

# ARTICLE 15. **FEES**

*[Edits to this Article (Fees) pursuant to [Ord. 188,478](#) are forthcoming. The adopted text is available at <https://clerk.lacity.gov/>]*

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DIV. 15.1. **GENERAL RULES**

This *Division (General Rules)* identifies the general standards involved in administering the required fees for land use and development requests which are subject to this Zoning Code (Chapter 1A).

SEC. 15.1.1. **FILING OF APPLICATIONS & APPEALS**

A. **Filing Date**

See Sec. 13A.2.3. (*Applications*).

B. **Time Limit - Appeals**

See Sec. 13A.2.8. (*Appeals*).

C. **Place of Filing**

See Sec. 13A.2.3. (*Applications*).

D. **Notice of Public Hearing**

See Sec. 13A.2.4. (*Notice of Public Hearing*).

E. **Annual Inflation Adjustment**

These fees were established on December 5, 2023 (pursuant to *Ordinance No. 188,063*) as the "Base Fee" and shall be automatically adjusted annually for inflation on July 1st. The Department of City Planning shall provide an updated fee schedule on an annual basis, which reflects the annual inflation adjustment calculated in accordance with the latest change in year-over-year Consumer Price Index for Urban Consumers (CPI-U), as published by the United States Department of Labor, Bureau of Labor Statistics, in the Los Angeles area from the previous calendar year. This updated fee schedule will have the latest base fee.

ANNUAL INFLATION ADJUSTMENT			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
[Annual Inflation Adjustment Applies]		●	
[Annual Inflation Adjustment Doesn't Apply]		○	

1. **Base Fees**

For fees in this *Article (Fees)* which are identified on the "Annual Inflation Adjustment" columns with a solid circle, as shown in the table above, the base fee amounts in this *Article (Fees)* shall be the fee amount set forth in *Ordinance No. 188,063*, as reflected and incorporated into this *Article (Fees)*. For previously-adopted fees and for newly-adopted fees, the base fee is the amount of the fee as of the date of introduction of the applicable implementing ordinance.

2. Notice of Updated Fee Schedules

Notice of the updated fee schedule showing the current fee amounts inclusive of annual adjustments shall be published on the Department of City Planning website, as well as the Council File, no less than 30 days in advance of July 1 of every year. The Director shall have the authority to adopt guidelines consistent with this Division (General Rules) for the posting of notices of updated fee schedules if the Director determines that guidelines are necessary and appropriate.

F. Appeal Fees

1. Except as expressly provided in Paragraph 2. (Appeal Fees) below, the following fees shall be charged and collected with the filing of all appeals.

a. Appeal by Applicant

A fee equal to 85 percent of the total underlying application fees or \$16,586 for first level appeal and \$12,153 for additional level appeals, whichever is less when the appeal is made by the applicant.

b. Appeal by Aggrieved Person Other than Applicant

A fee of \$166 in the case of an appeal by an aggrieved person, other than the applicant.

c. Appeals for Street Dedication & Improvement

A fee of \$1,674 in the case of an appeal by the applicant or an aggrieved person other than the applicant.

APPEAL FEES			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Appeals			
Applicant - First Level Appeal	\$16,586*	●	○
Applicant - Additional Level of Appeal	\$12,153*	●	○
Person other than the Applicant	\$166	●	○
Appeals for Street Dedication & Improvement			
Applicant or Person other than the Applicant	\$1,647	●	○

\*The fee is equal to 85 percent of the total underlying application fees or the specified base fee, whichever is less when the appeal is made by the applicant.

2. An appeal filed pursuant to Sec. 13B.10.2. (Appeals from LADBS Determinations) shall be accompanied by a filing fee as specified in Table 4-A (Filing Fees for Appeals) of Chapter IX. (Building Regulations), Sec. 98.0403.2. (Procedures for Appeals to the Department and to the Board) of this Code, to be collected by the Department. An appeal filed pursuant to Sec. 13B.10.2.G. (Appeals) shall be charged a fee in accordance with Paragraph 1. (Appeal Fees) above.

## **G. Fee Payments**

Before accepting for filing any application or appeal involving any of the matters specified in this *Article (Fees)*, the Department of City Planning shall charge and collect for each application or appeal the applicable filing fees.

## **H. Fee Exceptions**

The fees as provided for in this *Article (Fees)* shall be subject to the following exceptions:

### **1. City Departments & Other Governmental Agencies**

The fees contained in this *Article (Fees)* shall not apply to any governmental agencies, except for the following proprietary City departments, the Los Angeles World Airports, the Los Angeles Harbor District, and the Los Angeles Department of Water and Power, unless otherwise prescribed by any applicable memorandum of understanding or controlling interagency contract.

### **2. Variance From Minimum Lot Area Requirements**

No fee shall be required in connection with an application for a variance from the minimum lot area requirements of an improved lot, or on appeal from a ruling on the variance application, where it is shown that the lot neither conformed with the minimum lot area requirements at the time of issuance of the original building permit nor constituted a nonconforming lot.

### **3. Conditional Use Permits for Non-Profit School: Preschool/Daycare**

No fee shall be required in connection with an application, appeal, or approval of plans for a conditional use for a school: preschool/daycare pursuant to *Sec 5D.3.9.A. (Preschool/Daycare)* which is determined to be non-profit, including, but not limited to, parent-cooperatives and facilities funded by a governmental agency or owned or operated by a philanthropic institution, religious institution, or similar institution. A facility funded by a governmental agency shall indicate the principal current and anticipated source of funds. Where any uncertainty exists as to the non-profit status of the facility, the applicant shall file a copy of the articles of incorporation or an affidavit, to the satisfaction of a Zoning Administrator, showing that the child-care facility will be non-profit.

### **4. Non-profit Social Services**

No fee shall be required in connection with an application, appeal, or approval of plans for a conditional use or variance for a non-profit social services use pursuant to *Sec. 5D.3.10. (Social Services)*.

## **5. Credit for Fees Paid Upon A Reapplication**

- a.** At the discretion of the appropriate decision-maker, an applicant for any determination for which fees are required by this *Article (Fees)* may be allowed credit for the fees paid upon a reapplication for the same project under a different procedure when the decision-maker finds:
  - i.** That the applicant made a good-faith attempt to file the application properly; and
  - ii.** That the application could be more appropriately approved if filed under a different procedure.
- b.** This *Subsection (Fee Exceptions)* shall not be construed to allow credit to be given at the applicant's option, nor to allow refunds of any fees paid on the original application.

## **6. Continuation of Nonconforming Uses**

No fee shall be required in connection with an initial application for continuation of a nonconforming use made pursuant to *Sec. 12.1.4.B. (Discontinuance of Nonconforming Use)*.

## **7. Project Exceptions In Conjunction with a Quasi-Judicial Review/Relief**

Regardless of the provisions in *Sec. 15.1.2. (Multiple or Combination Applications)*, where a project exception and a variance, Conditional Use Permit, or other similar quasi-judicial review/relief are both required for a project, the lower of the fees charged for the project exception and variance, Conditional Use Permit, or other similar quasi-judicial review/relief shall be waived.

## **8. Full Cost Recovery**

In addition to the fees set forth in this *Article (Fees)*, the Department of City Planning may negotiate with an applicant, pursuant to *Sec. 5.121.9.3. (Supplemental Fee Agreements)* of the LAAC, for reimbursement of the actual costs associated with the City's processing of discretionary actions or other Planning reviews and processes for applications involving extraordinary projects, which require unusually heavy commitments of department resources but not involving a "major project", as that term is defined in *Sec. 5.121.9(b) (Creation of the Fund)* of the LAAC.

SEC. 15.1.2. MULTIPLE OR COMBINATION APPLICATIONS

For fees in this *Article (Fees)* which are identified on the “Multiple Applications” columns with a solid circle, as demonstrated in the table below, if more than one application is filed at the same time for the same project and the fee for each separate application, then the charges will be as follows: 100 percent for the highest application fee, 50 percent for the second application (second highest fee), and 25 percent for each additional application fee. Fees which are identified on the “Multiple Applications” columns with a hollow circle, as demonstrated in the table below, or are expressly stated are not subject to this Section (*Multiple or Combination Applications*).

MULTIPLE OR COMBINATION APPLICATIONS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
[Multiple Applications Applies]			●
[Multiple Applications Doesn't Apply]			○



SEC. 15.1.3. EXPEDITED PERMIT FEE

- A. At the request of the applicant, the Department of City Planning may charge a fee to offset expenses for additional human and physical resources necessary to expedite the permit process for development projects. A minimum initial deposit of \$8,500 or, as adjusted by the Director, in addition to fees charged elsewhere in this Zoning Code (Chapter 1A), shall be collected at the time of the request. In addition, fees shall be paid by the applicant for any additional costs that exceed the initial deposit.
- B. The Department of City Planning shall calculate the costs and resultant fee, at the hourly rate in this Section (*Expedited Permit Fee*), in accordance with Sec. 5.121.9.3.(b)3. (*Supplemental Fee Agreements*) of the LAAC and shall maintain appropriate accounting records of the actual costs. The Director shall resolve any dispute related to the fee. The Director shall exclude from consideration any cost incurred or attributed to the processing of appeals.
- C. The Department shall cause all money collected pursuant to this Section (*Expedited Permit Fee*) to be deposited into the Planning Case Processing Fund as prescribed in Sec. 5.121.9.2.(c) (*Supplemental Fee Agreements*) of the LAAC for purposes of disbursement as permitted therein.

EXPEDITED PERMIT FEE			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Expedited Review Services (hourly)	\$240	●	

## DIV. 15.2. **LEGISLATIVE ACTION FEES**

### SEC. 15.2.1. **FEES FOR GENERAL PLAN CONSISTENCY**

The following fees shall be charged when a zone change is requested by an applicant that necessitates the initiation of a General Plan Amendment to achieve consistency between the requested zone change and the General Plan.

<b>FEES FOR GENERAL PLAN CONSISTENCY</b>			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
<b>General Plan Adoption/Amendment (Sec. 13B.1.1.)</b>			
Less than 400 dwelling units, 500,000 square feet for commercial/industrial, or 250,000 square feet for mixed-use	\$33,790	●	●
400 dwelling units or greater, 500,000 square feet or greater for commercial/industrial, or 250,000 square feet or greater for mixed-use	\$40,284	●	●
<b>Annexation, Zone Change and associated costs for a General Plan Amendment (Sec. 13B.1.1.)</b>			
Less than 400 dwelling units, 500,000 square feet for commercial/industrial, or 250,000 square feet for mixed-use	\$91,084	●	●
400 dwelling units or greater, 500,000 square feet or greater for commercial/industrial, or 250,000 square feet or greater for mixed-use	\$92,753	●	●
<b>Street Re-Classification</b>	\$16,761	●	●

## SEC. 15.2.2. FEES FOR ESTABLISHMENT OR CHANGE OF ZONES, & OTHER RELATED ACTIONS

The following fees shall be charged for a zone change, Supplemental District, or Special Zones when that action is consistent with the General Plan. See Fees for General Plan Consistency (Sec. 15.2.1.) for zone change requests that are not consistent with the General Plan.

FEES FOR ESTABLISHMENT OR CHANGE OF ZONES, SUPPLEMENTAL DISTRICTS, OR SPECIAL ZONES & OTHER RELATED ACTIONS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Specific Plan Adoption/Amendment (Sec. 13B.1.2.)	\$35,417	●	●
Zone Change (Sec. 1.5.2.C.1.; Sec. 13B.1.4.)			
No New Construction	\$26,062	●	●
With New Construction	\$30,912	●	●
Zone Boundary Line Adjustment (Sec. 1.5.2.C.2.; Sec. 13B.5.2.)	\$11,050	●	●
Zone Change (Sec. 1.5.2.C.1.; Sec. 13B.1.4.)			
Establishment	\$142,533	●	●
Boundary Change or Repeal	\$72,601	●	●

## DIV. 15.3. GENERAL DEPARTMENT OF CITY PLANNING FEES

### SEC. 15.3.1. QUASI-JUDICIAL REVIEW FEES

The following fees shall be charged and collected in connection with the corresponding applications filed pursuant to *Div. 13B.2. (Quasi-Judicial Review)*.

#### A. Class 1 Conditional Use Permit

FEES FOR CLASS 1 CONDITIONAL USE PERMITS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
<b>Class 1 Conditional Use Permit</b> ( <i>Sec. 13B.2.1.</i> )	\$8,362	●	●
Family Child Care or Preschool/Daycare greater than the persons in care maximum but less than 50 children	\$5,653	●	●
Certified Farmers' Market	\$4,685	●	●
Approval to Erect Amateur Radio Antenna	\$2,700	●	●
Hillside Permit Filing Fee*	\$11,834	●	●

\* See Paragraph 2. (*Hillside Permit Filing Fee*) below.

##### 1. Preliminary Project Review

A fee shall be charged to applicants seeking a conditional use permit that requires a consultation with the Department for preliminary project review. See *Sec. 15.3.10. (Project Development & Counseling Services Fees)*.

##### 2. Hillside Permit Filing Fee

[Reserved]

#### B. Class 2 Conditional Use Permit

FEES FOR CLASS 2 CONDITIONAL USE PERMITS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
<b>Class 2 Conditional Use Permit</b> ( <i>Sec. 13B.2.2.</i> )	\$15,364	●	●
Conditions of Approval for Oil Drilling ( <i>Sec. 8.2.4.</i> )	\$59,191	●	●
Alcohol Service and Indoor Entertainment Venue	\$10,967	●	●
Permanent Supportive Housing Incentive Program: General Application ( <i>Sec. 9.4.1.D.1.</i> )	\$14,206	●	●
<b>Sexually Oriented Business - Use Separation from another Sexually Oriented Business Establishment</b> ( <i>Part 5D.6.13.. (Sexually Oriented Business)</i> )	\$17,520	●	●

### 1. Preliminary Project Review

A fee shall be charged to applicants seeking a conditional use permit that requires a consultation with the Department for preliminary project review. See Sec. 15.3.10. (*Project Development & Counseling Services*).

