

City of Modesto Development Fees

Community and Economic Development Development



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City of Modesto
Community and Economic Development
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This booklet is published by the City's Community and Economic Development Department and is updated in July of each year to coincide with annual inflationary fee adjustments. Specific pages may be updated, as necessary throughout the year. If you have questions or comments about this booklet, please call 209-571-5566.

INTRODUCTION

What is this fee booklet for?

This booklet provides information about the development fees applicable to development within the City of Modesto. Included in this booklet are worksheets geared toward the most common types of development that can be used to provide a rough calculation of fees. **Please remember that each project is unique.** Although this book provides information about fees, projects may be subject to special fees or conditions not described in this booklet. City staff will notify project applicants of any special fees that may apply as early in the process as possible.

How do I determine my development fees?

This booklet contains worksheets that can provide a **rough estimate** of development fees. Although every care is taken to provide the most accurate information as possible, there are several factors which may affect the final fees including fee updates, changes to project specifics, and department interpretations. The actual fees to be paid are calculated by individual department and are not based on any estimates that may have been prepared. For information about which departments are responsible for calculating specific fees, see right.

What if I have other development related questions?

It is the City of Modesto's goal to make the development process go as smoothly as possible. We are here to help you through every step of the way. For more detailed information about development fees, requirements, policies and procedures, please see the booklet entitled "[Development Policies and Procedures](#)." Staff from every department is also always available to answer questions. Please see the list at right for department contact and development inquiry information.

Contact Information

Community and Economic Development Department

Administration 209-571-5566
Business Retention, Business Attraction, Economic Development Issues, Redevelopment

Building Safety Division 209-577-5232
Building Permits, Building Fees, Inspections

Planning Division 209-577-5267
Zoning/Land Use, Development Applications, Specific Plans, Environmental Review, Planning Commission, Board of Zoning Adjustment

Land Development Engineering Division 209-342-4712
Grading Permits, Encroachment Permits, Improvement Plan Checking, Engineering Fees, Water and Sewer Connections and Service

Infrastructure Financing Programs 209-577-5211
Capital Facilities Fees, Community Facilities Districts, Facilities Master Plans, Infrastructure Financing Plans

Fire Department

Fire Prevention 209-571-5553
Fire Related permits, plan reviews and inspections

Parks, Recreation and Neighborhoods Department

Parks, Planning and Development 209-577-5344
Landscape and Irrigation plan reviews and inspections

Other

Stanislaus County Building Department 209-525-6557
Stanislaus County Public Facilities Fees

Modesto City Schools 209-576-4806
School fees

Planning Division Plan Check

When Applicable:

This fee is charged on all new construction and remodel projects to cover the cost of the Planning Division Review for conformance to the Municipal Code.

Calculation:

This is a flat fee charged on all new construction and remodel projects.

Landscape and Irrigation Plan Review Fees

When Applicable:

All commercial and industrial projects, including multi-family projects, are governed by a set of landscape and irrigation design standards. For a complete list of Parks, Planning and Development fees, [click here](#). For more detail information on requirements and policies, please see the [Development Policies and Procedures](#), or contact the Parks, Planning and Development Division at 209-577-5344.

Calculation:

The Landscape Plan Review fees are flat fees based on the *landscaped* square footage of your project. Additional fees may apply if rechecks are required.

Fire Prevention Review Fees

When Applicable:

All new construction and remodels which add square footage, will be reviewed by the Fire Prevention Division for sprinklers, fire suppression, fire alarms and applicable local ordinances.

Calculation:

Fees vary depending on review type. Some fees are based on the buildings square footage, which can be entered at right for calculation purposes. For a complete list of Fire Prevention fees, [click here](#). For more detail information on requirements and policies, please see the [Development Policies and Procedures](#), or contact the Fire Prevention Division at 209-571-5533.

Planning Division Plan Check

Fee Description **Fee**

Building Square Footage: _____

Total Fees Due at Plan Submittal: _____

FEES PAID AT BUILDING PERMIT ISSUANCE

Building Standards Fee (State Mandated fee)

When Applicable:

The Building Standards fee is a fee collected pursuant to Senate Bill No. 1473 to provide for the Building Standards Administration Special Revolving Fund for related administrative and code enforcement costs.

