

**PALOS VERDES HOMES ASSOCIATION and ART JURY**

**Residential Fee Schedule**

**Effective July 1, 2025**

**ARCHITECTURAL REVIEW FEE SCHEDULE**

<b>Project Description</b>	<b>Fee 1</b>	<b>Fee 2</b>	<b>Fee 3</b>
<b>As-Built (non-complying) item fees are [4x] Review Fee</b>			
Air Conditioner (new, relocation, replacement unit)	300		
Air Conditioner with Encroachment or in Front Yard (requires Art Jury review)	600		
Alterations – Minor and / or Major (Openings - door, window, skylights)			
2-4	500		
5-8	1000		
9-15	1500		
16-21	2100		
22-27	2700		
28-32	3200		
33+	3300		
Arbor (open attached/detached, planted pergola garden feature, each location, See Trellis - motorized trellis for more details)	600		
Balcony (Juliet, cantilevered ≤5' projection x up to 10' span usable or decorative, includes railing)	500	2+ @300 ea.	
Bay Window (with 1 or more openings)	500		
Poles/Antenna/Equipment and similar (per location)	5500		
Conceptual Design Review (one time plan review of setbacks or pre-preliminaries, does not credit back into project review fee)	1000		
Consultation/Staff Review with third party agent (non-property owner: architect, contractor, designer, project representative, or real estate agent with no active [no review fee received] project – each 30 minutes)	350		
Covered Porch, Cabana, Gazebo - See Square Footage – Residential	SF Fee		
Deck (per location, raised or supported + Covered Porch SF Fee Schedule)	750		
Double Driveway (new or relocated)	600		
Downspout (fee per structure)	500		
Façade – Major (remodel to studs, remove stucco, plate height change, architectural style change, modification of > 50% of existing roof)	2800		
Façade – Minor (architectural feature requires AJ review – chimney, corbel, cornice, belly band, belt courses, fireplace (attached or freestanding outdoor), precast, rafter/rafter tail, stucco, trim board, wall veneer - stone or siding, for single item, see Misc. Fee)** AJ review each - Eave Modification – cut back eave, cut back rafter tails, stucco under eave – if >50% of eaves, see Major Façade - Patch Wall/Stucco/Siding – remove window or door - Roof – Partial Roof Modification not in Addition		600**	
Gutter (system along roof eave, balcony fascia or deck) – same as downspout, per structure	500		
Landscape (Planting) Plans; Partial/Full	600	1000	
Lighting Plan (Landscape or Building)	600		
Pond, Large Water Feature (2+ fountains or size > 8')	600		
Railing – per location same as balcony or each 10' span, or each stairway	500	2+ @300 ea.	
Roof / Re-Roof – change in material and color	400	600**	
Skylight (tower or roof structure) **	600	600**	



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<i>Miscellaneous Item Fees, continued:</i>	300		
Wall** (single retaining wall per 20' span, see also Fence) per property line side, or location at front, 2 sides, or rear, enclosing courtyard per location – front, side, or rear		600**	
Window except Bay Window, see also Door.			
- (Framed opening using width of opening up to 8' wide = \$300, each window or pair/s of windows, or integral mullions e.g. fixed picture window and fixed or operable sidelites up to 8' wide)			
New Single-Family Residence (see SF Fee Schedule. Architectural elements: balcony, chimney, deck, trellis are itemized – see Misc. Fee)			
Restamping permitted plans	300		
Revision to approved plans** (itemized per scope of changes, see Misc. Fee)		600**	
Roof / Re-Roof "like-for-like" replacement (**may require Art Jury review)	300	600**	
- Includes Reuse or Roof relay and underlayment			
Signage (real estate per sign type, reusable until modified)	500		
Signage – Temporary	300		
Solar – Residential (rooftop, each building or structure)	1000		
Sports Court (tennis, pickleball, bocce, basketball, batting cage etc. each Art Jury meeting)	1000		
Subsequent Application / Review after 2nd Preliminary or 1st Working Drawings (each Art Jury meeting)	750		
Spa, Pool, Pool + Spa (New)	600	800	1200
Spa, Pool, Pool + Spa (refinish only - replaster, waterline tile, coping)	300	400	600
Stop Work Notice (+ as-built fee per scope of work, see SF Fee Schedule or Misc. Fee). Fee is on top of as-built item fees	500		
Tree Removal (each Art Jury meeting, ≤ 3 trees, 4 or more each tree**)	600	900**	
Trellis (attached or detached per location up to 20' span)	750		
- Attached or detached with motorized cover	1000		

