



Planning and Engineering

Application Service Charges

Fees effective July 1, 2026 (Revised July 10, 2026)

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Land Use & Development Fees

Conditional Use Permit

Fee breakdown	City of Reno	Northern Nevada Public Health
Base Fee	\$3,480	\$335
Code Enforcement Fee	\$805	
Noticing Fee	\$510	

Note: The Northern Nevada Public Health fee is not required for sign applications.

Minor Conditional Use Permit

Fee breakdown	City of Reno	Northern Nevada Public Health
Base Fee	\$3,090	\$335
Code Enforcement Fee	\$805	
Noticing Fee	\$255	

Note: The Northern Nevada Public Health fee is not required for sign applications.

Major Site Plan Review

Fee breakdown	City of Reno	Northern Nevada Public Health
Base Fee	\$3,480	\$335
Code Enforcement Fee	\$805	
Noticing Fee	\$510	

Note: The Northern Nevada Public Health fee is not required for sign applications.

Minor Site Plan Review

Fee breakdown	City of Reno	Northern Nevada Public Health
Base Fee	\$3,090	\$335
Code Enforcement Fee	\$805	
Noticing Fee	\$255	

Note: The Northern Nevada Public Health fee is not required for sign applications.



Zone Change Fees

Rezoning (Zoning Map Amendment)

Fee breakdown	City of Reno	Northern Nevada Public Health	Washoe County Recorder
Base Fee	\$6,830		
Noticing Fee	\$510		
Washoe County Recording Fee			\$43

New PUD or SPD

Fee breakdown	City of Reno	Northern Nevada Public Health	Washoe County Recorder
Base Fee	\$13,530	\$180	
Code Enforcement Fee	\$4030		
Noticing Fee	\$510		
Washoe County Recording Fee			\$43

Minor Amendment to PUD or SPD

Fee breakdown	City of Reno	Northern Nevada Public Health	Washoe County Recorder
Base Fee	\$430		
Noticing Fee	\$255		
Washoe County Recording Fee			\$43

Amendment to PUD or SPD

Fee breakdown	City of Reno	Northern Nevada Public Health	Washoe County Recorder
Base Fee	\$6,830	\$180	
Noticing Fee	\$510		
Washoe County Recording Fee			\$43



\$43

Annexation and Master Plan Fees

Annexation

Fee breakdown	City of Reno
Base Fee	\$3,395
Noticing Fee	\$510

Master Plan Amendment

Fee breakdown	City of Reno	Northern Nevada Public Health
Base Fee	\$8,835	\$336
Noticing Fee	\$770	

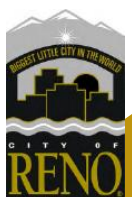
Abandonment Fees

Roadway Abandonment

Fee breakdown	City of Reno	Northern Nevada Public Health	Washoe County Recorder
Base Fee	\$3,810	\$180	
Noticing Fee	\$510		
Washoe County Recording Fee			\$43

Public Storm Drain and Sewer Easement Abandonment

Fee breakdown	City of Reno	Washoe County Recorder
Base Fee	\$935	
Washoe County Recording Fee		\$43



Mapping Fees

Mapping Applications

Fee breakdown	City of Reno	Northern Nevada Public Health
Boundary Line Adjustment	\$1,335	\$180
Parcel Map (Sewer Available)	\$2,005	\$623
Parcel Map (No Sewer Available)	\$2,005	\$1,200
Reversion to Acreage	\$1,335	\$180

Tentative Map

Fee breakdown	City of Reno	Northern Nevada Public Health	State of Nevada
Base Fee	\$6,945		
Noticing Fee	\$510		
Municipal Sewer		\$640 (see note)	
On-Site Septic		\$1,215 (see note)	
NDEP - Base Fee			\$100
NDEP - Per Lot Fee			\$1 per lot
NDWR - Base Fee			\$180
NDWR - Base Fee			\$1 per lot

Note: The Northern Nevada Public Health fee is based on the utilities provided.

