



SECOND DWELLING AMNESTY PROGRAM GUIDELINES

Program 9 of the 2006 – 2014 Housing Element

Adopted by City Council Resolution No. 13-14

GENERAL DESCRIPTION

The Second Unit Amnesty Program (“**Program**”) is a means by which to legalize dwellings that have been constructed without record of permits and are not recognized in the City’s inventory of housing. The **Program** is operative for a limited time only and applications will only be processed between the period of July 1, 2013 and June 30, 2014. On and after July 1, 2014, unpermitted second dwellings will be subject to: (i) all Ordinances then in effect including, but not limited to, all permit fees, building construction standards and zoning requirements that otherwise apply to new second dwellings; and (ii) penalty assessments as established by the City Council.

ELIGIBILITY CRITERIA

Eligible Applicant. An **Eligible Applicant** must be the owner of the **Qualifying Property** on which **Eligible Dwellings** are located. **Eligible Dwellings** may either be Second Residential Units or Guest Houses, as such terms are defined in the Ojai Municipal Code. Unpermitted garage conversions are expressly prohibited.

Qualifying Property. **Qualifying Property** consists of **Eligible Dwellings** that: (i) are located in an A, VMU, O or R zone district; (ii) are accessory to a primary dwelling on the same site; (iii) provide complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation and parking, and if attached to the primary dwelling, are without interior access to the primary dwelling; (iv) have been constructed before January 1, 2006; (v) do not have a street address lawfully issued by the City; and (vi) no record of the unit appears in either the City building permit or County assessor files.

Program Standards. **Qualifying Property** may comply with the terms and conditions of the **Program** rather than the requirements for new Second Residential Units or Guest Houses described in the Ojai Municipal Code. At a minimum: (i) the **Qualifying Property** must comply with the **Property Standards** adopted for the **Program**; (ii) the property owner (as the **Eligible Applicant**) must adhere to the **Occupancy Requirements** specific to the **Qualifying Property**; (iii) the **Application Process** must be completed in a timely and proper manner; and (iv) an **Amnesty Permit** must be issued on or before June 30, 2014.

PROPERTY STANDARDS

Uniform Housing Code: **Qualifying Property** must conform to the minimum requirements of the Uniform Housing Code as summarized below:

- a. **Room Dimensions.** Ceiling heights are required to be 7½ feet in all areas except kitchens, bathrooms, and hallways where they may be as low as seven feet. At least one room must have a minimum area of 120 square feet. The size of habitable rooms used for sleeping purposes must be increased in size by 50 feet for each person beyond two occupants. Other habitable rooms, except kitchens, must each have a minimum of 70 square feet. No habitable room, except for kitchens, shall be less than seven feet in any dimension. Water closets must be located within an area having a clear space of 30 inches by 24 inches.

- b. Light and Ventilation.** All habitable rooms used for sleeping purposes must have exterior glazed windows with an area of not less than 10% of the floor space, or 10 square feet, whichever is greater; not less than one-half of the windows must be openable. All other areas of the dwelling must have openable windows with an area of not less than 5% of the total floor space, or 1½ square feet, whichever is greater. Mechanical ventilation, under specified circumstances, may be provided in lieu of openable windows. All windows, both fixed and openable, must provide access directly to the outside of the dwelling.
- c. Sanitation.** Each dwelling must have a bathroom and kitchen. At a minimum: (i) the bathroom must be equipped with a water closet, lavatory, either a bathtub or shower, and must provide privacy to the occupant; and (ii) the kitchen must be equipped with a sink constructed of non-absorbent material. All plumbing fixtures must be connected to: (i) an approved water supply with both cold and hot running water (capable of delivering water a temperature of not less than 110 degrees F); and (ii) sanitary system or an approved sewage disposal system. All plumbing fixtures must be of an approved glazed earthenware type or similar non-absorbent material
- d. Structural Requirements.** The structural component of each dwelling (e.g., roofs, floors, walls, foundations, etc.) must be capable of resisting any and all forces and loads to which they may be subjected. Each dwelling must be weather protected to provide shelter for the occupants against the elements and prevent interior dampness. All wood must be protected against termite damage.
- e. Mechanical Requirements.** Each dwelling must be provided with: (i) heating facilities capable of maintaining a room temperature of 70 degrees at a point three feet above the floor in all habitable rooms; and (ii) electricity with a minimum of two electrical convenience outlets or one outlet and one electric light fixture. Heating devices must be of an approved type and unvented fuel-burning heaters are not permitted. Every water closet compartment, bathroom and furnace room must contain at least one electric light fixture. Appropriate ventilation must be provided for all rooms containing fuel-burning appliances).
- f. Exits.** Each dwelling must have access directly to the outside of the unit. Every habitable room used for sleeping purposes must have a least one operable window or exterior door that provides for emergency escape or rescue. All required exterior access must be operable from the inside the dwelling and provide full clear opening without the use of separate tools.

