

## Executive Summary of Commercial & Residential PV Permit Fee Report, Los Angeles County by Sierra Club, Angeles and Loma Prieta Chapters, 4/27/2011, updated 6/18/2011

A 2010 - 2011 survey by the Sierra Club revealed wide variations in permit fees charged for commercial and residential rooftop photovoltaic (PV) energy systems by municipalities in Los Angeles County. The survey found that fees for commercial PV projects of 131 kW in size varied from nothing to over \$46,000. High fees can discourage businesses and residences from making good, long-term, high-yield investments in solar power. Fifty-five municipalities (62%) are charging fees that exceed the maximum cost-recovery levels identified in this report for commercial PV projects. Thirteen cities are charging more than \$20,000 for a commercial PV permit (8 times higher than an estimated maximum fee that enables full cost recovery). Commercial PV permit fees for some LA County cities are extremely high. For 3kW residential PV permits half of the municipalities in LA County are charging fees that are excessive!

The time needed for city staff to review and inspect a commercial PV project does not vary linearly by system size. For instance, interviews conducted in the preparation of this report revealed that the difference in time needed to process a 100 kW PV project is about two to three times longer than a 10 kW project (not ten times longer). Basing fees on the value of the solar equipment inflates permit costs to unreasonably high levels, especially for larger, more expensive solar power projects. To recover costs, therefore, permit fees should be based on specific review times and billable hourly rates and not on PV project valuations.

The authors of this study have developed a free, public fee calculator spreadsheet for PV systems mounted on commercial rooftops to help municipalities determine cost recovery:  
[www.SolarPermitFees.org/PVFeeCalcCommercial.xls](http://www.SolarPermitFees.org/PVFeeCalcCommercial.xls).

This report recommends best practices that municipalities can adopt to assure greater consistency, and help our society develop an energy source that leads to a healthier, safer, and more stable community. These include setting permit fees at cost-recovery levels, and instituting streamlined permit processing procedures. Please see the detailed survey responses for each jurisdiction at:  
[www.SolarPermitFees.org/PVFeesLACounty2011.html](http://www.SolarPermitFees.org/PVFeesLACounty2011.html).

View a Report of Solar Electric Permit Fees for Commercial & Residential Installations in Los Angeles County: [www.SolarPermitFees.org/PVFeeStudyLosAngeles.pdf](http://www.SolarPermitFees.org/PVFeeStudyLosAngeles.pdf)

Web site for Los Angeles County PV permit fee report (published April 2011, updated 6/18/2011):  
[www.solarpermitfees.org/losangeles.html](http://www.solarpermitfees.org/losangeles.html)

This executive summary: [www.SolarPermitFees.org/PVFeeLosAngelesExecSum.pdf](http://www.SolarPermitFees.org/PVFeeLosAngelesExecSum.pdf)

Key recommendations: [www.SolarPermitFees.org/PVPermitFeeRecommend2010.pdf](http://www.SolarPermitFees.org/PVPermitFeeRecommend2010.pdf)

Summary of California Laws Governing PV Solar Permits and Fees:  
[www.SolarPermitFees.org/SolarPermitLawsSumCA.pdf](http://www.SolarPermitFees.org/SolarPermitLawsSumCA.pdf)

Sierra Club, Loma Prieta Chapter Solar PV Permit Fee Campaign: [www.SolarPermitFees.org](http://www.SolarPermitFees.org)

Sierra Club PV Permit Fee Campaign lead: Kurt Newick, 408-370-9636, [SolarPermitFees@gmail.com](mailto:SolarPermitFees@gmail.com)

PV Solar Permit Fees 3 kW **Residential** Systems, Los Angeles County as of 6/18/2011

