Per Unit	\$6,797
- Multi-Family	Per Unit	\$4,215
(Includes apartments, condos, and townhomes)		
- Retail	Per s.f.	\$10.94
- Office	Per s.f.	\$19.15
- Hotel	Per Room	\$3,728
- Other (per PM trip)	Per trip	\$6,862
Transportation Permit (State Regulated Fee)		
- Single	Each	\$16
- Annual Utility Company	Each	\$90
- Additional Engineering Investigation or Coordination	Per Hour	\$362

CITY OF CUPERTINO
Resolution 26-047
Fees Effective July 1, 2026
Schedule B - Engineering

FEE DESCRIPTION	Unit	FY 2026-27 Proposed Fee
Banners		
- Large Banners Across Stevens Creek Boulevard	Each	\$840
Special Events/Parades	Deposit	\$5,207
Block Party	Each	No Charge
Vacation of Public Street ROW/PUE		
- Summary Vacation	Each	\$3,645
- Full Vacation	Each	\$5,673
Rural/Semi-Rural Classification Application		
- Application Phase	Each	\$2,958
- Implementation phase	Each	\$1,834
Certificate of Correction	Each	\$1,281
Floodplain Evaluation/Elevation Certificate Review	Each	\$342
Permit Parking Study		
- Application Phase	Each	\$1,608
- Implementation phase	Each	\$1,309
Streamside Permit	Each	\$531
<u>Master Storm Drain Area Fees:</u>		
Low-Density Residential (Less than one dwelling unit per acre hillside zoning only)	Dwelling unit	\$4,664
Single-Family Residential greater than one dwelling unit per acre and less than 5.2 dwelling units per acre	Per acre	\$6,331
Multiple Family greater than 5.2 dwelling units per acre	Per acre and Per unit	\$4,542
*Maximum chargeable dwelling units of 20 units per acre.		\$344
Commercial and Industrial	Per acre	\$12,231
Public Educational Uses	Per acre	\$4,661
Public Facility Uses	Per acre	\$2,354
Stormwater Permit Inspections - Commercial		
Initial Inspection		No charge
Re-Inspection for Violations	Each	\$494
Environmental Programs Plan Review Fee		
Single Family	Each	\$180
Multi-Family	Each	\$359
Commercial	Each	\$359
Storm Management Plan Fee	Each	\$2,526
Public Works Staff Time	Hour	\$331
Technology Fee	Per Permit	5.8%

CITY OF CUPERTINO
Resolution 26-047
Fees Effective July 1, 2026
Schedule B - Engineering

<u>Park Land Dedication In-Lieu Fee*</u>	
<u>Density of Dwelling Units/Ac</u>	
0 - 5	\$105,000/DU
5 - 10	\$60,000/DU
10 - 20	\$60,000/DU
20+	\$54,000/DU
Senior Citizen Housing Dev.	\$30,000/DU
ADU 750 SF or more**	\$15,000 or proportional to the size of the main DU, whichever is less

* Park Land Dedication Fees are calculated per Municipal Code section 13.08. On an annual basis, Public Works Department updates the fair market value of land based on appraised values of land sales.

** ADU Park Land Dedication Fee is based on the density of the property per Municipal Code section 13.08, or proportionally to the size of the main dwelling unit as stipulated by State ADU mandates.

<u>New Public Tree Cost Schedule:</u>	
<u>Public Tree Planting Cost:</u>	
24" Street Tree	\$584
36" Street Tree or Larger	Actual costs

PUBLIC TREE DAMAGE OR REMOVAL FEE SCHEDULE:

This fee schedule is defined in Chapter 14.12 and establishes the fee to be paid to the City for damage to and/or removal of public trees.

1st time offenders, as defined in Chapter 14.12, shall be subject to a fee of 10% of the Public Tree Damage Fee or 10% of the Public Tree Removal Fee as defined below or \$600, whichever is higher, per public tree damaged and/or removed. No additional costs, such as stump removal, trimming, or replanting will apply.

Repeat offenders, intentional actors and professionals, as defined in Chapter 14.12, shall be subject to the following fees:

Public Tree Damage Fee:

\$100 per cumulative diameter inch of branch or root plus, if any, the actual costs incurred for immediate corrective pruning plus, if any, the calculated costs for future corrective pruning, as may be required to maintain the health of the tree.

Public Tree Removal Fee:

The fee for each tree removed shall be based upon the unmodified value of the tree removed (based upon diameter), multiplied by the species rating, multiplied by the condition rating.

$$\text{FEE} = \text{UNMODIFIED TREE VALUE} \times \text{SPECIES RATING} \times \text{CONDITION RATING}$$

For inputs, use the following values:

UNMODIFIED TREE	Refer to Unmodified Tree Value Table
SPECIES RATING	Refer to Species Rating Table
CONDITION RATING	Good = 1.00, Fair = 0.75, Poor = 0.50

The fee for trees less than 4 inches in diameter shall not be reduced by species or condition rating.

Trees larger than 40" shall have the fee determined by the most recent edition of the 'Guide for Plant Appraisal', published by the Council of Tree and Landscape Appraisers, using the trunk formula method.

CITY OF CUPERTINO
Resolution 26-047
Fees Effective July 1, 2026
Schedule B - Engineering

No additional costs, such as stump removal, trimming or replanting will apply.

Unmodified Tree Value Table:

<u>Tree size</u> (diameter of trunk)	
1" to 2"	\$348
2" to 3"	\$348
3" to 4"	\$1,039
4" to 5"	\$1,039
5" to 6"	\$1,404
6" to 7"	\$1,851
7" to 8"	\$2,378
8" to 9"	\$2,987
9" to 10"	\$3,677
10" to 11"	\$4,449
11" to 12"	\$5,301
12" to 13"	\$6,235
13" to 14"	\$7,249
14" to 15"	\$8,345
15" to 16"	\$9,522
16" to 17"	\$10,780
17" to 18"	\$12,120
18" to 19"	\$13,540
19" to 20"	\$15,042
20" to 21"	\$16,625
21" to 22"	\$18,290
22" to 23"	\$20,036
23" to 24"	\$21,862
24" to 25"	\$23,769
25" to 26"	\$25,758
26" to 27"	\$27,829
27" to 28"	\$29,980
28" to 29"	\$32,212
29" to 30"	\$34,527
30" to 31"	\$36,920
31" to 32"	\$39,396
32" to 33"	\$41,954
33" to 34"	\$44,593
34" to 35"	\$47,312
35" to 36"	\$50,113
36" to 37"	\$52,995
37" to 38"	\$55,958
38" to 39"	\$59,003
39" to 40"	\$62,128

Measurement shall be measured 4.5 feet above the ground level and rounded down to the nearest whole inch.

If the tree is multi-trunk, use 1.5 times the diameter of the largest trunk to determine fee.

If there is tree damage 4-5 feet above the ground, trunk diameter is to be measured 1 foot above ground level and 1 inch is to be subtracted from the diameter to determine fee.

If the tree is removed to the ground, tree inventory data will be used to determine the trunk diameter.