## C. Class 3 Conditional Use Permit

FEES FOR CLASS 3 CONDITIONAL USE PERMITS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Class 3 Conditional Use Permit (Sec. 13B.2.3.)	\$26,248	●	●
Modification of Existing Class 3 Conditional Use Permit (Sec. 13B.2.3.H.)	\$21,679	●	●
Surface Mining Permits "Citation reserved"; or Sec. 13B.2.3.	\$3,678	●	●

### 1. Preliminary Project Review

A fee shall be charged to applicants seeking a conditional use permit that requires a consultation with the Department for preliminary project review. See Sec. 15.3.10. (*Project Development & Counseling Services Fees*).

## D. Project Review

FEES FOR PROJECT REVIEWS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Project Review (Sec. 13B.2.4.)			
Project Review Application for Residential-Only Projects	\$11,399	●	●
All Other Project Review Applications	\$11,399	●	●

### 1. Preliminary Project Review

A fee shall be charged to applicants seeking a conditional use permit that requires a consultation with the Department for preliminary project review. See Sec. 15.3.10. (*Project Development & Counseling Services Fees*).

## E. Director Determination

FEES FOR DIRECTOR DETERMINATIONS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
<b>Director Determination</b> (Sec. 13B.2.5.)			
Standard	\$5,610	●	●
Standard, Single-Unit Dwelling	\$2,623	●	●
Minor (Sec. 15.3.3.A.)	\$2,649	●	●
Major (Sec. 15.3.3.A.)	\$6,444	●	●
Major, Single-Unit Dwelling	\$2,884	●	●
Approval of Transfer of Development Rights - 49,999 square feet or less. (Sec. 9.3.5.D.)	\$16,500	●	●
Approval of Transfer of Development Rights - 50,000 square feet or greater (Sec. 9.3.5.D.)	\$26,723	●	●

### 1. Preliminary Project Review

A fee shall be charged to applicants seeking a conditional use permit that requires a consultation with the Department for preliminary project review. See Sec. 15.3.10. (*Project Development & Counseling Services Fees*).

## SEC. 15.3.2. MINISTERIAL ACTION FEES

The following fees shall be charged and collected in connection with the corresponding applications filed pursuant to *Div. 13B.3. (Ministerial Action)*.

FEES FOR MINISTERIAL ACTIONS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
<b>Administrative Review</b>			
Minor	\$1,408	●	○
Major	\$4,173	●	○
<b>Miscellaneous Clearance</b>			
Zoning Administrator	\$2,347	●	○
Zoning Administrator, Single-Unit Dwellings with No Exceptions	\$842	●	○
Director	\$2,132	●	○
Commission	\$2,522	●	○
Advisory Agency	\$713	●	○
Approval of plans for Substantial Conformance	\$2,681	●	○
Letters of Clarification of a determination by the Director, a ZA, the APC, or the CPC Applicant Initiated	\$4,904	●	○
Landscape Plan Approval as part of a Discretionary Approval	\$1,005	●	○
Building Permit Clearance - Minor	\$313	●	○

### SEC. 15.3.3. SPECIFIC PLAN IMPLEMENTATION FEES

The following fees shall be charged and collected in connection with the corresponding applications filed pursuant to Div. 13B.4. (*Specific Plan Implementation*).

FEES FOR SPECIFIC PLAN IMPLEMENTATION			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
<b>Project Compliance (Sec. 13B.4.2.)</b>			
Standard Cases	\$5,610	●	●
Standard Cases, Single-Unit Dwelling	\$2,623	●	●
Minor Cases	\$2,649	●	●
Major Cases	\$6,444	●	●
Major Cases, Single-Unit Dwelling	\$2,884	●	●
<b>Project Compliance (Design Review Board) (Sec. 13B.4.3.)</b>			
Standard Cases	\$7,060	●	●
Standard Cases, Single-Unit Dwelling	\$3,426	●	●
Minor Cases	\$3,426	●	●
Major Cases	\$7,999	●	●
Major Cases, Single-Unit Dwelling	\$3,635	●	●
Design Review Board - Preliminary Design Review	\$4,650	●	●
Design Review Board - Preliminary Design Review for Single-Unit Dwelling	\$2,326	●	●
<b>Project Adjustment (Sec. 13B.4.4.)</b>	\$4,880	●	●
<b>Project Exception (Sec. 13B.4.5.)</b>	\$15,885	●	●
<b>Specific Plan Interpretation (Sec. 13B.4.6.)</b>	\$5,600	●	●

#### A. Fee Thresholds

The following thresholds shall be used in determining which fees apply in the categories for Project Compliance:

FEE THRESHOLDS	
Fee Category	Thresholds
Minor Cases	Three or less signs or a change of use
Standard Cases	More than three signs, wireless cases, or projects with additions of less than 200 square feet
Major Cases	All other projects not falling into the categories of Minor or Standard cases



## SEC. 15.3.4. QUASI-JUDICIAL RELIEF FEES

The following fees shall be charged and collected in connection with the corresponding applications filed pursuant to *Div. 13B.5. (Quasi-Judicial Relief)*.

FEES FOR QUASI-JUDICIAL RELIEF			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
<b>Alternative Compliance</b> (Sec. 13B.5.1.)	\$7,060	●	●
<b>Adjustment</b> (Sec. 13B.5.2.)			
Not Single-Unit Dwelling	\$9,629	●	●
Single-Unit Dwelling	\$9,629	●	●
Relief from Fence Height Limitation	\$10,377	●	●
<b>Variance</b> (Sec. 13B.5.3.)	\$13,934	●	●
<b>Modification of Entitlement</b> (Sec. 13B.5.4.)			
Modification or Review by Zoning Administrator (Sec. 13B.2.1.H. and Sec. 13B.2.2.H.)	\$6,731	●	●
Director Approval - First Entitlement	\$3,978	●	●
Director Approval - Each Additional Entitlement	\$199	●	●
Zoning Administrator Approval - First Entitlement	\$4,773	●	●
Zoning Administrator Approval - Each Additional Entitlement	\$199	●	●
City Planning Commission/Area Planning Commission Approval - First Entitlement	\$5,966	●	●
City Planning Commission/Area Planning Commission Approval - Each Additional Entitlement	\$398	●	●
<b>Reasonable Accommodation</b> (Sec. 13B.5.5.)	\$0	●	●

### SEC. 15.3.5. NON-COMPLIANCE FEES

The following fees shall be charged for costs associated with permit clearance, condition compliance monitoring and inspections conducted by the City, and revocation proceedings pursuant to Sec. 13B.6.1. (Evaluation of Non-Compliance).

#### A. Evaluation of Non-Compliance

FEES FOR EVALUATION OF NON-COMPLIANCE			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
<b>Evaluation of Non-Compliance</b> (Sec. 13B.6.1.)			
Monitoring of Class 1 and Class 2 Conditional Use Permits	\$1,878	●	○
Inspection and Field Compliance Review of Operations	\$816	●	○
Revocation, Suspension or Restriction Proceedings for Non-Compliance of Conditions (Initial Deposit)*	\$5,000	○	●

\* See Paragraph 1. below.

##### 1. Revocation, Suspension or Restriction Proceeding for Non-Compliance of Conditions

With respect to Sec. 13B.6.1. (Evaluation of Non-Compliance), fees shall be paid for the actual costs associated with the revocation process that exceed the initial deposit amount. The Department of City Planning shall calculate the actual costs and resultant fee, in accordance with Sec. 5.121.9.3.(b)3. (Supplemental Fee Agreements) of the LAAC and shall maintain appropriate accounting records of the actual costs. The Director shall resolve any dispute related to the fee. The Director shall exclude from consideration any cost incurred or attributed to the processing of appeals.

#### B. Nuisance Abatement/Revocation

FEES FOR NUISANCE ABATEMENT/REVOCATIONS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
<b>Nuisance Abatement/Revocation</b> (Sec. 13B.6.2.)			
Imposition of Conditions (City Initiated)	\$55,495	●	●
Modification (Applicant Initiated)	\$44,646	●	●
Plan Approval for Revocation Case	\$52,783	●	●

## SEC. 15.3.6. DIVISION OF LAND FEES

The following fees shall be charged in connection with the corresponding applications filed pursuant to Div. 13B.7. (*Division of Land*) and paid to the Department of City Planning, except as otherwise specified here.

### A. Parcel Map Exemption/Lot Line Adjustment

FEES FOR PARCEL MAP EXEMPTION/LOT LINE ADJUSTMENTS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
<b>Parcel Map Exemption (Lot Line Adjustment)</b> (Sec. 11.4.1.B.3.c.; Sec. 13B.7.2.)	\$2,804	●	○
<b>Parcel Map Waiver</b> (Sec. 11.4.1.B.4.; State Subdivision Map Act Sec. 66412(a) and Sec. 66412.1(a) & (b); Sec. 13B.7.2.)	\$3,784	●	○

#### 1. Bureau of Engineering Fees

In addition to the fees imposed pursuant to the provisions of this Subsection (*Parcel Map Exemption/Lot Line Adjustment*), before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each parcel map exemption application a nonrefundable fee of \$1,262 is applicable to the project.

### B. Tentative Tract Map

FEES FOR TENTATIVE TRACT MAPS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
<b>Tentative Map - Single-Unit Dwellings</b>			
5-49 Lots	\$13,579	●	○
Each additional Set of 50 Lots over 49 Lots	\$6,895	●	○
<b>Tentative Map - Multi-Unit Dwellings</b>			
5-49 Units	\$13,893	●	○
50-99 Units	\$15,788	●	○
100 Units or More	\$19,316	●	○
<b>Tentative Map - Commercial/Industrial with Building</b>			
Less than 50,000 sq-ft of floor area	\$13,579	●	○
50,000-99,999 sq-ft of floor area	\$14,727	●	○
100,000-249,999 sq-ft of floor area	\$16,083	●	○
250,000 sq-ft of floor area or More	\$18,013	●	○
<b>Tentative Map - Commercial/Industrial without Building</b>			
Less than 1 Acre	\$12,641	●	○
1 to Less than 5 Acres	\$13,579	●	○
5 Acres or More	\$14,006	●	○

1. Phasing of Map

For each request for the Advisory Agency to approve the recording of a final map which covers only a portion of the property shown on an approved tentative map pursuant to the provisions of Sec. 13B.7.4. (*Final Tract Map*), a fee of \$9,859.

2. Very High Fire Hazard Severity Zone

For tentative maps within Very High Fire Hazard Severity Zones, a surcharge of 1/2 the sum of the fees paid pursuant to the fee table in this Subsection (*Tentative Tract Map*) shall be paid.

3. Mixed-Use

Where the project involves a combination of single-unit dwellings, multi-unit dwellings, commercial, and/or industrial uses, the highest fee, including modifications to the fee, shall be charged at 100 percent, the second highest at 50 percent, and the third and subsequent fee at 25 percent. This fee discounting shall not apply to the surcharge required by Paragraph 2. (*Very High Fire Hazard Severity Zone*) of this Subsection (*Tentative Tract Map*).

4. Bureau of Engineering Fees

In addition to the fees imposed pursuant to the provisions of this Subsection (*Tentative Tract Map*), before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each application the following nonrefundable fees applicable to the project for which the application is made:

- a. For each subdivision tract of fewer than 20 lots, a fee of \$8,240. For each modified or revised subdivision tract of fewer than 20 lots requiring a revised engineering report, a fee of \$1,854.
- b. For each subdivision tract of 20 or more lots, actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of Chapter VI (*Public Works and Property*), Sec. 61.15. (*Actual Cost Special Engineering Services*). For each modified or revised subdivision tract of 20 or more lots requiring a revised engineering report, a fee of \$1,854.

FEES FOR TENTATIVE SUBDIVISION TRACTS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Subdivision Tract - Fewer than 20 Lots			
Initial Fee	\$8,240	○	○
Subsequent Modifications/Revisions	\$1,854	○	○
Subdivision Tract - 20 or More Lots			
Initial Fee	LAMC Sec. 61.15.	○	○
Subsequent Modifications/Revisions	\$1,854	○	○

### C. Final Tract Map

Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each application the following nonrefundable fees that apply to the project for which the application is made:

FEES FOR FINAL SUBDIVISION TRACTS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
<b>Subdivision Tract</b>			
Fewer than 20 Lots	\$8,240	○	○
20 or More Lots	LAMC Sec. 61.15.*	○	○
<b>Airspace Subdivision</b>	LAMC Sec. 61.15.*	○	○

\* Actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of *Chapter VI. (Public Works and Property), Sec. 61.15 (Actual Cost Special Engineering Services)*.

#### 1. Very High Fire Hazard Severity Zone

For each subdivision that is located entirely or partly within a Very High Fire Hazard Severity Zone, the Bureau of Engineering shall charge and collect a surcharge in the amount of 50 percent of the fee imposed pursuant to the fee table in this *Subsection (Final Tract Map)*.

#### 2. Resubmission Fee

In addition to the fee and surcharge imposed pursuant to the fee table in this *Subsection (Final Tract Map)* and the provisions of *Paragraph 1. (Very High Fire Hazard Severity Zone)* above, the Bureau of Engineering shall charge and collect a resubmission fee of \$824 for each and every map or any part of a map submitted to the City Engineer more than three times, including the original submission, and the fee shall be paid to the Bureau of Engineering upon each and every submission to the City Engineer thereafter.

