



**County of Nevada Community Development Agency  
Planning Division  
Land Use Application Fee Schedule - FY25/26**  
See Footnotes for additional fee information.

\*Effective 9/1/25

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Permit/Service Requested	FY 24-25 Minimum Fee	FY 25-26 Minimum Fee	Notes	Dept	Min Hours	FY 25-26 Minimum Dept Fee	Fees by Dept. <sup>3</sup>
Planning Applications (Application Submittal Fee (Includes \$1,185.48 environmental review fees unless noted otherwise) <sup>2,8,9</sup> )							
Environmental Review							
1. Initial Study – Staff prepared	\$ 1,137.60	\$ 1,185.48		Plng:	6.00	\$ 1,185.48	Min Fee (P-8A)
2. Initial Study – Consultant/Contract Planner			Varies	Plng:			Consultant Cost + 20% Admin Fee (P-8B)
4. EIR – NOP/RFP staff preparation	\$ 568.80	\$ 1,185.48		Plng:	6.00	\$ 1,185.48	Min Fee (P-8C)
5. EIR – Consultant prepared/staff review			Varies	Plng:			Consultant Cost plus 10% of the average of all acceptable bids (P-8E)
	\$ 235.52	\$ 242.28		DPW:	1.00	\$ 242.28	Min Fee (PWENG)
	\$ 229.56	\$ 238.20		EH:	1.00	\$ 238.20	Min Fee (EH2677)
6. Env Review for other County Dept.	\$ 568.80	\$ 592.74		Plng:	3.00	\$ 592.74	Min. Fee (P-8D)
7. File Notice of Exemption	\$ 568.80	\$ 592.74		Plng:	3.00	\$ 592.74	Min. Fee (P-8G)
Tentative Parcel Map (4 lots or fewer)	\$ 6,582.64	\$ 6,847.56		Plng:	18.00	\$ 3,556.44	Min Fee (P-1A)
				Plng:	6.00	\$ 1,185.48	Min Fee (P-8A)
				DPW:	1.00	\$ 242.28	Min Fee (PWENG)
				Surv:	4.00	\$ 910.56	Min Fee (P-1ASRV)
				EH:	4.00	\$ 952.80	Min Fee (EH2622)
Tentative Final Maps (5 lots or more)	\$ 9,856.00	\$ 10,252.56		Plng:	28.00	\$ 5,532.24	Min Fee (P-1B)
				Plng:	6.00	\$ 1,185.48	Min Fee (P-8A)
				DPW:	1.00	\$ 242.28	Min Fee (PWENG)
				Surv:	4.00	\$ 910.56	Min Fee (P-1BSRV)
				EH:	10.00	\$ 2,382.00	Min Fee (EH2611)
Amendment to Approved Tentative Map	\$ 1,707.52	\$ 1,774.50	(Env Review fees not included)	Plng:	6.00	\$ 1,185.48	Min Fee (P-1C)
				DPW:	1.00	\$ 242.28	Min Fee (PWENG)
				Surv:	1.00	\$ 227.64	Min Fee (P-1CSR)
				EH:	0.50	\$ 119.10	Min Fee (EH4813)
Parcel/Final Map Reversion to Acreage	\$ 1,443.10	\$ 1,498.44	(Env Review fees not applicable)	Plng:	4.00	\$ 790.32	Min Fee (P-1G) for PM or (P-1H) for FM
				DPW:	1.00	\$ 242.28	Min Fee (PWENG)
				Surv:	1.00	\$ 227.64	Min Fee PM (P-1GSRV) or FM (P-1HSRV)
				EH:	1.00	\$ 238.20	Min Fee (EH1201)
Map Check for Recordation-Parcel Map	\$ 2,391.56	\$ 2,479.68	(Env Review fees not applicable)	Plng:	2.00	\$ 395.16	Min Fee (P-1E)
				DPW:	1.00	\$ 242.28	Min Fee (PWENG)
				Surv:	6.00	\$ 1,365.84	Min Fee (P-1ESRV)
				EH:	2.00	\$ 476.40	Min Fee (EH2623)
Map Check for Recordation-Final Map	\$ 2,830.80	\$ 2,934.96	(Env Review fees not applicable)	Plng:	2.00	\$ 395.16	Min Fee (P-1F)