CITY OF CUPERTINO
Resolution 26-047
Fees Effective July 1, 2026
Schedule B - Engineering

Species Rating Table

Common Name	Species	Rating%
Acacia	ACACIA	60
Blackwoodacaia	ACACIA MELANOXYLON	60
Trident maple	ACER BUERGERIANUM	90
Big leaf maple	ACER MACROPHYLLUM**	100
Japanese maple	ACER PALMATUM	90
Red maple	ACER REBRUM	70
Silver maple	ACER SACCHARINUM	80
California buckeye	AESCULUS CALIFORNICA**	100
Red hoursechesnut	AESCULUS X CARNEA	90
Tree of heaven	AILANTHUS ALTISSIMA	0
Silk tree	ALBIZIA JULIBRISSIN	50
Black Alder	ALNUS GLUTINOSA	80
Strawberry madrone	ARBUTUS MARINA	90
Madrone	ARBUTUS MENZIESII	100
Hong Kong orchid	BAUHINIA BLAKEANA	75
Birch	BETULA ALBA	60
Incense cedar	CALOCEDRUS DECURRENS	80
Horsetail tree	CASUARINA EQUISETIFOLIA	75
Blue atlas cedar	CEDRUS ATLANTICA**	100
Deodora cedar	CEDRUS DEODARA**	100
Chinese hackberry	CELTUS SINENSIS	65
Carob tree	CERATONIA SILIQUA	70
Redbud(eastern)	CERCIS CANADENSIS	75
Camphor tree	CINNAMOMUM CAMPHORA	70
Citrus	CITRUS SP	40
English hawthorn	CRATAEGUS LAEVIGATA	70
Cypress	CUPRESSACEAE	80
Italian cypress	CUPRESSUS SEMPERVIREN	80
Japanese persimmon	DIOSPYROS KAKI	40
Loquat	ERIOTRYA DEFLEXA	60
Blue gum tree	EUCALYPTUS GLOBULUS	70
Eucalyptus	EUCALYPTUS SP	60
Misson fig	FICUS CARICA	40
Autumn purple ash	FRAXINUS AMERICANA	80
Raywood ash	FRAXINUS ANGUSTIFOLIA 'RAYWOOD'	80
Moraine ash	FRAXINUS HOLOTRICHA	80
Shamel ash	FRAXINUS UHDEI	80
Modesto ash	FRAXINUS VELUTINA 'MODESTO'	80
Australian willow	GEIJERA PARVIFOLIA	80
Maidenhair	GINKO BILOBA	80
Honey locust	GLEDITSIA TRIACANTHOS	70
Silk oak tree	GREVILLEA ROBUSTA	70
English holly	ILLEX AQUIFOLIUM	40
Jacaranda	JACARANDA MIMMOSIFOLIA	70
Walnut	JUGLANS	70

CITY OF CUPERTINO
Resolution 26-047
Fees Effective July 1, 2026
Schedule B - Engineering

Species Rating Table

Common Name	Species	Rating%
Black walnut	<i>JUGLANS HINDSII</i>	70
Chinese flame tree	<i>KOELREUTERIA BIPINNATA</i>	80
Muskogee crape myrtle	<i>LAGERSTROMIA 'MUSKOGEE'</i>	80
Nanchez crape myrtle	<i>LAGERSTROMIA 'NANCHEZ'</i>	80
Tuscarora crape myrtle	<i>LAGERSTROMIA 'TUSCARORA'</i>	80
Sweet bay	<i>LAURUS NOBILIS</i>	80
Japanese privet	<i>LIGUSTRUM JAPONICUM</i>	30
American sweetgum	<i>LIQUIDAMBER STYRACIFLUA</i>	40
Tulip tree	<i>LIRIODENDRON</i>	60
Brisbane box tree	<i>LOPHOSTEMON CONFERTUS</i>	90
Magnolia	<i>MAGNOLIA GRANDIFOLIA RUSSET</i>	75
Magnolia (dwarf)	<i>MAGNOLIA GRANDIFOLIA ST MARY</i>	75
Saucer magnolia	<i>MAGNOLIA SOLINGIANA</i>	75
Crabapple tree	<i>MALUS FLORIBUNDA</i>	90
Apple	<i>MALUS SP</i>	40
Mayten tree	<i>MAYTENUS</i>	70
Malaleuca(broad leaf)	<i>MELALEUCA LEUCADENDRA</i>	60
Malaleuca(narrow leaf)	<i>MELALEUCA LINARIFOLIA</i>	60
Dawn redwood	<i>METASAQUOIA GLYPTOSTROBOIDES</i>	100
Fruitless mulberry	<i>MORUS ALBA</i>	40
Black mulberry	<i>MORUS NIGRA</i>	40
Myoprum	<i>MYOPORUM LAETUM</i>	70
Oleander tree	<i>NERIUM OLEANDER</i>	40
Olive	<i>OLEA EUROPAEA</i>	70
Devilwood	<i>OSMANTHUS AMERICANUS</i>	0
Palm	<i>PALM*</i>	40
Avocado	<i>PERSEA AMERICANA</i>	60
Red leaf photinia	<i>PHOTINIA GLABRA</i>	60
Spruce	<i>PICEA</i>	80
Colorado spruce	<i>PICEA PUNGENS</i>	80
Colorado blue spruce	<i>PICEA PUNGENS 'GLAUCA'</i>	80
Italian stone pine	<i>PINUS PINEA</i>	90
Pine	<i>PINUS SP</i>	30
Chinese pistacio	<i>PISTACIA CHINENSIS</i>	80
Lemonwood tree	<i>PITTOSPORUM EUGENIOIDES</i>	40
Japanese cheesewood	<i>PITTOSPORUM TOBIRA</i>	40
London plane 'colombiana'	<i>PLATANUS COLUMBIANA</i>	95
Western Sycamore	<i>PLATANUS RACEMOSA**</i>	100
London plane 'bloodgood'	<i>PLATANUS X HISPANICA 'BLOODGOOD'</i>	95
Yew pine	<i>PODOCURPUS MACROPHYLLUS</i>	75
Poplar	<i>POPULUS</i>	60
Flowering cherry	<i>PRUNUS AKEBONO</i>	80
Wild Plum	<i>PRUNUS AMARACANA</i>	40
Almond tree	<i>PRUNUS ALMOND</i>	50
Apricot tree	<i>PRUNUS APRICOT</i>	40

CITY OF CUPERTINO
Resolution 26-047
Fees Effective July 1, 2026
Schedule B - Engineering

Species Rating Table

Common Name	Species	Rating%
Fruiting cherry	<i>PRUNUS AVIUM</i>	0
Carolina cherry	<i>PRUNUS CAROLINIANA</i>	60
Purple leaf plum	<i>PRUNUS CERASFERA KRAUTER VESUVIUS</i>	70
Peach tree	<i>PRUNUS PERSICA</i>	40
Douglas fir	<i>PSEUDOTSUGA MENZIESII</i>	80
Guava	<i>PSIDIUM GUAJAVA</i>	40
Pomegranate	<i>PUNICA GRANATUM</i>	40
Aristocrat Flowering pear tree	<i>PYRUS CALLERYANA 'ARISTOCRAT'</i>	75
Bradford flowering pear	<i>PYRUS CALLERYANA 'BRADFORD'</i>	75
Chanticleer flowering pear	<i>PYRUS CALLERYANA 'CHANTICLEER'</i>	75
Evergreen flowering pear	<i>PYRUS KAWAKAMII</i>	75
Asian pear	<i>PYRUS PYRIFOLIA</i>	40
Oak	<i>QUERCUS</i>	90
Coast live oak	<i>QUERCUS AGRIFOLIA**</i>	100
White oak	<i>QUERCUS ALBA</i>	90
Texas red oak	<i>QUERCUS BUCKEYI</i>	90
Sierra oak	<i>QUERCUS CAMBII</i>	90
Blue oak	<i>QUERCUS DOUGLASII**</i>	100
Forest green oak	<i>QUERCUS FRAINETTO</i>	90
Holly oak	<i>QUERCUS ILEX</i>	90
Black oak	<i>QUERCUS KELLOGGII**</i>	100
Valley oak	<i>QUERCUS LOBATA**</i>	100
Red oak	<i>QUERCUS SUBER</i>	90
Cork oak	<i>QUERCUS SUBER</i>	90
Southern live oak	<i>QUERCUS VIRGINIANA</i>	100
Interior live oak	<i>QUERCUS WISLIZENI**</i>	100
African sumac	<i>RHUS LANCIA</i>	70
Weeping willow	<i>SALIX BABYLONICA</i>	40
Wild willow	<i>SALIX SCOULERIANA</i>	0
California pepper tree	<i>SCHINUS MOLE</i>	40
Brazilian pepper tree	<i>SCHINUS TEREBINTHEFOLIUS</i>	40
Coast redwood	<i>SEQUIOA SEMPRIVIRONS</i>	95
Giant sequoia	<i>SEQUIOADENDRON GIGANTEUM</i>	80
Japanese pogoda	<i>SOPHORIA JAPONICA</i>	70
Chinese tallow	<i>TRIADICA SEBIFERA</i>	50
Water gum	<i>TRISTANIA LAURINA</i>	70
Bosque chinese elm	<i>ULMAS PARVIFOLIA 'BOSQUE'</i>	90
Chinese elm	<i>ULMUS PARVIFOLIA</i>	70
Siberian elm	<i>ULMUS PUMILA</i>	60
Bay laurel	<i>UMBELLULARIA CALIFORNICA**</i>	100
Mexican fan palm	<i>WASHINGTON ROBUSTA</i>	0
Spanish dagger yucca	<i>YUCCA GLORIOSA</i>	0
Zelkova	<i>ZELKOVA SERRATA</i>	65