Final Map

Fee breakdown	City of Reno	Northern Nevada Public Health
Base Fee	\$6,700	\$336
Improvement Agreement – Extension	\$600	
Improvement Agreement – New Owner	\$730	
Subdivision Extension Agreement – Work Commenced	\$3,355	
Subdivision Extension Agreement – No Work Commenced	\$2,005	
Renewal of Subdivision Extension Agreement – Work Commenced	\$2,675	

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	City of Reno	Northern Nevada Public Health
Fee breakdown		
Renewal of Subdivision Extension Agreement – No Work Commenced	\$1,335	
Subdivision Resumption	\$1,740	

Flexibility & Relief Fees

Minor Modification

	City of Reno
Fee breakdown	
Base Fee	\$245

Development Agreement

	City of Reno	Northern Nevada Public Health	Washoe County Recorder
Fee breakdown			
Base Fee	\$13,530	\$335	
Noticing Fee	\$510		
Washoe County Recording Fee			\$43

Minor Deviation

	City of Reno
Fee breakdown	
Base Fee	\$515

Major Deviation

	City of Reno	Northern Nevada Public Health
Fee breakdown		
Base Fee – Single-Family (SF) Districts	\$2,470	\$180 (see note)
Base Fee – Other Districts	\$3,480	\$180 (see note)



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Fee breakdown	City of Reno	Northern Nevada Public Health
Noticing Fee	\$510	

Note: The Northern Nevada Public Health fee is not required for sign applications.

Alternative Equivalent Compliance

Fee breakdown	City of Reno	Northern Nevada Public Health
Base Fee – Single-Family (SF) Districts	\$2,470	\$180 (see note)
Base Fee – Other Districts	\$3,480	\$180 (see note)
Noticing Fee	\$510	

Note: The Northern Nevada Public Health fee is not required for sign applications.

Variance

Fee breakdown	City of Reno	Northern Nevada Public Health
Base Fee – Single-Family (SF) Districts	\$2,470	\$180 (see note)
Base Fee – Other Districts	\$3,480	\$180 (see note)
Noticing Fee	\$510	

Note: The Northern Nevada Public Health fee is not required for sign applications.

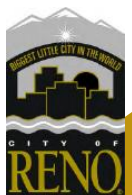
Historic Preservation Fees

Designation of a Historic Resource/District

Fee breakdown	City of Reno
No Fee	\$0

Certificate of Appropriateness

Fee breakdown	City of Reno
No Fee	\$0



Demolition Certificate

Fee breakdown	City of Reno
No Fee	\$0

Other Fees

Amend Approved Condition

Fee breakdown	City of Reno
Base Fee	\$2,675
Fee Per Each Additional Condition	\$135
Noticing Fee	\$510

Outdoor Dining/Parklet

Fee breakdown	City of Reno	Washoe County Recorder
Base Fee	\$665	
Washoe County Recording Fee		\$43

Cannabis Establishment Zoning Verification Letter

Fee breakdown	City of Reno
Base Fee	\$665

Sidewalk Waiver

Fee breakdown	Washoe County Recorder
Washoe County Recording Fee	\$43

General Fees

Fee breakdown	City of Reno
Appeal – Administrative or Planning Commission Action	\$250
Re-noticing Fee	Actual Cost
Security Reduction – Infrastructure	\$935
Security Reduction – Landscaping/Revegetation	\$400
Time Extension	\$805

General Fee Information

Payment Information

City of Reno	Make Check Payable to: City of Reno, or pay online at OneNV.us
Northern Nevada Public Health	Include fee in City of Reno check or pay online at OneNV.us
Washoe County Recorder	Include fee in City of Reno check or pay online at OneNV.us
NDEP	Make check payable to: NDEP. A check is required for payment.
NDWR	Make Check Payable to: State of NV – Division of Water Resources. A check is required for payment.

Refund Policy

Application fees invoiced by the City of Reno must be paid within two business days. Failure to remit fees shall result in application processing delays and/or applications being deemed incomplete.

Reimbursement of City of Reno fees shall follow the schedule to the right. Fees collected on behalf of other agencies must be requested from the collecting agency and will be subject to that agency's refund policy. Refund requests are

accepted during all business hours. A complete refund request must include a formal letter requesting fee reimbursement as well as the [cash refund request form](#).

Case Progress	Refund
Administrative processing	80 %
Staff comments provided	50 %
Subsequent review performed	20 %
Postcards sent	10 %
Decision rendered	0 %