				DPW:	1.00	\$ 242.28	Min Fee (PWENG)
				Surv:	8.00	\$ 1,821.12	Min Fee (P-1FSRV)
				EH:	2.00	\$ 476.40	Min Fee (EH2623)
Boundary Line (Lot Line) Adjustment	\$ 1,362.42	\$ 1,415.07	(Env Review fees not applicable)	Plng:	2.50	\$ 493.95	Min Fee (P-1D)
				Surv:	3.00	\$ 682.92	Flat Fee (P-1DSRV)
				EH:	1.00	\$ 238.20	Min Fee (EH2662)
Certificate of Map Correction	\$ 628.84	\$ 652.86	(Env Review fees not applicable)	Plng:	1.00	\$ 197.58	Min Fee (P-1J)
	\$ 858.40	\$ 891.06	or + EH Fee	Surv:	2.00	\$ 455.28	Min Fee (P-1JSRV)
				EH:	1.00	\$ 238.20	Min Fee (EH2694) (if applicable)
Voluntary Merger	\$ 598.82	\$ 622.80	(Env Review fees not applicable)	Plng:	2.00	\$ 395.16	Min Fee (P-4H)
				Surv:	1.00	\$ 227.64	Min Fee (P-12GSRV)
Certificates of Compliance	\$ 1,497.18	\$ 1,554.48	1st Cert + 395.16 for each addl Cert (Env Review fees not applicable)	Plng:	2.00	\$ 395.16	Min Fee (P-10F)
				Surv:	3.00	\$ 682.92	Min Fee (P-10FSRV)
				EH:	2.00	\$ 476.40	Min Fee (EH2625)
Certificate of Compliance - Conditional	\$ 1,876.38	\$ 1,949.64	1st Cond Cert + 790.32 for each addl (Env Review fees not applicable)	Plng:	4.00	\$ 790.32	Min Fee (P-10I)
				Surv:	3.00	\$ 682.92	Min Fee (P-10FSRV)
				EH:	2.00	\$ 476.40	Min Fee (EH2625)
Use Permit - Minor Residential <sup>4</sup>	\$ 1,413.08	\$ 1,468.38	(Env Review fees not applicable)	Plng:	5.00	\$ 987.90	Min Fee (P-2B)
				DPW:	1.00	\$ 242.28	Min Fee (PWENG)
				EH:	1.00	\$ 238.20	Min Fee (EH2665)
Use Permits – Zoning Administrator	\$ 6,175.20	\$ 6,421.56		Plng:	18.00	\$ 3,556.44	Min Fee (P-2A)
				Plng:	6.00	\$ 1,185.48	Min Fee (P-8A)
				DPW:	3.00	\$ 726.84	Min Fee (PWENG)
				EH:	4.00	\$ 952.80	Min Fee (EH2664)
Use Permits – Planning Commission (other than those specifically listed below)	\$ 6,554.40	\$ 6,816.72		Plng:	20.00	\$ 3,951.60	Min Fee (P-2C)
				Plng:	6.00	\$ 1,185.48	Min Fee (P-8A)
				DPW:	3.00	\$ 726.84	Min Fee (PWENG)
				EH:	4.00	\$ 952.80	Min Fee (EH2664)
1. Comprehensive Master Plans/Specific Plans	\$ 6,267.86	\$ 6,526.98		Plng:	24.00	\$ 4,741.92	Min Fee (P-2G)
				Plng:	6.00	\$ 1,185.48	Min Fee (P-8A)
				DPW:	1.00	\$ 242.28	Min Fee (PWENG)
				EH:	1.50	\$ 357.30	Min Fee (EH2692)



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Permit/Service Requested	FY 24-25 Minimum Fee	FY 25-26 Minimum Fee	Notes	Dept	Min Hours	FY 25-26 Minimum Dept Fee	Fees by Dept. <sup>3</sup>
2. Mining/Reclamation Plans	\$ 7,220.96	\$ 7,517.64		Plng: 26.00 Plng: 6.00 DPW: 1.00 EH: 4.00	\$ 5,137.08 \$ 1,185.48 \$ 242.28 \$ 952.80	Min Fee (P-2D) Min Fee (P-8A) Min Fee (PWENG) Min Fee (EH2664)	
3. MH Parks / Campgrounds / Ski Resorts / Power Plants / Transmission Lines	\$ 6,841.76	\$ 7,122.48		Plng: 24.00 Plng: 6.00 DPW: 1.00 EH: 4.00	\$ 4,741.92 \$ 1,185.48 \$ 242.28 \$ 952.80	Min Fee (P-2E) Min Fee (P-8A) Min Fee (PWENG) Min Fee (EH2664)	