#### 3. Reverting Subdivided Land Fee

In addition to all other fees charged pursuant to the provisions of this *Subsection (Final Tract Map)*, if a final map is filed for the purpose of reverting subdivided land to acreage or for merger and re-subdivision of land pursuant to the provisions of *Sec. 11.3.5. (Reversion to Acreage)* and *Sec. 11.3.6. (Merger & Resubdivision)*, the Bureau of Engineering shall charge and collect a fee of \$2,549.

## D. Preliminary Parcel Map

FEES FOR PRELIMINARY PARCEL MAPS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
<b>Preliminary Parcel Map - Residential, Up to 4 Lots</b>			
Single-Unit Dwellings	\$13,204	●	○
Multi-Unit Dwellings	\$13,621	●	○
<b>Preliminary Parcel Map - Commercial/Industrial With Building, Up to 4 Lots</b>			
Less than 50,000 square feet of Floor Area	\$13,726	●	○
50,000 to Less than 100,000 square feet of Floor Area	\$14,717	●	○
100,000 to Less than 250,000 square feet of Floor Area	\$16,125	●	○
250,000 square feet of Floor Area or More	\$18,013	●	○
<b>Preliminary Parcel Map - Commercial/Industrial Without Building, Up to 4 Lots</b>			
Less than 1 Acre in Area	\$12,975	●	○
1 to Less Than 5 Acres in Area	\$12,975	●	○
5 Acres or More in Area	\$12,975	●	○

### 1. Very High Fire Hazard Severity Zone

For preliminary parcel maps within the Very High Fire Hazard Severity Zones, a surcharge of 1/3 the sum of the fees paid pursuant to the fee table in this *Subsection (Preliminary Parcel Map)* shall be paid.

### 2. Mixed-Use

Where the project involves a combination of single-unit dwellings, multi-unit dwellings, commercial, and/or industrial uses, the highest fee, including modifications to the fee, shall be charged at 100 percent, the second highest at 50 percent, and the third and subsequent fee at 25 percent. This fee discounting shall not apply to the surcharge required by *Paragraph 1. (Very High Fire Hazard Severity Zone)* of this *Subsection (Preliminary Parcel Map)*.

### 3. Bureau of Engineering Fees

In addition to the fees imposed pursuant to the provisions of this *Subsection (Preliminary Parcel Map)*, before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each application the following nonrefundable fees applicable to the project for which the application is made:

- a. For each map, a fee of \$8,240.
- b. For each modified or revised map requiring a revised engineering report, a fee of \$824.

## E. Final Parcel Map

Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each application the following nonrefundable fees that apply to the project for which the application is made:

FEES FOR FINAL PARCEL MAPS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Final Parcel Map	\$8,240	○	○
Airspace Subdivision	LAMC Sec. 61.15.*	○	○

\*\* Actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of *Chapter VI. (Public Works and Property), Sec. 61.15 (Actual Cost Special Engineering Services)*.

### 1. Very High Fire Hazard Severity Zone

For each subdivision that is located entirely or partly within a Very High Fire Hazard Severity Zone, the Bureau of Engineering shall charge and collect a surcharge in the amount of 50 percent of the fee imposed pursuant to the fee table in this *Subsection (Final Parcel Map)*.

### 2. Resubmission Fee

In addition to the fee and surcharge imposed pursuant to the fee table in this *Subsection (Final Parcel Map)* and the provisions of *Paragraph 1. (Very High Fire Hazard Severity Zone)* above, the Bureau of Engineering shall charge and collect a resubmission fee of \$824 for each and every map or any part of a map submitted to the City Engineer more than three times, including the original submission, and the fee shall be paid to the Bureau of Engineering upon each and every submission to the City Engineer thereafter.

### 3. Reverting Subdivided Land Fee

In addition to all other fees charged pursuant to the provisions of this *Subsection (Final Parcel Map)*, if a final map is filed for the purpose of reverting subdivided land to acreage or for merger and re-subdivision of land pursuant to the provisions of *Sec. 11.3.5. (Reversion to Acreage)* and *Sec. 11.3.6. (Merger & Resubdivision)*, the Bureau of Engineering shall charge and collect a fee of \$1,854.

### 4. Final Map Waiver

Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect a fee of \$1,262 to review and process each application for a final map waiver requested pursuant to the provisions of *Sec. 13B.7.5. (Preliminary Parcel Map)*.

## F. Private Street Map

FEES FOR PRIVATE STREET MAPS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Deemed to be Approved Private Street (Sec. 10.3.2.C.)	\$4,687	●	○
Private Street Map (Sec. 13B.7.7.)	\$14,069	●	○

### 1. Private Streets In Conjunction With Division of Land

In the event the person plotting or dividing land as lots or building sites pursuant to *Div. 10.3. (Private Street Regulations)* shall elect to subdivide land in accordance with *Article 11. (Division of Land)* within one year from the filing date of the private street map, the fees required and paid under *Subsection (Private Street Map)* may be applied against the payment of the fees required by *Subsection B (Tentative Tract Map)* or *Subsection D (Preliminary Parcel Map)* of this *Section (Division of Land Fees)*.

### 2. Modifications of Private Street Maps

For each request for modification of the requirements governing private streets pursuant to the provisions of *Sec. 13B.7.7. (Private Street Map)*, a fee of \$3,323 shall be paid. For each and every lot or building site shown on a private street map, excepting the lots or building sites as are shown at the request of the City Engineer to facilitate the description of the land to be acquired by condemnation proceedings, a fee of \$59 shall be paid.

### 3. Bureau of Engineering Fees

Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each private street map application a fee of \$6,304, and shall charge and collect for each modified or revised street map application requiring a revised engineering report a fee of \$630.

## G. Certificate or Conditional Certificate of Compliance

A fee of \$4,920 shall be paid for each determination of the Advisory Agency with respect to a certificate or conditional certificate of compliance pursuant to the Subdivision Map Act in *California Government Code Sec. 66499.35*. The above fee shall be waived when the Advisory Agency has approved a division of land and collected a fee without the requirement of a final map being filed with the Los Angeles County Recorder. In every case, the applicant shall also pay a fee equal to the amount required by law for recording any certificate or conditional certificate of compliance issued in connection with the decision. Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect a fee of \$1,262 for the review and processing of each application for a Certificate of Compliance.



FEES FOR CERTIFICATE OR CONDITIONAL CERTIFICATE OF COMPLIANCE			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Certificate or Conditional Certificate of Compliance - Determination	\$4,920	●	○

## H. Mobile Home Park Impact Reports

FEES FOR MOBILE HOME PARK IMPACT REPORTS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Mobile Home Park Impact Report (Sec. 13B.7.1.D.2.b.)	\$13,682	●	○

If no request for hearing is filed within the time periods set forth in *Chapter IV. (Public Welfare), Article 7 (Miscellaneous), Sec. 47.09.D.5. (Request for Council Hearing)*, upon written demand by park management, a refund of \$5,229 shall be made to park management.

## I. Condominium Conversion for Subdivision & Parcel Maps

### 1. Residential Dwellings

FEES FOR CONDOMINIUM CONVERSION FOR SUBDIVISION & PARCEL MAPS (RESIDENTIAL DWELLINGS)			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
<b>Residential Dwelling Units</b>			
1 to 4 Dwelling Units	\$15,822	●	○
5 to 49 Dwelling Units	\$18,743	●	○
50 to 99 Dwelling Units	\$22,561	●	○
100 Dwelling Units or More	\$25,336	●	○

For the approval of any relocation assistance plan required by *Sec. 11.5.1.E.6. (Tentative Tract Map & Preliminary Parcel Map Approval)*, a fee of \$186.

### 2. Commercial/Industrial

FEES FOR CONDOMINIUM CONVERSION FOR SUBDIVISION & PARCEL MAPS (COMMERCIAL/INDUSTRIAL)			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
<b>Commercial/Industrial</b>			
Less than 50,000 square feet of Floor Area	\$13,819	●	○
50,000 to Less than 100,000 square feet of Floor Area	\$14,769	●	○
100,000 to Less than 250,000 square feet of Floor Area	\$15,655	●	○
250,000 square feet of Floor Area or More	\$16,667	●	○

### 3. Mixed-Use

Where the project involves a combination of dwelling units, commercial, and/or industrial uses, the highest fee shall be charged at 100 percent, the second highest at 50 percent, and the third and subsequent fee at 25 percent. This fee discounting shall not apply to the surcharge required by the *first unnumbered paragraph of Subdivision I.1. (Residential Dwellings)* above.

### J. Improvement Plans

Engineering, checking and inspection fees shall be deposited with the City in accordance with the provisions of *Chapter VI. (Public Works and Property), Sec. 62.109. (Class "A" Permit Fees)* and *Chapter VI. (Public Works and Property), Sec. 62.110 (Class "B" Permit Fees)*.

### K. Appeals

Each appeal of a tentative or final map shall be accompanied by the payment of a fee pursuant to *Sec. 15.1.1.F. (Appeals Fees)*.

### L. Modifications

Each request for a modification of an approved tentative map or recorded final map shall be accompanied by the payment of the appropriate fee indicated in *Subsection M. (Map Related Fees)* below.

### M. Map Related Fees

FEES FOR MAP RELATED FEES			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
<b>Other Map Related Fees</b>			
Review of Revision of Tentative/Preliminary Map	\$3,174	●	○
Modification of Recorded Final Parcel Map or Final Tract Map ( <i>Sec. 13B.74.H. or Sec. 13B.76.H.</i> )	\$8,912	●	○
Reversion to Acreage ( <i>Sec. 11.3.5.</i> )	\$8,922	●	○
Time Extension for Maps ( <i>Sec. 13B.7.3. and Sec. 13B.7.5.</i> )	\$1,067	●	○
Letter of Clarification or Correction (Applicant Initiated)	\$4,786	●	○

## N. Temporary Subdivision Signs

FEES FOR TEMPORARY SUBDIVISION SIGNS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
<b>Request for Approval to Erect Temporary Subdivision Directional Signs</b>			
First Sign (Sec. 11.1.3.M.13.)	\$452	●	○
Each Additional Sign (Sec. 11.1.3.M.13.)	\$400	●	○

Prior to the erection of any signs authorized pursuant to any single application, the applicant shall deposit \$100 with the Department of Building and Safety for the purposes of defraying any expense incurred by the City in the removal of the signs. This money shall be refunded on the expiration of the prescribed time period if all of the signs have been removed by the applicant, the owner of the signs, or the owner and the lessee of the property where the signs are placed.

## O. Conversion Projects: Residential, Residential to Commercial/Industrial; Rental Housing Production

1. As a condition of tentative map or preliminary parcel map approval, the Advisory Agency shall require that the applicant or their successor-in-interest pay to the City a fee of \$1,492 for each unit in a residential or residential to commercial/industrial conversion project, based on the number of units in the project prior to conversion. For the year beginning July 1, 2008, and all subsequent years, the fee amount shall be adjusted on an annual basis pursuant to the formula set forth in Chapter XV. (Rent Stabilization), Sec. 151.06.D. (Automatic Adjustments). The adjusted amount shall be rounded to the nearest \$50 increment. This fee shall be paid prior to approval of the final map by the City Engineer.
2. All fees collected pursuant to this Subsection (Conversion Projects: Residential, Residential to Commercial/Industrial; Rental Housing Production) shall be deposited and held in the Rental Housing Production Account of the Los Angeles Housing Department, which account is hereby established to be administered by the Los Angeles Housing Department separately from all other money expended by the Department. Money in this account shall be used exclusively for the development of low and moderate income rental housing in the City, pursuant to guidelines carrying out this purpose prepared by the Department and approved by resolution of the City Council.

## P. Deferred Placement of Monuments

Pursuant to Sec. 11.3.1.D.3. (Deferment), when the placement of monuments is to be deferred, the Bureau of Engineering shall charge and collect a fee of \$443 for the service of receiving and processing a bond to guarantee placement of the monuments.

## SEC. 15.3.7. HISTORIC PRESERVATION FEES

The following fees shall be charged and collected in connection with the corresponding applications filed pursuant to Div. 13B.8. (*Historic Preservation*).

FEES FOR HISTORIC PRESERVATION			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Historic Preservation Overlay Zone Designation (Sec. 13B.8.2.)	\$140,589	●	●
Preservation Plan Adoption/ Amendment (Sec. 13B.8.3.)	\$40,345	●	●
HPOZ Certificate of Appropriateness Not involving new construction or addition (Sec. 13B.8.5.)	\$1,776	●	●
Certificate of Appropriateness or Compatibility (Sec. 13B.8.5. and Sec. 13B.8.7.)			
For additions to existing square footage, up to a 20% increase in building coverage	\$1,855	●	●
For additions to existing square footage, greater than a 20% increase in building coverage	\$2,295	●	●
For new residential construction, 1 to 4 units, or for new commercial and mixed-use construction, up to 5,000 square feet	\$2,562	●	●
For new residential construction, 5 units or more, or for new commercial and mixed-use construction, 5,000 square feet or greater	\$3,062	●	●
For new accessory building construction	\$1,805	●	●
Review of Conforming Work (Sec. 13B.8.4.)	\$595	●	●
Modification of a Certificate Determination	\$642	●	●
Historic Resources Building Permit Clearance (Larger Project*) (Sec. 91.106.4.5.)	\$1,127	●	○
Certificate of Appropriateness - Demolition, Removal, or Relocation (COA-DRR) Demolition of Main Structure (Sec. 13B.8.6.)	\$11,475	●	●
Mills Act (LAAC Sec. 19.144.)			
Application Processing Fee	\$711	●	●
Contract Execution Fee	\$2,984	●	●
Application Valuation Exemption	\$3,242	●	●
Application (Appeal of Staff Determination to Cultural Heritage Commission)	\$2,504	●	●
Contract Compliance Inspection (once every 5 years)	\$2,825	●	●

\* Larger Project, for purposes of this Section (*Historic Preservation Fees*), is defined as any project so determined by the Director for which the planning or processing of requests for administrative permit clearances will significantly impact departmental resources.

