




REPORT TO CITY COUNCIL

DATE: SEPTEMBER 22, 2010

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER 

BY: AMIR HAMIDZADEH, BUILDING OFFICIAL 
LOUIS CELAYA, ASSISTANT TO THE CITY MANAGER 

SUBJECT: ENERGY EFFICIENCY INCENTIVE PROGRAM AND
CONSIDERATION TO ADOPT RESOLUTION NO. 10-1061 REGARDING
REDUCTION OF PERMIT FEE FOR THE SOLAR PANELS AND
WINDOW REPLACEMENTS

This proposal is a part of the ongoing effort to meet the City Council's goal of becoming a "Green City" by promoting energy efficiency in the City of Agoura Hills. To save our constituents' money while installing energy efficient products, staff recommends that the City Council amend the current permit fee schedule to reduce selected permit rates as an incentive one-year pilot program. This program will provide a reduced fixed rate for permits issued for Photo Voltaic (PV) Systems (electric solar panel) and energy efficient windows.

The Sierra Club of California conducted a statewide survey last year identifying the permit costs in different cities for the installation of an average solar system. Based on this study, municipalities across the state were issuing these permits for fees as high as \$1,600 and as low as "no cost". In a follow-up report, the Sierra Club further recommended a fixed permit fee of \$324 for standard residential solar system. Additionally, they referred to Government Code Section 65850.5, which is intended to encourage the use of PV systems and minimize all solar plan check and permits fees.

The current permit fee structure adopted by the City in 1993, and later modified in 2006, bases the permit fees charged on project valuation, which is a common methodology used by many municipalities. However, due to the overall cost of the panels and installation, this methodology results in a relatively high cost for permits for solar panel installation.

If the City Council decides to adopt the proposed reduced fixed fee, the community could benefit from a large savings. As demonstrated below, a \$50,000 residential solar system permit, which would have cost \$1,634.34 under the existing fee, structure would now cost only \$320, a saving of \$1,314.34) A commercial project installing a \$500,000 solar system, would have paid \$8,051.94 for the permit under the current schedule, and would only pay \$540 under this incentive program, a saving of \$7,511.94.

The proposed fees are justifiable and, with the likely increased volume of permits will cover the overall average cost of the staff conducting the work. Staff is hoping that the savings for our constituents will increase the installation and usage of this alternative energy source and ultimately result in energy and money savings for our community and the residents. An example of the fees and charges for residential and commercial buildings, based on the current, and proposed methodologies, are provided below:

RESIDENTIAL – Based on a \$50,000 system				
	Project Valuation	B & S Plan Review	Building Permit	Total Permit Cost
Valuation Based (Current)	\$50,000	\$725	\$909.34	\$1,634.34
Flat Fee Based (Proposed)	\$50,000	\$70	\$250.00	\$320.00

*These fees are only Building and Safety Fees and \$40 Plan Check cost for Planning Dept is not included.

COMMERCIAL – Based on a \$500,000 system				
	Project Valuation	B & S Plan Review	Building Permit	Total Permit Cost
Valuation Based (Current)	\$500,000	\$3,580.71	\$4,471.23	\$8,051.94
Flat Fee Based (Proposed)	\$500,000	\$140	\$400	\$540

*These fees are only Building and Safety Fees and \$40 Plan Check cost for Planning Dept is not included.

Staff also recommends a reduction in the permit fees for the installation of energy efficient windows. For the past several years, the California Energy Code has required that any windows that are replaced must be upgraded to dual-pane energy efficient windows. In the recent years, due to the location of our jurisdiction in the Very High Fire Severity Zone (VHFSZ), another criteria has been added to the window replacements. This requirement, which went into effect January 1, 2008, requires that the new windows be of 20-minute fire rating; or glass blocks; or that one of the window panes be tempered glass. Due to the cost of these requirements, in addition to the plan review and permit requirements and fees, we have encountered many windows being replaced without obtaining permit(s).

