



Douglas County Nevada
 Community Development * Fee Schedule
 (Effective 1-1-2022) BOCC Resolution 2021R-096
 Revised 4/16/2024

Resolution 2021R-096

Administrative Division			
Resolution 2021R-096 Section II - Administrative Division Miscellaneous Administrative Filing Fees	Fee \$	Tech Fee \$ (4%)	Total Fee \$
The fee for a PUBLIC RECORDS REQUEST is the cost of ink, toner, paper, media and postage for providing a copy of any public record. Pursuant to NRS 239.054, add itional fees shall apply if the request pertains to the provision of information from geographic information system, in which case the reasonable cost(s) related to the following shall be charged: gathering and entry of data into the system; maintenance and updating of the database; hardware; software; quality control; and consultation with personnel.	Cost of ink, toner, paper, media and postage	-	Cost of ink, toner, paper, media and postage
Administrative Service Fee - required if the processing of any application requires that the County procure outside consulting or other professional services. The applicant shall reimburse the County for all costs incurred plus equal to ten percent (10%) of the cost. <No change to this item>	Cost Incurred + 10%	-	Cost Incurred + 10%
Financial Security Agreements	\$477.00	-	
Financial Security Agreements - If the county must draw on the security, an additional fee shall be charger per draw.	\$179.00	-	
Technology Fee (4% each component will be applied to every permit, development application, land division application, inspection, reivew or other submission processed by Community Development) - (Shall <u>not</u> be applied to water or sewer connection permits) <No change to this fee>	-	4%	-
Planning Division (775-782-6217)			
Resolution 2021R-096 Section III - Planning Division Zoning Permits	Fee \$	Tech Fee \$ (4%)	Total Fee \$
Abandonment of Right of Way	\$1,967.00	\$78.68	\$2,045.68
Abandonment <i>Administrative</i> (Public Utility)	\$731.00	\$29.24	\$760.24
Annexation	\$630.00	\$25.20	\$655.20
Certified Site Document Review	\$525.00	\$21.00	\$546.00
Commercial Floor Area	\$705.00	\$28.20	\$733.20
Density Bonus Agreement	\$4,769.00	\$190.76	\$4,959.76
Development Agreement plus costs for outside consulting or other professional services required by the Director.	\$4,769.00	\$190.76	\$4,959.76
Major Design Review (DR)	\$2,573.00	\$102.92	\$2,675.92
Minor Design Review / Minor Design Review-Hillside Development	\$477.00	\$19.08	\$496.08
Minor Design Review-Accessory Dwelling / Container Review	\$347.00	\$13.88	\$360.88
Minor Design Review-Renewable Energy System**	\$359.00	\$14.36	\$373.36
Gaming District Overlay	\$5,723.00	\$228.92	\$5,951.92



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Land Bank Application	\$525.00	\$21.00	\$546.00
Maintenance District	\$4,769.00	\$190.76	\$4,959.76
Master Plan Map Amendment (MPMA) No fee for Do. County agencies	\$6,878.00	\$275.12	\$7,153.12
Master Plan Text Amendment (MPTA) No fee for Do. County agencies	\$6,878.00	\$275.12	\$7,153.12
Mixed-Use Commercial/Planned Development (not involving a TSM or variance request) Base fee plus \$20 per development unit over 50 units	\$5,723.00	\$228.92	\$5,951.92
Mixed-Use Commercial/Planned Development (involving a tentative subdivision map or variance request)	\$6,878.00	\$275.12	\$7,153.12
Modification to a Conservation Easement	\$1,155.00	\$46.20	\$1,201.20
Modification to the development schedule for a PD	\$806.00	\$32.24	\$838.24
Major Modification <u>80%</u> of current application fee (excludes PD, MUC or Specific Plan)			
Minor Modification	\$597.00	\$23.88	\$620.88
Planning Division Review of Building Plans (\$50 SF / \$200 Com/Ind/MF)	\$52.50/\$210	\$2.08/\$8.4	\$54.58/\$218.40
Pre-Application (The fee will be used to offset any future application fee, if submitted within 12 months of the submittal of the pre-app)	\$263.00	\$10.52	\$273.52
Reimbursement Agreement	\$4,769.00	\$190.76	\$4,959.76
Sign Review	\$120.00	\$4.80	\$124.80
Master Sign Plan - charged in addition to Sign Review	\$239.00	\$9.56	\$248.56
Sign, Illegal - Impound Fee (collected prior to release)	\$91.00	\$3.64	\$94.64
Sign Permit, Temporary - Annual	\$120.00	\$4.80	\$124.80
Sign Permit, Temporary / "A" Frame, per buisness	\$91.00	\$3.64	\$94.64
Sign Permit, Temporary / Single Event	\$31.00	\$1.24	\$32.24
Special Use Permit	\$2,310.00	\$92.40	\$2,402.40
Special Use Permit (Renewable Energy System**)	\$813.00	\$32.52	\$845.52
Specific Plan (Base fee plus \$20 per dwelling unit over 50 units)	\$6,878.00	\$275.12	\$7,153.12
Street Name Change (no fee for governmental agency)	\$597.00	\$23.88	\$620.88
Street Name Sign, Single	\$239.00	\$9.56	\$248.56
Street Name Sign, Double, unless provided for as part of a development agreement, required by a condition of approval for any development application, or requested by a governmental agency.	\$299.00	\$11.96	\$310.96
Street Name Sign, Single (existing pole)	\$81.00	\$3.24	\$84.24
Temporary Use Permit	\$208.00	\$8.32	\$216.32
Transfer of Development Rights	\$121.00	\$4.84	\$125.84
Major Variance	\$2,573.00	\$102.92	\$2,675.92
Minor Variance	\$788.00	\$31.52	\$819.52
Variance to Improvement Standards (with Subdivision or PM) (per item)	\$788.00	\$31.52	\$819.52
Zoning Map Amendment	\$5,198.00	\$207.92	\$5,405.92
(Discounted fee if filed with a MPMA)	\$2,310.00	\$92.40	\$2,402.40
Zoning Text Amendment (No fee for Staff or other Govt Agency)	\$5,198.00	\$207.92	\$5,405.92