FEES FOR HISTORIC PRESERVATION			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Technical Corrections to previously certified Historic Resource (Applicant Initiated)	\$3,547	●	●
Historic Resources - Environmental Impact Report Review (hourly)	\$209	●	○
Preliminary Evaluation of Demolition or Relocation Without Permit (Sec. 13B.8.1.E.)	\$10,223	●	●
Historic Resource Assessment	\$1,044	●	●

\* Larger Project, for purposes of this *Section (Historic Preservation Fees)*, is defined as any project so determined by the Director for which the planning or processing of requests for administrative permit clearances will significantly impact departmental resources.

## SEC. 15.3.8. COASTAL DEVELOPMENT FEES

In addition to any other fees set forth in this *Article (Fees)*, the following fees shall be charged and collected by the permit granting authority in connection with the filing of all applications pursuant to *Div. 13B.9. (Coastal Development)* for coastal development permits.

FEES FOR COASTAL DEVELOPMENT			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
<b>Coastal Development Permit (Pre-Certification)</b> (Sec. 13B.9.1.)			
Single-Unit Dwelling	\$12,605	●	●
Multi-Unit Dwelling	\$16,709	●	●
Non-residential	\$16,709	●	●
<b>Coastal Development Permit Exemption Determination</b> (Sec. 13B.9.1. and Sec. 13B.9.2.)	\$1,565	●	●
<b>Coastal Development Permit Amendment</b> (Sec. 13B.9.1. and Sec. 13B.9.2.)	\$10,988	●	●
<b>Coastal Development Permit - Mello Compliance Review - City Review</b> (Sec. 13B.9.1.)	\$3,394	●	●

### A. Filing Fees for Environmental Impact Reports & Negative Declarations

Where an environmental impact report or negative declaration is prepared for a project for which application for a coastal development permit has been made, a negative declaration or environmental impact report shall consider the effect of the project in light of the criteria established in *Sec. 13B.9.1.D. (Decision)* and *Sec. 13B.9.1.E. (Standards for Review & Required Findings)*, and no additional charge shall be made. Where the underlying project is otherwise exempt from the preparation of a negative declaration or environmental impact report but either document is required for the coastal development permit, those fees set forth in *Sec. 15.3.9. (Environmental Fees)* shall be applicable, and shall be collected by the appropriate permit granting authority.

### SEC. 15.3.9. ENVIRONMENTAL FEES

For the preparation and processing of required studies, analysis, reports, findings, mitigation measures, certifications, and notices under the California Environmental Quality Act (CEQA), all fees, deposits, and costs provided in *Subsection A.* and *Subsection B.* below, shall be paid. All monies required to be paid in this *Section (Environmental Fees)*, shall be paid to the Department of City Planning at the time the planning application is filed unless otherwise indicated in this *Section (Environmental Fees)*. The determination of the necessary actions to comply with CEQA is at the City's discretion acting as the lead or responsible agency.

#### A. Categorical Exemptions (CEs), Negative Declarations (NDs)/Mitigated Negative Declarations (MNDs), Environmental Assessment Forms (EAFs), & Addenda

FEES FOR CATEGORICAL EXEMPTIONS (CES), NEGATIVE DECLARATIONS (NDS)/MITIGATED NEGATIVE DECLARATIONS (MNDS), ENVIRONMENTAL ASSESSMENT FORMS (EAFS), & ADDENDA			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
<b>Categorical Exemption</b>			
Classes 1-31, 33	\$556	●	○
Class 32	\$4,481	●	○
EAF / Initial Study leading to ND or MND or Statutory Exemptions (except Sustainable Communities Project Exemption)	\$6,911	●	○
MND / Expanded Initial Study, Subsequent Approval Review (CEQA Guidelines Sec. 15162.), or Addendum to ND or MND - Expanded	\$12,163	●	○
Subsequent Approval Review (CEQA Guidelines Sec. 15162.) or Addendum to ND or MND	\$2,692	●	○
Publication Fee for Notice of Intent to Adopt ND or MND (pass through of publishing costs)	\$1,700	●	○

#### B. Environmental Impact Reports (EIRs), Sustainable Communities Project Exemption (SCPE), & Sustainable Communities Environmental Assessment (SCEA)

##### 1. Deposit

An initial deposit as provided in the fee table below, is required at the time of an application for an EAF, resulting in an Environmental Impact Report (EIR), Sustainable Communities Project Exemption (SCPE), Sustainable Communities Environmental Assessment (SCEA), or any other environmental clearance available in CEQA that is not otherwise expressly listed in *Subsection A.* or this *Subsection B.*

FEES FOR EIRS, SCPES, & SCEAS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
EIRs (includes Focused EIRs) - Initial Deposit	\$15,000	○	○
SCPE, SCEA, or Other CEQA Clearance - Initial Deposit	\$10,000	○	○
Subsequent Approval to EIR (CEQA Guidelines Sec. 15162) - Initial Deposit	\$7,500	○	○
EIR (including Supplemental, Subsequent, Tiered, Focused, or Addendum to EIR) Review Services (hourly)	\$209	●	○
SCPE Review Services (hourly)	\$209	●	○
SCEA Review Services (hourly)	\$209	●	○
Other CEQA Clearance Review Services (hourly)	\$209	●	○

## 2. Full Cost Recovery

For any costs incurred by the City, other than for those CEQA clearances or notices identified in the fee table in *Paragraph 1. (Deposit)*, above, the applicant is responsible for all of the City's actual costs to comply with CEQA. All other costs shall be paid at the cost invoiced by the City for the City's actual costs.

## 3. Indemnification and Defense

Applicants are responsible for any and all costs incurred by the City in defense of any and all actions or claims arising in full or in part out of the City's processing of a project application filed under Chapter 1 or 1A or the City's actions to comply with CEQA in the processing of said applications. Applicants shall deposit \$50,000 (or an amount found necessary by the City Attorney's Office to ensure the City's costs are fully covered) to the City Attorney's Office upon receipt of a tender of defense letter. The applicant shall pay all invoices from the City Attorney's Office for its costs and ensure that the initial deposit is maintained in full at all times prior to final disposition of the case or action.

## C. Preschool/Daycare Fees

1. No fee shall be charged in connection with the processing of an initial study or filing of an EIR for any school: preschool/daycare which is determined to be non-profit, including, but not limited to, parent cooperatives and facilities funded by a governmental agency or owned or operated by a philanthropic institution, church, or similar institution. A facility funded by a governmental agency shall indicate the primary current and anticipated source of funds.
2. Where any uncertainty exists as to the non-profit status of the facility, the applicant shall file a copy of the articles of incorporation or an affidavit showing, to the satisfaction of a Zoning Administrator, that the school: preschool/daycare will be non-profit.



SEC. 15.3.10. PROJECT DEVELOPMENT & COUNSELING SERVICE FEES

The following fees shall be charged and collected in connection with the corresponding applications filed pursuant to Sec. 13B.2.1. (Class 1 Conditional Use Permit), Sec. 13B.2.2. (Class 2 Conditional Use Permit), and Sec. 13B.2.3. (Class 3 Conditional Use Permit).

FEES FOR PROJECT DEVELOPMENT AND COUNSELING SERVICES			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Zoning Pre-Check with Feasibility Study (Minor/Review) (Sec. 13B.2.1., Sec. 13B.2.2., and Sec. 13B.2.3.)	\$1,460	●	○
Zoning Pre-Check with Pre-Application Review (Major)	\$3,129	●	○

SEC. 15.3.11. DEVELOPMENT AGREEMENT FEES

- A. The following fees shall be charged and collected in connection with the corresponding applications filed pursuant to Sec. 13B.2.1. (Class 1 Conditional Use Permit), Sec. 13B.2.2. (Class 2 Conditional Use Permit), and Sec. 13B.2.3. (Class 3 Conditional Use Permit).

FEES FOR DEVELOPMENT AGREEMENTS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Development Agreement Fee (Sec. 13B.2.1., Sec. 13B.2.2., and Sec. 13B.2.3.)	\$32,807	●	○

- B. In addition to the fees set forth above, the City may negotiate with the applicant for reimbursement of the actual costs to the City associated with administering the development agreement, pursuant to Sec. 5.121.9.3. (Supplemental Fee Agreements) of the LAAC. The actual costs assessed shall be offset by the fees collected as indicated in the table above.

## SEC. 15.3.12. **ANNUAL INSPECTION OF FAR AVERAGING & DENSITY TRANSFER COVENANTS**

A fee of \$300 shall be charged and collected by the Department of Building and Safety to cover the cost of an annual inspection to monitor compliance with, and maintain records of, the covenant required pursuant to *Sec. 2C.4.1.F.2. (Relief)*, *Sec. 6C.1.2.F.2. (Relief)*, *Sec. 9.2.1.D.8. (Averaging of Floor Area Ratio, Density, Parking or Lot Amenity Space)*, *Sec. 9.3.2.D.4. (Averaging of Floor Area, Lot Amenity Space, Parking, & Density)*, *Sec. 9.4.1.C.2.f. (Averaging of Floor Area Ratio, Parking)*, *Sec. 9.4.5.D.1.e. (Unified Development)*, and *Sec. 9.4.6.D.1.e. (Unified Development)*.

### SEC. 15.3.13. RESTORATION OF DAMAGED OR DESTROYED BUILDINGS

Applicants for determinations by the Zoning Administrator for deviations pursuant to Sec. 1.6.1.D. (*Restoration of Damaged or Destroyed Buildings*) shall pay a fee of \$869. This fee is subject to Sec. 15.1.1.E. (*Annual Inflation Adjustment*).

SEC. 15.3.14. STREETS FEES

The following fees shall be charged and collected in connection with the corresponding applications filed pursuant to Div. 10.1. (Street Dedication & Improvement).

A. Street Dedication & Improvement Fees

In addition to all other required fees, the following fees shall be charged for services provided for processing applications pursuant to the provisions of Div. 10.1. (Street Dedication & Improvement):

- 1. A nonrefundable fee as set forth in Chapter I. (General Provisions and Zoning), Sec. 11.12. (Summary of Fees for Bureau of Engineering Services Pursuant to the Provisions of this Chapter) of this Code for every property requiring the City Engineer to investigate and determine whether the provisions of this Section (Streets Fees) require a dedication of land or improvement to land.
- 2. A fee as set forth in Chapter I. (General Provisions and Zoning), Sec. 11.12. (Summary of Fees for Bureau of Engineering Services Pursuant to the Provisions of this Chapter) of this Code for Bureau of Engineering services for processing real estate transfer documents for every property for which the provisions of this Section (Streets Fees) require a dedication of land.
- 3. A nonrefundable fee in the amount of \$1,970 paid to the Department of City Planning for processing waiver requests pursuant to the provisions of Sec. 10.1.10. (Waiver & Appeals).
- 4. A nonrefundable fee of \$1,570 paid to the Department of City Planning for processing appeals pursuant to the provisions of Sec. 10.1.10. (Waiver & Appeals).

B. Waiver of Dedications & Improvements

FEES FOR WAIVER OF DEDICATIONS & IMPROVEMENTS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Waiver of Dedications and Improvements (Sec. 10.1.10.)	\$7,165	●	●

C. Private Street Name Fees

A nonrefundable application processing fee of \$4,326 paid to the Bureau of Engineering for projects subject to Sec. 10.3.8. (Private Street Names).

SEC. 15.3.15. ZONING ADMINISTRATOR INTERPRETATION FEES

The following fees shall be charged and collected in connection with the corresponding applications filed pursuant to Sec. 13A.1.7.D.2. (*Zoning Administrator Interpretation*).

FEES FOR ZONING ADMINISTRATOR INTERPRETATIONS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Zoning Administrator Interpretation (Applicant Initiated) (Sec. 13A.1.7.D.2.)	\$10,725	●	●

SEC. 15.3.16. TIME EXTENSION

FEES FOR TIME EXTENSIONS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Time Extension for Planning and Zoning Matters Other Than Maps	\$582	●	○

DIV. 15.4.

AFFORDABLE HOUSING PROGRAM FEES

SEC. 15.4.1.

DENSITY BONUS PROGRAM FEES

The following fees shall be charged for costs associated with implementation of Sec. 9.2.1. (*Density Bonus*):

FEES FOR DENSITY BONUSES			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Application for a Density Bonus			
Including a Request For One or More Incentives Included in the Menu of Incentives (Sec. 9.2.1.F.1. and Sec. 9.2.1.F.2.)	\$9,459	●	●
Including a Request For One or More Incentives Not Included in the Menu of Incentives (Sec. 9.2.1.F.3.)	\$24,349	●	●
Exceeding a 35% Density Bonus (Sec. 9.2.1.F.4.)	\$24,359	●	●



## SEC. 15.4.2. FEES FOR ENFORCEMENT OF HOUSING COVENANTS

Unless a fee exemption pursuant to *Subsection (Fee Exemption)* below applies, the following fees shall be charged and collected by the Los Angeles Housing Department (LAHD) for the preparation, enforcement, monitoring, and associated work relating to the affordable housing covenants described in *Sec. 9.2.1.H. (Records & Agreements)* and *Sec. 9.4.4.B.2. (Restricted Affordable Units)*.