*All palms on Palm Avenue are protected heritage trees and will be rated @ 100%

**Protected tree species

CITY OF CUPERTINO
Resolution 26-047
Fees Effective July 1, 2026
Schedule C - Planning

DEFINITIONS

- A. Parcel Map: Subdivisions, including ministerial subdivisions - up to four (4) parcels (CMC Chapter 18.20).
- B. Tentative map: Subdivisions - five (5) or more parcels (CMC Chapter 18.16).
- C. Minor: for ten thousand square feet or less of commercial and/or industrial and/or office and/or other non-residential use, or six or fewer residential units (CMC Chapter 19.12)
- D. Major: for more than ten thousand square feet of commercial and/or industrial and/or office and/or other non-residential use, or greater than six residential units (CMC Chapter 19.12).
- E. Minor Architectural and Site Approval - Duplex/Residential: Architectural approval of single family homes in a planned development zoning district, redevelopment or modification of duplexes, and associated landscaping, where such review is required (CMC Chapter 19.12).
- F. Minor Architectural and Site Approval: Architectural approval of the following: minor building modifications, landscaping, signs and lighting for new development, redevelopment or modification in such zones where such review is required and Public Art applications (CMC Chapter 19.12).
- G. Major Architectural and Site Approval: Architectural approval of all other development projects (CMC Chapter 19.12).
- H. Minor Modification: An application that is administratively reviewed by staff either at an advertised public hearing/meeting or in a non-hearing process (CMC Chapter 19.164).
- I. Exceptions: An exception to the zoning standards for which an exception process and findings are identified in the Municipal Code. These include Fence, Sign, Height, Hillside, Parking, R-1, A, A-1, and R1 cluster zone exceptions. This also includes exceptions identified in the City's Specific Plans (CMC Chapter 19.12 and Title 20).
- J. Project Review Meeting: Request for a one hour meeting by an applicant to review a project with City staff without any written feedback.
- K. Preliminary Review: One round of informal review of any proposed project with written feedback from City staff.
- L. Temporary Sign Permit: A review of a temporary sign application for banners, A-frame signs and other temporary signs (CMC Chapter 19.104).
- M. Sign Permit: For signs that require a public meeting such as freeway oriented signage, electronic readerboard signs etc. (CMC Chapter 19.104)
- N. Extension Permit: A one-time one-year extension of the planning permit expiration date (CMC Chapter 19.12).
- O. Appeal: A request from the project applicant or interested party to reverse or amend a decision made by the approval authority. Fee Exemption for: an appointed public official serving on the board that made the decision subject to the appeal, an appointed public official serving on a board that is directly affected by the decision and City Council members. At the conclusion of a City Council appeal hearing, it may choose to, at its sole discretion, refund all, a portion of, or none of the appeal fee (CMC Chapter 19.12).
- P. Legal Noticing Fee: Assessed for all permit applications that require noticing (CMC Chapter 19.12).

CITY OF CUPERTINO
Resolution 26-047
Fees Effective July 1, 2026
Schedule C - Planning

Q. Special Events Permit: A request to host a special event for no more than a total of 12 calendar days in a year including, but not limited to, employee holiday party, summer barbeque, any outdoor event where normal operations occur indoors, car sales/show event, events located in parking lots where such uses are not authorized ordinarily. Large events involve an entire shopping center, office or industrial buildings/sites, and other commercial sites. Small events typically involve individual businesses/tenants in a shopping center or building. Staff reserves the right to determine the applicable event type based on the project description provided. Churches/non-profits operating on property in their control are exempt from fees.

R. Housing Mitigation Fee: A fee assessed in accordance with the City's General Plan Housing Element, Municipal Code (CMC 19.172) and the City's BMR Housing Mitigation Program Procedural Manual.

Note: Mixed use applications will be classified based upon the highest intensity and review process. The Director of Community Development will have discretion to classify projects based upon the above criteria.

Fee Description¹	Unit	FY 2025-26 Proposed Fee
Planning Staff Hourly Rate ²	Per Hour	\$330
<i>General Plan</i>		
Authorization	Deposit	Staff Hourly Rate
Amendment	Deposit	Staff Hourly Rate
<i>Zoning</i>		
Zoning Map Amendment	Deposit	Staff Hourly Rate
Zoning Text Amendment	Deposit	Staff Hourly Rate
Single-Story Overlay District	Deposit	Staff Hourly Rate
Study Session	Deposit	Staff Hourly Rate
<i>Subdivision</i>		
SB9 Lot Line Split	Each	\$11,304
Parcel Map (See Definition A)	Each	\$31,203
Tentative Map (See Definition B)	Each	\$53,625
<i>Conditional Use/Development Permit</i>		
Temporary Use Permit	Each	\$5,787
Administrative Conditional Use Permit	Each	\$12,213
Minor (See Definition C)	Each	\$29,337
Major (See Definition D)	Each	\$44,767
<i>Amendment to Conditional Use/Development Permit</i>		
Minor (See Definition C)	Each	\$13,234
Major (See Definition D)	Each	\$28,558
<i>Architectural and Site Approval Permit</i>		
Minor Duplex / Residential/Public Art (See Definition E)	Each	\$12,179
Minor (See Definition F)	Each	\$19,003
Major (See Definition G)	Each	\$28,991
<i>Single Family (R-1) Residential Permits</i>		
Minor Residential Permit	Each	\$4,584
Two-Story Permit with Design Review	Each	\$7,004
Director's Minor Modification (See Definition H)	Each	\$6,262
<i>Ministerial Residential Permit</i>		
Miscellaneous Ministerial Permit	Each	\$5,184
<i>Exceptions (See Definition I)</i>		
Fence Exception - R1 & R2	Each	\$5,323
Fence Exception - Other	Each	\$5,905
Sign Exception	Each	\$7,952
R-1 Exception	Each	\$8,909
Heart of the City Exception	Each	\$28,620
Hillside Exception	Each	\$27,298

CITY OF CUPERTINO
Resolution 26-047
Fees Effective July 1, 2026
Schedule C - Planning