Health and Safety Requirements: Qualifying Property must be fit for occupancy and comply with basic health and safety requirements as summarized below:

- a. Occupant Safety.** A battery operated smoke detector is required in the immediate area (e.g., hallway) of all sleeping areas. A carbon monoxide detection device must also be installed at an appropriate location if the **Amnesty Unit** contains a fossil fuel burning appliance or is connected to a garage. In addition, there can be no openings between a garage and a habitable room. Unless a dwelling is deemed legal or is otherwise exempt by Fire Protection Ordinance, fire sprinklers may be required. The **Eligible Applicant** must show evidence of compliance with applicable regulations of the Ventura County Fire Department.
- b. Utility Services.** All utilities (including gas, electric, water and sewer) serving the **Amnesty Unit** must have common service connections with the primary dwelling. The **Eligible Applicant** must also evidence that water and sewer service is available from the appropriate service provider. In addition, the **Amnesty Unit** must be retrofitted with low-flow plumbing fixtures. If the **Amnesty Unit** is currently served by an onsite wastewater (septic) system, the **Eligible Applicant** must evidence compliance with safety standards specified by the Ventura County Environmental Health Department.
- c. Building Hazards.** If the **Qualifying Property** is located within a Special Hazard Flood Area, the **Amnesty Unit** must comply with the flood hazard requirements prescribed in Title 9, Chapter 9 of the Ojai Municipal Code. Compliance may require the **Amnesty Unit** to have the lowest floor at or above the Base Flood Elevation (BFE) or comparable protections of life and property. If the **Amnesty Unit** contains lead hazards (as such terms are defined in Section 17920.10 of the California Health and Safety Code), such conditions must be abated in a manner consistent with operative regulations.
- d. Property Conditions.** All structural components (e.g., foundation, roof, flooring, walls and fireplaces.), operating systems (e.g., electrical, plumbing, and mechanical) and weather protection (e.g., plaster, waterproofing, windows and doors) of the **Amnesty Unit** must in a state of good repair and condition, free of obvious defects and general deterioration. In addition, the **Qualifying Property** must be free of fire hazards, faulty construction materials and hazardous or insanitary conditions. The standards of review and compliance shall be those set forth in Chapter 10 of the Uniform Housing Code.

Modified Zoning Regulations: At a minimum, **Qualifying Property** must conform to the requirements set forth in Section 10-2.1709 of the Ojai Municipal Code with the following exceptions:

- a. **Ministerial Review. Amnesty Permits,** including exceptions in zoning regulations allowed under the **Program**, shall be processed as a zoning clearance without discretionary review or hearing.
- b. **Lease Term.** There shall be no limit on the length of occupancy or rental contract on any **Amnesty Unit**.
- c. **Location.** An **Amnesty Unit** may be either a detached or an attached dwelling located within an A, VMU, O or R zone district.
- d. **Exterior Design.** No exterior design or architectural standards shall apply to any **Amnesty Unit**, nor shall the City's design review permit requirements apply except for exterior alterations above the first floor.
- e. **Lot Size.** The minimum lot area on which the **Amnesty Unit** is located may be less than 8,500 square feet in the VMU zone and less than 10,900 square feet in the A, O and R.
- f. **Floor Area.** The maximum size of the **Amnesty Unit** may exceed 640 square feet, up to a maximum of 50% of the floor area of the principal residence.
- g. **Setbacks.** The **Amnesty Unit** may encroach into required rear and side yard setbacks, but no closer than five (5) feet. Within the VMU zone, setbacks may be further reduced subject to construction of properly rated fire separation walls.
- h. **Parking.** The **Amnesty Unit** may satisfy its parking requirement through common use of parking provided for the primary residence or use of on-street parking.