Calculation:

Fee is charged at \$1.00 per \$25,000 or fraction thereof the building permit valuation.

Building Standards Fee

Strong Motion Tax (State Mandated Tax for Seismic Monitoring)

When Applicable:

The strong motion tax is collected for new construction and remodels which add square footage. The tax is collected on everything except plumbing, mechanical, and equipment permits.

Calculation:

The strong motion tax for commercial projects is \$0.00021 times the total building valuation figure.

Landscape and Irrigation Inspection Fees

When Applicable:

All commercial and industrial projects, including multi-family projects, are governed by a set of landscape and irrigation design standards. For a complete list of Parks, Planning and Development fees, [click here](#). For more detail information on requirements and policies, please see the [Development Policies and Procedures](#), or contact the Parks, Planning and Development Division at 209-577-5344.

Calculation:

The Landscape and Irrigation Inspection fees are flat fees based on the *landscaped* square footage of your project. Additional fees may apply if reinspections are required.

Strong Motion Tax

Fee Description	Fee
<hr/>	<hr/>
<hr/>	<hr/>

Capital Facilities Fees (CFF)

When Applicable:

All new construction within the City of Modesto and the City's Sphere of Influence are subject to CFF. Capital Facilities Fees are impact fees established to mitigate the impacts of new development. New development is defined as new building and construction projects, commercial building additions and changes of use to a more intensive use.

In some instances, the City of Modesto offers fee credits to reduce or eliminate the payment of Capital Facilities Fees. All credits are determined and approved prior to the issuance of a building permit. CFF credits are applied for like-for-like land use categories. For more information on Fee Credits, please see the [Development Policies and Procedures](#), or contact the Infrastructure Financing Programs Office at 209-577-5211.

CFF may be also be deferred, if you so choose, in which case a portion of the CFF would be due at Building Permit Issuance and the remaining CFF would be paid in five annual installments, plus interest.

For more information on Fee Deferrals, see the [Development Policies and Procedures](#), or contact the Infrastructure Financing Programs Office at 209-577-5211.

Calculation:

CFF for commercial and industrial projects are charged based on the project's use and the building's square footage. For a complete list of Capital Facilities Fees, [click here](#).

If you are interested in deferring your CFF payment, 20% of the total CFF would be due at Building Permit issuance, with the remaining 80% due over five annual installments, plus interest. To determine the CFF amount due at Building Permit Issuance, please use the Deferral calculation section at right.

For more detailed information on requirements and policies, please see the [Development Policies and Procedures](#), or contact the Infrastructure Financing Programs Office at 209-577-5211.

Capital Facilities Fees Due at Building Permit Issuance if Paid in Full

Proposed Use	SF per Use	# of Units	Fee
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Capital Facilities Fees Credits (if applicable)

Proposed Use	SF per Use	# of Units	Fee
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Capital Facilities Fees Due at Building Permit Issuance if Deferred

Proposed Use	SF per Use	# of Units	Fee
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Community Facilities Districts - One-Time Taxes

When Applicable:

If a property falls within one of the City of Modesto's Community Facilities Districts they may be subject to specified One-Time Taxes. To determine whether or not your project falls within a Community Facilities District and what taxes may apply to your project, contact the Infrastructure Financing Programs office at 209-577-5211, or see the [Community Facilities District map](#) and [fee schedules](#). For more detailed information on Community Facilities Districts, please see the [Development Policies and Procedures](#).

Calculation:

One-Time taxes are specialized to their specific Community Facilities District. For details on your District's tax calculations, contact the IFP Administrator at 209-577-5211. If applicable, enter your tax amount at right.

Stanislaus County Public Facilities Fees (PFF)

When Applicable:

This fee is collected for all new construction and remodels in which square footage is added. The fee is collected at the request of Stanislaus County and as adopted by the Modesto City Council to mitigate the impacts of growth within the City limits on facilities needed to accommodate general county services.

