



Schedule of User and Regulatory Fees
Effective August 1, 2026

City of Lincoln

PLANNING FEES

Fee Description		Deposit	Minimum Fee or Fixed Fee	Note
Appeals				
1	Appeal to Planning Commission	n/a	\$3,000	
2	Appeal to City Council	n/a	\$3,000	
Annexation				
3	Annexation Review	\$25,000	n/a	
Conditional Use Permit				
4	Conditional Use Permit - New Construction	\$10,000	n/a	
5	Conditional Use Permit - Existing	n/a	\$4,992	
6	Conditional Use Permit - Renewal	n/a	\$4,160	
Design Review				
7	Design Review - Residential	\$6,000	n/a	
8	Design Review - Commercial	\$12,000	n/a	
9	Design Review - Administrative	n/a	\$3,328	
10	Design Review - Administrative actions requiring Planning Commission consultation/10-day appeal period	n/a	\$4,160	
11	Design Review - Modifications	n/a	\$3,328	
Determination of Public Convenience or Necessity				
12	Determination of Public Convenience or Necessity (requires a Conditional Use Permit)	n/a	\$4,992	
Development Agreement				
13	Development Agreement	\$15,000	n/a	
14	Development Agreement - Amendment	\$15,000	n/a	
Development Permits				
15	Development Permits	\$12,000	n/a	
16	Planned Unit Development	\$12,000	n/a	
17	General Development Plan	\$12,000	n/a	
Environmental Review				
18	Environmental Categorical Exemption Review	n/a	\$312	
19	Environmental Initial Study	\$5,000	\$4,000	
20	Negative Declaration	\$5,000	\$4,000	
21	Mitigated Negative Declaration	\$12,000	\$10,000	
22	Environmental Impact Report Review	\$25,000	\$20,000	
Extension				
23	Extension for Tentative Map, Design Review, Conditional Use & Variance	n/a	\$4,160	
24	Extension to Spec Dev Plan/Dev Permit	n/a	\$4,992	

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Fee Description		Deposit	Minimum Fee or Fixed Fee	Note
General Plan Amendment				
25	General Plan Amendment	\$15,000	n/a	
Map Review				
26	Tentative Parcel Map Review	\$6,000	n/a	
27	Tentative Subdivision Map Review - 1 to 50 Lots	\$15,000	n/a	
28	Tentative Subdivision Map Review - More than 50 Lots	\$20,000	n/a	
29	Certificate of Compliance	\$2,000	n/a	
30	Tentative Map Amendment	\$6,000	n/a	
Notice and Public Outreach				
31	Notice and Public Outreach	n/a	Time & Materials	
Pre-Application				
32	Pre Application Conference	n/a	\$1,664	
Pre-Zoning				
33	Pre-Zoning	\$5,000	n/a	
Reversion to Acreage				
34	Reversions to Acreage Review	n/a	\$6,656	
Signs				
35	Signs - Temporary Sign/Banner Permit and Captive Balloons	n/a	\$312	
36	Signs - "A" Frame Signs	n/a	\$312	
37	Temporary Subdivision Sign Review	n/a	\$2,080	
Specific Plan				
38	Specific Plan	\$30,000	n/a	
39	Specific Plan Amendment	\$25,000	n/a	
40	Specific Development Plan and Development Permit	\$6,000	n/a	
Street Name Processing / Address Processing				
41	Building Address Processing	n/a	\$416	
42	Building Re-Address Processing	n/a	\$416	
43	Street Naming Processing	n/a	\$2,912	
Substantial Conformance				
44	Substantial Conformance Finding	n/a	\$4,160	
Tree (Protected Tree Removal)				
45	Protected Tree Removal Inspection Application - 0-5 Trees	n/a	\$200	
46	Protected Tree Removal Inspection Application - 6+ Trees	n/a	\$1,000	

