

TOWN OF LOS GATOS COMMUNITY DEVELOPMENT DEPARTMENT FEES
EFFECTIVE JULY 1, 2025

CUMULATIVE EXAMPLE							
	Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Accela Fee Schedule	Total Fee
1	ZONING APPROVALS						
A	Architecture and Site Applications*						
1	Development Review Committee (DRC) Approval						
	a. New Single family detached (HR & RC zone)	\$17,695.00	\$707.80	N/A	\$1,769.50	\$5,043.00	PARB 2025 (PLPRMT) \$25,215.30
	b. New non custom single family detached (HR & RC zones) per unit/model, as part of a Planned Development**	\$13,708.00	\$548.32	N/A	\$1,370.80	\$5,426.00	PARB 2025 (PLPRMT) \$21,053.12
	c. New single family or two family units	\$15,037.00	\$601.48	N/A	\$1,503.70	\$5,426.00	PARA 2025 (PLPRMT) \$22,568.18
	d. New single family or two family (any other zone) per unit/model new nonresidential or multiple family per building as part of a Planned Development**	\$12,378.00	\$495.12	N/A	\$1,237.80	\$5,426.00	PARA 2025 (PLPRMT) \$19,536.92
	e. Minor projects (a development proposal that does not significantly change the size, mass, appearance or neighborhood impact of a structure, property or parking lot; i.e. minor grading permit)	\$9,720.00	\$388.80	N/A	\$972.00	\$3,893.00	PARB 2025 (PLPRMT) \$14,973.80
2	Planning Commission Approval						
	a. Supplemental fee for DRC applications, or minor residential development applications, or applications that are part of a Planned Development that require Planning Commission approval	\$3,884.00	\$155.36	N/A	\$388.40	\$1,840.00	PACB 2025 (PLPRMT) \$6,267.76
	b. New two family unit	\$18,921.00	\$756.84	N/A	\$1,892.10	\$5,626.00	PARD 2025 (PLPRMT) \$27,195.94
	c. New nonresidential and mixed use that include two or fewer buildings (includes conceptual Planned Development elevations)	\$18,921.00	\$756.84	N/A	\$1,892.10	\$7,233.00	PACB 2025 (PLPRMT) \$28,802.94
	d. New multiple family that include two or fewer buildings (includes conceptual Planned Development elevations)	\$21,313.00	\$852.52	N/A	\$2,131.30	\$12,681.00	PARE 2025 (PLPRMT) \$36,977.82
	e. New multiple family, mixed use, or nonresidential project with more than two buildings	Actual Cost (\$20,000 Minimum Deposit)	N/A	N/A	N/A	Actual Cost (\$20,000 Minimum Deposit)	PARE 2025 (PLPRMT) Varies

		Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Accela Fee Schedule	Total Fee
B	Conditional Use Permits							
1	Conditional Use Permit (PC Approval)	\$8,574.00	\$342.96	N/A	\$857.40	\$2,331.00	PCCA 2025 (PLPRMT)	\$12,105.36
2	Conditional Use Permit (when consolidated with another application for new development)	\$2,259.00	\$90.36	N/A	\$225.90	\$949.00	PCCB 2025 (PLPRMT)	\$3,524.26
3	Conditional Use Permit (DRC Approval)	\$5,609.00	\$224.36	N/A	\$560.90	\$1,460.00	PCCC 2025 (PLPRMT)	\$7,854.26
4	Applications that require TC Approval (this fee supplements the above established fees)	\$3,693.00	\$147.72	N/A	\$369.30	\$2,506.00	PCCB 2025 (PLPRMT)	\$6,716.02
	a. Transcription Fee of PC Minutes	Actual Cost (\$500 Deposit)	N/A	N/A	N/A	N/A	PCCB 2025 (PLTRNS)	Varies
C	Variance	\$9,720.00	\$388.80	N/A	\$972.00	\$1,656.00	PVV 2025 (PLPRMT)	\$12,736.80
D	Rezoning (other than Planned Development)							
1	Without General Plan or Specific Plan Amendment	Actual Cost (\$5,000 Deposit)	\$200 (min)	\$500 (min)	\$500 (min)	N/A	PMZR 2025 (PLPRMT)	\$6,200.00
2	With General Plan or Specific Plan Amendment	Actual Cost (\$7,000 Deposit)	\$280 (min)	\$700 (min)	\$700 (min)	N/A	PMZR 2025 (PLPRMT)	\$8,680.00
3	Transcription Fee of PC Minutes	Actual Cost (\$500 Deposit)	N/A	N/A	N/A	N/A	PMZR 2025 (PLTRNS)	Varies
E	Planned Development							
1	Without General Plan or Specific Plan Amendment	Actual Cost (\$5,000 Deposit)	YES	YES	YES	YES	PDPD 2025 (PLPRMT)	Varies
2	Without General Plan or Specific Plan Amendment (HR or RC Underlying Zone)	Actual Cost (\$5,000 Deposit)	YES	YES	YES	YES	PDPD 2025 (PLPRMT)	Varies
3	With General Plan or Specific Plan Amendment	Actual Cost (\$7,000 Deposit)	YES	YES	YES	YES	PDPD 2025 (PLPRMT)	Varies
4	With General Plan or Specific Plan Amendment (HR or RC Underlying Zone)	Actual Cost (\$7,000 Deposit)	YES	YES	YES	YES	PDPD 2025 (PLPRMT)	Varies
5	Town Council Modification to a Planned Development	Actual Cost (\$5,000 Deposit)	\$200 (min)	\$500 (min)	\$500 (min)	YES	PDMD 2025 (PLPRMT)	\$6,200.00
6	DRC Modification to a Planned Development	Actual Cost (\$3,000 Deposit)	\$120 (min)	\$300 (min)	\$300 (min)	YES	PDMD 2025 (PLPRMT)	\$3,720.00
7	Publication costs for the Planned Development Ordinance shall be paid by the applicant.							
8	Transcription Fee of PC Minutes	Actual Cost (\$500 Deposit)	N/A	N/A	N/A	N/A	PMZR 2025 (PLTRNS)	Varies
F	Minor Residential Development (See Section 1.A.(2) a)	\$3,334.00	\$133.36	N/A	\$333.40	\$4,639.00	PMR 2025 (PLPRMT)	\$8,439.76
G	Agricultural Preserve Withdrawal	\$4,671.00	\$186.84	N/A	\$467.10	N/A	PMOA 2025 (PLPRMT)	\$5,324.94

		Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Accela Fee Schedule	Total Fee
		PLTRCK	PLGPLN	PLANAP	ENGDEV	(PL Finance Code)		
H Planning Division Certificates of Use and Occupancy								
1	Change of Use	\$282.00	\$11.28	N/A	\$28.20	N/A	CUC 2025 (PLPRMT)	\$321.48
2	Change of Occupancy (excluding change of proprietor of a continuing business enterprise)	\$189.00	\$7.56	N/A	\$18.90	N/A	CUC 2025 (PLPRMT)	\$215.46
3	Use/occupancy clearance if Conditional Use Permit is required or occupancy of a new secondary dwelling unit	No fee	No fee	No fee	No fee	N/A	No fee	No fee
4	Short Term Rental	\$265.00	\$10.60	N/A	\$26.50	N/A	CUC 2025 (PLPRMT)	\$302.10
I	Hazardous Materials Storage Facility Application	Fully allocated hourly rate for all personnel with initial \$1,000.00 deposit	N/A	N/A	N/A	N/A	(PLPRMT)	Varies
J	Home Occupation Permit	\$189.00	\$7.56	N/A	N/A	N/A	COR 2025 (E2)	\$196.56
K Sign Application								
1	New Permanent Sign	\$379.00	\$15.16	N/A	\$37.90	N/A	CSS 2025 (PLPRMT)	\$432.06
2	Temporary Nonresidential	\$190.00	\$7.60	N/A	\$19.00	N/A	CST 2025 (PLPRMT)	\$216.60
3	Change of Face Only	\$189.00	\$7.56	N/A	\$18.90	N/A	CSC 2025 (PLPRMT)	\$215.46
4	Sign Program	\$2,543.00	\$101.72	N/A	\$254.30	N/A	CSP 2025 (PLPRMT)	\$2,899.02
L	Mobile Home Park Conversion Permit	Fully allocated hourly rate for all personnel with initial \$5,000.00 deposit	Varies	Varies	Varies	N/A	PMOM 2025 (PLPRMT)	Varies
M	General Plan/Town Code Amendments	Fully allocated hourly rate for all personnel with initial \$5,000.00 deposit	N/A	N/A	N/A	N/A	PMAT 2025 N/A	Varies

		Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Accela Fee Schedule	Total Fee
N	Administrative Land Use Permit	PLTRCK	PLGPLN	PLANAP	ENGDEV	(PL Finance Code)		
1	Minor telecommunications facility (i.e. microcell, 8021 lb or equivalent)	\$1,882.00	\$75.28	N/A	\$188.20	N/A	PLUP 2025 (PLPRMT)	\$2,145.48
2	Major telecommunications facility which do not require a Conditional Use Permit	\$4,542.00	\$181.68	N/A	\$454.20	N/A	PLUP 2025 (PLPRMT)	\$5,177.88
O	Two-Unit Housing Development	\$1,643.00	\$65.72	N/A	\$164.30	\$5,960.00	PMSA 2025 (PMSA010)	\$7,833.02
P	Urban Lot Split	\$1,643.00	\$65.72	N/A	\$164.30	\$2,155.00	PMSA 2025 (PMSA020)	\$4,028.02
Q	SB 330 Preliminary Application	Actual Cost (\$500 deposit)	N/A	N/A	N/A	N/A	PMSA200 (PLPRMT)	Varies
R	SB 35 Preliminary Application	Actual Cost (\$500 deposit)	N/A	N/A	N/A	N/A	PMSA210 (PLPRMT)	Varies
2	SUBDIVISIONS							
A	Lot Line Adjustment (DRC Approval)	\$2,707.00	\$108.28	N/A	\$270.70	\$1,419.00 plus Deposit of \$3,000.00	PSLL 2025 (PLPRMT)	\$7,504.98
B	4 Lots or Less (DRC Approval)	\$10,512.00	\$420.48	\$1,051.20	\$1,051.20	\$2,343.00 plus Deposit of \$3,000.00	PSPM 2025 (PLPRMT)	\$18,377.88
C	4 Lots or Less (as part of a Planned Development) (DRC Approval)	\$6,525.00	\$261.00	\$652.50	\$652.50	\$2,542.00 plus Deposit of \$3,000.00	PSPM 2025 (PLPRMT)	\$13,633.00
D	5 Lots or More	\$11,843.00	\$473.72	\$1,184.30	\$1,184.30	\$6,177.00 plus Deposit of \$3,000.00	PSTM 2025 (PLPRMT)	\$23,862.32
E	5 Lots or More (as part of a Planned Development) (DRC Approval)	\$6,525.00	\$261.00	\$652.50	\$652.50	\$6,327.00 plus Deposit of \$3,000.00	PSTM 2025 (PLPRMT)	\$17,418.00
F	Vesting Tentative Map (VTM)	Actual Cost (\$500 Deposit)	N/A	N/A	N/A	N/A	PSVM 2025 (PLPRMT)	Varies
G	Lot Merger and Reversion to Acreage (DRC Approval)	\$2,176.00	\$87.04	N/A	\$217.60	\$3,683.00	PSLM 2025 (PLPRMT)	\$6,163.64
H	Condominium	\$9,182.00	\$367.28	\$918.20	\$918.20	\$4,682.00	PCON 2025 (PLPRMT)	\$16,067.68
I	Condominium (as part of a Planned Development)	\$5,198.00	\$207.92	\$519.80	\$519.80	\$4,682.00	PCON 2025 (PLPRMT)	\$11,127.52
J	Certificate of Compliance (DRC Approval)	\$3,771.00	\$150.84	N/A	\$377.10	\$3,442.00	PSCC 2025 (PLPRMT)	\$7,740.94
K	VTM applications that require Town Council approval and/or DRC applications that require Planning Commission approval. (These fees supplement the above established fees).	\$3,462.00	\$138.48	N/A	\$346.20	\$8,022.00	(PLPRMT)	\$11,968.68

		Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Accela Fee Schedule	Total Fee
		PLTRCK	PLGPLN	PLANAP	ENGDEV	(PL Finance Code)		
3 MISCELLANEOUS APPLICATION FEES								
A	Time Extensions To Approved Applications (excluding fees based on actual cost)	50% of Current Fee (excluded fees based on actual cost)	Varies	Varies	Varies	Varies	PEXT 2025 (PLPRMT)	Varies
B	Modification of Approved Application (excluding fees based on actual cost)	75% of Current Fee (excluded fees based on actual cost)	Varies	N/A	Varies	Varies	PMOD 2025 (PLPRMT)	Varies
C	Conceptual Development Advisory Committee Review	\$2,966.00	\$118.64	N/A	\$296.60	N/A	PCDAC 2025 (PLPRMT)	\$3,381.24
1	CDAC Special Noticing	Actual Cost (\$500 Deposit)	N/A	N/A	N/A	N/A	PCDAC 2025 (PLPRMT)	Varies
D	Sidewalk Vending Permit	\$723.00	\$28.92	N/A	\$72.30	N/A	PPC 2025 (PLPRMT)	\$824.22
E Auto Dealer Events								
1	Small promotional events	\$1,643.00	\$65.72	N/A	\$164.30	N/A	(PLPRMT)	\$1,873.02
2	Large promotional events	\$1,643.00	\$65.72	N/A	\$164.30	N/A	(PLPRMT)	\$1,873.02
F	Newsrack Permit	\$478.00	\$19.12	N/A	\$47.80	N/A	PNEW 2025 (PLPRMT)	\$544.92
G	Firearms Dealer Permit (\$766.00 of fee to Police)	Fully allocated hourly rate for all personnel with initial \$2,000.00 deposit	N/A	N/A	N/A	N/A	(PLPRMT)	Varies
4 ENVIRONMENTAL ASSESSMENT FEES								
A	Categorical Exemption	No Fee	N/A	N/A	N/A	N/A	BBH 2025 (PLPRMT)	No Fee
B	Initial Study (Deposit)***	Fully allocated hourly rate for all personnel with initial \$5,000.00 deposit	N/A	N/A	N/A	N/A	PEIR 2025 (PLENVR)	Varies
C	Draft Initial Study Review Fee (or actual cost if part of a Planned Development, General Plan or Town Code Amendment)	\$4,762.00	N/A	N/A	N/A	\$2,367.00	PND 2025 (PLPRMT)	\$7,129.00
D	Environmental Impact Report	Consultant's Fee	N/A	N/A	N/A	N/A	PEIR 2025 (PLENVR)	Varies

		Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Accela Fee Schedule	Total Fee
		PLTRCK	PLGPLN	PLANAP	ENGDEV	(PL Finance Code)		
E	Draft EIR Review Fee	Fully allocated hourly rate of all personnel plus any necessary outside costs	N/A	N/A	N/A	N/A	PEIR 2025 (PLPRMT)	Varies
F	Impact Monitoring Program (AB3180)	Actual Cost on an hourly basis plus cost of Consultant (if necessary)	N/A	N/A	N/A	N/A	(PLPRMT)	Varies
5 OTHER								
A	Pre-application Conference Fee	No Fee	N/A	N/A	N/A	N/A	(PLCONF)	No Fee
B	Fence Height Exceptions	\$533.00	N/A	N/A	N/A	\$1,857.00	PFH 2025 (PLPRMT)	\$2,390.00
C	Peer/Technical Review	Fully allocated hourly rate for all personnel with initial \$2,000.00 deposit	N/A	N/A	N/A	N/A	Various	Varies
D	Fees for Additional Tech Review and/or DRC Review DRC beyond 3 meetings, Planning Commission hearing beyond 2 meetings, Town Council hearing beyond 1 meeting	Fully allocated hourly rate for all personnel with initial 10% of Application Fee	N/A	N/A	N/A	N/A	PLDRC (PLPRMT)	Varies
E	Request For Service Not Covered By Any Other Fee	Actual Cost	Varies	Varies	Varies	N/A	(PLSERVCE)	Varies
F	Laserfiching Files	Actual Cost	N/A	N/A	N/A	N/A	(PLMICR)	Varies
G	Building Permit Plan Check Fee	20% of Building Fee	N/A	N/A	N/A	N/A	(PLPLNCHK)	Varies
H Surcharges								
1	Permit Tracking Maintenance and Update Surcharge	4% of Development Application Fee (\$1.00 minimum)	N/A	N/A	N/A	N/A	(PLTRCK)	Varies
2	General Plan Update Surcharge	.5% of Bldg. Valuation for new construction and additions or 10% of zone change and subdivision fee	N/A	N/A	N/A	N/A	(PLGPLN)	Varies
3	Advanced Planning Projects	10% of Development Application Fee	N/A	N/A	N/A	N/A	(PLANAP)	Varies

		Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Accela Fee Schedule	Total Fee
		PLTRCK	PLGPLN	PLANAP	ENGDEV	(PL Finance Code)		
4	Administrative Fee	10% of development application fees 10% of Consultant Deposit	N/A	N/A	N/A	N/A	(PLADMN)	Varies
I	Applications for Work Unlawfully Completed	Double Current Application Fee	N/A	N/A	N/A	N/A	(PLPRMT)	Varies
J	Consultation	Actual Cost on an hourly basis	N/A	N/A	N/A	N/A	(PLPRMT)	Varies
K	Outdoor Seating	Fully allocated hourly rate for all personnel with initial \$1,000.00 deposit	N/A	N/A	N/A	N/A	(PLPRMT)	Varies
L	Valet Parking	Fully allocated hourly rate for all personnel with initial \$1,000.00 deposit	N/A	N/A	N/A	N/A	(PLPRMT)	Varies
M	Parklet Program	Fully allocated hourly rate for all personnel with initial \$1,000.00 deposit	N/A	N/A	N/A	N/A	(PLPRMT)	Varies
N	Parking In Lieu	Actual Cost (\$1,000 deposit)	N/A	N/A	N/A	N/A	PARK080 (PLPRMT)	Varies
O	Shared Parking Permit	Fully allocated hourly rate for all personnel with initial \$1,000 deposit	N/A	N/A	N/A	N/A	PARK090 (PLPRMT)	Varies
P	Appeals							
1	Fee to appeal Planning Commission decision to Town Council	\$538 per residential \$2,161 per commercial, multi-family or tentative map	N/A	N/A	N/A	N/A	(PLAPEL)	Varies
2	Fee to remand applications from Town Council to Planning Commission	Actual Cost	N/A	N/A	N/A	N/A		Varies

		Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Accela Fee Schedule	Total Fee
		PLTRCK	PLGPLN	PLANAP	ENGDEV	(PL Finance Code)		
3	Fee to appeal Director of Community Development or Development Review Committee decision to Planning Commission	\$271 per residential \$1081 per commercial	N/A	N/A	N/A	N/A	(PLAPEL)	Varies
4	Tree Appeals	\$110.00	N/A	N/A	N/A	N/A	BBH 2025 (PLAPEL)	\$110.00
5	Appeal Transcription fee of Planning Commission minutes	Actual Cost (\$500 Deposit)	N/A	N/A	N/A	N/A	PCCB 2025 (PLTRNS)	Varies
Q	Research Services Minimum Charge	Actual Cost (\$200 Deposit)	N/A	N/A	N/A	N/A	BBH 2025 (PLSRCH)	Varies
R	Zoning Research							
1	Basic zoning letter	\$189.00	N/A	N/A	N/A	N/A	BBH 2025 (PLSRCH)	\$189.00
2	Legal non-conforming verification	\$797.00	N/A	N/A	N/A	N/A	BBH 2025 (PLSRCH)	\$797.00
3	Reconstruction of legal non-conforming structures (Burndown Letter)	\$398.00	N/A	N/A	N/A	N/A	BBH 2025 (PLSRCH)	\$398.00
S	Annexations							
1	One Lot	\$3,691.00	\$147.64	N/A	N/A	N/A	PLNEX1 (PANB 2025)	\$3,838.64
2	Two Lots	\$1,845.00	\$73.80	N/A	N/A	N/A	PLNEX2 (PANB 2025)	\$1,918.80
3	Three Lots	\$1,233.00	\$49.32	N/A	N/A	N/A	PLNEX3 (PANB 2025)	\$1,282.32
4	Four Lots	\$925.00	\$37.00	N/A	N/A	N/A	PLNEX4 (PANB 2025)	\$962.00
5	Five Lots or more	\$735.00	\$29.40	N/A	N/A	N/A	PLNEX5 (PANB 2025)	\$764.40
6	Annexation Legal Noticing****	Actual Cost (\$1,000 deposit)	N/A	N/A	N/A	N/A	PANB 2025 (PLANEX)	Varies
T	Special Noticing	Actual Cost (\$500 deposit)	N/A	N/A	N/A	N/A	PANB 2025 (PLANEX)	Varies

* Aside from the fees noted above, no additional Architecture and Site application fees will be assessed for projects that involve an historic structure or site.

** Any changes proposed to model homes, nonresidential, or multiple family buildings, a supplemental fee shall be based on a time and material basis to review the changes.

***The \$5,000 deposit is a deposit only. The specific cost of the Initial Study and any required special studies shall be borne by the applicant. The deposit shall be increased before the Town will authorize work exceeding the amount on deposit.

****Annexation Legal Noticing Deposit (varies as size to map) - \$1,000 to \$2,200. Any remaining deposit will be refunded to the applicant and amounts exceeding the deposit will be paid by the applicant.