In some instances, Stanislaus County offers fee credits to reduce or eliminate the payment of Public Facilities Fees. All credits are determined and approved prior to the issuance of a building permit. For more information on Fee Credits, please contact the Stanislaus County Building Department at 209-525-6557.

Proposed Use	SF per Use	# of Units	Fee
--------------	------------	------------	-----

Public Facilities Fees Due Credit (if applicable)

Proposed Use	SF per Use	# of Units	Fee
--------------	------------	------------	-----

School Fees

When Applicable:

School fees are collected for all new construction. **Please note that school fees must be paid directly to the school district.**

Calculation:

The commercial and industrial rate for school fees is \$0.47 per square foot. In addition, any new development in the Village One or Pelandale/Snyder areas are subject to a \$4.66 per square foot Mello-Roos tax. All school fees are paid directly to the School District. For more information on school fees, please contact Modesto City Schools at 209-576-4032.

Water Related Fees

When Applicable:

This fee is applicable for all new water service connections.

Connection fees may be deferred, if you so choose, in which case a portion of the Water Connection fees would be due at Building Permit issuance and the balance would be due in five annual installments, plus interest.

For more information on Deferrals, please see the [Fee Deferral Programs](#) chapter of the [Development Policies and Procedures](#), or contact the Infrastructure Financing Programs Office at 209-577-5211.

In some instances, the City of Modesto offers fee credits to reduce or eliminate the payment of Waste Connection Charges. All credits are determined and approved prior to the issuance of a permit. Please enter existing connections as a negative (-) at right to calculate credits. For more information on Fee Credits, please see the [Development Policies and Procedures](#), or contact the Land Development Engineering Division at 209-342-4712.

Calculation:

Fees vary from project to project. For a complete list of water connection fees, [click here](#). For more detailed information on requirements and policies, please see the [Development Policies and Procedures](#), or contact the Land Development Engineering Division at 209-342-4712. Some fees are calculated based on linear footage, which can be entered at right.

If you are interested in deferring your Water Connection charges, 20% of the connection fees would be due at Building Permit Issuance, with the remaining 80% due over five annual installments, plus interest. To determine the connection amount due at Building Permit issuance, please use the Deferral calculation section at right.

Please note that only Connection charges can be deferred. All other charges must be paid in full at Building Permit Issuance.

Linear Footage: _____

Water Related Fees if Paid in Full

Fee Description	Quantity	Fee
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Water Connection Fees if Deferred

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Sewer Connection Fees

When Applicable:

This fee is applicable for all new sewer connections.

Connection fees may be deferred, if you so choose, in which case a portion of the Sewer Connection fees would be due at Building Permit issuance and the balance would be due in five annual installments, plus interest.

For more information on Deferrals, please see the [Fee Deferral Programs](#) chapter of the [Development Policies and Procedures](#), or contact the Infrastructure Financing Programs Office at 209-577-5211.

Calculation:

Fees vary from project to project. For a complete list of sewer connection fees, [click here](#). For more detailed information on requirements and policies, please see the [Development Policies and Procedures](#), or contact the Land Development Engineering Division at 209-342-4712.

If you are interested in deferring your Sewer Connection charges, 20% of the connection fees would be due at Building Permit Issuance, with the remaining 80% due over five annual installments, plus interest. To determine the connection amount due at Building Permit issuance, please use the Deferral calculation section at right.

Please note that only Connection charges can be deferred. All other charges must be paid in full at Building Permit Issuance.

Sewer Related Fees if Paid in Full

Fee Description	Unit of Measure	Fee
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Sewer Related Fee Credits (if applicable)

Fee Description	Unit of Measure	Fee
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Sewer Connection Fees if Deferred

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Total Fees Due to the CITY at Building Permit Issuance: _____
Total Fees Due to OTHER AGENCIES at Prior to Building Permit Issuance: _____

FEES DUE WHEN CIVIL PLANS/MAPS SUBMITTED TO LAND DEVELOPMENT ENGINEERING DIVISION

Engineering Development Fees

Cost Estimate: _____

When Applicable:

All off-site Civil Improvement plans must undergo a review and approval process. These plans are checked for conformance to the City Standards, municipal code, state water and health regulations, Subdivision Map Act, and overall sound engineering practices. In addition, on-site storm drainage design is checked for conformance to the current requirements as outlined in the City Standards.