New Construction Requirements: All repairs and alterations made necessary to comply with the **Property Standards** must conform to the requirements of Titles 3 (Chapter 4, Fire Prevention), 9 (Building Regulations) and 10 (Planning and Zoning) of the City's Municipal Code, including the issuance of required permits. Unless such construction involves a substantial change in the size or occupancy of the **Amnesty Unit**, the California Buildings Standards Code and California Health and Safety Code allow for alternative means of compliance; that is, the use of original materials and methods of construction provided that unsafe conditions do not result.

APPLICATION PROCESS

Required Permits. Each second unit on **Qualifying Property** must obtain an **Amnesty Permit** from the City. Applications must be received by the City and deemed complete on or before June 30, 2014. Applications filed after this date will not be accepted for processing. If subsequent inspection determines that corrective work is necessary to bring the unit into compliance with the **Property Standards**, supplemental permits may also be required by operation of the Ojai Municipal Code. The protections and advantages of the **Program** shall only apply to **Qualifying Property** for which an **Amnesty Permit** is issued on or before June 30, 2014.

Preliminary Consultation. At the option of an **Eligible Applicant**, preliminary consultations may be conducted with the City without having to identify the ownership, occupancy or location of the **Qualifying Property**. The purpose of Preliminary Consultation is to clarify the application of **Property Standards** to specific circumstances, thus allowing the **Eligible Applicant** to determine the estimated cost and feasibility of making formal application for an **Amnesty Permit**. The Preliminary Consultation may be conducted at the request of the Eligible Applicant or through a third-party intermediary.

Formal Application. Applications shall be filed with the City's Community Development Department. The following items are required to make an application complete: (i) properly completed application form; (ii) site and floor plan showing property lines, location of main residence and second unit, locations of parking spaces, size and internal layout of the **Amnesty Unit**; (iii) proof that the **Amnesty Unit** was in existence prior to January 1, 2006; (iv) certification that the **Eligible Applicant** resides on the **Qualifying Property**; and (v) a completed "Self Assessment Inspection Form" that evidences compliance or conditional compliance with the **Property Standards**.

Property Inspection. Once an application is deemed complete, rudimentary information will be verified by Community Development staff. Upon a determination that the application appears compliant with basic **Eligibility Criteria**, an inspection of the **Qualifying Property** will be made by the City to ascertain compliance with the **Property Standards**. The results of this inspection will be communicated to the **Eligible Applicant** in writing. An **Amnesty Permit** will be issued upon verification by the City that all corrective work and conditions of eligibility have properly satisfied.

Permit Fees. **Amnesty Permit** applications submitted and found to be complete between July 1, 2013, and June 30, 2014, shall be subject to all fees in effect as of the estimated date of construction so long as an **Amnesty Permit** is issued on or before December 31, 2014. **Eligible Applicants** are also subject to fees charged by other agencies having jurisdiction such as the Ojai Unified School District, Ojai Sanitary District and Golden West Water Company; fee reductions (if any) are at the discretion of those agencies. Payment of fees and compliance with applicable regulations of these agencies is required a condition prerequisite to issuance of an Amnesty Permit.

Disclaimer. Issuance of an **Amnesty Permit** shall not be deemed to grant authorization for any work to be done in violation of the provisions of the State Housing Law, California Building Standards Code, or any other law, ordinance or regulation enacted by any agency having jurisdiction as to the **Amnesty Unit**, nor does the issuance of an **Amnesty Permit** grant privileges or exceptions from any other regulatory authority other than from the City of Ojai. The **Eligible Applicant** remains obligated to comply with the requirements of all other agencies having jurisdiction and is expressly responsible for correcting serious threats to health or safety (if any are found to exist) without further liability to the City.

Confidentiality. All information obtained in connection with applications for an **Amnesty Permit** will remain confidential and will **NOT** be placed in the building file for subsequent code enforcement action or in any way "cloud" title to the **Qualifying Property**. At such time as the City issues the results of its inspection of the **Qualifying Property**, the **Eligible Applicant** shall be advised of the observed presence of serious threats to health or safety (if any). Such statements are advisory only and it shall be incumbent upon the **Eligible Applicant** to undertake corrective measures as necessary to protect life and property.