This incentive program will allow us to waive the plan review and charge a low permit fee (\$20 per window) in order to assist our residents in obtaining the appropriate permit and get the proper approval and inspections. This is critical, not only for our residents to meet current code and have the proper permits in the event of a fire or property transfer, but it would create a safer and more energy efficient environment.

This incentive pilot program was carefully considered by staff before recommending the decrease in fees. During the 2009 calendar year, 24 solar permits for a total cost of \$22,900 was collected.

Staff has analyzed the cost recovery for the plan review and inspections for these permits with the proposed fee in place, and is confident that the proposed fees would not severely impact the departmental budget. Staff will monitor this one-year incentive program and will report back to City Council next year.

RECOMMENDATION

Staff respectfully recommends the City Council adopt Resolution No. 10-1601.

Attachments: Resolution No. 10-1601
Sierra Club Report and Recommendation
Government Code Section 65850.5

RESOLUTION NO. 10-1601

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING FEES AND CHARGES FOR BUILDING AND SAFETY PERMITS FOR THE INSTALLATION OF SOLAR ELECTRIC SYSTEMS AND ENERGY EFFICIENT WINDOW REPLACEMENTS

WHEREAS, on January 27 1993, the City Council adopted Resolution No. 93-766 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS ESTABLISHING FEES FOR PERMITS REQUIRED BY THE VARIOUS CODE REGULATING PRIVATE CONSTRUCTION."

WHEREAS, on July 12, 2006, the City Council adopted Resolution No. 06-1425, amending fees and charges for services rendered in relation to the Planning, Engineering, and Building and Safety permits;

WHEREAS, the City of Agoura Hills is implementing a one-year pilot incentive program for the community to incentivize greater energy efficiency by reducing the plan review and permit costs for solar system installations and window replacements;

WHEREAS, the City staff has completed a study to determine an average costs incurred by Building and Safety staff to conduct plan review and inspection services;

WHEREAS, the fees established by this resolution are consistent with the intent of Government Code Section 65850.5.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Agoura Hills as follows:

Section 1. The City Council AMENDS the permit fees outlined in Resolution No. 93-766 and Resolution No. 06-1425 as follows:

1. **Residential photo voltaic (solar) electric systems:** FLAT RATE – ALL PROJECTS
Building Permit - \$250.00 Building and Safety Plan Check - \$70.00
2. **Commercial photo voltaic (solar) electric systems:** FLAT RATE – ALL PROJECTS
Building Permit - \$400.00 Building and Safety Plan Check - \$140.00
3. **Energy Efficient Window Replacement:** \$20.00 per window installed

Section 2. The City Clerk is hereby directed to incorporate the foregoing reductions into the City's current Fee Schedule forthwith.

Section 3. This Resolution shall take effect as of the date adopted by the City Council of the City of Agoura Hills, and shall be in effect for one (1) calendar year following the date of adoption, and shall expire automatically thereafter, unless extended by the City Council.

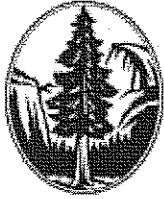
PASSED, APPROVED, AND ADOPTED this 22nd day of September, 2010 by the following vote;

AYES: (0)
NOES: (0)
ABSENT: (0)
ABSTAIN: (0)

William D. Kohler, Mayor

ATTEST:

Kimberly M. Rodrigues, City Clerk



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Recommendations for Solar Electric Permit Fees and Procedures