Fee Description	Unit	FY 2025-26 Proposed Fee
Exception - Other	Each	\$9,046
Variance	Each	\$10,344
Reasonable Accommodation	Each	\$2,054
Project Review Meeting (See Definition J)	Per Review	\$2,853
Preliminary Application Review (See Definition K)		
Single Family	Per Review	\$2,887
Non-Residential (Retail/Industrial/Office/Hotel)		
<10,000 sf	Per Review	\$6,255
>10,000 sf	Per Review	\$10,878
Residential / Mixed Use:		
Duplex	Per Review	\$2,268
3-6 Units	Per Review	\$9,997
6-50 Units	Per Review	\$15,434
>50 Units	Per Review	\$22,276
Tree Removal Permit		
Tree Removal Permit (no Arborist review required)		
First Tree	Per Tree	\$483
Each Additional Tree	Per Tree	\$190
Tree Removal Permit (Arborist review required)		
First Tree	Per Tree	\$884
Each Additional Tree	Per Tree	\$285
Retroactive Tree Removal	Per Tree	\$6,288
Heritage Tree Designation	Each	\$481
Tree Management Plan	Each	\$9,056
Signs		
Temporary Sign Permit (See Definition L)	Each	\$630
Sign Permit (See Definition M)	Each	\$8,580
Sign Program	Each	\$5,076
Interpretation	Each	\$9,174
Extension of Approved Entitlements (See Definition N)	Each	\$2,396
Environmental Assessment		
Environmental Impact Report (Does not include State & County Filing Fees)	Each	Contract+Admin Fee
Negative Declaration - Major (Does not include State & County Filing Fees)	Each	Contract+Admin Fee
Negative Declaration - Minor (Does not include State & County Filing Fees)	Each	Contract+Admin Fee
Statutory/Categorical Exemption (Does not include County Filing Fee)	Each	\$457
Appeals (See Definition O)		
Planning Commission	Each	\$575
City Council	Each	\$575
Miscellaneous Fees		
Legal Noticing Fee (See Definition P)	Each	\$600
Mercury News Ad		Actual Cost + Admin Fee
Required Mailing Postage	Each	Actual Cost + Admin Fee
Zoning Verification Letter	Each	\$664
Public Convenience and Necessity Letter (Alcoholic Beverage License)	Each	\$331
Short-Term Rental	Each	\$466
Mobile Vending Registration Fee	Each	\$624
Special Events (See Definition Q)		
Large Event	Each	\$5,565
Small Event	Each	\$500
Planning Inspection	Per Inspection	\$490
Technology Fee	Per Permit	5.80%

CITY OF CUPERTINO
Resolution 26-047
Fees Effective July 1, 2026
Schedule C - Planning

Fee Description	Unit	FY 2025-26 Proposed Fee
<i>Fees Assessed with Building Permits</i>		
<i>Wireless Master Plan Fees (at Building Permit Issuance)</i>		
Equipment Mounted on Existing Light/Utility Pole	Each	\$11.71
New Personal Wireless Facility (not mounted on light/utility pole)	Each	\$2,553
<i>Zoning, Planning, Municipal Code Fees (at Building Permit Issuance)</i>		
All Non-Residential and Multi-Family	Per s.f.	\$1.73
Residential Single Family	Per s.f.	\$1.73
General Plan Office Allocation Fee	Per s.f.	\$1.73
Planning Department Review fee as assessed at permit submittal (New Construction and Additions) (Payable at permit submittal)	Each	20% of Plan Check and Inspection fees

FOR INFORMATIONAL PURPOSES ONLY: ⁴		
<i>Housing Mitigation In-Lieu Fees ⁴ (See Definition R)</i>		
Residential - Ownership		
Detached Single Family Residence	Per s.f.	\$23.01
Small Lot Single Family Residence or Townhome	Per s.f.	\$25.31
Multi-family Attached Townhome, Apartment, or Condominium (up to 35 du/ac)	Per s.f.	\$30.68
Multi-family Attached Townhome, Apartment, or Condominium (over 35 du/ac)	Per s.f.	\$30.68
Residential - Rental		
Multi-family Attached Townhome, Apartment, or Condominium (up to 35 du/ac)	Per s.f.	\$30.68
Multi-family Attached Townhome, Apartment, or Condominium (over 35 du/ac)	Per s.f.	\$38.35
Non-Residential		
Office, Research and Development, or Industrial	Per s.f.	\$36.36
Hotel	Per s.f.	\$18.18
Self-storage, employee unit provided	Per s.f.	\$0.68
Self-storage, employee unit not provided	Per s.f.	\$1.43
Warehouse	Per s.f.	\$50.51
Commercial/Retail	Per s.f.	\$15.34

^{1A} Based on 2023 Fee and Cost Allocation Plan Study by Matrix Consulting

^{1B} All application fees except those projects subject to the Planning Staff Hourly Rate fee (see note 2) allow for two rounds of review. Any submissions beyond two shall be subject to a fee equal to 50% of the total permit fees paid initially.

^{2A} Applications may be subject to a Planning Staff Hourly Rate fee for applicable staff time, and vendor invoice. These fees apply to projects that require a level of staff support greater than the scope of work included in the regular fee schedule and will be based on the time and materials required to process the entire project. The applicant will be notified if these fees are applicable to their project. The applicant will be required to enter into a Reimbursement Agreement with the City for such projects.

^{2B} Any site visits and/or meetings with prospective applicants are subject to a Planning Staff Hourly Rate fee for applicable staff time.

³ For new non-residential (including office) and multi-family construction or rebuild projects, the Non-Residential and Multi-Family Planning and Municipal Code fee shall apply. For new office construction or rebuilds, the General Plan Office Allocation Fee shall also apply. For new single family construction or rebuild projects, the single family Planning and Municipal Code fee shall apply. See the City's Existing vs. New Construction Comparison Matrix for definitions of new construction and rebuilds.

⁴ All Housing Mitigation Fees are assessed in accordance with the BMR Housing Mitigation Manual. Non-residential Housing Mitigation In-lieu Fees are based on the 2015 and the 2020 Supplement to the Non-Residential Nexus Analysis by Keyser Marsten. Residential Housing Mitigation In-lieu Fees are based on the 2015 Nexus Study. These fees increase automatically annually (on July 1 of each year) by the Consumer Price Index of All Urban Consumers for San Francisco, CA.

An administrative fee (15%) will be charged for outside agency review/consultant services/outside services (ads etc.) per Schedule A - General Fees.

If plans are submitted on paper, these must be sent to an outside agency for scanning. The cost of scanning the plans, plus the administrative fee per Schedule A - General Fees will be charged.

City of Cupertino, CA
Resolution 26-047
Fee Effective July 1, 2026
Schedule D - Table 1 Plan Check and Inspection Fees