PROGRAM IMPLEMENTATION

Financial Assistance. The City, independent of the **Program**, operates a housing rehabilitation program for which the **Eligible Applicant** may qualify to undertake improvements to the **Qualifying Property**. For further information on eligibility requirements and funding availability, please contact HELP of Ojai, (805) 640-3320. In exchange for financial assistance, the **Amnesty Unit** shall be subject to **Affordability Covenants** which limit the rent (for a minimum of duration of 20 years) to an amount not exceeding a sum equal to 15% of the area median income adjusted for family size appropriate to the **Amnesty Unit**.

Ombudsman Support. The City encourages the **Eligible Applicant** to avail itself of the **Preliminary Consultation** process and welcomes the use of third-party intermediaries. To facilitate this process, the City is exploring the possibility of an **Ombudsman Program** which would allow the **Eligible Applicant** to seek out the assistance of parties independent of the City to assist in qualifying for an **Amnesty Permit**. More information on the **Ombudsman Program**, as well as the availability of third-party intermediaries, may be obtained from the City at any time following commencement of the Second Unit Amnesty **Program**.

Report of Building Records. Commencing July 1, 2014, all properties shall be subject to a Report of Building Records Ordinance. At the time of entering into an agreement of sale or exchange of any residential building or commercial building on or after July 1, 2014, the owner or his authorized representative shall inform the purchaser of the purchaser's right to compel the owner to obtain from the City a report of the residential or commercial building record prior to the consummation of the sale, showing the regularly authorized use, occupancy, and zoning classification of such property (including, but not limited to, evidencing whether a Second Dwelling or Guest House is lawfully permitted).

Penalty Assessments. On and after July 1, 2014, unpermitted Second Dwellings and Guest Houses will be subject to: (i) all Ordinances then in effect including, but not limited to, all permit fees, building construction standards and zoning requirements that otherwise apply; and (ii) penalty assessments as established by the City Council.

EXHIBIT B

Second Unit Amnesty Program – City Fee Schedule

**SECOND DWELLING UNIT AMNESTY PROGRAM
Fee Schedule**

AGENCY	FEE CATEGORIES	2013	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995