1. Make solar power permit fees a fixed \$324 or less for standard residential photovoltaic (PV) installations (i.e., do not base permit fee computation on PV system valuation).
 - A fixed total fee of \$324 or less is appropriate based upon extensive review of solar permitting costs in many jurisdictions with solar PV installation experience. Permitting and inspection of a typical residential PV system normally takes between 2 to 4 hours regardless of size, since the amount of work is essentially the same.
 - A fixed fee of \$324 or less brings your City into compliance with California's policy of encouraging solar as set forth in Government Code Section 65850.5 by minimizing all solar plan check and permit fees.
2. Consider fast-tracking applications for solar contractors who have reliable track records.
3. Standardize and streamline permit requirements to reduce time spent on the permit process by solar installers and City staff. For instance building department staff can be trained to do PV permit reviews and approval via cross training with planning department, public works and fire departments. A process that is quicker for solar installers is also cheaper for your city.
4. For rooftop residential PV systems of 15 kW or less, we recommend a permit issuance process that is over-the-counter (by appointment is OK if this works best for the permitting authority), particularly for PV systems that meet the following criteria:
 - Solar panel weight is under five pounds per square foot.
 - Weight of the solar array at each attachment point is less than 45 pounds.
 - The solar panels are no more than 18 inches off the surface of the roof.
 - The residence was built after 1950 with adequate rafters or trusses.
5. Consider posting solar permit guidelines, permit fees and the application on your City website.
6. Reduce the window for inspection appointments to no more than two hours. When feasible, cities should offer specific appointment times. This recommendation eliminates half-day inspection windows where expensive man hours are racked up waiting for inspectors.
7. Municipalities should not require Professional Engineering stamps for structural issues for flush-mounted rooftop PV systems, unless there are unique structural issues that need to be addressed (such as roof rafters being over spanned).
8. Do not tie permit issuance to utility approval. Some municipalities with their own electric utility require that the utility process and approve all paperwork relating to the PV system (e.g. net metering agreements, time-of-use metering agreements, solar rebate/incentive forms) before the building department will issue the permit. This needlessly adds time to the permitting process. We recommend that, before issuing a permit, such municipalities require only that the PV installer notify the utility of the pending project and submit an interconnection agreement and net metering application. The utility can then conduct its review and approval process concurrently with the PV contractor's installation process and the building department's subsequent inspection.

Laws Governing PV Permits and Fees:

California Government Code Section 66014 provides that fees associated with building inspections and building permits "**shall not exceed the estimated reasonable cost of providing the service for which the fee is charged.**" (Emphasis added).

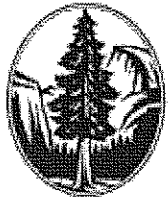
The California Solar Rights Act **limits the review of solar energy systems by city building officials to whether they meet applicable health and safety requirements.** (See California Government Code Section 65850.5 (b) and California Health and Safety Code Section 17959.1.) Discretionary reviews, including a design review for aesthetics, are prohibited. Section 65850.5(a) states: "It is the intent of the Legislature that local agencies not adopt ordinances that create unreasonable barriers to the installation of solar energy systems, including, but not limited to, design review for aesthetic purposes...." For details on this issue, see the letter of intent about solar permit fees and design reviews that State Senator Lois Wolk authored that was sent to all California cities on June 7, 2006. This letter can be downloaded at:

http://www.norcalsolar.org/downloads/city_resources/WolkPVFeeLetter.pdf

For more information on streamlining permit requirements:

1. Local chapters of the International Code Council in Northern California have approved some PV permit guidelines: <http://www.gosolarnow.com/PermitStandards.pdf>
2. The American Board of Codes and Standards is working on a technical wiring diagram that may become a national standard for PV solar permits, once approved. It is similar to: http://www.brooksolar.com/files/Code_Organizer-Expedited-blank_INPUTS.pdf
3. View a Sierra Club report entitled [Solar Electric Permit Fees in Southern California \(a comparative report\)](#). This report includes permit fee and processing time information for Southern California Cities and it has additional recommendations on PV permitting best practices. It can be downloaded at: <http://angeles.sierraclub.org/energy/pvfeereport.asp>

For more information on related solar PV permit issues, you may contact Kurt Newick via email at SolarPermitFees@gmail.com or by phone at 408-370-9636.