FEES FOR ENFORCEMENT OF HOUSING COVENANTS	
Type of Service	Fee
Housing Replacement Determinations Pursuant to AB222 (2014)	\$1,027.00 per unit
Affordable Housing Covenant Preparation	\$5,770.00 per project*
Affordable Housing Covenant Amendments	\$5,770.00 per amendment
Affordable Housing Covenant Assumptions and Terminations	\$1,214.00 per assumption or termination
Affordable Housing Covenant Monitoring	\$173.00 per restricted unit, per year*
Filing Fee	\$43.00 per project*

### A. Fee Exemption

New projects subject to an affordable housing covenant wherein at least 50 percent of the units are restricted for use as permanent supportive housing shall be exempt from the fees marked above with an asterisk.

### B. Fees In Existing Covenants

Any owner or landlord of a project subject to an existing affordable housing covenant in effect prior to the effective date of the fees set forth in *Sec. 15.4.2.A. (Fee Exemption)* and which contains a conflicting monitoring fee amount, shall be subject to the fee set forth in the existing covenant.

### C. Fees Due & Payable

The fees shall be fully due and payable at the time of the request for service, except for the affordable housing monitoring fees, which may be paid pursuant to the options set forth in *Subsection D. (Covenant Monitoring Fees)* below.

### D. Covenant Monitoring Fees

The affordable housing covenant monitoring fees may be pre-paid in full at or before the time of the recording of an underlying affordable housing covenant, or billed annually to an owner or landlord upon the issuance of the Certificate of Occupancy for the project that is subject to an underlying affordable housing covenant.

### E. Collection of Outstanding Fees

The LAHD shall have the right to bring legal action in any court to collect the amount of any outstanding fees. The LAHD may make such rules and regulations as may be necessary to carry out the provisions of this *Section (Fees For Enforcement Of Housing Covenants)*.

### SEC. 15.4.3. AFFORDABLE HOUSING LINKAGE FEE

#### A. Definitions

Terms shall have the meaning ascribed to them in *Div. 14.3. (Glossary)*. For the purposes of this *Section (Affordable Housing Linkage Fee)* only, certain terms and words are defined as follows:

**Additional Housing Units.** A net increase in the number of dwelling units or guest rooms to be added on a parcel or parcels of land by issuance of a building permit, after subtracting the number of dwelling units or guest rooms legally removed from the same parcel of real property during the year preceding the issuance of the building permit.

**Additional Non-Residential Floor Area.** The net increase in the amount of non-residential floor area, as defined in *Sec. 14.2.7. (Floor Area)*, to be added on a parcel or parcels of land by issuance of a building permit, less the amount of non-residential floor area legally removed from the same parcel of real property during the year preceding the issuance of the building permit.

**Applicant.** Any individual, person, firm, partnership, association, joint venture, corporation, limited liability company, entity, combination of entities or authorized representative thereof, who undertakes, proposes or applies to the City for a planning or zoning entitlement approval or building permit related to a development project.

**Building Permit Application.** Plans submitted to the Department of Building and Safety pursuant to *Sec. 13B.10.1.B.2. (Vesting of Development Plan)*.

**Development Project.** Any activity involving or requiring the issuance of a building permit that results in additional housing units, additional non-residential floor area, additional single-family residential floor area, or a change of use from non-residential to residential.

**Grocery Store.** A project that is for a retail use of which greater than one half of the floor area is devoted to the sale of food items intended for consumption or use off the premises, excluding alcoholic beverages.

**Linkage Fee.** The fee assessed, pursuant to this *Section (Affordable Housing Linkage Fee)*, on certain development projects in order to mitigate the impact of the additional demand for affordable housing caused by such activity.

#### B. Applicability

The regulations, requirements, and provisions of this *Section (Affordable Housing Linkage Fee)* shall apply to any development project. Unless a development project is exempt from this *Section (Affordable Housing Linkage Fee)*, an applicant must pay to the City the required linkage fee as a condition of the building permit for which a building permit application has been submitted in order to mitigate the need for affordable housing that is generated by or attributable to such projects. The provisions of this *Section (Affordable Housing Linkage Fee)* are subject to the requirements set forth in *California Government Code Sec. 66000, et seq.*

## 1. Exemptions

The Department of Building and Safety shall determine whether any of the following exemptions apply to a development project based on documentation submitted by the applicant prior to the issuance of the building permit. The fee imposed by this Section (*Affordable Housing Linkage Fee*) shall not apply to construction that includes any the following:

- a. Less than 15,000 square feet of additional non-residential floor area in any non-residential building, other than parking garages and parking facilities, as determined by the Department of Building and Safety.
- b. Any for-sale or rental housing development project containing restricted affordable units where the following requirements are met:
  - i. At least 40 percent of the total dwelling units are dedicated for moderate income households, or at least 20 percent of the total dwelling units are dedicated for low income households, or at least 11 percent of the total dwelling units are dedicated for very low income households, or at least eight percent of the total dwelling units are dedicated for extremely low income households.
  - ii. The housing development project's restricted affordable units are subject to a recorded affordability restriction of 99 years from the issuance of the Certificate of Occupancy, recorded in a covenant acceptable to the LAHD, and subject to fees as set forth in Sec. 15.4.2. (*Fees for Enforcement of Housing Covenants*); also including:
    - a) A housing development project in which 100 percent of all dwelling units, exclusive of manager units, are restricted affordable units, which are subject to a recorded affordability restriction of at least 55 years or utilize public subsidies that are tied to a specified covenant period. At minimum, all restricted affordable units in the housing development project shall be covenanted for at least 55 years.
    - b) A mixed-income housing development project utilizing public subsidies that are tied to a specified covenant period. At minimum, all restricted affordable units in the housing development project shall be covenanted for at least 55 years.
    - c) Such a covenant shall also subject projects using this exemption to the replacement policies in *California Government Code Sec. 65915(c)(3)*, and to LAHD fees related to housing replacement determinations pursuant to State law, as set forth in this Zoning Code (Chapter 1A).
  - iii. For the purposes of this Section (*Affordable Housing Linkage Fee*), total dwelling units includes any units added by a density bonus or other land use incentive, consistent with the affordability levels defined in *California Government Code Sec. 65915*.

- c. Any development project being constructed by, or on behalf of: (1) a government or public institution such as a school, museum, homeless shelter, or other similar projects that are intended for community use; or (2) any private school that offers instruction in grades kindergarten through 12th grade.
- d. Any hospital: local use or hospital: regional use.
- e. A single-unit detached home meeting one or more of the following conditions:
  - i. Any addition of 1,500 square feet or less of floor area to an existing single-unit detached home located on a lot with an applied *Residential Use District (Div. 5B.3.)*.
  - ii. New construction of any single-unit detached home located on a lot with an applied 1L Density District that is 1,500 square feet or less of floor area.
  - iii. Any replacement of a single-unit detached home resulting in a net increase of 1,500 square feet or less of floor area from the prior home that existed on the property.
- f. Either (1) an addition of 1,501 square feet or more of floor area to an existing single-unit detached home located on a lot with an applied 1L Density District, or (2) a replacement of a single-unit detached home resulting in a larger single-unit detached home with a net increase of 1,501 square feet or more of floor area from the prior home that existed on the property; provided, however, in either event, a covenant shall be recorded against the property prior to the issuance of a building permit for such addition or replacement requiring the owner of the property to pay the linkage fee if the home is sold within three years of the issuance of such building permit. The covenant shall automatically expire at the end of such three-year period, if no sale of the property has occurred during such three-year period. However, in the event of a sale of the property within such three-year period, the covenant shall not expire until a notice of covenant termination is recorded. A notice of covenant termination shall be provided by the City upon full payment of linkage fee due, based on the fee schedule in effect at the time of payment. The covenant shall run with the land and bind all successive owners of the property until the linkage fee is fully paid.
- g. An accessory dwelling unit as defined by *California Government Code Sections 66314 - 66332*.
- h. Any residential floor area of a project located within the boundaries of the Central City West Specific Plan Area, as defined in *Ordinance No. 186,370*, if the applicant agrees by covenant and agreement with the City or by development agreement to abide by the replacement and inclusionary housing obligations set forth in the Central City West Area Specific Plan.
- i. A residential project that is subject to a greater affordable housing fee requirement or is required to provide one or more physical housing units pursuant to the Mello Act as defined by *California Government Code Sec. 65590-65590.1*, in order to satisfy its inclusionary housing obligations. In that case, the residential component of the project

- shall be exempt from the linkage fee requirements of this Section (Affordable Housing Linkage Fee). Non-residential portions of mixed-use Coastal Zone projects shall be analyzed separately from residential portions of mixed-use projects for the purposes of the linkage fee requirements of this Section (Affordable Housing Linkage Fee). Non-residential portions of such projects shall be subject to this Section (Affordable Housing Linkage Fee). The provision of housing units or in-lieu fees to satisfy replacement housing obligations under the Mello Act, (as opposed to inclusionary housing obligations) shall not exempt a project from the linkage fee requirements of this Section (Affordable Housing Linkage Fees).
- j. A residential development project that is subject to affordable housing requirements pursuant to any land use policy or ordinance or development agreement that exceeds the linkage fee requirements of this Section (Affordable Housing Linkage Fee) in either fee amount or on-site affordable housing percentages provided in *Subparagraph b.* above.
  - k. A residential development project that is subject to affordable housing and labor requirements pursuant to *Chapter I. (General Provisions and Zoning), Sec. 11.5.11. (Affordable Housing)* of this Code.
  - l. Any grocery store, provided there is no existing grocery store within a 1/3 mile radius of the development project site.
  - m. Any adaptive reuse project that is a designated historic-cultural monument and is being converted to a residential use.

## 2. **Protests, Adjustments & Waivers**

- a. An applicant may protest the imposition of the linkage fee and request that the requirements of this Section (Affordable Housing Linkage Fee) be adjusted or waived pursuant to *California Government Code Sec. 66020, et seq.*, based on a showing that the application of the requirements of this Division (Affordable Housing Program Fees) would effectuate an unconstitutional taking of property or otherwise have an unconstitutional application to the development project. Protests shall be filed with the Director.
- b. On or before the date on which payment of the linkage fee is due, the applicant shall pay the amount required by this Section (Affordable Housing Linkage Fee) and serve a written notice to the Director with all of the following information: (1) a statement that the required payment is tendered, or will be tendered when due, under protest; and (2) a statement informing the Director of the factual elements of the dispute and the legal theory forming the basis for the protest or request for adjustment or waiver, along with the substantial evidence that supports the protest or request, including any supporting documentation. The protest must be filed at the time of approval or conditional approval of the development project or within 90 days after the imposition of the linkage fee. The City shall provide the applicant with written notice as required by *California Government Code Sec. 66010(d)(1)*.

- c. If the Director determines that application of the requirements of this *Section (Affordable Housing Linkage Fee)* would effectuate an unconstitutional taking of property or otherwise have an unconstitutional application to a development project, the fee requirements shall be adjusted or waived to reduce the obligations under this *Section (Affordable Housing Linkage Fee)* to the extent necessary to avoid an unconstitutional result. The Director shall render a decision within 75 days from the date the protest was received.
- d. If an adjustment or waiver is granted, any change in the development project shall invalidate the adjustment or waiver. If the Director determines that no violation of the federal or state constitution would occur through application of this *Section (Affordable Housing Linkage Fee)*, the requirements of this *Section (Affordable Housing Linkage Fee)* shall remain fully applicable.
- e. Failure of an applicant to comply with the protest requirements of this *Section (Affordable Housing Linkage Fee)* or *California Government Code Sec. 66020, et seq.*, shall bar that applicant from any action or proceeding or any defense of invalidity or unreasonableness of the imposition of the linkage fee.

### C. Fee Calculation

1. The City Council shall adopt, by resolution, a linkage fee schedule based on an analysis of the cost of mitigating the impact of the additional demand for affordable housing caused by development projects, and on the varying levels of economic feasibility in different geographic areas of the City based on current market conditions. The City Council shall also adopt, by resolution, a map or maps establishing the respective market areas throughout the City that inform the amount of the linkage fee to be assessed for a given development project.
2. For each development project, the linkage fee shall be calculated as the amount of new or added floor area in the development project devoted to the uses described in the linkage fee schedule, as determined by the Department of Building and Safety, multiplied by the amount of the applicable fee, as found in the most recent linkage fee schedule adopted by City Council, at the time the building permit for the development project is issued, minus any deductions or credits.

### 3. Fee Adjustments and Reports

#### a. Annual Inflation Adjustment

The linkage fee shall be adjusted annually for inflation every 1st of July, by the Director in accordance with the latest change in year-over-year Consumer Price Index for Urban Consumers (CPI-U) for the Los Angeles-Riverside-Orange County area, or if such index ceases to be published, by an equivalent index chosen by the Director. An updated linkage fee schedule shall be maintained by the Department of City Planning, which shall provide a copy of the adjusted schedule to the Mayor and City Council each year.

#### b. Five-Year Market Area Adjustment

Every five years, beginning on July 1, 2018, the Director, in association with LAHD shall

undertake a new market area analysis and adjust market areas and geographies, where necessary, to reflect the most up to date rental and sales price information for each of the market areas. Any change to the linkage fee schedule other than the Annual Inflation Adjustment described in *Paragraph a. (Annual Inflation Adjustment)* above shall be adopted by resolution of the City Council.

#### 4. Deductions or Credits

##### a. Change of Use

If the development project is the result of a change of use from non-residential to residential, the linkage fee to be paid is the result of subtracting the equivalent fee amount that either was paid or would have been paid, based on the pre-existing use, from the fee amount required to be paid for the new use based on the most recent linkage fee schedule approved by the City Council. Deductions or credits shall not be applied to any portion of a development project comprised of additional floor area resulting from new construction. The calculation of a deduction or credit shall not result in a refund to an applicant or be applied as a credit to another development project in a different location.

