

Design Application Review Fee Schedule

Note: Applicant to circle the appropriate fee(s) in the column on the left below

Siding, Decks, Patios, Railings, Trellises, Hardscape, Driveways	
\$0	Railing upgrade for code compliance
\$0	Fast Track: replace existing privacy screen/under-deck enclosure
\$50	Fast Track: stain deck a new or different approved color (no additional fee if combined with Fast Track exterior paint)
\$50	Fast Track: partial siding replacement ($\leq 10\%$ of structure); same material
\$50	Deck/trellis related replacement: No change in footprint, design, or dimensions of any component of the structure (support posts, deck boards, trellis members, fascia, gate*, privacy screen*, stairs, railings). Railing adjustments solely to meet code requirements are acceptable. Applications may include new materials or stain colors.
\$90	Small or simple deck/trellis related addition/change: Any addition/change modifying the footprint, design, or dimension of any structural component (support posts, deck boards, trellis members, fascia, gate, privacy screen, stairs, railings, pathways)
\$180	Medium or large deck/trellis related addition/change: Any addition/change modifying the footprint, design, or dimension of any structural component (support posts, deck boards, trellis members, fascia, gate, privacy screen, stairs, railings)
\$90	Patio or walkway add, change, or replace (if contiguous to related deck change, no additional fee)
Door/Sidelight; Window	
\$50	Fast Track: replace sliding glass door/window-same footprint, placement, design, size, color, material
\$90	Window addition or replace with different design, size, and/or material
\$90	Sliding glass door—new placement, size, or material
\$90	Front door and/or sidelight change
\$90	Other door add, change, or replace—garage entry door, under house access door, etc.
Skylight	
\$50	Fast Track: replace skylight—same footprint, location, size (no additional fee if combined with Fast Track roofing)
\$90	Skylight addition
Lighting	
\$90	Includes all lighting, e.g., deck, entry door, walkway, carport/garage, etc.
Shades & Screening	
\$50	Fast Track: install external metal or solar screen rolling shades—manual or motorized
\$90	Other shades or screens (exception: hidden door screens require notification only)
Other Applications	
\$0	Satellite dish or antenna location
\$0	Fast Track: installation of gravel/rock in the 0–5' zone around structures
\$0	Fast Track: tree removal ($>6'$ and not a Significant Tree)
\$50	Fast Track: exterior paint (no additional fee if combined with Fast Track deck stain)
\$50	Fast Track: stain deck a new or different approved color (no additional fee if combined with Fast Track exterior paint)
\$50	Fast Track: roofs—replace roof (tar and gravel, shingles, torch down, foam, PVC) (no additional fee if combined with Fast Track skylight)
\$50	Fast Track: replace air conditioner/generator—same location, required screening and decibel rating
\$90	Landscaping, e.g., rocks/boulders, on ground plant structures, tree planting, etc.
\$50	Trees: Removal or topping of live tree; planting of up to 2 trees
	Shrubs: Planting of up to 2 shrubs that have the potential to block a Significant View or View Corridor
\$90	Retaining wall
\$90	New air conditioner, heat pump, generator for electricity, tank, or pump (including screening),
\$90	Electric car charging station or TOU Meter, rechargeable solar home battery (no additional fee if part of a solar panel system)
\$90	Hot tub including privacy screen
\$90	Play Equipment
\$180	Solar panel system installation
\$180	Carport conversion, garage remodel, addition of trellis, etc.
\$480	Significant view restoration
\$480	House remodel—small and simple
\$720	House remodel—medium and moderate complexity
\$1,440	House remodel—large and more complex
\$90	Mid-construction change order
\$2,400	New home construction by a builder/developer other than Portola Associates—any size
\$50 each	Everything else, e.g., dog run, fireplace related add or change, garbage can enclosure, roof fan, glass in carport, security system, weather monitoring equipment over 24", storage shed, etc.
\$50	Retroactive applications: additional fee added other than those submitted as a result of an emergency situation
Total Fees	

*NOTE: remodel application has an initial fee of \$480.
The consulting architect will decide the final fee.*

*NOTE: replacement of a gate or privacy screen using the same material, footprint, design and dimension is considered maintenance and does not require an application.