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Photovoltaic (PV) Permit Fees in Southern California as of 5/28/2009 (For 3 kW Residential PV Systems)

This permit fee ranking chart shows what municipalities in Southern California charge for a permit to install a 3 kW roof mounted PV system with 20 solar modules and 1 inverter valued at \$27,000. Data compiled by Sierra Club volunteers via a survey done between 2/1/09 – 4/15/09.

Ranked by Fee	
Municipality	Total Fee
Walnut	\$1,844.57
West Hollywood	\$1,603.76
La Habra Heights	\$1,571.64
Rolling Hills	\$1,479.33
San Gabriel	\$1,479.22
Carson	\$1,473.34
Hawaiian Gardens	\$1,426.73
Westlake Village	\$1,389.40
Whittier	\$1,328.37
Pismo Beach	\$1,305.31
Lawndale	\$1,214.27
Azusa	\$1,196.77
Lomita	\$1,183.08
Rolling Hills Estates	\$1,167.98
Bell	\$1,165.62
Downey	\$1,164.22
Irwindale	\$1,156.01
Los Angeles County	\$1,143.75
Huntington Park	\$1,100.00
Paramount	\$1,081.52
Cerritos	\$1,077.66
Inglewood	\$1,066.00
→ Agoura Hills	\$1,058.00
Artesia	\$1,029.75
Dana Point	\$1,020.20
El Monte	\$1,013.51
Torrance	\$1,009.20
La Mirada	\$1,007.56
San Dimas	\$1,000.00
Placentia	\$982.70
Needles	\$973.00

Ranked Alphabetically	
Municipality	Total Fee
Adelanto	\$180.00
→ Agoura Hills	\$1,058.00
Alhambra	\$212.64
Aliso Viejo	\$924.30
Anaheim	\$0.00
Apple Valley	\$316.46
Arcadia	\$283.00
Arroyo Grande	\$350.00
Artesia	\$1,029.75
Arvin	\$308.00
Atascadero	\$272.50
Avalon	\$791.76
Azusa	\$1,196.77
Bakersfield	\$136.00
Baldwin Park	\$432.07
Ballard	\$293.21
Banning	\$236.00
Barstow	\$250.00
Beaumont	\$416.00
Bell	\$1,165.62
Bell Gardens	\$450.00
Bellflower	\$925.35
Beverly Hills	\$350.00
Big Bear Lake	\$415.00
Blythe	\$54.20
Bradbury	\$306.46
Brawley	\$200.00
Brea	\$466.40
Buellton	\$293.21
Buena Park	\$242.00
Burbank	\$0.00

Industry	\$966.75
Duarte	\$965.00
Ontario	\$953.91
Coachella	\$953.59
Norwalk	\$945.28
Hawthorne	\$943.45
Los Alamitos	\$942.37
Bellflower	\$925.35
Aliso Viejo	\$924.30
Compton	\$900.00
Oxnard	\$900.00
Newport Beach	\$899.73
Santa Fe Springs	\$895.00
San Marino	\$891.10
Coronado	\$875.51
Montebello	\$852.30
South Gate	\$821.88
West Covina	\$815.00
South El Monte	\$814.00
Rancho Santa Margarita	\$806.81
Glendora	\$805.42
Lakewood	\$800.00
Maywood	\$797.94
Avalon	\$791.76
Fullerton	\$791.31
Pico Rivera	\$785.00
Lompoc	\$763.27
Malibu	\$761.10
Perris	\$754.12
Indio	\$738.00
Imperial County	\$736.92
Lake Elsinore	\$734.77
Orange	\$717.13
Cudahy	\$716.66
Calexico	\$708.89
Santa Maria	\$705.59
Diamond Bar	\$703.67
Ridgecrest	\$701.89
Grover Beach	\$701.86
Laguna Niguel	\$700.00
Tustin	\$695.00
Gardena	\$692.20
Vernon	\$686.75
Canyon Lake	\$683.00
Colton	\$682.63
California City	\$680.89
Commerce	\$675.00