			Base Cost ¹		Cost for each Add. 100 Sq. Ft. ^{1,2}		
Related IBC Class	Building Use (e.g., IBC Occupancy Type)	Sq. Ft.	Permit Tech Cost	Plan Check Cost	Inspection Cost	Plan Check Cost	Inspection Cost
A	Assembly	250	\$133	\$4,740	\$4,462	\$126.41	\$132.29
		1,250	\$266	\$6,004	\$5,652	\$126.41	\$142.80
		2,500	\$266	\$7,584	\$7,437	\$101.13	\$5.32
		5,000	\$399	\$10,113	\$7,437	\$25.28	\$39.67
		12,500	\$399	\$12,009	\$10,412	\$22.75	\$34.38
		25,000	\$532	\$14,853	\$14,577	\$59.41	\$60.44
A	A Occupancy Tenant Improvements	500	\$266	\$3,792	\$4,462	\$47.40	\$87.67
		2,500	\$532	\$4,740	\$5,950	\$50.56	\$83.30
		5,000	\$532	\$6,004	\$8,032	\$44.24	\$5.32
		10,000	\$798	\$8,216	\$8,032	\$8.43	\$21.82
		25,000	\$798	\$9,481	\$11,305	\$8.85	\$18.91
		50,000	\$1,064	\$11,693	\$15,767	\$23.39	\$33.66
B	Business	1,000	\$266	\$6,004	\$6,545	\$39.50	\$58.71
		5,000	\$532	\$7,584	\$8,627	\$44.24	\$53.55
		10,000	\$532	\$9,797	\$11,305	\$34.76	\$29.43
		20,000	\$798	\$13,273	\$13,982	\$7.37	\$6.94
		50,000	\$798	\$15,485	\$16,065	\$7.58	\$13.03
		100,000	\$1,064	\$19,277	\$22,312	\$19.28	\$23.38
B	B Occupancy Tenant Improvements	300	\$133	\$4,740	\$3,570	\$105.34	\$135.03
		1,500	\$266	\$6,004	\$5,057	\$105.34	\$79.33
		3,000	\$266	\$7,584	\$6,247	\$94.81	\$4.43
		6,000	\$399	\$10,429	\$6,247	\$17.56	\$29.75
		15,000	\$399	\$12,009	\$8,925	\$18.96	\$22.70
		30,000	\$532	\$14,853	\$12,197	\$49.51	\$42.43
E	Educational	100	\$133	\$4,740	\$3,570	\$316.02	\$330.73
		500	\$266	\$6,004	\$4,760	\$316.02	\$356.99
		1,000	\$266	\$7,584	\$6,545	\$284.42	\$13.29
		2,000	\$399	\$10,429	\$6,545	\$52.67	\$89.25
		5,000	\$399	\$12,009	\$9,222	\$56.88	\$74.06
		10,000	\$532	\$14,853	\$12,792	\$148.53	\$133.24
E	E Occupancy Tenant Improvements	100	\$133	\$3,476	\$3,570	\$237.01	\$256.35
		500	\$266	\$4,424	\$4,462	\$252.81	\$297.49
		1,000	\$266	\$5,688	\$5,950	\$189.61	\$13.29
		2,000	\$399	\$7,584	\$5,950	\$42.14	\$79.33
		5,000	\$399	\$8,849	\$8,330	\$44.24	\$68.11
		10,000	\$532	\$11,061	\$11,602	\$110.61	\$121.34
F	Factory Industrial	1,000	\$266	\$6,636	\$6,842	\$23.70	\$51.27
		5,000	\$532	\$7,584	\$8,627	\$37.92	\$53.55
		10,000	\$532	\$9,481	\$11,305	\$41.08	\$29.43
		20,000	\$798	\$13,589	\$13,982	\$6.32	\$6.94
		50,000	\$798	\$15,485	\$16,065	\$3.79	\$13.03
		100,000	\$1,064	\$17,381	\$22,312	\$17.38	\$23.38
F	F Occupancy Tenant Improvements	1,000	\$266	\$5,372	\$5,355	\$31.60	\$51.27
		5,000	\$532	\$6,636	\$7,140	\$37.92	\$47.60
		10,000	\$532	\$8,532	\$9,520	\$31.60	\$2.66
		20,000	\$798	\$11,693	\$9,520	\$6.32	\$12.89
		50,000	\$798	\$13,589	\$13,387	\$6.32	\$11.24
		100,000	\$1,064	\$16,749	\$18,742	\$16.75	\$19.81
H	High Hazard	100	\$133	\$6,636	\$4,760	\$395.02	\$405.10
		500	\$266	\$8,216	\$6,247	\$505.63	\$356.99
		1,000	\$266	\$10,745	\$8,032	\$379.22	\$13.29
		2,000	\$399	\$14,537	\$8,032	\$84.27	\$109.08
		5,000	\$399	\$17,065	\$11,305	\$82.16	\$91.91
		10,000	\$532	\$21,173	\$15,767	\$211.73	\$162.99
H	H Occupancy Tenant Improvements	100	\$133	\$3,792	\$3,570	\$237.01	\$330.73
		500	\$266	\$4,740	\$4,760	\$316.02	\$356.99
		1,000	\$266	\$6,320	\$6,545	\$221.21	\$13.29
		2,000	\$399	\$8,532	\$6,545	\$52.67	\$89.25
		5,000	\$399	\$10,113	\$9,222	\$44.24	\$74.06
		10,000	\$532	\$12,325	\$12,792	\$123.25	\$133.24
I	Institutional	500	\$266	\$7,584	\$5,057	\$94.81	\$102.54
		2,500	\$532	\$9,481	\$6,842	\$113.77	\$83.30
		5,000	\$532	\$12,325	\$8,925	\$88.49	\$5.32
		10,000	\$798	\$16,749	\$8,925	\$18.96	\$25.78
		25,000	\$798	\$19,593	\$12,792	\$18.96	\$20.10
		50,000	\$1,064	\$24,333	\$17,552	\$48.67	\$37.23
I	I Occupancy Tenant Improvements	100	\$133	\$4,740	\$3,570	\$316.02	\$330.73
		500	\$266	\$6,004	\$4,760	\$316.02	\$297.49
		1,000	\$266	\$7,584	\$6,247	\$284.42	\$13.29
		2,000	\$399	\$10,429	\$6,247	\$52.67	\$89.25

City of Cupertino, CA
Resolution 26-047
Fee Effective July 1, 2026
Schedule D - Table 1 Plan Check and Inspection Fees

			Base Cost ¹		Cost for each Add. 100 Sq. Ft. ^{1,2}		
Related IBC Class	Building Use (e.g., IBC Occupancy Type)	Sq. Ft.	Permit Tech Cost	Plan Check Cost	Inspection Cost	Plan Check Cost	Inspection Cost
M	Mercantile	5,000	\$399	\$12,009	\$8,925	\$56.88	\$68.11
		10,000	\$532	\$14,853	\$12,197	\$148.53	\$127.29
		2,000	\$399	\$8,849	\$7,437	\$31.60	\$31.02
		10,000	\$798	\$11,377	\$9,520	\$31.60	\$32.72
		20,000	\$798	\$14,537	\$12,792	\$25.28	\$1.99
		40,000	\$1,196	\$19,593	\$12,792	\$5.79	\$8.92
		100,000	\$1,196	\$23,069	\$18,147	\$5.69	\$7.54
M	M Occupancy Tenant Improvements	200,000	\$1,595	\$28,758	\$25,287	\$14.38	\$13.44
		300	\$266	\$3,792	\$4,165	\$79.00	\$146.11
		1,500	\$532	\$4,740	\$5,652	\$105.34	\$119.00
		3,000	\$532	\$6,320	\$7,437	\$73.74	\$8.86
		6,000	\$798	\$8,532	\$7,437	\$17.56	\$36.36
		15,000	\$798	\$10,113	\$10,710	\$14.75	\$27.56
		30,000	\$1,064	\$12,325	\$14,577	\$41.08	\$52.14
R-1	Residential—Hotels & Motels	3,000	\$399	\$10,429	\$8,627	\$23.70	\$25.64
		15,000	\$798	\$13,273	\$11,305	\$25.28	\$23.80
		30,000	\$798	\$17,065	\$14,875	\$20.01	\$1.33
		60,000	\$1,196	\$23,069	\$14,875	\$4.21	\$6.94
		150,000	\$1,196	\$26,862	\$21,122	\$4.42	\$5.82
		300,000	\$1,595	\$33,498	\$29,452	\$11.17	\$10.35
R-2	Residential—Apartment Building	800	\$266	\$8,216	\$6,842	\$69.13	\$73.39
		4,000	\$532	\$10,429	\$8,925	\$79.00	\$66.94
		8,000	\$532	\$13,589	\$11,602	\$59.25	\$3.32
		16,000	\$798	\$18,329	\$11,602	\$13.17	\$19.83
		40,000	\$798	\$21,489	\$16,362	\$13.43	\$17.03
		80,000	\$1,064	\$26,862	\$22,907	\$33.58	\$29.96
R-2	Residential—Apartment Building - Repeat Unit	800	\$266	\$316	\$6,842	\$0.00	\$73.39
		4,000	\$532	\$316	\$8,925	\$0.00	\$66.94
		8,000	\$532	\$316	\$11,602	\$0.00	\$3.32
		16,000	\$798	\$316	\$11,602	\$1.32	\$19.83
		40,000	\$798	\$632	\$16,362	\$0.00	\$17.03
		80,000	\$1,064	\$632	\$22,907	\$0.79	\$29.96
R-3	Dwellings—Custom Homes, Models, First Master Plan	1,000	\$266	\$6,004	\$7,140	\$21.07	\$59.50
		2,500	\$266	\$6,320	\$8,032	\$84.27	\$59.50
		4,000	\$266	\$7,584	\$8,925	\$15.80	\$87.67
		6,000	\$532	\$7,900	\$10,412	\$63.20	\$29.75
		8,000	\$532	\$9,165	\$11,007	\$15.80	\$87.67
		10,000	\$798	\$9,481	\$12,495	\$94.81	\$132.92
R-3	Dwellings—Production Phase of Master Plan (Repeats)	1,000	\$133	\$632	\$5,057	\$0.00	\$127.86
		2,500	\$266	\$632	\$6,842	\$21.07	\$138.83
		4,000	\$266	\$948	\$8,925	\$15.80	\$13.29
		6,000	\$532	\$1,264	\$8,925	\$15.80	\$193.37
		8,000	\$532	\$1,580	\$12,792	\$15.80	\$251.29
		10,000	\$798	\$1,896	\$17,552	\$18.96	\$183.50
R-3	Group Care	1,000	\$266	\$6,952	\$6,842	\$47.40	\$66.15
		5,000	\$532	\$8,849	\$9,222	\$50.56	\$53.55
		10,000	\$532	\$11,377	\$11,900	\$41.08	\$2.66
		20,000	\$798	\$15,485	\$11,900	\$8.43	\$16.86
		50,000	\$798	\$18,013	\$16,957	\$8.85	\$13.62
		100,000	\$1,064	\$22,437	\$23,502	\$22.44	\$24.57
R	R Occupancy Tenant Improvements	80	\$266	\$2,844	\$3,867	\$197.51	\$371.87
		400	\$266	\$3,476	\$5,057	\$237.01	\$371.87
		800	\$266	\$4,424	\$6,545	\$197.51	\$33.23
		1,600	\$532	\$6,004	\$6,545	\$39.50	\$123.96
		4,000	\$532	\$6,952	\$9,520	\$47.40	\$88.46
		8,000	\$798	\$8,849	\$12,792	\$110.61	\$169.87
S	Storage	600	\$266	\$5,372	\$4,760	\$65.84	\$73.06
		3,000	\$532	\$6,952	\$6,247	\$63.20	\$69.42
		6,000	\$532	\$8,849	\$8,330	\$52.67	\$4.43
		12,000	\$798	\$12,009	\$8,330	\$10.53	\$19.83
		30,000	\$798	\$13,905	\$11,900	\$11.59	\$15.76
		60,000	\$1,064	\$17,381	\$16,362	\$28.97	\$29.04
S	S Occupancy Tenant Improvements	600	\$266	\$4,424	\$4,462	\$52.67	\$73.06
		3,000	\$532	\$5,688	\$5,950	\$52.67	\$69.42
		6,000	\$532	\$7,268	\$8,032	\$42.14	\$4.43
		12,000	\$798	\$9,797	\$8,032	\$8.78	\$18.18
		30,000	\$798	\$11,377	\$11,305	\$9.48	\$15.76
		60,000	\$1,064	\$14,221	\$15,767	\$23.70	\$28.05
U	Accessory	40					
		200					