Variance to Zoning Standards	\$ 2,596.60	\$ 2,698.56	(Env Review fees not applicable)	Plng: 10.00 DPW: 2.00 EH: 1.00	\$ 1,975.80 \$ 484.56 \$ 238.20	Min Fee (P-3A) Min Fee (PWENG) Min Fee (EH2663)	
<b>Development Permits – Zoning</b>							
1. ZA Development Permit	\$ 3,670.44	\$ 3,812.40	ZA -(Env Review not included)	Plng: 12.00 DPW: 3.00 EH: 3.00	\$ 2,370.96 \$ 726.84 \$ 714.60	Min Fee (P-4B1) ZA Dev Permit Min Fee (PWENG) Min Fee (EH2633)	
2. PC Development Permit	\$ 4,239.24	\$ 4,405.14	PC -(Env Review fees not included) 1182 P8A	Plng: 15.00 DPW: 3.00 EH: 3.00	\$ 2,963.70 \$ 726.84 \$ 714.60	Min Fee (P-4B2) PC Dev Permit Min Fee (PWENG) Min Fee (EH2633)	
<b>Rezoning/Zoning Review</b>							
1. Amend Zoning District Map, Combining District, and Text Amendments	\$ 4,257.08	\$ 4,432.08	(Env Review fees not included)	Plng: 20.00 DPW: 1.00 EH: 1.00	\$ 3,951.60 \$ 242.28 \$ 238.20	Min Fee (P-6A) Min Fee (PWENG) Min Fee (EH2666)	
2. Consistency findings (PC)	\$ 614.72	\$ 637.44	(Env Review fees not applicable)	Plng: 2.00 DPW: 1.00	\$ 395.16 \$ 242.28	Min Fee (P-6B) Min Fee (PWENG)	
<b>General Plan Review</b>							
1. Map Amendment	\$ 4,371.86	\$ 4,551.18	(Env Review fees not included)	Plng: 20.00 DPW: 1.00 EH: 1.50	\$ 3,951.60 \$ 242.28 \$ 357.30	Min Fee (P-7A) Min Fee (PWENG) Min Fee (EH2616)	
2. Text Amendment	\$ 4,371.86	\$ 4,551.18	(Env Review fees not included)	Plng: 20.00 DPW: 1.00 EH: 1.50	\$ 3,951.60 \$ 242.28 \$ 357.30	Min Fee (P-7B) Min Fee (if applicable) (PWENG) Min Fee (EH2616)	
3. Consistency Findings (PC)	\$ 959.06	\$ 994.74		Plng: 2.00 DPW: 1.00 EH: 1.50	\$ 395.16 \$ 242.28 \$ 357.30	Min Fee (P-7C) Min Fee (PC only) (PWENG) Min Fee (PC only) (EH2616)	
<b>Williamson Act Contracts</b>							
1. New contracts	\$ 948.00	\$ 987.90	(Env Review fees not applicable)	Plng: 5.00	\$ 987.90	Min Fee (P-9A)	
2. Cancellations	\$ 1,896.00	\$ 1,975.80	(Env Review fees not applicable)	Plng: 10.00	\$ 1,975.80	Min Fee (P-9B)	
3. Amendments	\$ 1,327.20	\$ 1,383.06	(Env Review fees not applicable)	Plng: 7.00	\$ 1,383.06	Min Fee (P-9C)	
Management Plan	\$ 568.80	\$ 592.74	(Env Review fees not included)	Plng: 3.00	\$ 592.74	Min Fee (P-10O)	
Rafting Permits - PC	\$ 987.96	\$ 1,028.52	(Env Review fees not included)	Plng: 4.00 EH: 1.00	\$ 790.32 \$ 238.20	Min Fee (P-10P) Min Fee (EH2694)	
<b>Administrative Development Permits</b>							
1. Administrative Development Permits	\$ 1,263.44	\$ 1,311.42	(Env Review fees not applicable)	Plng: 3.00 DPW: 1.00 EH: 2.00	\$ 592.74 \$ 242.28 \$ 476.40	Min Fee (P-4A) Min Fee (PWENG) Min Fee (EH2632)	