Calabasas	\$658.00
Calexico	\$708.89
California City	\$680.89
Calimesa	\$655.00
Camarillo	\$430.40
Canyon Lake	\$683.00
Carlsbad	\$120.00
Carpinteria	\$244.70
Carson	\$1,473.34
Casmalia	\$293.21
Cathedral City	\$211.00
Cerritos	\$1,077.66
Chino	\$664.75
Chino Hills	\$514.20
Chula Vista	\$45.00
Claremont	\$435.00
Coachella	\$953.59
Colton	\$682.63
Commerce	\$675.00
Compton	\$900.00
Corona	\$659.50
Coronado	\$875.51
Costa Mesa	\$0.00
Covina	\$644.66
Cudahy	\$716.66
Culver City	\$0.00
Cuyama	\$293.21
Cypress	\$625.00
Dana Point	\$1,020.20
Del Mar	\$190.00
Delano	\$65.00
Desert Hot Springs	\$659.66
Diamond Bar	\$703.67
Downey	\$1,164.22
Duarte	\$965.00
El Cajon	\$225.00
El Centro	\$478.00
El Monte	\$1,013.51
El Segundo	\$514.50
Encinitas	\$388.42
Escondido	\$102.00
Fillmore	\$155.00
Fontana	\$0.00
Fountain Valley	\$663.00
Fullerton	\$791.31
Garden Grove	\$160.00
Gardena	\$692.20

Morro Bay	\$675.00
Chino	\$664.75
Fountain Valley	\$663.00
Desert Hot Springs	\$659.66
Corona	\$659.50
Calabasas	\$658.00
Calimesa	\$655.00
Paso Robles	\$652.50
Hermosa Beach	\$649.89
Covina	\$644.66
Laguna Woods	\$633.00
Moorpark	\$627.50
Temple City	\$625.05
Cypress	\$625.00
Yorba Linda	\$614.20
Temecula	\$604.00
Long Beach	\$598.91
National City	\$595.00
Rancho Cucamonga	\$591.00
San Fernando	\$582.06
Solvang	\$553.65
San Jacinto	\$529.98
McFarland	\$524.30
Monrovia	\$520.00
Sierra Madre	\$515.00
El Segundo	\$514.50
Chino Hills	\$514.20
Victorville	\$513.25
Pomona	\$509.65
El Centro	\$478.00
Hemet	\$473.00
Highland	\$472.00
Brea	\$466.40
San Luis Obispo County	\$461.50
Oceanside	\$454.95
Grand Terrace	\$452.32
Bell Gardens	\$450.00
Upland	\$450.00
Montclair	\$444.50
Yucaipa	\$441.00
Claremont	\$435.00
Baldwin Park	\$432.07
Camarillo	\$430.40
Santa Barbara	\$430.00
Signal Hill	\$418.92
Beaumont	\$416.00

Glendale	\$0.00
Glendora	\$805.42
Goleta	\$174.00
Grand Terrace	\$452.32
Grover Beach	\$701.86
Guadalupe	\$415.00
Hawaiian Gardens	\$1,426.73
Hawthorne	\$943.45
Hemet	\$473.00
Hermosa Beach	\$649.89
Hesperia	\$295.92
Hidden Hills	\$224.91
Highland	\$472.00
Hope Ranch	\$293.21
Huntington Beach	\$0.00
Huntington Park	\$1,100.00
Imperial Beach	\$95.00
Imperial County	\$736.92
Indian Wells	\$0.00
Indio	\$738.00
Industry	\$966.75
Inglewood	\$1,066.00
Irvine	\$210.00
Irwindale	\$1,156.01
Isla Vista	\$293.21
Kern County	\$225.00
Kern County wildland area	\$360.00
La Canada Flintridge	\$356.00
La Habra	\$410.07
La Habra Heights	\$1,571.64
La Mesa	\$156.04
La Mirada	\$1,007.56
La Palma	\$211.00
La Puente	\$131.30
La Quinta	\$337.00
La Verne	\$331.40
Laguna Beach	\$0.00
Laguna Hills	\$182.70
Laguna Niguel	\$700.00
Laguna Woods	\$633.00
Lake Elsinore	\$734.77
Lake Forest	\$253.50
Lakewood	\$800.00
Lancaster	\$58.00
Lawndale	\$1,214.27
Lemon Grove	\$274.00