Ranked by Fee Municipality	3 kW Fee	Alphabetical Rank Municipality	3 kW Fee	Changes since 2009
Lawndale ^	\$1,471	Agoura Hills #	\$383	Reduced from \$1,058
Irwindale	\$1,156	Alhambra ^	\$359	Increased from \$213
San Marino	\$1,088	Arcadia	\$291	Increased from \$283
Bell #	\$1,081	Artesia #	\$687	Reduced from \$1,030
Paramount	\$1,081	Avalon	\$792	
Norwalk ^	\$1,070	Azusa #	\$395	Reduced from \$1,197
Hawaiian Gardens #*	\$1,060	Baldwin Park #	\$570	Increased from \$432
La Verne ^	\$1,057	Bell #	\$1,081	Reduced from \$1,166
La Mirada	\$994	Bell Gardens	\$431	Reduced from \$450
La Puente ^	\$986	Bellflower #	\$350	Reduced from \$925
Whittier #	\$956	Beverly Hills #	\$327	Reduced from \$350
Vernon ^	\$943	Bradbury	\$306	
Inglewood #	\$936	Burbank	\$0	
Huntington Park #	\$866	Calabasas	\$668	Increased from \$658
Rosemead ^	\$859	Carson #	\$340	Reduced from \$1,473
South El Monte ^	\$840	Cerritos #	\$53	Reduced from \$1,078
Covina ^	\$820	Claremont	\$435	
Glendale ^	\$807	Commerce *	\$598	Reduced from \$675
Maywood	\$798	Compton ^	\$790	Reduced from \$900
Avalon	\$792	Covina ^	\$820	Increased from \$645
Compton ^	\$790	Cudahy	\$717	
Glendora #	\$759	Culver City	\$0	
Diamond Bar ^	\$747	Diamond Bar ^	\$747	Increased from \$704
Cudahy	\$717	Downey #	\$200	Reduced from \$1,164
La Habra Heights #	\$709	Duarte #	\$386	Reduced from \$965
Westlake Village #	\$693	El Monte #	\$180	Reduced from \$1,014
Artesia #	\$687	El Segundo ^	\$521	Increased from \$515
Gardena	\$677	Gardena	\$677	Reduced from \$692
Calabasas	\$668	Glendale ^	\$807	Increased from \$0
South Gate #	\$634	Glendora #	\$759	Reduced from \$805
Temple City	\$625	Hawaiian Gardens #*	\$1,060	Reduced from \$1,427
Montebello #	\$601	Hawthorne #	\$479	Reduced from \$943
Commerce *	\$598	Hermosa Beach #	\$0	Reduced from \$650
Pico Rivera #	\$575	Hidden Hills	\$225	
Baldwin Park #	\$570	Huntington Park #	\$866	Reduced from \$1,100
Walnut #	\$564	Industry #	\$377	Reduced from \$967
Lakewood #	\$533	Inglewood #	\$936	Reduced from \$1,066
Monrovia	\$533	Irwindale	\$1,156	
Lynwood ^	\$525	La Canada Flintridge #	\$227	Reduced from \$356
El Segundo ^	\$521	La Habra Heights #	\$709	Reduced from \$1,572
Sierra Madre	\$515	La Mirada	\$994	Reduced from \$1,008
Rolling Hills Estates #	\$493	La Puente ^	\$986	Increased from \$131
Hawthorne #	\$479	La Verne ^	\$1,057	Increased from \$331
Monterey Park ^	\$452	Lakewood #	\$533	Reduced from \$800
Claremont	\$435	Lancaster	\$61	Increased from \$58