2. Secondary Dwelling Units Consistent With Density	\$ 978.02 \$ 1,207.58	\$ 1,017.96 \$ 1,256.16	or incl. Surveyor if applicable	Plng: 4.00 Surv: 1.00 EH: 1.00	\$ 790.32 \$ 227.64 \$ 238.20	Min Fee (P-4C) Min Fee (P-12JSRV) Min Fee (EH2614)	
3. Home Business	\$ 379.20 \$ 838.32	\$ 395.16 \$ 871.56	or incl. EH if applicable	Plng: 2.00 EH: 2.00	\$ 395.16 \$ 476.40	Min Fee (P-4D) Min Fee (EH1238)	
3a. Home Business - Cottage Food Operation	\$ 379.20	\$ 395.16		Plng: 2.00	\$ 395.16	Flat Fee (P-4D1)	
4. Temporary Commercial Permits/Farmers Market	\$ 519.92	\$ 538.65		Plng: 1.50 DPW: 1.00	\$ 296.37 \$ 242.28	Flat Fee (P-4F) + Archive Fee \$2.50 (PLAF-TC) Min Fee (PWENG)	
5. Farm or Produce Stands	\$ 189.60 \$ 425.12	\$ 197.58 \$ 439.86	incl. DPW if applicable	Plng: 1.00 DPW: 1.00	\$ 197.58 \$ 242.28	Min Fee (P-10V) Min Fee (PWENG)	
6. Tree Removal Permits (Nevada City sphere only)	\$ 474.00	\$ 493.95		Plng: 2.50	\$ 493.95	Flat Fee (P-4G) + Archive Fee \$6.30 (PLAF-LFDC)	
7. Cannabis Administrative Development Permits	\$ 2,411.10	\$ 2,517.94		Plng: 3.00 DPW: 1.00 EH: 2.00 AG: 1.00 Fire Pln: 2.00 Bldg: 1.00 Can: 3.00	\$ 592.74 \$ 242.28 \$ 476.40 \$ 128.36 \$ 395.16 \$ 185.48 \$ 497.52	Min Fee (P-1TAH) Min Fee (PWENG) Min Fee (EH1200) Min Fee (AG100) Min Fee (P5E) Min Fee (B122) Min Fee (CAN100)	
8. Cannabis ADP Amendment	\$ 535.10	\$ 561.00		Can: 1.00 Plng: 2.00	\$ 165.84 \$ 395.16	Min Fee (CAN100) Min Fee (P-12E)	



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<b>Permit Modifications</b>							
1. Refiling/Amending Applications & Permits	\$ 993.92	\$ 1,032.60	+ any applicable EH Fees	Plng:	4.00	\$ 790.32	Min Fee (P-12E) + any applicable EH & DPW fees
				DPW:	1.00	\$ 242.28	Min Fee (PWENG)
2. Extension of Time (TM/DP/UP) – ZA/PC	\$ 379.20	\$ 395.16		Plng:	2.00	\$ 395.16	Flat Fee (P-10B)ZA or (P-10C)PC + Archive \$1.50 ( PLAF-EXT)
3. Extension of Time (Administrative)	\$ 189.60	\$ 197.58		Plng:	1.00	\$ 197.58	Flat Fee (P-10D) + Archive Fee \$ 1.50 (PLAF-EXT)
4. Minor Amendment to an Approved Project	\$ 189.60	\$ 197.58		Plng:	1.00	\$ 197.58	Min Fee (P-12F)
<b>Building/EH Permit Review</b>							
1. Minor BP Rev (Req up to 1 hr, incl TI's, Signs, Minor Antennas)	\$ 189.60	\$ 197.58		Plng:	1.00	\$ 197.58	Min Fee (P-5A)
2. Single Family Residential BP Rev	\$ 519.92	\$ 538.65		Plng:	1.50	\$ 296.37	Min Fee (P-5B)
				DPW:	1.00	\$ 242.28	Min Fee (PWENG)
3. Commercial/Industrial/Multi-Family permits (Planner)	\$ 1,183.52	\$ 1,230.18		Plng:	5.00	\$ 987.90	Min Fee (P-5C)
				DPW:	1.00	\$ 242.28	Min Fee (PWENG)
4. Grading Permit Review	\$ 425.12	\$ 439.86		Plng:	1.00	\$ 197.58	Min Fee (P-5D)
				DPW:	1.00	\$ 242.28	Min Fee (PWENG)
5. Improvement Plan Review	\$ 425.12	\$ 439.86		Plng:	1.00	\$ 197.58	Min Fee (P-10R)