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Variance				
47	Administrative Variance	n/a	\$1,664	
48	Variance Application	n/a	\$6,656	
Zone Change				
49	Rezone Review - Less than 10 Acres	\$12,000	n/a	
50	Rezone Review - 10 Acres or More	\$15,000	n/a	
Planning Inspection				
51	Planning Inspection	n/a	\$156	
CDD Determination Zoning				
52	CDD Determination Zoning	n/a	\$832	
Other				
53	Credit Card Transaction Fee	n/a	3% - Pass-Thru	
54	Conditions of Approval - Amendment	\$2,000	n/a	
55	Land Use Certification Letter	n/a	\$416	
56	Modification of Municipal Code	\$10,000	n/a	
57	Transfer Agreement Review and Approval	\$2,000	n/a	
58	Special Commission Meeting Process	n/a	\$1,664	
59	Staff Research for Documents or Records	n/a	\$208	
In-Lieu / Mitigation Fee				
60	Parking In-Lieu Fee (per parking space)	n/a	\$6,460	
61	Protected Oak Tree Removal Mitigation Fee (per inch)	n/a	\$150	[a]
Fees for Services Not Identified In Schedule				
62	See Hourly Billing Rate Section of the Fee Schedule		See Hourly Rate Schedule	
Hourly Billing Rates for Deposit-Based Billings				
63	See Hourly Billing Rate Section of the Fee Schedule		See Hourly Rate Schedule	

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Full Cost Deposits and Deposit Replenishment			
Applicants for Full Cost Entitlement Applications shall pay for all City staff time required to process the application. A full cost reimbursement agreement shall be included with the project application submittal package. Projects outside the scope of this fee schedule (as determined by the Community Development Director) will be subject to a full cost reimbursement agreement to be approved by the City Council. This reimbursement agreement will include the identification of a work program and will include cost estimates for both City staff time and consultant services based on a defined scope of work.			
Initial deposits as shown on the fee schedule will be collected and held by the City in a deposit account at the time the application is submitted. The cost of staff time will be drawn from the deposit account. A positive account balance shall be maintained at all times during the review process. No work will be performed on a project with a negative fund balance. If the deposit is reduced to below 20% of the initial deposit amount, the applicant will be notified and required to supplement the deposit account with an additional amount no less than 50% of the original deposit.			
When more than one Full Cost application is submitted, the sum total of the initial full cost deposit amount can be reduced by 20%.			
Funds expended for staff time shall not be dependent upon the City's approval or disapproval of the application request. The deposit account will be held open for 90 days after project approval for City to complete any miscellaneous clean up items and to account for all project related costs. Any deposit amounts remaining after final project close out will be returned to applicant. In the event that the deposit account is exhausted prior to final close out, the balance owed to the City will be credited against the plan check and inspection fee deposit at time of improvement plan review.			
As may be required by the Community Development Department for project evaluation or environmental review, all payment for consultant work shall be the responsibility of the applicant.			
Deposit amounts shown represent the initial deposit amount only. The total costs of application review and processing may be significantly higher than the initial deposit amount shown. In these cases, the City reserves the right to require supplemental deposits at any stage of application review to ensure adequate funding for continued processing.			
Deposit amounts listed are estimates and are not intended to limit full cost recovery. Projects involving unusual complexity, extensive environmental review, multiple hearings, significant public controversy, or extraordinary staff or consultant time may require a higher initial deposit as determined by the Department Director.			
For projects requiring legislative approval, as an alternative to the fixed fee amount shown, staff may bill on a time and materials basis, when projects costs are likely to vary significantly from adopted fee amount. In these instances, a deposit may be requested to bill against.			
Refund Policy			
Application fees are not refundable except as follows:			
A. Refund of 100% shall be made if a determination is made by the Community Development Director that the permit and associated fee are not required by the City's Municipal Code or adopted City Resolution.			
B. If an applicant requests to withdraw a fixed fee application prior to project evaluation, refund of 50% of the applicable fee shall be refunded.			
C. No refund of application fees shall be made after initial project evaluation has commenced, unless a fee waiver is approved by the City Council.			

[a] Triple fee if done without prior City approval.