



# 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 2<sup>nd</sup> revision or greater)
  - Minor (\$100 per revision for 2<sup>nd</sup> revision or greater)
- New Non-Permitted Improvement Fee created
  - Major (\$200 per revision for 2<sup>nd</sup> revision or greater)
  - Minor (\$100 per revision for 2<sup>nd</sup> 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?**