



ARCHITECTURAL STANDARDS FEE SCHEDULE

Board of Directors Meeting, March 24, 2023

OUTCOME

Summary level understanding of work completed on an Architectural Standards Fees analysis and preview of resulting recommended fee changes in preparation of a request for 45-day member notice publication.

ARCHITECTURAL STANDARDS FEES OVERVIEW

The Association is allowed to charge fees related to the cost of inspection/plan processing and deposits of improvements to lots in Tahoe Donner. (C&R Article V section 5(e))

Changes to the Architectural Standards Fee Schedule, as part of the Architectural Standards Rules, must go out for 45-day notification prior to the Board of Directors' consideration and approval. (C&R Article III section 7 (b) and V section 5)

Cost Pressures

2022 review and recommendations take into consideration:

- Basic understanding of cost pressures
 - Inflationary factors:
 - National 12-month CPI for the month ending February 2023 -↑6%;
3Yr Annual Avg -↑6.5%
 - CA CPI Feb 2020-Dec 2022 for Urban Consumers - ↑13.4%
 - Minimum wage increase 4Yr Annual Avg -↑7%
 - Project administration and member relations
 - Volume of projects by type and staff time associated
- Expense reduction through innovations and alternatives
- Market benchmark
 - Findings- below or at market with true comparables
- Anecdotal feedback from design professionals on fees

*Sources U.S Inflation Calculator, CA Dept. of Industrial Relations

GENERAL BUILDING FEE STRUCTURE



ANALYSIS

Review of fees occurs annually in line with the budget process

Last fee changes were adopted in 2020

- Reduced Administrative Fee - due to process and digitization improvements
 - Major (\$1,020 to \$1,000)
 - Minor with Neighbor Notification (\$385 to \$300)
- Increased Inspection fees - modest increase after 4 years flat mostly due to inflation in transportation costs (\$90 to \$100)
- New No Permit Fee created
 - \$100 + Cost of Permit Type Fee
- New Revision Fee created
 - Major (\$200 per revision for 2nd revision or greater)
 - Minor (\$100 per revision for 2nd revision or greater)
- New Non-Permitted Improvement Fee created
 - Major (\$200 per revision for 2nd revision or greater)
 - Minor (\$100 per revision for 2nd revision or greater)

DRAFT PROPOSED CHANGES – ADMINISTRATIVE FEES

PROJECT TYPE	PROJECT DESCRIPTION	CURRENT FEE	PROPOSED CHANGE
MAJOR PROJECTS	New Houses, Additions (over 500 sq. ft., incl. ADUs/JADUs), Garages w/ Addition	\$1,000	\$1,200
	Multiples and Commercial	\$1,000	\$1,500
MINOR PROJECTS WITH NEIGHBOR NOTIFICATION	Garages, Additions (under 500 sq. ft., incl. ADUs/JADUs), Decks, Storage Sheds (120+ SQFT), Auxiliary Structures, Variances, Miscellaneous	\$300	\$350
MINOR PROJECTS W/O NEIGHBOR NOTIFICATION	Changes to Existing Fences	\$100 – 200 \$150	\$110 – 210 / No change
MAINTENANCE PROJECTS		No fee	\$50

DRAFT PROPOSED CHANGES – MISC OTHER FEES

FEE TYPE	CURRENT FEE	PROPOSED CHANGE
Additional Plan Check	No fee exists	\$50 for each round of plan check after the first
Plan Printing	\$5	Eliminating plan printing
No Permit Fee	\$100 + Cost of Permit Fee	Double the cost of the permit type admin fee
Revision Fees	Major \$200 (#2 or greater) Minor \$100 (#2 or greater)	No change No change

DRAFT PROPOSED CHANGES – INSPECTION FEES

PROJECT TYPE	FEE DESCRIPTION	CURRENT FEE	PROPOSED CHANGE
MAJOR PROJECTS	Site Inspection Final Inspection	\$100 \$100 \$100 per unit for multiples	No change No change No change
MINOR PROJECTS	Site Inspection Final Inspection	\$100 \$100	No change No change
MAINTENANCE PROJECTS	Site Inspection Final Inspection	No fee \$100 for expired permits after notice is sent to owner	No change No change

QUESTIONS?