				DPW:	1.00	\$ 242.28	Min Fee (PWENG)
6. Fire Planner review (sprinklers)	\$ 284.40	\$ 296.37		Plng:	1.50	\$ 296.37	Min Fee (P-5E)
7. Site Plan Rev (PI Permit Tech)	\$ 189.60	\$ 197.58		Plng:	1.00	\$ 197.58	Min Fee (P-5F)
8. EH Permit Review	\$ 189.60	\$ 197.58		Plng:	1.00	\$ 197.58	Min Fee (P-5F)
<b>Inspections</b>							
1. Mining/Reclamation Plans	\$ 1,896.00	\$ 1,975.80		Plng:	10.00	\$ 1,975.80	Min Fee (P-11A)
2. Commercial/Industrial/MF/Public	\$ 379.20	\$ 395.16		Plng:	2.00	\$ 395.16	Min Fee (P-11B)
3. Fire Planner	\$ 189.60	\$ 197.58		Plng:	1.00	\$ 197.58	Min Fee (P-11C)
4. Rafting Inspections	\$ 379.20	\$ 395.16		Plng:	2.00	\$ 395.16	Min Fee (P-11D)
<b>Other Services/Permits</b>							
1. Appeals to Board of Supervisors (collected by BOS Office with Appeal)	\$ 1,896.00	\$ 1,975.80		Plng:	10.00	\$ 1,975.80	Flat Fee (P-10G)
2. Setback Easements	\$ 379.20	\$ 395.16		Plng:	2.00	\$ 395.16	Min Fee (P-4I)
3. Pre-Application Review	\$ 1,483.06	\$ 1,539.06	Varies, dependent on comments requested from department	Plng:	3.00	\$ 592.74	Min Fee (P-10E)
				DPW:	1.00	\$ 242.28	Min Fee (PWENG)
				Surv:	1.00	\$ 227.64	Min Fee (P-10ESRV)
				EH:	2.00	\$ 476.40	Min Fee (EH2673)
4. Planner Consultation <sup>6</sup>	\$ 189.60	\$ 197.58		Plng:	1.00	\$ 197.58	Min Fee (P-10J)
5. Fire Planner Consultation	\$ 379.20	\$ 395.16		Plng:	2.00	\$ 395.16	Min Fee (P-10T)
6. Design Review (Reviewed separate from land use permit approval)	\$ 379.20	\$ 395.16		Plng:	2.00	\$ 395.16	Min Fee (P-10J)
6.5 Design Review-Signs	\$ 189.60	\$ 197.58		Plng:	1.00	\$ 197.58	Min Fee (P-10J2)
7. Development Agreement	\$ 758.40	\$ 1,580.64	+ Attorney Fee	Plng:	8.00	\$ 1,580.64	Min Fee + Attorney Fees (P-2I)
8. Guarantee of Performance/Surety Bond - Review and	\$ 237.00	\$ 246.98		Plng:	1.25	\$ 246.98	Min Fee (P-10M)
9. Road Name Change							
a. New private road (not w/Ten. Map)	\$ 189.60	\$ 197.58		Plng:	1.00	\$ 197.58	Min Fee (P-10K)
b. Existing private road name change	\$ 758.40	\$ 790.32		Plng:	4.00	\$ 790.32	Min Fee (P-10L)
c. Public road (PC)	\$ 568.80	\$ 592.74		Plng:	3.00	\$ 592.74	Min Fee (P-10H)
10. Zoning Consistency Letter <sup>7</sup>	\$ 284.40	\$ 296.37		Plng:	1.50	\$ 296.37	Flat Fee (P-10N) + Archive Fee \$0.50
11. Fire Planner Project Review	\$ 189.60	\$ 197.58		Plng:	1.00	\$ 197.58	Min Fee (P-10W)
12. Petition to Exception for Road Standards/Driveway	\$ 425.12	\$ 439.86		Plng:	1.00	\$ 197.58	Min Fee (P-13A)
				DPW:	1.00	\$ 242.28	Min Fee (PWENG-1)
13. Outdoor Event Ordinance Application Fee	\$ 1,505.56	\$ 1,660.14		Plng:	2.00	\$ 395.16	P-14A, P-14B
				Bldg:	1.00	\$ 185.48	B700
				Code:	1.00	\$ 161.02	CC-5
				DPW:	1.00	\$ 242.28	PW-25
				EH:	1.00	\$ 238.20	EH4860
				SHF:	2.50	\$ 438.00	CDA22SO1