	BUILDING FEES													
A	Building Permit	\$ 1,320	\$ 1,178	\$ 1,158	\$ 1,137	\$ 1,117	\$ 1,097	\$ 1,077	\$ 1,056	\$ 1,036	\$ 1,016	\$ 995	\$ 975	\$ 955
A	Plan Check	\$ 1,040	\$ 959	\$ 948	\$ 936	\$ 925	\$ 913	\$ 902	\$ 890	\$ 878	\$ 867	\$ 855	\$ 844	\$ 832
A	Building Standards	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B	Technical Surcharge	\$ 109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
A	Energy Plan Check	\$ 181	\$ 167	\$ 165	\$ 163	\$ 161	\$ 159	\$ 157	\$ 155	\$ 153	\$ 151	\$ 149	\$ 147	\$ 145
A	High Fire	\$ 61	\$ 56	\$ 56	\$ 55	\$ 54	\$ 54	\$ 53	\$ 53	\$ 52	\$ 51	\$ 51	\$ 50	\$ 49
A	High Fire Plan Check	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52
B	State Seismic Fee	\$ 7	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 5
	DEVELOPMENT FEES													
B	School Fees	\$ 2,048	\$ 1,900	\$ 1,894	\$ 1,888	\$ 1,882	\$ 1,877	\$ 1,871	\$ 1,865	\$ 1,859	\$ 1,853	\$ 1,847	\$ 1,841	\$ 1,835
A	Traffic Impact (City)	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430
B	Traffic Impact (County)	\$ 106	\$ 84	\$ 84	\$ 83	\$ 83	\$ 83	\$ 82	\$ 82	\$ 82	\$ 81	\$ 81	\$ 81	\$ 80
B	County Flood	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600
A	Public Works Drainage	\$ 378	\$ 322	\$ 322	\$ 321	\$ 320	\$ 320	\$ 319	\$ 318	\$ 317	\$ 317	\$ 316	\$ 315	\$ 315
B	Fire District 126A Form	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224
A	Curb, Gutter & Sidewalk	\$ 5,000	\$ 5,000	\$ 4,919	\$ 4,838	\$ 4,757	\$ 4,676	\$ 4,595	\$ 4,514	\$ 4,432	\$ 4,351	\$ 4,270	\$ 4,189	\$ 4,108
B	OVSD Will Serve Letter	\$17,000	\$17,000	\$16,550	\$16,100	\$15,650	\$15,200	\$14,750	\$14,300	\$13,850	\$13,400	\$12,950	\$12,500	\$12,050
B	GSWD Will Serve Letter	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	PLANNING FEES													
A	Zoning Clearance	\$ 90	\$ 86	\$ 84	\$ 81	\$ 79	\$ 77	\$ 74	\$ 72	\$ 70	\$ 67	\$ 65	\$ 63	\$ 60
A	New Address	\$ 90	\$ 86	\$ 84	\$ 81	\$ 79	\$ 77	\$ 74	\$ 72	\$ 70	\$ 67	\$ 65	\$ 63	\$ 60
A	Deed Restriction	\$ 90	\$ 86	\$ 84	\$ 81	\$ 79	\$ 77	\$ 74	\$ 72	\$ 70	\$ 67	\$ 65	\$ 63	\$ 60
	TOTAL FEES													
A	City Fees	\$ 8,736	\$ 8,429	\$ 8,306	\$ 8,183	\$ 8,059	\$ 7,936	\$ 7,813	\$ 7,689	\$ 7,566	\$ 7,443	\$ 7,320	\$ 7,196	\$ 7,073
B	Other Agencies	\$20,094	\$19,808	\$19,352	\$18,896	\$18,439	\$17,983	\$17,527	\$17,071	\$16,615	\$16,158	\$15,702	\$15,246	\$14,790
	Total	\$28,830	\$28,237	\$27,658	\$27,078	\$26,499	\$25,919	\$25,340	\$24,760	\$24,181	\$23,601	\$23,022	\$22,442	\$21,863