##### b. Affordable Housing Units

Any restricted affordable units may be subtracted from the total number of dwelling units in a building in determining the required linkage fee.

##### c. Mixed Use

The first 15,000 square feet of non-residential use in a mixed-use building shall be excluded from the calculation of floor area for the purposes of determining the required linkage fee.

##### d. Transfer of Floor Area Rights

Any additional floor area that is obtained by a development project through the provision of public benefit payments pursuant to *Sec. 9.3.5. (Transfer of Development Rights Programs)* shall be excluded from the calculation of floor area for purposes of determining the linkage fee for the development project.

##### e. Other Affordable Housing Requirements

In calculating floor area for purposes of determining the linkage fee for a development project, the following shall be excluded from that calculation:

- i. The floor area of the residential portion of a mixed-use development project that is subject to affordable housing requirements pursuant to any land use policy or ordinance or development agreement that exceeds the linkage fee requirements of this Section (*Affordable Housing Linkage Fee*) in either fee amount or on-site affordable housing percentages provided in *Sec. 15.4.3.B.1.b. (Exemptions)* above.



- ii. The floor area of the residential portion of a mixed-use development project that is subject to affordable housing and labor requirements pursuant to *Chapter I. (General Provisions and Zoning), Sec. 11.5.11. (Affordable Housing)* of this Code.

**f. Land Dedication**

If the Los Angeles Housing Department accepts, on behalf of the City, an offer by an applicant to dedicate land off-site from the proposed location of the development project for the purpose of building affordable housing, the value of the land to be dedicated, to be determined as the average of two independent appraisals funded by the applicant, may be deducted from the linkage fee amount owed for the applicant's development project. If the value of the dedicated land is more than the linkage fee owed for the applicant's development project, the City shall bear no responsibility for the difference in value, nor shall that overage be applied as a credit to any future development project.

**5. Payment of Linkage Fee**

The linkage fee is due and payable by the applicant prior to the issuance of a building permit for a development project. No additional fee shall be required for a project seeking an extension of an expired building permit application.

**6. Refunds of Linkage Fee**

Any fee paid under the provisions of this *Section (Affordable Housing Linkage Fee)* may be refunded to an applicant if the building permit application has expired and was not utilized to begin construction of a development project.

**D. Severability**

If any provision of this *Section (Affordable Housing Linkage Fee)* is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this *Section (Affordable Housing Linkage Fee)*, which can be implemented without the invalid provisions and, to this end, the provisions of this *Section (Affordable Housing Linkage Fee)* are declared to be severable. The City Council hereby declares that it would have adopted each and every provision and portion thereof not declared invalid or unconstitutional, without regard to whether any portion of this *Section (Affordable Housing Linkage Fee)* would subsequently be declared invalid or unconstitutional.



DIV. 15.5. **SPECIAL USE PROGRAM FEES**

SEC. 15.5.1. **HOME-SHARING FEES**

A. The following fees shall be charged and collected in connection with the corresponding applications filed pursuant to *Sec. 5C.3.2. (Home-Sharing Program)*.

FEES FOR HOME-SHARING			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Home-Sharing Administrative Hearing ( <i>Sec. 5C.3.2. ; Sec. 13B.6.1. and Sec. 13B.6.2.</i> )	\$20,980	●	○
Home-Sharing Application or Renewal ( <i>Sec. 5C.3.2. )</i>	\$192	●	○
Extended Home-Sharing Administrative Clearance ( <i>Sec. 5C.3.2. )</i>	\$1,030	●	○
Extended Home-Sharing Discretionary Review Application ( <i>Sec. 5C.3.2. )</i>	\$15,166	●	○
Extended Home-Sharing Renewal ( <i>Sec. 5C.3.2. )</i>	\$1,030	●	○

B. The Department of City Planning shall cause all money collected pursuant to this *Section (Home-Sharing Fees)* to be deposited into the Short-Term Rental Enforcement Trust described in *Sec. 5.576. (Creation and Administration of the Short-Term Rental Enforcement Trust Fund)* of the *LAAC* for purposes of disbursement as permitted therein.

SEC. 15.5.2. ALCOHOL SALES PROGRAM FEES

The following fees shall be charged and collected in connection with the corresponding applications filed pursuant to Sec. 5C.3.3. (Alcohol Sales Program).

FEES FOR ALCOHOL SALES PROGRAM			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Alcohol Sales Program (Sec. 5C.3.3.)			
Administrative Clearance	\$2,347	●	●
Monitoring	\$1,878	●	●
Inspection and Field Compliance Review	\$816	●	●

DIV. 15.6.

TRANSPORTATION IMPROVEMENT & MITIGATION PROGRAM FEES

SEC. 15.6.1.

WESTSIDE MOBILITY TRANSPORTATION FEES

A.

Purpose

This ordinance is intended to adopt the Transportation Improvement Assessment Fee (TIA Fee), TIA Fee Credits, TIA Fee exemptions, and TIA Fee Improvement list authorized in the *West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP)* pursuant to Ordinance Nos. 186,108 & 186,105 and the *Coastal Transportation Corridor Specific Plan (CTCSP)*.

B.

Definitions

Terms in this ordinance shall be as defined in Section 4. of the WLA TIMP and the CTCSP, unless as provided otherwise herein.

C.

Fee Schedule

1.

TIA Fees

a.

TIA Fee Amounts

The TIA Fee for each land use category shall be as provided in the TIA Fee Table below, where:

- i.

The unit of measurement is provided in the "Unit" column, "DU" refers to dwelling unit, and "SF" refers to square feet;
- ii.

The amount of TIA Fee per unit of measurement is provided in the "TIA Fee per Unit" column;
- iii.

The definition of the land use category is provided in the "Description" column; and,
- iv.

The term "Interpolate" refers to the mathematical definition of "interpolate." For retail uses greater than 250,000 square feet but less than or equal to 800,000 square feet, the TIA Fee per Unit shall be determined by interpolating between the other retail fee rates provided in the table. For office uses greater than 50,000 square feet but less than or equal to 250,000 square feet, the TIA Fee per Unit shall be determined by interpolating between the other office fee rates provided in the table.

TIA FEE TABLE			
Land Use Category	Unit	TIA Fee per Unit	Description
Residential Land Uses			
Single Family	DU	\$8,847	Single family detached homes on individual lots, including homes created though Small Lot Subdivisions.

TIA FEE TABLE			
Land Use Category	Unit	TIA Fee per Unit	Description
Apartment	DU	\$4,646	Multi-family rental units in a building 10 stories or less.
High-Rise Apartment	DU	\$2,804	Multi-family rental units in a building with more than 10 stories.
Condominium/Townhouse	DU	\$6,248	Multi-family units with individual ownership in buildings 10 stories or less.
High-Rise Condominium/Townhouse	DU	\$3,044	Multi-family units with individual ownership in buildings more than 10 stories.
Affordable Dwelling Unit	DU	\$0	Affordable Dwelling Unit as defined in Section 4 of the WLA TIMP and the CTCSP.
Hotel	Room	\$5,452	A use that provides sleeping accommodations and supporting facilities for short-term occupancy.
<b>Retail &amp; Service Land Uses</b>			
Retail ≤ 250,000 SF	1,000 SF	\$13,347	Less than or equal to 250,000 SF of general retail uses, based on total square footage of retail uses on site. Retail uses are those uses typically found in shopping centers, and neighborhood centers, including but not limited to grocery stores, restaurants, and general retail shops.
Retail > 250,000 SF - 800,000 SF	1,000 SF	Interpolate	More than 250,000 SF but less than 800,000 SF of retail uses, as defined above, based on total square footage of uses on site.
Retail > 800,000 SF	1,000 SF	\$16,897	More than 800,000 SF of general retail uses, as defined above based on total square footage of retail uses on site.
<b>Commercial Office &amp; Medical Office Land Uses</b>			
Office ≤ 50,000 SF	1,000 SF	\$25,000	A building of 50,000 SF or smaller with office uses, including those with multiple tenants. Office uses include but are not limited to, businesses, commercial, or professional services, medical and dental office uses that provide outpatient care on a routine basis, and on-site cafeteria or café or retail services for use by on-site employees.
Office > 50,000 SF - 250,000 SF	1,000 SF	Interpolate	A building greater than 50,000 SF but less than 250,000 SF for office uses (as defined above).
Office > 250,000 SF	1,000 SF	\$16,754	Buildings greater than 250,000 SF for office uses (as defined above).
<b>Industrial Land Uses</b>			
Industrial	1,000 SF	\$10,975	Facility that includes a mixture of two or more of the following: manufacturing, service facilities, or warehouse facilities.

TIA FEE TABLE			
Land Use Category	Unit	TIA Fee per Unit	Description
Manufacturing	1,000 SF	\$9,426	Facility that is primarily devoted to the conversion of raw materials or parts into finished products; may include ancillary warehouse, office and research related functions.
Warehouse	1,000 SF	\$4,132	Facility that is primarily devoted to the storage of materials; including ancillary office and maintenance related functions.
Mini-Warehouse	1,000 SF	\$3,357	Self-storage facilities in which a number of storage units/vaults are rented for the storage of goods, including ancillary office and maintenance-related functions.
Cargo Facilities	1,000 SF	\$7,876	Cargo facilities associated with aviation uses on or adjacent to the LAX airport.
Maintenance Facilities	1,000 SF	\$2,195	Maintenance facilities associated with aviation uses on or adjacent to the LAX airport.

#### b. Special Generators

If the Los Angeles Department of Transportation (LADOT) determines that a proposed use cannot be classified under the land use categories listed in the TIA Fee Table, then LADOT shall calculate the fee as follows:

- i. Based on the land use category that is most similar to the proposed use; or if LADOT determines in its discretion that no land use category is similar,
- ii. Based on the trip generation of the use, average trip length for the use, and pass-by trip rate of the use, and fee rate consistent with the methodology and rates in the Westside Mobility Plan Fee Study approved by the City Council to adopt the fees in the TIA Fee Table.

#### 2. Effective Date

The TIA Fee became effective on June 28, 2019.

#### 3. Phased Implementation of the Residential TIA Fee

The TIA Fee for Residential Land Uses (as those uses are defined in the TIA Fee Table), shall be phased based on when the project plans are submitted to the Los Angeles Department of Building and Safety, pursuant to Sec. 13B.10.1.B.2. (Vesting of Development Plan):

- a. For projects with plans submitted within the first 120 days following the effective date of the ordinance, no TIA Fee for Residential Land Uses shall be paid.

- b. For projects with plans submitted between 121 and 305 days following the effective date of the ordinance, 1/3 of the TIA Fee for Residential Land Uses (based on the fee schedule in effect at the time the plans are submitted) shall be imposed.
- c. For projects with plans submitted between 306 and 484 days following the effective date of the ordinance, 2/3 of the TIA Fee for Residential Land Uses (based on the fee schedule in effect at the time the plans are submitted) shall be paid.
- d. For projects with plans submitted 485 or more days following the effective date of the ordinance, the full TIA Fee for Residential Land Uses (based on the fee schedule in effect at the time the plans are submitted) shall be paid.

#### 4. Annual Indexing

The TIA Fees shall be increased (or decreased) annually as follows: The Annual Index upon adoption of this ordinance shall be 1.000. The TIA Fee shall be increased (or decreased) as of January 1 of each year by the amount of the percent increase (or decrease) in the most recently available Construction Cost Index for the Los Angeles region, or equivalent index, as determined by LADOT. The revised Annual Index shall be published by LADOT in a newspaper of Citywide circulation or on the LADOT website before January 31 of each year.

#### 5. Appeal Filing Fee

An appeal filed pursuant to Section 11.A. or B. of the WLA TIMP or the CTCSP shall be accompanied by a filing fee of \$500 payable to LADOT or the Department of City Planning, as applicable.

### D. Fee Exemptions, Calculations, & Credits

#### 1. TIA Fee Exemptions

The following projects shall be exempt from payment of a TIA Fee:

- a. Any project exempt from the requirements of the CTCSP or WLA TIMP pursuant to Section 5.B. in the applicable Specific Plan;
- b. Affordable dwelling units, if they meet the criteria in Subsection 8.B.2.b. of the CTCSP and the WLA TIMP;
- c. One hundred percent affordable housing projects. For the purposes of this Section (*Westside Mobility Transportation Fees*), a "one hundred percent affordable housing project" means a project in which each residential unit in the project, exclusive of a manager unit or manager units, is an affordable dwelling unit. A one hundred percent affordable housing project may include on-site services or mixed commercial uses;
- d. Projects providing housing or services for persons experiencing homelessness, including but not limited to permanent supportive housing, or temporary supportive housing projects, transitional housing projects, and supportive services;

- e. Accessory dwelling units to single-unit homes, commonly referred to as "granny flats;"
- f. Schools, public and private;
- g. Household business: family child care or school: preschool/daycare;
- h. Community assembly, and other buildings used for assembly, whether for religious or secular purposes;
- i. Any hospital: local or hospital: regional healthcare facility;
- j. Supportive housing: general. For the purposes of this *Section (Westside Mobility Transportation Fees)*, the fee exemption shall only apply to senior care facility as enumerated in Sec. 9.4.3. (Senior Care Facilities Incentive Program);
- k. Park and Ride Facilities;
- l. Temporary uses of less than six months in duration based on a building permit where no extension of time is permitted;
- m. Governmental or public facilities defined as capital improvements and/or buildings or structures used for the operation of City, county, state or federal governments including, but not limited to, police and fire stations, government offices, government equipment yards, sanitation facilities, schools, parks, United States Federal Aviation Authority or Los Angeles World Airports (LAWA) administrative facilities, and other similar administrative facilities in which general government operations are conducted. Governmental or public facility does not include the use of publicly owned land, buildings, improvements or structures for private activities pursuant to lease agreements; and
- n. Projects on property owned by LAWA and used for aircraft operations (commercial or noncommercial) or airport operation facilities (such as, terminals and other passenger processing related facilities such as gate areas and non-commercial spaces of passenger transportation such as the Intermodal Transportation Facility), not including cargo facilities or maintenance facilities.