14. Outdoor Event Ordinance Renewal Fee	\$ 752.78	\$ 830.07		Plng:	1.00	\$ 197.58	P-14A, P-14B
				Bldg:	0.50	\$ 92.74	B700
				Code:	0.50	\$ 80.51	CC-5
				DPW:	0.50	\$ 121.14	PW-25
				EH:	0.50	\$ 119.10	EH4860
				SHF:	1.25	\$ 219.00	CDA22SO1
15. Outdoor Event Ordinance Appeal Fee	\$ 514.82	\$ 514.82	Fee based upon department responsible for appeal not to exceed:			\$ 514.82	CDA – 25
16. Outdoor Event Ordinance Reinspection Fee	\$ 235.52	\$ 242.28	Fee based upon department responsible for inspection not to exceed:			\$ 242.28	CDA – 26



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	Minimum Fee	Minimum Fee				Minimum Dept Fee	
<b>Miscellaneous Services</b>							
1. Misc services and research			\$ 98.79 1/2 hr minimum fee (CDA1PL)				
2. Photocopying			\$0.10 per page, or as amended by BOS Resolution (CDA3PL)				
3. Refunds pursuant to Sec. L-II 5.14			\$30.00 Fee unless refund request is due to a CDA error (CDA21PL)				
4. Code "As Built" Penalty 20% Planning Fees			20% of Planning Division Fees due (CC-4)				

**FOOTNOTES:**

1. Fees applicable to all County & non-County agencies; any waiver or reduction must be in writing from the affected agency.
2. Fees are included when always applicable; when listed as "if applicable" are determined on a case-by-case basis.
3. Applications requiring a Minimum (Min) Fee will be billed for actual costs that exceed the minimum paid at submittal.
  - EH fees are billed at hourly rate of: \$ 238.20
  - Planning fees are billed at hourly rate of: \$ 197.58
  - DPW fees are billed at hourly rate of: \$ 242.28
  - Surveyor fees are billed at hourly rate of: \$ 227.64
  - Building fees are billed at hourly rate of: \$ 185.48
  - Agriculture fees are billed at hourly rate of: \$ 128.36
  - Cannabis fees are billed at hourly rate of: \$ 165.84
  - Code Enforcement fees are billed at hourly rate of: \$ 161.02
  - County Counsel fees are billed at hourly rate of: \$ 247.69
4. Minor Use Permit fees applicable to residential projects requiring a use permit to adjust development standards, including guesthouse size criteria, and height exceptions.
5. Applicable to project changes that require re-circulation, new environmental documents, or new public hearings.
6. A Planner Consultation fee is required for Planner meetings or research time, not related to a current or pending project.
7. A Zoning Consistency letter provides confirmation of zoning and/or parcel information, without extensive research.
8. Archiving fees added to Planning flat fee land use applications at application submittal; at cost, archiving costs at final billing.
9. Refund fee \$30.00; can be waived if due to department error. No refund will be processed if less than \$25.00.