Big Bear Lake	\$415.00
Guadalupe	\$415.00
Thousand Oaks	\$411.21
La Habra	\$410.07
Rancho Palos Verdes	\$401.99
Westminster	\$400.00
Stanton	\$397.70
Monterey Park	\$394.51
Yucca Valley	\$391.10
Encinitas	\$388.42
Norco	\$375.00
Palm Springs	\$375.00
Kern County wildland area	\$360.00
Seal Beach	\$358.65
La Canada Flintridge	\$356.00
Arroyo Grande	\$350.00
Beverly Hills	\$350.00
Lynwood	\$350.00
San Juan Capistrano	\$350.00
La Quinta	\$337.00
La Verne	\$331.40
Palmdale	\$329.75
Simi Valley	\$327.00
Ojai	\$325.00
Apple Valley	\$316.46
Arvin	\$308.00
Los Angeles	\$307.64
Bradbury	\$306.46
Santa Clarita	\$300.00
Hesperia	\$295.92
Vista	\$295.00
Ballard	\$293.21
Buellton	\$293.21
Casmalia	\$293.21
Cuyama	\$293.21
Hope Ranch	\$293.21
Isla Vista	\$293.21
Los Alamos	\$293.21
Los Olivos	\$293.21
Montecito	\$293.21
Orcutt	\$293.21
Santa Barbara County	\$293.21
Santa Ynez	\$293.21
Summerland	\$293.21
Vandenberg Village	\$293.21
Ventucopa	\$293.21

Loma Linda	\$0.00
Lomita	\$1,183.08
Lompoc	\$763.27
Long Beach	\$598.91
Los Alamitos	\$942.37
Los Alamos	\$293.21
Los Angeles	\$307.64
Los Angeles County	\$1,143.75
Los Olivos	\$293.21
Lynwood	\$350.00
Malibu	\$761.10
Manhattan Beach	\$0.00
Maywood	\$797.94
McFarland	\$524.30
Menifee	\$220.00
Mission Viejo	\$0.00
Monrovia	\$520.00
Montclair	\$444.50
Montebello	\$852.30
Montecito	\$293.21
Monterey Park	\$394.51
Moorpark	\$627.50
Moreno Valley	\$155.00
Morro Bay	\$675.00
Murrieta	\$256.75
National City	\$595.00
Needles	\$973.00
Newport Beach	\$899.73
Norco	\$375.00
Norwalk	\$945.28
Oceanside	\$454.95
Ojai	\$325.00
Ontario	\$953.91
Orange	\$717.13
Orange County	\$16.00
Orcutt	\$293.21
Oxnard	\$900.00
Palm Desert	\$0.00
Palm Springs	\$375.00
Palmdale	\$329.75
Palos Verdes Estates	\$85.00
Paramount	\$1,081.52
Pasadena	\$198.00
Paso Robles	\$652.50
Perris	\$754.12
Pico Rivera	\$785.00

