

**Marin County Board of Supervisors
Post Moratorium Fee Policy for San Geronimo Valley
January 26, 2010**

Applicability

Except as otherwise stated below, the following policy is limited to projects requiring building and/or planning permits from the Marin County Community Development Agency that were precluded from receiving a final decision on issuance due to the development moratorium for the San Geronimo Valley watershed enacted by the Board of Superiors adoption of Ordinance 3482 on February 12, 2008, and subsequently extended by Ordinance 3485 on March 25, 2008 and Ordinance 3515 on March 10, 2009. The moratorium will expire on February 12, 2010. The policy does not apply to projects that were not subject to the above moratorium even though the project site may be located within the San Geronimo Valley Watershed. The Director may, however, apply this policy to projects exempt from the moratorium that propose exterior additions up to 500 square feet based upon evidence provided by the property owner that a unique hardship prevented the filing of development applications during the moratorium. Interior remodel projects permitted during the moratorium are not subject to this policy.

Building Permits

Projects that were subject to the above moratorium that require a building permit, pursuant to Marin County Code Title 19, and do not require a planning permit, shall be subject to the former building permit fees enacted by Ordinance 3456 if such permits are submitted and accepted for processing by February 12, 2011.

Planning Permits/Building Permits (zoning and land use permit followed by building permit)

Projects that were subject to the above moratorium that require a planning permit(s), pursuant to Marin County Code Title 22, shall be subject to the former planning division permit fees enacted by Ordinance 3496 if such permits are submitted and accepted for processing by February 12, 2011.

If a planning permit is filed in accordance with the above policy and within the prescribed timeline, the applicant may subsequently file for a building permit for the project and pay the former building permit fees established by Ordinance 3456 if the building permit is filed and accepted for processing within 1 year of the approval date of the planning permit.

Notes

This policy does not apply to permits that have been withdrawn and are subsequently resubmitted after the governing fee timeline noted above. Nor does it extend the vesting period for any permit established by the Marin County Code. The policy applies only to building and planning permit application fees and does not apply to other agency application fees or impact fees required by Marin County Code or other applicable law.