_____	_____
_____	_____
_____	_____
_____	_____

Calculation:

Fees vary from project to project. Most plan reviews, however, are charged on a Time and Materials basis. Deposit amounts are determined based on the Improvement Cost Estimate, which can be entered at right. For a complete list of Land Development Engineering fees, [click here](#). For more detailed information on requirements and policies, please see the [Development Policies and Procedures](#), or call the Land Development Engineering Division at 209-342-4712.

* Time and Materials based fee - deposit only.

Total Fees Due at Civil Plan/Map Submittal: _____

FEES DUE AT ENGINEERING PERMIT ISSUANCE

Engineering Development Fees

Fee Description

Unit of Measure

Fee

When Applicable:

All Parcel Maps and Subdivision Maps must undergo a review and approval process. These plans are checked for conformance to the City Standards, municipal code, state water and health regulations, Subdivision Map Act, and overall sound engineering practices.

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Calculation:

Fees vary from project to project. For a complete list of Land Development Engineering fees, [click here](#). For more detailed information on requirements and policies, please see the [Development Policies and Procedures](#), or call the Land Development Engineering Division at 209-342-4712.

* Inspection time will be charged as Time and Materials, in addition to this fee.

¹ Chargeable only when paving is done by the City. Developer/Owner shall repave all trenches, unless otherwise approved by the City Engineer.

Total Fees Due at Engineering Permit Issuance: _____

TOTAL FEES DUE FOR PROJECT

Please remember these are rough estimates only. Although every care is taken to provide the most accurate information possible, there are several factors which may affect the final fees. Actual fees to be paid will be calculated by staff and will not be based on any estimates that have been prepared.

FEES PAID WHEN PLANNING APPLICATION SUBMITTED

Planning Division Applications

When Applicable:

Fees are charged for all applications submitted to the Planning Division. For a complete list of Planning Division fees, [click here](#). For more detailed information on requirements and policies, please see the [Development Policies and Procedures](#), or contact the Planning Division at 209-577-5267.

Calculation:

Fees vary depending on application type. When two or more entitlement applications related to a single development proposal on the same parcel are submitted simultaneously, the fees shall be the highest fee plus half of the fees for the remaining applications.

* This is a Time and Materials Fee - the fee amount shown is a deposit only. When multiple entitlement applications are filed for the same project and one or more of the applications is a time and materials fee, then the entire project shall be treated as a time and materials project for fee purposes, therefore only the fee will be required at time of application.

Application Type	Fee

Application Fees Total: _____

FEES PAID WHEN PLANS SUBMITTED TO THE BUILDING SAFETY DIVISION

Building Safety Plan Review and Inspection Fees

When Applicable:

This fee is charged to cover the cost of providing building inspection and plan review services for all construction projects to ensure compliance with the currently adopted Building Codes. For a complete list of Building Safety Division fees, [click here](#). For more detailed information on requirements and policies, please see the [Development Policies and Procedures](#), or contact the Building Safety Division at 209-577-5232.

Calculation:

The Building fees are deposit based fees. If additional costs are incurred beyond the deposit amount, the balance will be due at Certificate of Occupancy. Please note that some projects may require a separate review by other departments, at which time additional fees may apply.

Fee Description	Fee

General Plan Maintenance Fee

When Applicable:

This fee is charged for all new construction and remodels which add square footage. This fee is collected on everything except plumbing, mechanical and equipment permits.

Calculation:

The General Plan Maintenance Fee is charged at \$0.26 per \$1,000 of the building valuation figure. Enter valuation in space provided at right.

Building Permit Valuation:	_____
General Plan Maintenance Fee	_____

Planning Division Plan Check

When Applicable:

This fee is charged on all new construction and remodel projects to cover the cost of the Planning Division Review for conformance to the Municipal Code.

Calculation:

This is a flat fee charged on all new construction and remodel projects.