Twentynine Palms	\$289.96
Arcadia	\$283.00
Lemon Grove	\$274.00
Atascadero	\$272.50
Santa Paula	\$270.00
Murrieta	\$256.75
Lake Forest	\$253.50
Barstow	\$250.00
Carpinteria	\$244.70
Buena Park	\$242.00
Banning	\$236.00
El Cajon	\$225.00
Kern County	\$225.00
Villa Park	\$225.00
Hidden Hills	\$224.91
Menifee	\$220.00
Riverside County	\$214.71
Wildomar	\$214.71
Alhambra	\$212.64
Cathedral City	\$211.00
La Palma	\$211.00
Irvine	\$210.00
Riverside	\$210.00
Santee	\$206.30
Redondo Beach	\$202.00
Brawley	\$200.00
Pasadena	\$198.00
Rancho Mirage	\$194.00
Del Mar	\$190.00
Solana Beach	\$190.00
Laguna Hills	\$182.70
Adelanto	\$180.00
Goleta	\$174.00
Garden Grove	\$160.00
La Mesa	\$156.04
Fillmore	\$155.00
Moreno Valley	\$155.00
Ventura	\$150.03
Bakersfield	\$136.00
La Puente	\$131.30
Poway	\$131.25
Rosemead	\$121.95
Carlsbad	\$120.00
Wasco	\$111.70
Redlands	\$110.00
Escondido	\$102.00

Pismo Beach	\$1,305.31
Placentia	\$982.70
Pomona	\$509.65
Port Hueneme	\$100.00
Poway	\$131.25
Rancho Cucamonga	\$591.00
Rancho Mirage	\$194.00
Rancho Palos Verdes	\$401.99
Rancho Santa Margarita	\$806.81
Redlands	\$110.00
Redondo Beach	\$202.00
Rialto	\$0.00
Ridgecrest	\$701.89
Riverside	\$210.00
Riverside County	\$214.71
Rolling Hills	\$1,479.33
Rolling Hills Estates	\$1,167.98
Rosemead	\$121.95
San Bernadino County	\$0.00
San Bernardino (City)	\$0.00
San Clemente	\$0.00
San Diego	\$93.00
San Diego County	\$0.00
San Dimas	\$1,000.00
San Fernando	\$582.06
San Gabriel	\$1,479.22
San Jacinto	\$529.98
San Juan Capistrano	\$350.00
San Luis Obispo	\$40.00
San Luis Obispo County	\$461.50
San Marcos	\$100.00
San Marino	\$891.10
Santa Ana	\$0.00
Santa Barbara	\$430.00
Santa Barbara County	\$293.21
Santa Clarita	\$300.00
Santa Fe Springs	\$895.00
Santa Maria	\$705.59
Santa Monica	\$0.00
Santa Paula	\$270.00
Santa Ynez	\$293.21
Santee	\$206.30
Seal Beach	\$358.65
Shafter	\$101.64
Sierra Madre	\$515.00
Signal Hill	\$418.92

Shafter	\$101.64
Port Hueneme	\$100.00
San Marcos	\$100.00
Imperial Beach	\$95.00
San Diego	\$93.00
South Pasadena	\$87.50
Palos Verdes Estates	\$85.00
Delano	\$65.00
Lancaster	\$58.00
Blythe	\$54.20
Tehachapi	\$52.50
Chula Vista	\$45.00
San Luis Obispo	\$40.00
Orange County	\$16.00
Anaheim	\$0.00
Burbank	\$0.00
Costa Mesa	\$0.00
Culver City	\$0.00
Fontana	\$0.00
Glendale	\$0.00
Huntington Beach	\$0.00
Indian Wells	\$0.00
Laguna Beach	\$0.00
Loma Linda	\$0.00
Manhattan Beach	\$0.00
Mission Viejo	\$0.00
Palm Desert	\$0.00
Rialto	\$0.00
San Bernadino County	\$0.00
San Bernardino (City)	\$0.00
San Clemente	\$0.00
San Diego County	\$0.00
Santa Ana	\$0.00
Santa Monica	\$0.00
Ventura County	\$0.00
Average	\$501.78