## 2. TIA Fee Calculation

The TIA Fee shall be calculated as follows:

- a.  $\text{Total TIA Fee} = (\text{number of Units}) \times (\text{TIA Fee per Unit})$
- b. The type of Unit and the TIA Fee per Unit for the land use are identified in the TIA Fee Table in *Sec. 15.6.1.C.1.a. (TIA Fee Amounts)* above.
- c. For special generators, pursuant to *Sec. 15.6.1.C.1.b. (Special Generators)* above, the fee shall be calculated as provided in *Sec. 15.6.1.C.1.b. (Special Generators)* above.

### 3. TIA Fee Credits

#### a. Existing Land Use Credit

The Fee Credit for existing uses, as provided in Section 8.A of the WLA TIMP and the CTCSP, shall be determined and calculated as follows:

- i. Existing land uses on a project site for which a TIA Fee was paid pursuant to Ordinance Nos. *160,394*, *168,999*, or *171,492* shall receive a Fee Credit based on the existing land uses for which a fee was previously paid; and
- ii. For existing land uses that are not eligible for a credit under *Sub-subparagraph i.* above, a Fee Credit shall be given when requested by the applicant subject to all of the following:
  - a) Applicants for projects seeking credits for existing uses must provide LADOT with documentation supporting the existence and duration of the use (such as, lease agreements, utility bills, or previous environmental reviews). LADOT will validate credits for existing uses based on the provided documentation.
  - b) Fee Credits shall not be given for existing affordable dwelling units.
- iii. If the existing use was active for at least six consecutive months during the past two years prior to submittal of plans to LADBS pursuant to *Sec. 13B.10.1.B.2. (Vesting of Development Plan)*, a 100 percent credit will be granted for the existing use pursuant to the calculation below. The 100 percent credit is calculated as follows:
  - a)  $\text{Credit} = (\text{number of existing Units}) \times (\text{TIA Fee per Unit})$
  - b) The type of Unit and the TIA Fee per Unit for each land use are identified in the TIA Fee Table in *Paragraph C.1.a. (TIA Fee Amounts)* above.
  - c) For special generators, pursuant to *Paragraph C.1.b. (Special Generators)* above, the fee shall be calculated as provided in *Paragraph C.1.b. (Special Generators)* above.
- iv. If the existing use was active for at least six consecutive months during the past four years prior to submittal of plans to LADBS pursuant to *Sec. 13B.10.1.B.2. (Vesting of Development Plan)*, a 50 percent credit will be granted for the previous use. The 50 percent credit is calculated as follows:
  - a)  $\text{Credit} = (\text{number of existing Units}) \times (\text{TIA Fee per Unit}) \times (.50)$
  - b) The type of Unit and the TIA Fee per Unit for the land use are identified in the TIA Fee Table in *Sec. 15.6.1.C.1.a. (TIA Fee Amounts)* above.
  - c) For special generators, pursuant to *Sec. 15.6.1.C.1.b. (Special Generators)* above, the fee shall be calculated as provided in *Sec. 15.6.1.C.1.b. (Special Generators)* above.



**b. Affordable Housing Credit**

The Affordable Housing Fee Credit pursuant to Section 8.B.2. of the WLA TIMP and the CTCSP shall be calculated as follows:

**i. Calculation**

Credits shall be granted for each Affordable Dwelling Unit in an amount equal to the fee for two Apartment units, as shown in the TIA Fee Table in *Sec. 15.6.1.C.1.a. (TIA Fee Amounts)* above, as follows:

- a)** Credit = (Affordable Dwelling Units) x (2 x [TIA Fee per Apartment Unit])
- b)** The type of Unit and the TIA Fee per Unit for the land use are identified in the TIA Fee Table in *Sec. 15.6.1.C.1.a. (TIA Fee Amounts)* above.
- c)** For special generators, pursuant to *Sec. 15.6.1.C.1.b. (Special Generators)* above, the fee shall be calculated as provided in *Sec. 15.6.1.C.1.b. (Special Generators)* above.

**ii. Maximum Credits**

In no case shall the Affordable Housing Fee Credit exceed 50 percent of the TIA Fee for a project.

**c. Transit Oriented Development Credit**

The Transit Oriented Development Fee Credit pursuant to Section 8.B.3. of the WLA TIMP and the CTCSP shall be calculated as follows:

- i.** A project on a parcel within 1/2 mile of a transit station or stop serving a Dedicated Transit Line is eligible for a five percent Fee Credit; or
- ii.** A project with a pedestrian entrance within 1/4 mile walking distance to a transit station or stop serving a Dedicated Transit Line is eligible for a 10 percent fee credit.

The applicant is required to submit a map subject to LADOT review and approval, showing the project is eligible for a Transit Oriented Development Fee Credit.

**d. No Credit for Administrative Costs**

Notwithstanding the above, no credit shall be granted for that portion of the TIA Fee for the administrative costs of the TIA Fee program (five percent of total fee).

**E. Transportation Improvement Project List**

- 1.** The City Council shall adopt by resolution a list of TIA Fee Improvements as described in Section 6.B. of the WLA TIMP and the CTCSP that meet the purposes identified in Section 3 of the Specific Plans and are consistent with the most recently adopted fee study. The City

Council may amend the resolution from time to time or approve the use of TIA Fee monies for transportation improvements not on the list of TIA Fee Improvements subject to the procedures in this *Subsection (Transportation Improvement Project List)*.

2. The list of TIA Fee Improvements shall include improvements in all of the following four categories:

- a. **Transit**

A transit improvement is an improvement that encourages or supports the use of transit.

- b. **Active Transportation**

An active transportation improvement is an improvement that encourages or supports the use of biking and walking, and other forms of active transportation.

- c. **Roadway**

A roadway improvement is an improvement that improves or maintains vehicular movement in the circulation system.

- d. **Trip Reduction**

A trip reduction improvement is an improvement that decreases vehicle miles traveled.

3. Updating the List of TIA Fee Improvements. Upon recommendation of LADOT or the Department of City Planning, the City Council may amend the resolution and list of TIA Fee Improvements adopted pursuant to *Paragraph 1.* above, provided the following criteria are met:
  - a. The improvement achieves the purposes described in Section 3 of the CTCSP or the WLA TIMP; and
  - b. The improvement fulfills the transportation objectives of the improvement which it is to replace, including falling within the same category of improvement as identified in *Paragraph 2.* above and at least one of the same type of project improvements existing in that category; and
  - c. The improvement meets at least one of the following:
    - i. The improvement implements one or more goals, objectives and policies of the *Mobility Plan 2035*; and/or
    - ii. The improvement is feasible and the planning and engineering is advanced enough that with sufficient funding or funds to meet a funding gap, construction can begin in the near future, (i.e., "shovel ready"); and/or
    - iii. The improvement does not hinder equitable geographic distribution of transportation projects within the *Specific Plan* geographies.

4. Funding Transportation Improvements that are not on the Approved List of TIA Fee Improvements. The City Council may by resolution allocate TIA Fee funds for an improvement project that is not included on the approved list of TIA Fee Improvements without amending the resolution adopted under *Paragraph 1.* above, provided the improvement meets the relevant criteria in *Paragraph 3.* above.

## F. Administration

### 1. Guidelines

The General Manager of the LADOT may adopt guidelines to implement the WLA TIMP and CTCSP TIA Fee programs consistent with the Specific Plans and this *Section (Westside Mobility Transportation Fees)*.

### 2. Reporting Template

LADOT may develop a reporting template for the fee monitoring report. The template may include, but is not limited to, TIA Fee revenues, interest revenues, trust fund administration, encumbered monies, and expended monies.

## G. Use of TIA Fees

### 1. Administrative Costs

Up to five percent of TIA Fees may be used for administrative costs each year.

### 2. Prohibited Use of TIA Fee Monies

TIA Fee monies shall not be used for any of the following:

- a. Improvements which do not provide a regional or sub-regional transportation benefit;
- b. Project Serving Improvements;
- c. Financing of any transportation improvement which is not of direct benefit to the Specific Plan area from which the TIA Fee was collected;
- d. Substituting for other transportation monies which have been allocated to the Specific Plan area;
- e. Operation and maintenance costs;
- f. Curb, driveway, gutter, trees, street lights/power poles and sidewalk construction or repair, except as part of a transportation improvement pursuant to the Specific Plan;
- g. Off-street parking facilities, except in conjunction with a TDM program;
- h. Alley improvements; and
- i. Private streets.

## H. Severability

If any portion, Subsection, sentence, clause or phrase of this *Division (Transportation Improvement & Mitigation Program Fees)* is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this *Division (Transportation Improvement & Mitigation Program Fees)*. The City Council hereby declares that it would have passed this Section and each portion or Subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, Subsections, sentences, clauses or phrases be declared invalid.

## DIV. 15.7. **SURCHARGES**

### SEC. 15.7.1. **SURCHARGE FOR DEVELOPMENT SERVICES CENTERS**

#### A. **Surcharge**

There shall be added to each fee imposed for any permit, license, or application provided for in this *Article (Fees)*, a surcharge in an amount equal to the greater of three percent of the fee or \$1.00.

#### B. **BuildLA Increase**

The previous surcharge amount of two percent is increased solely to pay for the \$21.76 million cost of developing and implementing BuildLA, a comprehensive enterprise-wide development services system, and shall not be used to pay for ongoing BuildLA costs, such as maintenance or system hosting services.

#### C. **BuildLA Increase Reversion**

The surcharge shall be returned to the greater of two percent or \$1.00 when the City Administrative Officer determines the surcharge increase has recovered the \$21.76 million cost of BuildLA.

## SEC. 15.7.2. **AUTOMATED SYSTEMS SURCHARGE FOR THE DEPARTMENT**

### **A. Operating Surcharge**

There shall be added to each fee imposed for any permit, plan check, license or application provided for in this Zoning Code (Chapter 1A) a surcharge in an amount equal to the greater of seven percent of the fee or \$1.00, except that any other surcharge shall be excluded from the computation of this surcharge. Moneys received from this surcharge shall be deposited and maintained in the City Planning Systems Development Fund pursuant to *Sec. 5.457. (Creation and Administration of the Fund)* of the LAAC for the maintenance and operation of automated systems. Exempted from this surcharge are all fees and costs imposed pursuant to *Div. 10.1. (Street Dedication & Improvement)*.

### **B. Development Surcharge**

There shall be added to each fee imposed for any permit, plan check, license or application provided for in this Zoning Code (Chapter 1A) an automated systems development surcharge in an amount equal to the greater of six percent of the fee or \$1.00, except that any other surcharge shall be excluded from the computation of this surcharge. Moneys received from this surcharge shall be deposited into the City Planning Systems Development Fund pursuant to *Sec. 5.457. (Creation and Administration of the Fund)* of the LAAC. Exempted from this surcharge are all fees and costs imposed pursuant to *Div. 10.1. (Street Dedication & Improvement)*.

### SEC. 15.7.3. GENERAL PLAN MAINTENANCE SURCHARGE FOR THE DEPARTMENT

There shall be added to each fee imposed for any permit, plan check, license or application, provided in this Zoning Code (Chapter 1A), a surcharge in an amount equal to the greater of seven percent of the fee or \$1.00, except that any other surcharge shall be excluded from the computation of this surcharge. Monies received from this surcharge shall be deposited into the Department of City Planning Long-Range Planning Special Revenue Trust Fund. The monies received pursuant to this Section (*General Plan Maintenance Surcharge For The Department*) shall be used for maintenance of the City's General Plan and all associated underlying plans or elements, ordinances, and other associated planning initiatives. 50 percent of the monies received, after the effective date of this ordinance, shall be used for costs directly related to updating the City's 34 Community Plans. Exempted from this surcharge are all fees and costs imposed pursuant to Div. 10.1. (*Street Dedication & Improvement*).

## DIV. 15.8. FINES

### SEC. 15.8.1. HOME OCCUPATION FINES

An administrative fine of \$250.00 may be collected by the Department of Building and Safety for any violation of the household business: home occupation standards as established in *Part 5B. (Use Districts)* and administrative fines of \$500.00 may be collected for repeated violations pursuant to the following provisions. These administrative fine provisions are in addition to any other fines and penalties authorized by law.

#### A. Order to Comply

For any use found to be in violation of the household business: home occupation standards as established in *Part 5B. (Use Districts)*, the Superintendent of the Department of Building and Safety shall send an Order to Comply to the operator of the household business: home occupation use. The Order to Comply shall clearly state the following:

1. The violation must be corrected by a Compliance Date specified in the Order, which date shall be no more than 15 days from the date the Order is mailed.
2. Failure to correct the violation on or before the Compliance Date may result in the imposition of an administrative fine in the amount of \$250.00.

#### B. Reinspection

The Superintendent shall reinspect a property for which an Order to Comply was issued pursuant to this *Section (Home Occupation Fines)* subsequent to the Compliance Date.

#### C. Failure to Correct Violation

1. If any violation specified in the Order to Comply is not corrected prior to the Compliance Date as specified in the Order to Comply, an administrative fine of \$250.00 may be collected by the Department of Building and Safety.
2. If the Department of Building and Safety determines that a fine is due, then it shall notify the person cited by United States Postal Service mail in a sealed envelope, with postage paid. If the person cited is the owner of the property, the notice shall be addressed to the last known address of the owner as that address appears in the last equalized assessment roll. If the person to be cited is a tenant, the notice shall be addressed to the location where the household business: home occupation is being conducted. Service of the notice shall be deemed to have been completed at the time of deposit with the United States Postal Service.
3. The person cited shall remit the fine to the Department of Building and Safety within 30 days after the date of mailing of the notice. If the person cited fails to do so, then the Department of Building and Safety, by sending a second notification by certified mail, may demand payment of the fine from the person cited and may prohibit the issuance of any building permit, license or approval to the cited persons until such fees are paid.