NOTES:

- Fee amounts listed above are based on the following parameters:
 - A second residential dwelling building size of 640 square feet which is the maximum allowable under current Zoning Ordinance Regulations.
 - Building valuation for 2013 is based on data published by the International Code Council ("ICC"), utilizing Type V (wood-frame construction) with Protected "A" fire rated coatings (e.g., sheetrock, etc.); valuation for 2006 and 1969 is based on a combination ICC data and Consumer Price Index adjustments; valuation for intervening years is based on average annual changes based on the differences between 2013, 2006 and 1969, 2006 is the outside date of eligibility under the Amnesty Program and 1969 is the year that Housing Element requirements become mandatory.
 - Curb, Gutter and Sidewalk improvement fees are based on a standard residential lot with a linear frontage of 100 feet.
- Fees charged by "Other Agencies" are estimated; actual fees may vary at the discretion of those

SECOND DWELLING UNIT AMNESTY PROGRAM Fee Schedule

AGENCY	FEE CATEGORIES	1994	1993	1992	1991	1990	1989	1988	1987	1986	1985	1984	1983	1982
	BUILDING FEES													
A	Building Permit	\$ 935	\$ 914	\$ 894	\$ 874	\$ 853	\$ 833	\$ 813	\$ 793	\$ 772	\$ 752	\$ 732	\$ 711	\$ 691
A	Plan Check	\$ 821	\$ 809	\$ 798	\$ 786	\$ 775	\$ 763	\$ 751	\$ 740	\$ 728	\$ 717	\$ 705	\$ 694	\$ 682
A	Building Standards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B	Technical Surcharge	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
A	Energy Plan Check	\$ 143	\$ 141	\$ 139	\$ 137	\$ 135	\$ 133	\$ 131	\$ 129	\$ 127	\$ 125	\$ 123	\$ 121	\$ 119
A	High Fire	\$ 49	\$ 48	\$ 47	\$ 47	\$ 46	\$ 45	\$ 44	\$ 44	\$ 43	\$ 43	\$ 42	\$ 41	\$ 41
A	High Fire Plan Check	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52
B	State Seismic Fee	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 4
	DEVELOPMENT FEES													
B	School Fees	\$ 1,830	\$ 1,824	\$ 1,818	\$ 1,812	\$ 1,806	\$ 1,800	\$ 1,794	\$ 1,789	\$ 1,783	\$ 1,777	\$ 1,771	\$ 1,765	\$ 1,759
A	Traffic Impact (City)	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430
B	Traffic Impact (County)	\$ 80	\$ 80	\$ 79	\$ 79	\$ 79	\$ 78	\$ 78	\$ 78	\$ 78	\$ 77	\$ 77	\$ 77	\$ 76
B	County Flood	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600
A	Public Works Drainage	\$ 314	\$ 313	\$ 313	\$ 312	\$ 311	\$ 310	\$ 310	\$ 309	\$ 308	\$ 308	\$ 307	\$ 306	\$ 306
B	Fire District 126A Form	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224
A	Curb, Gutter & Sidewalk	\$ 4,027	\$ 3,946	\$ 3,865	\$ 3,784	\$ 3,703	\$ 3,622	\$ 3,541	\$ 3,459	\$ 3,378	\$ 3,297	\$ 3,216	\$ 3,135	\$ 3,054
B	OVSD Will Serve Letter	\$11,600	\$11,150	\$10,700	\$10,250	\$9,800	\$9,350	\$8,900	\$8,450	\$8,000	\$7,550	\$7,100	\$6,650	\$6,200
B	GSWD Will Serve Letter	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	PLANNING FEES													
A	Zoning Clearance	\$ 58	\$ 56	\$ 53	\$ 51	\$ 49	\$ 46	\$ 44	\$ 42	\$ 40	\$ 37	\$ 35	\$ 33	\$ 30
A	New Address	\$ 58	\$ 56	\$ 53	\$ 51	\$ 49	\$ 46	\$ 44	\$ 42	\$ 40	\$ 37	\$ 35	\$ 33	\$ 30
A	Deed Restriction	\$ 58	\$ 56	\$ 53	\$ 51	\$ 49	\$ 46	\$ 44	\$ 42	\$ 40	\$ 37	\$ 35	\$ 33	\$ 30
	TOTAL FEES													
A	City Fees	\$ 6,950	\$ 6,826	\$ 6,703	\$ 6,580	\$ 6,456	\$ 6,333	\$ 6,210	\$ 6,086	\$ 5,963	\$ 5,840	\$ 5,717	\$ 5,593	\$ 5,470
B	Other Agencies	\$14,334	\$13,878	\$13,421	\$12,965	\$12,509	\$12,053	\$11,597	\$11,140	\$10,684	\$10,228	\$9,772	\$9,316	\$8,859
	Total	\$21,283	\$20,704	\$20,124	\$19,545	\$18,965	\$18,386	\$17,806	\$17,227	\$16,647	\$16,068	\$15,488	\$14,909	\$14,329

NOTES:

1. Fee amounts listed above are based on the following parameters:

- a. A second residential dwelling building size of 640 square feet which is the maximum allowable under current Zoning Ordinance Regulations.
- b. Building valuation for 2013 is based on data published by the International Code Council ("ICC"), utilizing Type V (wood-frame construction) with Protected "A" fire rated coatings (e.g., sheetrock, etc.); valuation for 2006 and 1969 is based on a combination ICC data and Consumer Price Index adjustments; valuation for intervening years is based on average annual changes based on the differences between 2013, 2006 and 1969, 2006 is the outside date of eligibility under the Amnesty Program and 1969 is the year that Housing Element requirements become mandatory.
- c. Curb, Gutter and Sidewalk improvement fees are based on a standard residential lot with a linear frontage of 100 feet.