City of Cupertino, CA
Resolution 26-047
Fee Effective July 1, 2026
Schedule D - Table 1 Plan Check and Inspection Fees

Related IBC Class	Building Use (e.g., IBC Occupancy Type)	Sq. Ft.	Base Cost ¹			Cost for each Add. 100 Sq. Ft. ^{1,2}	
			Permit Tech Cost	Plan Check Cost	Inspection Cost	Plan Check Cost	Inspection Cost
		400					
		800					
		1,000	\$266	\$2,528	\$4,165	\$31.60	\$191.79
		2,000	\$399	\$2,844	\$5,950	\$47.40	\$125.64
		4,000	\$532	\$3,792	\$8,330	\$94.81	\$221.54
	Standard Comm. Foundation w/o Podium	500	\$266	\$3,160	\$4,462	\$31.60	\$87.67
		2,500	\$532	\$3,792	\$5,950	\$50.56	\$71.40
		5,000	\$532	\$5,056	\$7,735	\$37.92	\$5.32
		10,000	\$798	\$6,952	\$7,735	\$6.32	\$21.82
		25,000	\$798	\$7,900	\$11,007	\$7.58	\$17.72
		50,000	\$1,064	\$9,797	\$15,172	\$19.59	\$32.47
	Standard Comm. Foundation with Podium	500	\$266	\$3,476	\$4,760	\$47.40	\$87.67
		2,500	\$532	\$4,424	\$6,247	\$50.56	\$83.30
		5,000	\$532	\$5,688	\$8,330	\$37.92	\$5.32
		10,000	\$798	\$7,584	\$8,330	\$8.43	\$23.80
		25,000	\$798	\$8,849	\$11,900	\$8.85	\$18.91
		50,000	\$1,064	\$11,061	\$16,362	\$22.12	\$34.85
	All Shell Buildings	500	\$266	\$3,792	\$4,165	\$47.40	\$87.67
		2,500	\$532	\$4,740	\$5,652	\$63.20	\$71.40
		5,000	\$532	\$6,320	\$7,437	\$44.24	\$5.32
		10,000	\$798	\$8,532	\$7,437	\$10.53	\$21.82
		25,000	\$798	\$10,113	\$10,710	\$8.85	\$16.53
		50,000	\$1,064	\$12,325	\$14,577	\$24.65	\$31.28

¹ At Building Permit submittal, a Planning Division Review fee of 20% shall be collected (see Table 3 - Misc. Items)

² Each additional 100 square feet, or portion thereof, up to the next highest project size threshold.

CITY OF CUPERTINO, CA

Resolution 26-047

Fees Effective July 1, 2026

Schedule D - Table 2 Mechanical, Electrical & Plumbing Fees

FEE DESCRIPTION	Unit	FY 2026-27 Proposed Fee
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MECHANICAL FEES

Mechanical Permit Fee	Each	\$303
Stand Alone Mechanical Plan Check (hourly rate)	Each	\$303
Other Mechanical Inspections (hourly rate)	Each	\$303
MECHANICAL UNIT FEES:		
Install or relocate HVAC system or portion there of		
Residential	Each	\$297
Commercial	Each	\$447
Hood installation that is served by mechanical exhaust, including the ducts for such hood		
Residential	Each	\$150
Commercial	Each	\$595
Any other piece of equipment or appliance not listed in Mechanical schedule.	Each	\$297

ELECTRICAL FEES

Electrical Permit Fee	Each	\$303
Electrical Plan Check	Each	\$303
Electrical Inspections	Each	\$303
ELECTRICAL UNIT FEES:		
Residential Whole-House Rewire (up to 2500 sq ft)	Each	\$595
Each Additional 1000 sq ft	Each 1,000 sf	\$297
Receptacle, switch, lighting, or other outlets at which current is used or controlled, except services, feeders, and meters		
First 20	First 20	\$99
Each Additional	Each	\$10
Lighting fixtures, sockets, or other lamp-holding devices		
First 20	First 20	\$150
Each Additional	Each	\$10
Pole or platform-mounted lighting fixtures	Each	\$34

CITY OF CUPERTINO, CA

Resolution 26-047

Fees Effective July 1, 2026

Schedule D - Table 2 Mechanical, Electrical & Plumbing Fees

FEE DESCRIPTION	Unit	FY 2026-27 Proposed Fee
Appliances (Install / Repair / Replace)		
Residential	Each	\$50
Commercial	Each	\$98
Power Apparatus - Generator/Transformer or Similar (Install/Repair/Replace)		
Residential	Each	\$297
Commercial	Each	\$447
Services (including Temporary Power)		
600 volts or less, up to 200 amperes in rating	Each	\$99
600 volts or less, 201 to 1000 amperes in rating	Each	\$297
Over 600 volts or over 1000 amperes in rating	Each	\$447
Any other Electrical apparatus, conduits, and conductors not listed in Electrical Schedule.	Each	\$297

