

Table 1. Revisions to the City’s Commercial Cannabis Permit Fees (Reso. No. 2021-77)

Permit Type	Existing Fees (est. 12/12/17)	Revised Fee (effective 10/13/21)
Regulatory Permit (RP) Application (initial)	\$127.00	\$138.00
RP Processing (initial) – Processing application, investigation and review of application, permit issuance	\$4,380.00	Actual Cost (\$4,400 initial dep.)
Commercial Cannabis-Related Development Agreement	Actual Cost	Actual Cost (\$5,000 initial dep.)
Annual Operating Permit (initial year) – Dispensary only*	\$20,890.00	\$22,612.00
Annual Operating Permit (initial year) – Cultivation only*	\$17,222.00	\$18,642.00
Annual Operating Permit (initial year) – Manufacturing*	\$19,529.00	\$21,139.00
Annual Operating Permit (initial year) – Distribution (affiliated with cultivation and/or manufacturing permittee)	\$11,086.00	n/a
Annual Operating Permit (initial year) – Distribution (not affiliated with cultivation and/or manufacturing permittee)	\$14,679.00	\$15,889.00
Annual Operating Permit (initial year) – Testing	\$11,812.00	\$12,786.00
Annual Operating Permit (initial year) – Multiple Operations* on same property or site (e.g., Cultivation and Manufacturing, or Cultivation, Manuf., and Dispensary)	additive	\$32,500.00
Annual Operating Permit (each renewal year) – Dispensary only*	TBD	Admin. Fee \$200.00 plus Actual Costs (\$5,000 initial dep.)
Annual Operating Permit (each renewal year) – Cultivation only*	TBD	Admin. Fee \$200.00 plus Actual Costs (\$5,000 initial dep.)
Annual Operating Permit (each renewal year) – Manufacturing only*	TBD	Admin. Fee \$200.00 plus Actual Costs (\$5,000 initial dep.)
Annual Operating Permit (each renewal year) – Distribution (affiliated with cultivation and/or manufacturing permittee)	TBD	n/a
Annual Operating Permit (each renewal year) – Distribution (not affiliated with cultivation and/or manufacturing permittee)	TBD	Admin. Fee \$200.00 plus Actual Costs (\$3,000 initial dep.)
Annual Operating Permit (each renewal year) – Testing	TBD	Admin. Fee \$200.00 plus Actual Costs (\$3,000 initial dep.)

Annual Operating Permit (each renewal year) – Multiple Operations* on same property or site (e.g., Cultivation and Manufacturing, or Cultiv., Manuf., and Dispensary)	additive	Admin. Fee \$200.00 plus Actual Costs (\$8,000 initial dep.)
Regulatory Permit Annual Renewal Permit	\$905.00	\$980.00
Amended Registration – Amendments/changes to Regulatory or Use Permit during term of operation	\$1,095.00	\$1,185.00
Use Permit – Admin. Fee and Processing Fee	\$1,181.00	See main Planning Permits Fee Sched.
Appeal	\$2,391.00	See main Planning Permits Fee Sched.

Notes:

1. Actual costs include all City staff and consultant costs

*** With or without affiliated Distribution operations**

Table 2. Revisions to the City’s Commercial Cannabis Tax Rates (Reso. No. 2021-77)

Type of Operation	Existing Tax Rate (est. 12/12/17)	Revised Tax Rate (effect. 11/1/21)
Cultivation	\$15/sf with caps (discussed below)	\$15/sf with caps (discussed below)
Nursery	\$2/sf with no caps	\$4/sf with no caps
Manufacturing	5% of gross receipts (\$1,650/sf) with caps (see below)	5% of gross receipts (\$1,650/sf) with caps (see below)
Dispensary	10% (as of 7/1/21) of gross sales*	4% of gross sales
Distribution only	10% (as of 7/1/21) of gross sales*	4% of gross sales
Testing	10% (as of 7/1/21) of gross sales*	No tax
Cap for Very Small Cultivation Operations (up to 20,000 sf)	n/a	\$15/sf up to 8,000 sf; thereafter capped at \$120,000
Cap for Small Cultivation Operations (20,001-40,000 sf)	\$15/sf up to 20,000 sf; thereafter capped at \$300,000	Capped at \$300,000
Cap for Medium Cultivation Operations (40,001-80,000 sf)	\$300,000 plus \$15/sf up to 66,667 sf; thereafter capped at \$700,000	\$300,000 plus \$15/sf up to 66,667 sf; thereafter capped at \$700,000 (no change)
Cap for Large Cultivation Operations (>80,000 sf)	\$700,000 plus \$15/sf up to 106,667 sf; thereafter capped at \$1,100,000	\$700,000 plus \$15/sf up to 106,667 sf; thereafter capped at \$1,100,000 (no change)
Cap for Small Manufacturing Operations (up to 5,000 sf)	\$82.50/sf up to 1,212 sf; thereafter capped at \$100,000	\$82.50/sf up to 1,212 sf; thereafter capped at \$100,000 (no change)
Cap for Medium Manufacturing Operations (5,001-10,000 sf)	\$100,000 plus \$82.50/sf up to 6,212 sf; thereafter capped at \$200,000	\$100,000 plus \$82.50/sf up to 6,212 sf; thereafter capped at \$200,000 (no change)
Cap for Large Manufacturing Operations (>10,000 sf)	\$200,000 plus \$82.50/sf up to 11,212 sf; thereafter capped at \$300,000	\$200,000 plus \$82.50/sf up to 11,212 sf; thereafter capped at \$300,000 (no change)

Notes:

- 1. The revised commercial cannabis taxes are applicable the next operational year (for existing operations with valid Regulatory Permits) or upon the initial year of operations, which commences when the City issues an operation’s initial Regulatory Permit.**

* In City Council Resolution No. 2017-90, no tax was imposed for medicinal only commercial cannabis.