2. Fees charged by "Other Agencies" are estimated; actual fees may vary at the discretion of those

SECOND DWELLING UNIT AMNESTY PROGRAM Fee Schedule

AGENCY	FEE CATEGORIES	1981	1980	1979	1978	1977	1976	1975	1974	1973	1972	1971	1970	1969
	BUILDING FEES													
A	Building Permit	\$ 671	\$ 651	\$ 630	\$ 610	\$ 590	\$ 569	\$ 549	\$ 529	\$ 509	\$ 488	\$ 468	\$ 448	\$ 427
A	Plan Check	\$ 671	\$ 659	\$ 648	\$ 636	\$ 625	\$ 613	\$ 601	\$ 590	\$ 578	\$ 567	\$ 555	\$ 544	\$ 532
A	Building Standards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B	Technical Surcharge	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
A	Energy Plan Check	\$ 117	\$ 115	\$ 113	\$ 111	\$ 109	\$ 107	\$ 105	\$ 103	\$ 101	\$ 99	\$ 97	\$ 95	\$ 93
A	High Fire	\$ 40	\$ 39	\$ 38	\$ 37	\$ 36	\$ 35	\$ 34	\$ 33	\$ 32	\$ 31	\$ 30	\$ 29	\$ 28
A	High Fire Plan Check	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52	\$ 52
B	State Seismic Fee	\$ 4	\$ 4	\$ 4	\$ 4	\$ 4	\$ 4	\$ 4	\$ 4	\$ 4	\$ 3	\$ 3	\$ 3	\$ 3
	DEVELOPMENT FEES													
B	School Fees	\$ 1,753	\$ 1,748	\$ 1,742	\$ 1,736	\$ 1,730	\$ 1,724	\$ 1,718	\$ 1,712	\$ 1,706	\$ 1,701	\$ 1,695	\$ 1,689	\$ 1,683
A	Traffic Impact (City)	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430
B	Traffic Impact (County)	\$ 76	\$ 76	\$ 75	\$ 75	\$ 75	\$ 74	\$ 74	\$ 74	\$ 73	\$ 73	\$ 73	\$ 72	\$ 72
B	County Flood	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600
A	Public Works Drainage	\$ 306	\$ 304	\$ 304	\$ 303	\$ 302	\$ 301	\$ 301	\$ 300	\$ 299	\$ 299	\$ 298	\$ 297	\$ 297
B	Fire District 126A Form	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224	\$ 224
A	Curb, Gutter & Sidewalk	\$ 2,973	\$ 2,892	\$ 2,811	\$ 2,730	\$ 2,649	\$ 2,568	\$ 2,486	\$ 2,405	\$ 2,324	\$ 2,243	\$ 2,162	\$ 2,081	\$ 2,000
B	OVSJ Will Serve Letter	\$ 5,750	\$ 5,300	\$ 4,850	\$ 4,400	\$ 3,950	\$ 3,500	\$ 3,050	\$ 2,600	\$ 2,150	\$ 1,700	\$ 1,250	\$ 800	\$ 350
B	GSD Will Serve Letter	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	PLANNING FEES													
A	Zoning Clearance	\$ 28	\$ 26	\$ 23	\$ 21	\$ 19	\$ 16	\$ 14	\$ 12	\$ 9	\$ 7	\$ 5	\$ 2	\$ -
A	New Address	\$ 28	\$ 26	\$ 23	\$ 21	\$ 19	\$ 16	\$ 14	\$ 12	\$ 9	\$ 7	\$ 5	\$ 2	\$ -
A	Deed Restriction	\$ 28	\$ 26	\$ 23	\$ 21	\$ 19	\$ 16	\$ 14	\$ 12	\$ 9	\$ 7	\$ 5	\$ 2	\$ -
	TOTAL FEES													
A	City Fees	\$ 5,347	\$ 5,223	\$ 5,100	\$ 4,977	\$ 4,853	\$ 4,730	\$ 4,607	\$ 4,483	\$ 4,360	\$ 4,237	\$ 4,113	\$ 3,990	\$ 3,867
B	Other Agencies	\$ 8,403	\$ 7,947	\$ 7,491	\$ 7,035	\$ 6,579	\$ 6,122	\$ 5,666	\$ 5,210	\$ 4,754	\$ 4,298	\$ 3,841	\$ 3,385	\$ 2,929
	Total	\$13,750	\$13,170	\$12,591	\$12,011	\$11,432	\$10,852	\$10,273	\$9,693	\$9,114	\$8,534	\$7,955	\$7,375	\$6,796

NOTES:

1. Fee amounts listed above are based on the following parameters:

- a. A second residential dwelling building size of 640 square feet which is the maximum allowable under current Zoning Ordinance Regulations.
- b. Building valuation for 2013 is based on data published by the International Code Council ("ICC"), utilizing Type V (wood-frame construction) with Protected "A" fire rated coatings (e.g., sheetrock, etc.); valuation for 2006 and 1969 is based on a combination ICC data and Consumer Price Index adjustments; valuation for intervening years is based on average annual changes based on the differences between 2013, 2006 and 1969; 2006 is the outside date of eligibility under the Amnesty Program and 1969 is the year that Housing Element requirements become mandatory.
- c. Curb, Gutter and Sidewalk improvement fees are based on a standard residential lot with a linear frontage of 100 feet.

2. Fees charged by "Other Agencies" are estimated; actual fees may vary at the discretion of those