Planning Division Plan Check Fee

Fire Prevention Review Fees

When Applicable:

All new construction will be reviewed by the Fire Prevention Division for sprinklers, fire suppression, fire alarms and applicable local ordinances.

Calculation:

Fees vary depending on review type. Some fees are based on the buildings square footage, which can be entered at right for calculation purposes. For a complete list of Fire Prevention fees, [click here](#). For more detail information on requirements and policies, please see the [Development Policies and Procedures](#), or contact the Fire Prevention Division at 209-571-5553.

Building Square Footage:

Total Fees Due at Plan Submittal:

FEES PAID AT BUILDING PERMIT ISSUANCE

Building Standards Fee (State Mandated fee)

When Applicable:

The Building Standards fee is a fee collected pursuant to Senate Bill No. 1473 to provide for the Building Standards Administration Special Revolving Fund for related administrative and code enforcement costs.

Calculation:

Fee is charged at \$1.00 per \$25,000 or fraction thereof the building permit valuation.

Building Standards Fee

Strong Motion Tax (State Mandated Tax for Seismic Monitoring)

When Applicable:

The strong motion tax is collected for new construction and remodels which add square footage. The tax is collected on everything except plumbing, mechanical, and equipment permits.

Calculation:

The strong motion tax for residential projects is \$0.00010 times the total building valuation figure.

Strong Motion Tax

Capital Facilities Fees (CFF)

When Applicable:

All new construction within the City of Modesto and the City's Sphere of Influence are subject to CFF. Capital Facilities Fees are impact fees established to mitigate the impacts of new development.

In some instances, the City of Modesto offers fee credits to reduce or eliminate the payment of Capital Facilities Fees. All credits are determined and approved prior to the issuance of a building permit. CFF credits are applied for like-for-like land use categories. For more information on Fee Credits, please see the [Development Policies and Procedures](#), or contact the Infrastructure Financing Programs Office at 209-577-5211.

Calculation:

CFF for residential projects are charged per unit. For a complete list of Capital Facilities Fees, [click here](#). For more detailed information on Capital Facilities Fees, contact the Infrastructure Financing Programs Office at 209-577-5211.

Community Facilities Districts - One-Time Taxes

When Applicable:

If a property falls within one of the City of Modesto's Community Facilities Districts they may be subject to specified One-Time Taxes. To determine whether or not your project falls within a Community Facilities District and what taxes may apply to your project, contact the Infrastructure Financing Programs office at 209-577-5211, or see the [Community Facilities District map](#) and [fee schedules](#). For more detailed information on Community Facilities Districts, please see the [Development Policies and Procedures](#).

Calculation:

One-Time taxes are specialized to their specific Community Facilities District. For details on your District's tax calculations, contact the IFP Administrator at 209-577-5211. If applicable, enter your tax amount at right.

Fee Description	# of Units	Fee
-----------------	------------	-----

Capital Facilities Fees Credits (if applicable)

Fee Description	# of Units	Fee
-----------------	------------	-----

Select One.....	
-----------------	--

Stanislaus County Public Facilities Fees (PFF)

When Applicable:

This fee is collected for all new construction and remodels in which square footage is added. The fee is collected at the request of Stanislaus County and as adopted by the Modesto City Council to mitigate the impacts of growth within the City limits on facilities needed to accommodate general county services.

In some instances, Stanislaus County offers fee credits to reduce or eliminate the payment of Public Facilities Fees. All credits are determined and approved prior to the issuance of a building permit. For more information on Fee Credits, please contact the Stanislaus County Building Department at 209-525-6557.

Calculation:

PFF for commercial and industrial projects are charged based on the project's use and the building's square footage. Fees are collected by the Stanislaus County Building Department. For more information on PFF, contact the Stanislaus County Building Department at 209-525-6557.

School Fees

When Applicable:

School fees are collected for all new construction.

Calculation:

The residential rate for school fees is \$2.97 per square foot. In addition, any new development in the Village One or Pelandale/Snyder areas are subject to a \$4.66 per square foot Mello-Roos tax. For more information on school fees, please contact Modesto City Schools at 209-576-4032.