Bell Gardens	\$431	Lawndale ^	\$1,471	Increased from \$1,214
Rolling Hills #	\$430	Lomita #	\$370	Reduced from \$1,183
San Gabriel #	\$428	Long Beach #	\$233	Reduced from \$599
Signal Hill	\$419	Los Angeles #	\$248	Reduced from \$308
Palmdale ^	\$418	Los Angeles County #	\$370	Reduced from \$1,144
Malibu #	\$412	Lynwood ^	\$525	Increased from \$350
Santa Fe Springs #	\$404	Malibu #	\$412	Reduced from \$761
Azusa #	\$395	Manhattan Beach	\$0	
Santa Clarita ^	\$387	Maywood	\$798	
Duarte #	\$386	Monrovia	\$533	Increased from \$520
Agoura Hills #	\$383	Montebello #	\$601	Reduced from \$852
Industry #	\$377	Monterey Park ^	\$452	Increased from \$395
Lomita #	\$370	Norwalk ^	\$1,070	Increased from \$945
Los Angeles County #	\$370	Palmdale ^	\$418	Increased from \$330
San Dimas #	\$370	Palos Verdes Estates	\$89	Increased from \$85
Alhambra ^	\$359	Paramount	\$1,081	Reduced from \$1,082
Bellflower #	\$350	Pasadena #	\$32	Reduced from \$198
San Fernando #	\$345	Pico Rivera #	\$575	Reduced from \$785
Carson #	\$340	Pomona #	\$248	Reduced from \$510
Beverly Hills #	\$327	Rancho Palos Verdes ^	\$177	Reduced from \$402
Bradbury	\$306	Redondo Beach ^	\$265	Increased from \$202
Arcadia	\$291	Rolling Hills #	\$430	Reduced from \$1,472
Redondo Beach ^	\$265	Rolling Hills Estates #	\$493	Reduced from \$1,168
Los Angeles #	\$248	Rosemead ^	\$859	Increased from \$122
Pomona #	\$248	San Dimas #	\$370	Reduced from \$1,000
Long Beach #	\$233	San Fernando #	\$345	Reduced from \$582
South Pasadena ^	\$229	San Gabriel #	\$428	Reduced from \$1,479
La Canada Flintridge #	\$227	San Marino	\$1,088	Increased from \$891
Hidden Hills	\$225	Santa Clarita ^	\$387	Increased from \$300
Downey #	\$200	Santa Fe Springs #	\$404	Reduced from \$895
El Monte #	\$180	Santa Monica	\$0	
Rancho Palos Verdes ^	\$177	Sierra Madre	\$515	
Palos Verdes Estates	\$89	Signal Hill	\$419	
Torrance #	\$67	South El Monte ^	\$840	Increased from \$814
Lancaster	\$61	South Gate #	\$634	Reduced from \$822
Cerritos #	\$53	South Pasadena ^	\$229	Revised from \$88
Pasadena #	\$32	Temple City	\$625	
West Covina #	\$2	Torrance #	\$67	Reduced from \$1,009
Burbank	\$0	Vernon ^	\$943	Increased from \$687
Culver City	\$0	Walnut #	\$564	Reduced from \$735
Hermosa Beach #	\$0	West Covina #	\$2	Reduced from \$815
Manhattan Beach	\$0	West Hollywood #	\$0	Reduced from \$1,077
Santa Monica	\$0	Westlake Village #	\$693	Reduced from \$1,389
West Hollywood #	\$0	Whittier #	\$956	Reduced from \$1,328
Average	\$512	Average #	\$512	Reduced from \$712

\* Fee under review

# Fee reduced

^ Fee increased

PV Solar Permit Fees 131 kW **Commercial** Systems, Los Angeles County as of 6/18/2011

Ranked by Fee Municipality	131 kW Fee	Alphabetical Rank Municipality	131 kW Fee	Notes
Rolling Hills Estates	\$46,616	Agoura Hills	\$603	Revised from \$1,179
Inglewood	\$37,692	Alhambra ^	\$1,400	Revised from \$116
Sierra Madre	\$37,349	Arcadia	\$291	
Paramount	\$36,068	Artesia	\$17,576	
La Verne	\$33,015	Avalon	\$6,908	
Irwindale #	\$32,319	Azusa	\$7,800	
Commerce *	\$28,577	Baldwin Park	\$2,200	
West Hollywood	\$26,209	Bell #	\$6,370	Reduced from \$26,925
La Puente	\$25,831	Bell Gardens	\$1,561	
Carson	\$23,604	Bellflower	\$12,375	
Lawndale	\$23,106	Beverly Hills	\$602	Revised from \$4,310
Glendale	\$21,434	Bradbury		N/A no commercial
Whittier	\$20,104	Burbank	\$0	
Rosemead	\$19,433	Calabasas	\$10,126	
Santa Fe Springs	\$19,047	Carson	\$23,604	
La Mirada	\$18,771	Cerritos	\$15,866	
Hawaiian Gardens *	\$17,861	Claremont	\$7,432	
Downey	\$17,675	Commerce *	\$28,577	Revised from \$29,577
Artesia	\$17,576	Compton	\$12,226	
Culver City	\$17,000	Covina	\$16,100	
Industry	\$16,529	Cudahy	\$12,664	
Covina	\$16,100	Culver City	\$17,000	
Monterey Park	\$15,880	Diamond Bar	\$10,995	
Cerritos	\$15,866	Downey	\$17,675	
Monrovia *	\$15,142	Duarte	\$5,107	
Huntington Park	\$15,107	El Monte #	\$498	Reduced from \$27,500
San Dimas *	\$15,000	El Segundo #	\$1,052	Corrected from \$17,617
San Marino	\$13,081	Gardena	\$6,735	
Cudahy	\$12,664	Glendale	\$21,434	
Montebello	\$12,633	Glendora	\$10,132	
Bellflower	\$12,375	Hawaiian Gardens *	\$17,861	
Compton	\$12,226	Hawthorne #	\$4,902	Reduced from \$18,000
South El Monte	\$12,186	Hermosa Beach	\$0	
Los Angeles County	\$11,615	Hidden Hills		N/A no commercial
Norwalk	\$11,368	Huntington Park	\$15,107	
Diamond Bar	\$10,995	Industry	\$16,529	
Westlake Village	\$10,653	Inglewood	\$37,692	
Glendora	\$10,132	Irwindale #	\$32,319	Reduced from \$35,411
Calabasas	\$10,126	La Canada Flintridge	\$274	Corrected from \$14,322
Santa Clarita	\$9,306	La Habra Heights	\$9,133	
Lynwood	\$9,254	La Mirada	\$18,771	
La Habra Heights	\$9,133	La Puente	\$25,831	
Vernon	\$8,752	La Verne	\$33,015	
Los Angeles	\$8,120	Lakewood	\$1,164	Revised from \$3,300
Azusa	\$7,800	Lancaster	\$670	