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Resolution 2021R-096 Section III - Planning Division Land Division Applications	Fee \$	Tech Fee \$ (4%)	Total Fee \$
Amended Parcel Map	\$1,549.00	\$61.96	\$1,610.96
Amended Subdivision Map	\$2,980.00	\$119.20	\$3,099.20
Boundary Line Adjustment	\$1,040.00	\$41.60	\$1,081.60
Division of Land into Large Parcels, Tentative	\$788.00	\$31.52	\$819.52
Division of Land into Large Parcels, Final (To BOCC)	No Fee	No Fee	No Fee
Lot Consolidation/Reversion to Acreage	\$1,040.00	\$41.60	\$1,081.60
Map Merger/Re-Subdivision (Subdivision)	\$4,471.00	\$178.84	\$4,649.84
Tentative Parcel Map	\$2,385.00	\$95.40	\$2,480.40
Final Parcel Map	\$806.00	\$32.24	\$838.24
Reversion to Acreage	\$1,967.00	\$78.68	\$2,045.68
Tentative Subdivision Map (Base fee plus \$20 per d/u over 50 units)+4%	\$4,471.00	\$178.84	\$4,649.84
Final Subdivision Map	\$1,162.00	\$46.48	\$1,208.48
Resolution 2021R-096 Section III - Planning Division Miscellaneous Applications	Fee \$	Tech Fee \$ (4%)	Total Fee \$
Appeal/Manufactured Home Sprinkler Waiver	\$919.00	\$36.76	\$955.76
Continuance (requested by Applicant prior to noticing being sent)	\$630.00	\$25.20	\$655.20
Flood Zone Letter	\$105.00	\$4.20	\$109.20
Planning Commission Determination	\$788.00	\$31.52	\$819.52
Rehearing (by Applicant or other party with standing) or Continuance (requested by Applicant after noticing has been sent) - no fee for staff or another governmental agency.	\$788.00	\$31.52	\$819.52
Time Extension, Administrative (by Applicant)	\$420.00	\$16.80	\$436.80
Time Extension for an Item Requiring a Public Hearing (by Applicant)	\$1,313.00	\$52.52	\$1,365.52
Water Conveyance Advisory Committee (WCAC) Review	\$683.00	\$27.32	\$710.32
Zoning Determination Letter	\$105.00	\$4.20	\$109.20
Engineering Division (775-782-6238)			
Resolution 2021R-096 Section IV - Engineering Division Development Applications	Fee \$	Tech Fee \$ (4%)	Total Fee \$
Certificate of Amendment	\$271.00	\$10.84	\$281.84
Change Order for SIP (also requires plan review fee and permit fee based on the cost of the added work)	\$315	\$12.60	\$327.60
Domestic Well Credit Application and Agreement	\$217	\$8.68	\$225.68
Encroachment Permit (below fees may also be charged when applicable)	\$120	\$4.80	\$124.80
Excavation or Direct Burial - \$75 or \$0.10 per linear foot Whichever is greater			
Street Boring (per bore)	\$52.50	\$2.10	\$54.60
Street Cutting + Pavement Condition Index Fee	\$263	\$10.52	\$273.52
PCI 0-55 (or greater than 15 years) Saw cut L.F. x \$0.50	\$0.53	\$0.02	\$0.55
PCI 56-69 (or 11-15 years) Saw cut L.F. x \$1.00	\$1.05	\$0.04	\$1.09
PCI 70-85 (or 6-10 years) Saw cut L.F. x \$1.50	\$1.58	\$0.06	\$1.64