#### D. Repeated Violations

Regardless of any provision of this *Section (Home Occupation Fines)* to the contrary, if an Order to Comply is issued for a violation of the household business: home occupation standards as established in Part 5B. (Use Districts), and after compliance with it a subsequent Order to Comply is issued for a violation of the same Section of *Part 5B. (Use Districts)* occurring within one year of the date of the initial Order, an administrative fine of \$500.00 may be collected by the Department of Building and Safety.

#### E. Discontinuance of Use

1. Three violations of any household business: home occupation standards as established in Part 5B. (Use Districts) which has resulted in an Order to Comply being issued under *Subsection A. (Order to Comply)* above may result in the imposition of proceedings to discontinue the household business: home occupation use. The Director shall have jurisdiction to discontinue a household business: home occupation use by giving notice to the record owner of the household business: home occupation by issuing A Notice of Intention to Discontinue the Home Occupation (Notice). The Notice shall provide an opportunity for the household business: home occupation user to either:
  - a. Submit information to the Director by a date certain to show cause why the household business: home occupation should not be discontinued; or
  - b. Appear at a time and place before the Director pursuant to the procedures prescribed in *Div. 13B.2. (Quasi-Judicial Review)* to show cause why the household business: home occupation use should not be discontinued.
2. Upon the expiration of the time periods set forth in the Notice, the Director may discontinue the household business: home occupation use.

## SEC. 15.8.2. RECYCLING FACILITIES FINES

An administrative fine of \$250.00 may be collected by the Department of Building and Safety for any violation of the provisions of this *Section (Recycling Facilities Fines)* pursuant to the following provisions.

### A. Order to Comply

For any use found to be in violation of the recycling facility standards as established in *Part 5B. (Use Districts)*, the Superintendent of the Department of Building and Safety shall send an Order to Comply to the operator of the recycling facility use. The Order to Comply shall clearly state the following:

1. The violation must be corrected by a Compliance Date specified in the Order, which date shall be no more than 15 days from the date the Order is mailed.
2. Failure to correct the violation on or before the Compliance Date may result in the imposition of an administrative fine in the amount of \$250.00.
3. Repeated violations can result in nuisance abatement procedures under the provisions of the Zoning Code (Chapter 1A).

### B. Reinspection

The Superintendent shall reinspect a property for which an Order to Comply was issued pursuant to this *Section (Recycling Facilities Fines)* subsequent to the Compliance Date.

### C. Failure to Correct Violation

1. If any violation specified in the Order to Comply is not corrected prior to the Compliance Date as specified in the Order to Comply, an administrative fine of \$250.00 may be collected by the Department of Building and Safety.
2. If the Department of Building and Safety determines that a fine is due, then it shall notify the person cited by United States mail in a sealed envelope, with postage paid. If the person cited is the owner of the property, the notice shall be addressed to the last known address of the owner as that address appears in the last equalized assessment roll. If the person to be cited is a tenant, the notice shall be addressed to the location where the household business: home occupation is being conducted. Service of the notice shall be deemed to have been completed at the time of deposit with the United States Postal Service.
3. The person cited shall remit the fine to the Department of Building and Safety within 30 days after the date of mailing of the notice. If the person cited fails to do so, then the Department of Building and Safety, by sending a second notification by certified mail, may demand payment of the fine from the person cited and may prohibit the issuance of any building permit, license or approval to the cited persons until such fees are paid.

### D. Appeals

Appeals may be made from a Notice to Comply issued by the Department of Building and Safety pursuant to this subdivision pursuant to *Sec. 13B.10.2. (Appeals from LADBS Determinations)*.

### SEC. 15.8.3. **HOME-SHARING FINES**

Fines as established in *Sec. 5C.3.2.H. (Enforcement of Violations)* shall be imposed for any of the violations established in that Subsection.

## DIV. 15.9. OTHER CITY AGENCY FEES

### SEC. 15.9.1. FEES FOR FLOOD HAZARD REPORTS & COMPLIANCE CHECKS

#### A. Basic Review Fee

Except for services subject to the provisions of *Subsection B. (Reviews or Services Requiring Additional Staff Time of 16 or Fewer Hours)* or *Subsection C. (Reviews or Services Requiring Additional Staff Time of More than 16 Hours)* below, the Bureau of Engineering shall charge and collect a fee of \$273 to perform each of the following services pertaining to Flood Hazard compliance:

##### 1. Flood Hazard Compliance Check Fee

Review to verify that a permitted project would or does comply with the requirements of the *Los Angeles Specific Plan for the Management of Flood Hazards* and the National Flood Insurance Program.

##### 2. Elevation Certificate Processing Fee

Process an Elevation Certificate for building permits located in floodplain zones, in compliance with the requirements of the *Los Angeles Specific Plan for the Management of Flood Hazards* and the National Flood Insurance Program.

##### 3. Floodproofing Certificate Processing

Process a Floodproofing Certificate for a commercial project or a non-single-family development proposed in a floodplain zone, in compliance with the requirements of the *Los Angeles Specific Plan for the Management of Flood Hazards* and the National Flood Insurance Program.

##### 4. Letter of Map Change/Conditional Letter of Map Change Processing

Process a Conditional Letter of Map Revision, Conditional Letter of Map Amendment, Letter of Map Revisions, or Letter of Map Amendment.

#### B. Reviews or Services Requiring Additional Staff Time of 16 or Fewer Hours

For all Bureau of Engineering services identified in *Subsection A. (Basic Review Fee)* above, for which a fee of \$273 is charged, and which will require Bureau staff to review plans or surveys, or take other action in addition to that normally required to accomplish the task for which the \$273 fee is charged, the Bureau shall charge and collect a fee pursuant to the provisions of *Chapter VI. (Public works and Property), Sec. 61.14. (Special Engineering Fee)* of this Code, except for reviews or services provided pursuant to the provisions of *Subsection C. (Reviews or Services Requiring Additional Staff Time of More than 16 Hours)* below.

**C. Reviews or Services Requiring Additional Staff Time of More than 16 Hours**

For all Bureau of Engineering services identified in *Subsection A. (Basic Review Fee)* above for which a fee of \$273 is charged, and which will require Bureau staff to review plans or surveys, or take other action, and where Bureau staff will be required to provide more than 16 hours of staff time in addition to that normally required to accomplish the task for which the \$273 fee is charged, the Bureau shall charge and collect actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of *Chapter VI. (Public Works and Property), Sec. 61.15. (Actual Cost Special Engineering Services)*.

**D. All Fees To Be Paid Prior Issuance of any to Bureau of Engineering Action**

The Bureau of Engineering shall not issue any approval or decision with respect to any matter for which this section requires payment to the Bureau until all monies owed pursuant to the provisions of this *Section (Fees For Flood Hazard Reports & Compliance Checks)* are paid.

## SEC. 15.9.2. DEPARTMENT OF TRANSPORTATION DEVELOPMENT FEES

The following specific fees shall be paid to the Department of Transportation for the preparation and processing of traffic reports, clearance of conditions and permit sign-offs in connection with obtaining any environmental clearance and/or permit issuance related tasks.

FEES FOR DEPARTMENT OF TRANSPORTATION TRAFFIC STUDY REVIEWS, CONDITION CLEARANCES & PERMIT ISSUANCES	
Application Type	Fee
Building Permit Sign Offs (Note 1)	\$365
Dedication & Widening Waivers	\$445
Department Referral Form (Note 2)	\$430
Driveway Permit Sign Offs (Note 3)	\$535
Haul Route Review	\$420
Master Plan / Complex Circulation Review (Note 4)	\$1,595
Project Condition Clearance (Note 5)	\$270
Revocable Permit	\$205
Street Vacation Requests	\$965
Subdivision Report	\$205
TDM Compliance / Trip Monitoring Report Review	\$770
Technical Study (Note 6)	\$1,340
Traffic Study MOU	\$1,175
Traffic Study Review (Note 7)	\$7,480
Traffic Study Review / Plan Review - Expedited	See Subsection B. (Expedited Services)
Worksite Traffic Control Plan Review (non B-permit)	\$1,645
<p>Note 1: For a project with multiple addresses and permits (i.e., multi-unit dwellings), \$365 should be charged per distinct site plan and not per unit. For example: if, for a 100 unit small lot subdivision condominium project, each unit falls into one of three different site plan options, then the Department review fee should be \$1,110 (\$370 X 3) even if there are 100 separate building permits to approve.</p>	
<p>Note 2: The Department Referral Form may also be submitted to the Department in the form of an Initial Site Assessment Form or a Site Plan Review Form. If this is the case, the Department Referral Form fee still would apply.</p>	
<p>Note 3: When reviewing a Building Permit application that also includes a Driveway Permit Sign Off, the applicant should not be charged two fees (Building Permit and Driveway Permit). Instead, the applicant should be charged only the Building Permit fee if the driveway plan does not include a new curb cut. If the driveway plan does include a new curb cut, then the applicant only should be charged the Driveway Permit Sign-Off fee.</p>	
<p>Note 4: This fee applies to Master Plan type developments or large scale projects with complicated circulation plans that require considerable staff time to help applicant arrive at an acceptable access and circulation plan.</p>	
<p>Note 5: \$270 for the first three condition clearances, plus \$200 for each additional condition clearance.</p>	
<p>Note 6: A "technical study" can include technical memorandums (defined in LADOT's Traffic Study Guidelines), trip generation assessments, traffic study supplements, shared parking analyses, etc. The fee includes the cost to process a study MOU, if required.</p>	
<p>Note 7: \$7,480 for the first ten study intersections, plus \$400 per each additional study intersection, not to exceed a total of \$25,000.</p>	
<p>Special Note: If a project is approved by LADOT through the subdivision clearance or building permit process and the applicable fees have been paid, future approvals shall not require additional fees as long as there have been no substantial changes to the approved portion of the project.</p>	

### **A. Transportation Review Fee Fund**

Each fee collected pursuant to this section shall include a five percent surcharge to be deposited into the "Transportation Review Fee Fund No. 50Y." This fund shall be used exclusively by the Department of Transportation to provide funding for the continual enhancement of development review related information technology systems and for procurement costs associated with equipment, software, materials, staff training and, if needed, consultant services. With the exception of the five percent surcharge deposited into the Fund, the remaining 95 percent fees collected shall be credited to the General Fund.

### **B. Expedited Services**

The Department of Transportation shall offer expedited services in the review of traffic studies or the review of B-permit design plans. Project applicants can choose to pay a higher review fee to allow Department of Transportation staff to work overtime hours to expedite their review. The actual review fee to process a traffic study, which will be greater than the standard traffic study review fee, will be determined by the Department of Transportation during the preparation of the Traffic Study Memorandum of Understanding executed between the Department of Transportation and the applicant's representative. The fee established shall be based on the applicant's desired completion date, the availability of staff to work overtime and the affected division's case workload. During times of peak workloads, the expedited review fee may be utilized by the Department of Transportation to procure an outside firm from the Department of Transportation's pre-screened list of consultants to conduct the review of the study. Similarly, the actual fee to process B-permit design plans shall be established by the Department of Transportation at the pre-design meeting with the applicant's representative.

### **C. Fee Revisions**

The Department of Transportation shall provide an annual review of the fees established pursuant to this *Section (Department Of Transportation Development Fees)*, and shall submit recommendations for changes in these fees for special services to the City Council. The fees shall be revised by the Department of Transportation to account for any staff salary cost of living adjustments. Notice of a revision in fees shall be in accordance with *California Government Code Sec. 66018 and 6062a*, which require that prior to adoption of a new or increased fee a public hearing be held and notice of that hearing be published in a newspaper with two publications at least five days apart over a ten-day period. The notice period begins the first day of publication, and there must be at least five days intervening between the first and second publications, not counting the dates of publication.

### SEC. 15.9.3. **PARK FEES**

The following fees shall be paid to the Department of Recreation and Parks. Current figures are located in the Department of Recreation and Parks (RAP) Rate and Fee Schedule.

#### **A. Subdivision (Quimby In-Lieu) Fee**

1. At effective date of ordinance: \$7,500, adjusted for inflation pursuant to *Sec. 10.4.5.D. (Indexing)*.
2. First annual RAP rate and fee schedule update after effective date of ordinance: The prior year's fee amount plus \$2,500, adjusted for inflation pursuant to *Sec. 10.4.5.D. (Indexing)*.
3. Each subsequent annual RAP rate and fee schedule update: The fee of the previous year, adjusted for inflation pursuant to *Sec. 10.4.5.D. (Indexing)*.

#### **B. Non-Subdivision (Park Mitigation) Fee**

1. At effective date of ordinance: \$2,500, adjusted for inflation pursuant to *Sec. 10.4.5.D. (Indexing)*.
2. First annual RAP rate and fee schedule update after effective date of ordinance: The prior year's fee amount plus \$2,500, adjusted for inflation pursuant to *Sec. 10.4.5.D. (Indexing)*.
3. Each subsequent annual RAP rate and fee schedule update: The fee of the previous year, adjusted for inflation pursuant to *Sec. 10.4.5.D. (Indexing)*.



#### SEC. 15.9.4. **SALE OF CHRISTMAS TREES**

The operator of a sale of Christmas trees shall post a \$200 cleanup deposit with the Office of the City Clerk prior to any lot preparation or sales.