PLUMBING/GAS FEES

Plumbing/Gas Permit Fee	Each	\$303
Stand Alone Plumbing Plan Check	Each	\$303
Other Plumbing and Gas Inspections	Each	\$303
PLUMBING/GAS UNIT FEES:		
Residential Whole-House Re-Plumbing (up to 2500 sq ft)	Each	\$595
Each Additional 1000 sq ft	Each 1,000 sf	\$297
Building sewer lateral (Install / Repair / Replace)		
Residential	Each	\$74
Commercial	Each	\$150
Sewer Clean-out (Install/Repair/Replace)		
Residential	Each	\$74
Commercial	Each	\$150
Building Drain/Waste/Vent Repair		
Residential	Each	\$21
Commercial	Each	\$30
Water Heater Replacement / Installation - All Types		
Residential	Each	\$74
Commercial	Each	\$223
Interceptors - Grease/Sand (Install/Repair/Replace)	Each	\$223

CITY OF CUPERTINO, CA

Resolution 26-047

Fees Effective July 1, 2026

Schedule D - Table 2 Mechanical, Electrical & Plumbing Fees

FEE DESCRIPTION	Unit	FY 2026-27 Proposed Fee
Water Treatment System (Install/Repair/Replace)	Each	\$99
Gas piping (Install/Repair/Replace)	Each 4	\$150
Install or Replace Water Meter / Service	Each	\$74
Partial Water Re-pipe		
Residential	Per fixture	\$30
Commercial	Per fixture	\$20
Any other device/fixture not listed in Plumbing Schedule (Install/Repair/Replace)	Each	\$150

CITY OF CUPERTINO, CA
Resolution 26-047
Fees Effective July 1, 2026
Schedule D - Table 3 Miscellaneous Items

Work Item	Unit	FY 2026-27 Proposed Fee
Standard Hourly Rate - Building	Per hour	\$303
Accessibility Hardship Exemption	Each	\$316
Acoustical Review		
Single Family Home/Duplex— New	Each	\$746
Single Family Home/Duplex— Addition/Alteration	Each	\$439
Multi-Family/Commercial	Each	\$746
Additions (Non Hillside R3 Occupancy) - Plan Check Fees		
Plan Check Fees (up to 250 sq. ft.)	Each	\$2,794
Plan Check Fees (251 - 499 sq. ft.)	Each	\$5,322
Plan Check Fees (500-999 sq. ft.)	Each	\$6,586
Additions (Non Hillside R3 Occupancy) - Inspection Fees		
Inspection Fees (up to 250 sq. ft.)	Each	\$3,570
Inspection Fees (251 - 499 sq. ft.)	Each	\$4,760
Inspection Fees (500-999 sq. ft.)	Each	\$5,950
Accessory Buildings - Residential		
Accessory Buildings (Up to 499 sq. ft.)	Each	\$1,954
Accessory Buildings (500 - 999 sq. ft.)	Each	\$2,866
Accessory Dwelling Unit (ADU) - Plan Check Fees		
Plan Check Fees (up to 499 sq. ft.)	Each	\$2,795
Plan Check Fees (500 - 999 sq. ft.)	Each	\$4,058
Accessory Dwelling Unit (ADU) - Inspection Fees		
Inspection Fees (up to 499 sq. ft.)	Each	\$2,975
Inspection Fees (500 - 999 sq. ft.)	Each	\$4,164
Address Assignment	Per hour	\$266
Board of Appeals	Per hour	\$303
Clerical Fee	1/2 hour	\$133
Alternate Materials and Methods of Construction	Per hour	\$291
Antenna— Telecom Facility		
Radio	Each	\$521
Cellular/Mobile Phone, alterations to existing facility	Each	\$746
Cellular/Mobile Phone, free-standing	Each	\$2,587
Cellular/Mobile Phone, attached to building	Each	\$1,360
Arbor/Trellis	Each	\$746
Awning/Canopy (supported by building)	Each	\$746
Balcony Addition	Each	\$1,809
Battery Energy Storage System	up to three (3)	\$746
Each Additional	Each	\$439

CITY OF CUPERTINO, CA
Resolution 26-047
Fees Effective July 1, 2026
Schedule D - Table 3 Miscellaneous Items

Work Item	Unit	FY 2026-27 Proposed Fee
Below Market Rate		
Escrow Inspection	% of Sale Price	0.52%
Carport	Each	\$1,044
Certifications		
Special Inspector Qualifications (initial review)	Each	\$583
Special Inspector Qualifications (renewal / update)	Each	\$266
Chimney (new)	Each	\$1,044
Chimney Repair	Each	\$589
Commercial Coach (per unit)	Each	\$1,360
Covered Porch	Each	\$1,044
Deck (wood)	Each	\$1,044
Deck Railing	Each	\$589
Deferred Submittal (2 hour minimum)	Each	\$303
Demolition		
Multi-Family and Commercial (up to 3,000 sf)	Base	\$880
Multi-Family and Commercial (each additional 3,000 sf)	Each 3,000 sf	\$306
Residential (R-3 Occ) (up to 3,000 sf)	Base	\$880
Residential (R-3 Occ) (each additional 3,000 sf)	Each 3,000 sf	\$306
Swimming Pool Residential	Each	\$589
Swimming Pool Multi-Family and Commercial (up to 3,000 sf)	Base	\$886
Swimming Pool Multi-Family and Commercial (each additional 3,000 sf)	Each 3,000 sf	\$297
Disabled Access Compliance Inspection	Per hour	\$303
Door		
New door (non structural)	Each	\$439
New door (structural shear wall/masonry)	Each	\$746
Duplicate / Replacement Job Card	Each	\$133
Electric Vehicle Charging Station	Each	\$303
Extensions		
Plan Check Applications (within 180 days of Submittal)	1 hour	\$303
Permits (within 180 days of Issuance)		
Start construction, without plans	1/2 hour	\$158
Resume or complete construction, without plans	1/2 hour	\$158
Start construction, with plans	1 hour	\$316
Resume or complete construction, with plans	2 hours	\$632

CITY OF CUPERTINO, CA
Resolution 26-047
Fees Effective July 1, 2026
Schedule D - Table 3 Miscellaneous Items

Work Item	Unit	FY 2026-27 Proposed Fee
Fence		
Non-masonry, over 7 feet in height	Up to 100 l.f.	\$589
Non-masonry, each additional 100 l.f.	Each 100 l.f.	\$150
Masonry, over 7 feet in height	Up to 100 l.f.	\$1,044
Masonry, each additional 100 l.f.	Each 100 l.f.	\$595
Fireplace		
Masonry	each	\$1,044
Pre-Fabricated/Metal	each	\$589
Flag pole (over 20 feet in height)	each	\$589
Foundation Repair	each	\$1,342
Inspections		
Pre-Inspection Fee	Per hour	\$303
Standard Inspection Hourly Rate	Per hour	\$303
Progress Inspection	Per hour	\$303
Partial Inspection	Per hour	\$303
Courtesy Inspection - 2 hour minimum	Per hour	\$303
Cancelled inspection w/out advance notice	Per hour	\$303
Reinspection	Per hour	\$303
Outside of normal business hours (2 hour minimum)	Per hour	\$351
Inspection Supplemental Fee (Projects that require more inspections than average, the Building Official may charge additional inspection fees)		
First 1/2 hour minimum	First 1/2 hour	\$150
Each Additional hour	Per hour	\$297
Lighting pole	Each	\$746
each additional pole	Each	\$306
Modular Structures	Each	\$1,062
Modification of Technical Code	1 hour	\$303
Occupancy		
Certificate of Occupancy/Completion	Each	\$589
Temporary Occupancy Permit	Per six months	\$589
Partition— Commercial, Interior (up to 30 l.f.)	Up to 30 l.f.	\$895
Additional partition	Each 30 l.f.	\$297
Partition— Residential, Interior (up to 30 l.f.)	Up to 30 l.f.	\$589
Additional partition	Each 30 l.f.	\$297