Simi Valley	\$327.00
Solana Beach	\$190.00
Solvang	\$553.65
South El Monte	\$814.00
South Gate	\$821.88
South Pasadena	\$87.50
Stanton	\$397.70
Summerland	\$293.21
Tehachapi	\$52.50
Temecula	\$604.00
Temple City	\$625.05
Thousand Oaks	\$411.21
Torrance	\$1,009.20
Tustin	\$695.00
Twentynine Palms	\$289.96
Upland	\$450.00
Vandenberg Village	\$293.21
Ventucopa	\$293.21
Ventura	\$150.03
Ventura County	\$0.00
Vernon	\$686.75
Victorville	\$513.25
Villa Park	\$225.00
Vista	\$295.00
Walnut	\$1,844.57
Wasco	\$111.70
West Covina	\$815.00
West Hollywood	\$1,603.76
Westlake Village	\$1,389.40
Westminster	\$400.00
Whittier	\$1,328.37
Wildomar	\$214.71
Yorba Linda	\$614.20
Yucaipa	\$441.00
Yucca Valley	\$391.10
Average	\$501.78

View a comparative report of Solar Electric Permit Fees in Southern California at:
<http://angeles.sierraclub.org/energy/pvfeereport.asp>

Contacts: <mailto:SolarPermitFees@gmail.com>

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(d) The decision of the building official pursuant to subdivisions (b) and (c) may be appealed to the planning commission of the city or county.

(e) Any conditions imposed on an application to install a solar energy system shall be designed to mitigate the specific, adverse impact upon the public health and safety at the lowest cost possible.

(f) (1) A solar energy system shall meet applicable health and safety standards and requirements imposed by state and local permitting authorities.

(2) A solar energy system for heating water shall be certified by the Solar Rating Certification Corporation (SRCC) or other nationally recognized certification agency. SRCC is a nonprofit third party supported by the United States Department of Energy. The certification shall be for the entire solar energy system and installation.

(3) A solar energy system for producing electricity shall meet all applicable safety and performance standards established by the National Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

(g) The following definitions apply to this section:

(1) "A feasible method to satisfactorily mitigate or avoid the specific, adverse impact" includes, but is not limited to, any cost-effective method, condition, or mitigation imposed by a city or county on another similarly situated application in a prior successful application for a permit. A city or county shall use its best efforts to ensure that the selected method, condition, or mitigation meets the conditions of subparagraphs (A) and (B) of paragraph (1) of subdivision (d) of Section 714 of the Civil Code.

(2) "Solar energy system" has the same meaning set forth in paragraphs (1) and (2) of subdivision (a) of Section 801.5 of the Civil Code.

(3) A "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

GOVERNMENT CODE SECTION 65850.5

(a) The implementation of consistent statewide standards to achieve the timely and cost-effective installation of solar energy systems is not a municipal affair, as that term is used in Section 5 of Article XI of the California Constitution, but is instead a matter of statewide concern. It is the intent of the Legislature that local agencies not adopt ordinances that create unreasonable barriers to the installation of solar energy systems, including, but not limited to, design review for aesthetic purposes, and not unreasonably restrict the ability of homeowners and agricultural and business concerns to install solar energy systems. It is the policy of the state to promote and encourage the use of solar energy systems and to limit obstacles to their use. It is the intent of the Legislature that local agencies comply not only with the language of this section, but also the Legislative intent to encourage the installation of solar energy systems by removing obstacles to, and minimizing costs of, permitting for such systems.

(b) A city or county shall administratively approve applications to install solar energy systems through the issuance of a building permit or similar nondiscretionary permit. Review of the application to install a solar energy system shall be limited to the building official's review of whether it meets all health and safety requirements of local, state, and federal law. The requirements of local law shall be limited to those standards and regulations necessary to ensure that the solar energy system will not have a specific, adverse impact upon the public health or safety. However, if the building official of the city or county has a good faith belief that the solar energy system could have a specific, adverse impact upon the public health and safety, the city or county may require the applicant to apply for a use permit.

(c) A city or county may not deny an application for a use permit to install a solar energy system unless it makes written findings based upon substantial evidence in the record that the proposed installation would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. The findings shall include the basis for the rejection of potential feasible alternatives of preventing the adverse impact.