Water Related Fees

When Applicable:

This fee is applicable for all new water service connections.

In some instances, the City of Modesto offers fee credits to reduce or eliminate the payment of Waste Connection Charges. All credits are determined and approved prior to the issuance of a permit. Please enter existing connections as a negative (-) at right to calculate credits. For more information on Fee Credits, please see the [Development Policies and Procedures](#), or contact the Land Development Engineering Division at 209-342-4712.

Calculation:

Fees vary from project to project. Some fees are calculated based on linear footage which can be entered at right. For a complete list of water connection fees, [click here](#). For more detailed information on requirements and policies, please see the [Development Policies and Procedures](#), or contact the Land Development Engineering Division at 209-342-4712.

Fee Description	# of Units	Fee
-----------------	------------	-----

Public Facilities Fees Due Credit (if applicable)

Fee Description	# of Units	Fee
-----------------	------------	-----

Fee Description	Fee
-----------------	-----

Linear Footage:

Fee Description	Quantity	Fee
-----------------	----------	-----

Sewer Connection Fees

When Applicable:

This fee is applicable for all new sewer connections.

In some instances, the City of Modesto offers fee credits to reduce or eliminate the payment of Wastewater Capacity Charges. All credits are determined and approved prior to the issuance of a permit. For more information on Fee Credits, please see the [Development Policies and Procedures](#), or contact the Land Development Engineering Division at 209-342-4712.

Calculation:

Fees vary from project to project. For a complete list of sewer connection fees, [click here](#). For more detailed information on requirements and policies, please see the [Development Policies and Procedures](#), or contact the Land Development Engineering Division at 209-342-4712.

Fee Description	Unit of Measure	Fee
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Sewer Related Fee Credits (if applicable)

Fee Description	Unit of Measure	Fee
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Total Fees Due to CITY at Building Permit Issuance:

Total Fees Due to OTHER AGENCIES Prior to Building Permit Issuance:

FEES DUE WHEN CIVIL PLANS/MAPS SUBMITTED TO LAND DEVELOPMENT ENGINEERING DIVISION

Engineering Development Fees

When Applicable:

All off-site Civil Improvement plans must undergo a review and approval process. These plans are checked for conformance to the City Standards, municipal code, state water and health regulations, Subdivision Map Act and overall sound engineering practices. In addition, on-site storm drainage design is checked for conformance to the current requirements as outlined in the City Standards.

Calculation:

Fees vary from project to project. Most plan reviews, however, are charged on a Time and Materials basis. Deposit amounts are determined based on the Improvement Cost Estimate, which can be entered at right.

For a complete list of Land Development Engineering fees, [click here](#). For more detailed information on requirements and policies, please see the [Development Policies and Procedures](#), or call the Land Development Engineering Division at 209-342-4712.

* Time and Materials based fee - deposit only.

Cost Estimate:

_____	_____
_____	_____
_____	_____
_____	_____

Total Fees Due at Civil Plan/Map Submittal:

FEES DUE AT ENGINEERING PERMIT ISSUANCE

Engineering Development Fees

When Applicable:

All Parcel Maps and Subdivision Maps must undergo a review and approval process. These plans are checked for conformance to the City Standards, municipal code, state water and health regulations, Subdivision Map Act, and overall sound engineering practices.

Calculation:

Fees vary from project to project. For a complete list of Land Development Engineering fees, [click here](#). For more detailed information on requirements and policies, please see the [Development Policies and Procedures](#), or call the Land Development Engineering Division at 209-342-4712.

* Inspection time will be charged as Time and Materials, in addition to this fee.

¹ Chargeable only when paving is done by the City. Developer/Owner shall repave all trenches, unless otherwise approved by the City Engineer.

Fee Description	Unit of Measure	Fee
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Total Fees Due at Engineering Permit Issuance: _____

TOTAL FEES DUE FOR PROJECT

Please remember these are rough estimates only. Although every care is taken to provide the most accurate information possible, there are several factors which may affect the final fees. Actual fees to be paid will be calculated by staff and will not be based on any estimates that have been prepared.