CITY OF CUPERTINO, CA
Resolution 26-047
Fees Effective July 1, 2026
Schedule D - Table 3 Miscellaneous Items

Work Item	Unit	FY 2026-27 Proposed Fee
Patio Cover / Gazebo		
Wood frame	Up to 300 sf	\$1,062
Metal frame	Up to 300 sf	\$1,062
Other frame	Up to 300 sf	\$1,062
Additional patio	Each 300 sf	\$456
Enclosed prefabricated Sun Room	Up to 300 sf	\$1,044
Photovoltaic System		
Residential		
Systems up to 15kW	Each	\$450
Each Additional kW Above 15kW	Each Addl kW	\$15
Multi-Family and Commercial:		
Systems up to 50kW	up to 8 kW Each	\$1,000
Multi-Family Res/Commercial, each additional 1 kilowatt	Each 1 addl kW	\$7
Each Additional kW Above 250kW	Each addl kW	\$5
Thermal System		
Residential:		
Systems up to 10kW	Each	\$450
Each Additional kW Above 10kW	Each addl kW	\$15
Multi-Family and Commercial:		
Systems up to 30kW	Each	\$1,000
Each Additional kW between 30kW and 260kW	Each addl kW	\$7
Each Additional kW Above 260kW	Each addl kW	\$5
Pile Foundation		
Cast in Place Concrete (first 10 piles)	Up to 10	\$1,360
Additional Piles (increments of 10)	Each 10	\$912
Driven (steel, pre-stressed concrete)	Up to 10	\$1,360
Additional Piles (increments of 10)	Each 10	\$912
Product Review	Per hour	\$291
Plan Review		
Standard Plan Review Hourly Rate	Per hour	\$316
Overtime Plan Review (2 hour minimum)	Per hour	\$370
Pre-Submittal Plan Review (2 hour minimum)	Per hour	\$316
Expedited Plan Review	Each	1.5x Plan Check Fee
Plan Review Supplemental Fee (after 2nd review)		
First 1/2 hour minimum	First 1/2 hour	\$317
Pre-Construction Meeting	Each	\$513

CITY OF CUPERTINO, CA
Resolution 26-047
Fees Effective July 1, 2026
Schedule D - Table 3 Miscellaneous Items

Work Item	Unit	FY 2026-27 Proposed Fee
Remodel—Residential		
Kitchen (up to 300 sq. ft.)	Each	\$1,184
Bath (up to 300 sq. ft.)	Each	\$1,184
Other Remodel (up to 300 sq. ft.)	Each	\$1,044
Additional remodel (per sq. ft. above 300)	Per s.f.	\$2.60
Other Remodel (1000 sq. ft.)	Each	\$2,866
Additional remodel (per sq. ft. above 1000)	Per s.f.	\$0.61
Other Remodel (2500+ sq. ft.)	Each	\$3,777
Additional remodel (per sq. ft. above 2500)	Per s.f.	\$0.30
Re-roof		
Residential (maximum \$500 per building)	Each 100 sf	\$28
Multi-Family Dwelling (maximum \$500 per building)	Each 100 sf	\$28
Commercial		
Commercial (first 5,000 sf)	Each	\$728
Commercial (each additional 2,500 sf)	Each 2,500 sf	\$297
Retaining Wall (concrete or masonry)		
Standard (up to 50 l.f.)	Up to 50 l.f.	\$1,360
Additional retaining wall	Each 50 l.f.	\$912
Special Design, 3-10' high (up to 50 l.f.)	Up to 50 l.f.	\$1,974
Additional retaining wall	Each 50 l.f.	\$1,209
Special Design, over 10' high (up to 50 l.f.)	Up to 50 l.f.	\$2,271
Additional retaining wall	Each 50 l.f.	\$1,506
Gravity/Crib Wall, 0-10' high (up to 50 l.f.)	Up to 50 l.f.	\$1,974
Additional Gravity/Crib Wall	Each 50 l.f.	\$1,209
Gravity/Crib Wall, over 10' high (up to 50 l.f.)	Up to 50 l.f.	\$2,271
Additional Gravity/Crib Wall	Each 50 l.f.	\$1,506
Revisions		\$303
Sauna—steam	Each	\$1,044
Siding		
Stone and Brick Veneer (interior or exterior)	Up to 400 sf	\$728
All Other	Up to 400 sf	\$578
Additional siding	Each 400 sf	\$150

CITY OF CUPERTINO, CA
Resolution 26-047
Fees Effective July 1, 2026
Schedule D - Table 3 Miscellaneous Items

Work Item	Unit	FY 2026-27 Proposed Fee
Signs		
Directional	Each	\$589
Each additional Directional Sign	Each	\$306
Ground/Roof/Projecting Signs	Each	\$589
Master Plan Sign Check	Each	\$589
Rework of any existing Ground Sign	Each	\$589
Other Sign	Each	\$589
Reinspection Fee	Each	\$141
Wall/Awning Sign, Non-Electric	Each	\$439
Wall/Awning Sign, Electric	Each	\$589
Skylight		
50 sf or less (cumulative area)	Each	\$589
Greater than 50 sf or structural	Each	\$306
Stairs—First Flight	First flight	\$589
Each additional flight	Per flight	\$306
Storage Racks		
0-8' high (up to 100 l.f.)	First 100 l.f.	\$746
each additional 100 l.f.	Each 100 l.f.	\$150
over 8' high (up to 100 l.f.)	First 100 l.f.	\$895
each additional 100 l.f.	Each 100 l.f.	\$150
Stucco Applications		
Base	Up to 400 sf	\$578
Additional Stucco Application	Each 400 sf	\$150
Swimming Pool/Spa		
Vinyl-lined	Each	\$1,360
Fiberglass	Each	\$1,360
Gunit (up to 800 sf)	Each	\$1,954
Additional pool (over 800 sf)	Each 100 sf	\$456
Commercial pool (up to 800 sf)	Each	\$3,315
Additional pool (over 800 sf)	Each 100 sf	\$912
Spa or Hot Tub (Pre-fabricated)	Each	\$589
Technology Fee	Per Permit	5.8%
Temporary Structures	Each	\$895
Tenant Improvement Preparation	Each	\$589
Window or Sliding Glass Door		
Replacement (first 8 windows)	First 8	\$431
Replacement (each additional 8 windows)	Each 8	\$150
New Window (non structural)	Each	\$369

CITY OF CUPERTINO, CA
Resolution 26-047
Fees Effective July 1, 2026
Schedule D - Table 3 Miscellaneous Items

Work Item	Unit	FY 2026-27 Proposed Fee
New window (structural shear wall/masonry)	Each	\$521
Bay Window (structural)	Each	\$521
Planning Department Review fee (New Construction and Additions) (Payable at permit submittal)	Each	20% of plan review and inspection fees
Planning Hourly Rate (Misc Reviews)	Per hour	Refer to Schedule C
Housing Mitigation In-lieu fees (Payable at Building Permit issuance)	Per sq. ft.	Refer to Schedule C
Zoning, Planning, Municipal Code fees (Payable at Building Permit issuance)	Per sq. ft.	Refer to Schedule C
Wireless Master Plan fee (Payable at Building Permit issuance)	Each	Refer to Schedule C
Refunds - Plan Check Fees		
1st review not started (within 3 Business of Submittal)		100% of Plan Review Fees
Plan review more than 3 Business Days after the Date of Submittal		No refund
Refunds - Building Permit Fees		
No inspections and permit is active (not expired)		80% of permit fees
No inspections and permit is expired		No refund
Inspections were provided		No refund
Work without permit - based on current permit and plan check fees		Double fees
NOTE:		
Fee Adjustments: In instances where the strict application of fees from this schedule would constitute a substantial inequity to an applicant or to the City, the Chief Building Official shall be authorized to adjust such fees on a case-by-case basis. Any such adjustments shall be recorded in writing and entered into the appropriate files.		
Fees identified in this Table consist of 50% Plan Review Fee and 50% Inspection Fee		