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PCI 86-100 (or less than 5 years) Saw cut L.F. x \$2.00	\$2.10	\$0.08	\$2.18
Driveway Connections	\$53	\$2.12	\$55.12
Concrete Curbs, Gutters, Pads & Sidewalks - \$75 or \$0.05 per square foot whichever is greater			
Culvert Placements	\$53	\$2.12	\$55.12
Road Closure - Includes \$52 Review Fee and \$51 Inspection Fee	\$109	\$4.36	\$113.36
Site Improvement Permit Plan Review Fee – see from and to list below From \$1 to \$25,000 – 4.2% of value of work. From \$25,000 to \$100,000 - \$1,000 fee + 3.15% of value of work in excess of \$25,000. For work over \$100,000 – fee of \$4,000 plus 1.5% of value of work in excess of \$100,000.	% based on some set fees		
Site Improvement or Commercial Site Work permit Plan Review Fee. Value of work X (% for fee) = Permit Plan Review Fee From \$1 to \$100,000: (value of work) X (1.575%) From \$100,000 to \$200,000: (value of work - \$100,000) X (0.525%) + 1,500. Over \$200,000 to \$400,000: (value of work - \$200,000) X (0.262%) + 2,000. Value of work which will be inspected by authorized entity other than Douglas County will not be included in calculating Site Improvement Permit Filing Fee.	% based on some set fees		
Subsequent Review - Resubmittal of Site Improvement Permit (SIP)/Commercial Plan's- starting with third revision (4th submittal) - 10% of SIP Plan Review Fee or Commercial Building Permit Plan Review will be charged for 4th review. <No Change to this item>	+ 10% Plan Review Fee	4%	-
Work Without Construction Permit (in addition to required application fee)	\$1,203	\$48.12	\$1,251.12
Resolution 2021R-096 Section IV - Engineering Division Flood Plain Development Applications	Fee \$	Tech Fee \$ (4%)	Total Fee \$
FEMA CLOMR/LOMR Peer Review based on direct costs			
Administrative fee of \$361 \$380 , the applicant will be required to submit a deposit of thirty-five hundred dollars (\$3,500) with the County. Any additional direct costs in excess of thirty-five hundred dollars (\$3,500) will be invoiced to the applicant. Any remaining funds from the thirty-five hundred dollar (\$3,500) deposit will be returned to the applicant minus the \$361 administrative fee.	\$380		
Floodplain Development Review permit	\$263	\$10.52	\$273.52
Letter of Map Revision (LOMR) Review (if Fema approved CLOMR)	\$163	\$6.52	\$169.52
Letter of Map Revision (LOMR) Review (if no CLOMR has been approved by FEMA)	\$380	\$15.20	\$395.20
Conditional Letter of Map Revision for Fill (CLOMR-F)	\$163	\$6.52	\$169.52
Letter of Map Amendment (LOMA)(Only in req'd Fldwy)	\$163	\$6.52	\$169.52
Letter of Map Revision for Fill (LOMR-F)	\$163	\$6.52	\$169.52
NOTE - *All governmental agencies shall be allowed a seventy-five percent (75%) reduction in Planning and Engineering fees. Renewable Energy applications are allowed a 50% reduction in Building related fees. In addition, all projects identified and assigned a project number in the Tahoe Regional Planning Agency's (TRPA) Environmental Improvement Program (EIP) and mostly funded by federal, state, or local governments shall be allowed a seventy-five percent (75%) reduction in Site Improvement Permit fees.			



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Carson City Health and Human Services (775-887-2190)			
Resolution 2021R-096 Section V - ADDED FEES Carson City Health and Human Services Administrative Fees	Fee \$	Tech Fee \$ (4%)	Total Fee \$
Re-inspection Fee	\$50.00	\$2.00	\$52.00
Pre-application Fee	\$25.00	\$1.00	\$26.00
Seasonal Farmers Market Fee	\$100.00	\$4.00	\$104.00
Cottage Food Application Fee	\$25.00	\$1.00	\$26.00
Building Division (775-782-6224)			
Resolution 2021R-096 Section VI Building Division Miscellaneous Applications	Fee \$	Tech Fee \$ (4%)	Total Fee \$
Building Permit Allocation (Valley only)	\$392	\$15.68	\$407.68
Appeal of the Decision to Allocate a Building Permit	\$280	\$11.20	\$291.20
Building Permit Allocation Transfer (Valley only)	\$336	\$13.44	\$349.44
Appeal of the Decision to Transfer an Allocation	\$280	\$11.20	\$291.20
Bank and/or Borrow a Building Permit Allocation (Valley only)	\$560	\$22.40	\$582.40
Appeal of the Decision to Bank and/or Borrow an Allocation	\$515	\$20.60	\$535.60
Six-Month Extension	\$109	\$4.36	\$113.36
Temporary Certificate of Occupancy	\$208	\$8.32	\$216.32