Claremont	\$7,432	Lawndale	\$23,106	
Torrance ^	\$7,090	Lomita	\$370	
Avalon	\$6,908	Long Beach	\$2,000	
Signal Hill	\$6,889	Los Angeles	\$8,120	
Gardena	\$6,735	Los Angeles County	\$11,615	Revised from \$15,836
Bell #	\$6,370	Lynwood	\$9,254	
Duarte	\$5,107	Malibu	\$712	
Walnut #	\$5,007	Manhattan Beach	\$0	
Hawthorne #	\$4,902	Maywood	\$798	
Palmdale	\$4,055	Monrovia *	\$15,142	
South Gate #	\$2,485	Montebello	\$12,633	Revised from \$35,416
Pico Rivera #	\$2,263	Monterey Park	\$15,880	
Baldwin Park	\$2,200	Norwalk	\$11,368	
Long Beach	\$2,000	Palmdale	\$4,055	
Bell Gardens	\$1,561	Palos Verdes Estates	\$89	
West Covina	\$1,400	Paramount	\$36,068	
Alhambra ^	\$1,400	Pasadena	\$231	
Temple City	\$1,278	Pico Rivera #	\$2,263	Reduced from \$22,430
Lakewood	\$1,164	Pomona	\$248	
El Segundo #	\$1,052	Rancho Palos Verdes	\$641	
Maywood	\$798	Redondo Beach	\$442	
Malibu	\$712	Rolling Hills		N/A no commercial
Lancaster	\$670	Rolling Hills Estates	\$46,616	
San Gabriel	\$662	Rosemead	\$19,433	
Rancho Palos Verdes	\$641	San Dimas *	\$15,000	
Agoura Hills	\$603	San Fernando	\$345	
Beverly Hills	\$602	San Gabriel	\$662	
South Pasadena #	\$547	San Marino	\$13,081	
El Monte #	\$498	Santa Clarita	\$9,306	
Redondo Beach	\$442	Santa Fe Springs	\$19,047	
Lomita	\$370	Santa Monica	\$0	
San Fernando	\$345	Sierra Madre	\$37,349	
Arcadia	\$291	Signal Hill	\$6,889	
La Canada Flintridge	\$274	South El Monte	\$12,186	
Pomona	\$248	South Gate #	\$2,485	Revised from \$11,994
Pasadena	\$231	South Pasadena #	\$547	Revised from \$675
Palos Verdes Estates	\$89	Temple City	\$1,278	
Burbank	\$0	Torrance ^	\$7,090	Revised from \$2,121
Hermosa Beach	\$0	Vernon	\$8,752	
Manhattan Beach	\$0	Walnut #	\$5,007	Revised from \$28,232
Santa Monica	\$0	West Covina	\$1,400	
Bradbury		West Hollywood	\$26,209	
Hidden Hills		Westlake Village	\$10,653	
Rolling Hills		Whittier	\$20,104	
Average	\$10,542	Average	\$10,542	

\* Fee under review

# Fee reduced

^ Fee increased