<b>Special Procedures (Documents/Record Requests, Inspections):</b>	<b>Fee 1</b>	<b>Fee 2</b>	<b>Fee 3</b>
Amendments/Adjustment to the Record – lot-line adjustment, roof type (Art Jury Review fee per building site + legal fees + county recording follow-up)	3500	+Legal	
Architect Change (during project review or after permit issuance)	1000		
Declaration or Release of One Building Site (Art Jury Review fee per building site + legal fees + county recording follow-up)	3500	+Legal	
Inspection/s (each site visit)			
Completion and Compliance	350	350*	
Framing	350	500*	
Final	350	500*	
Landscape + Pool/Spa	350	350*	
Re-Inspection (to check corrections to As-builts or Photo review)	350	350*	
*Re-inspection Fee			
Lien Release/Non-Compliance (+ actual costs, attorney fees, court costs)	2500		
Personal Appearance ( <b>each</b> – 3 person max 20-min meeting with Art Jury)	1000	1500	2000
Project Review Extension – 6 months / 1 year (after approval)	1000	1500	
Project/s still in review expires <b>after 1 year of inactive status</b> - new review fees assessed if resubmitted			

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Reconsideration – If no new information, resubmit prior review materials – consider as new fee			
Property Ownership Change – Mid project	150		
Record Request – per project or per document + staff time (copy of record report/s or letter or Art Jury or Board minutes) – owner request only *Research Fee – Up to 1hr Staff Time + Fee 1	\$25 + \$2/pg	350*	
Setback Change (review per building site + legal fees + county recording)	1500		
Zoning Sheet (Record Request) \$10 per page printing or PDF via email - Each report/letter (must be request by homeowner)			

**Conditions Without Approval or As-Builts:**

Demolition - Major (façade, addition, NSFR)	3500		
Demolition – Minor (Stop Work fee + item Misc. Fee)			
Tree Removal (each tree, quadruple [4x] for protected or significant trees)	14,000		
All other As-Built items (Quadruple [4x] each item, see Misc. Fees)			

**SQUARE FOOTAGE FEE SCHEDULE**

Includes 3 Art Jury reviews: 2 preliminaries, 1 working drawings and 1 revision from city planning review
<b>Addition square footage</b> applies to floor area to be added to existing Residential – main house or Commercial main buildings and new or existing accessory building/s or structure/s. Fee assessed per floor level: Basement, Lower Level, Upper Level, Garage, Storage/Utility (1/2 of square footage), Covered Porch (1/3 of square footage), measured from exterior wall to center line of interior wall.
<b>Change of Use or Conversion</b> includes unfinished or unused interior space, underfloor, or basement area change or convert to habitable space (living, sleeping, eating, cooking, and sanitation), Garage or Mechanical/Storage/Utility space conversion to Workshop, Theater, Recreation Room (change of use) or adding Elevator / Elevator tower or Bedroom and Bath within an interior space are considered Addition.
<b>Rebuild or Remodel</b> is considered as Addition project when existing building or structure is to be rebuilt ‘like-for-like’ no exterior façade change, extensive reframing of exterior stud walls due to structural reframing of interior space or due to increase in Door/Window opening size (typical of multi-fold or bi-folds), or when rebuild is due to damage to existing structure affecting exterior walls - assessed square footage fee for each affected room.
<b>New Single Family Residence [NSFR]</b> is assessed square footage entirely for all floor levels. Extensive Addition projects may be assessed as a NSFR.

<b>New Square Footage - Residential</b>	
0-240	= \$600
241-1000	per sq/ft= \$2.50
1001-2500	per sq/ft= \$3.00
2501-3000	per sq/ft= \$3.50
3001+	per sq/ft= \$4.00