



County of San Diego, Department of Planning and Land Use

BUILDING CONSTRUCTION PERMIT FEES

BUILDING DIVISION

(Effective 4/10/2009)

The following fees shall be paid to the Department of Planning and Land Use for the processing of the following permits and applications:

PERMIT TYPE	FY 08/09	
	Plan Review Fee	Permit Fee
Single Family Dwelling/Duplex	\$1597 + \$0.200/sf	\$1496 + \$0.124/sf
One & Two Family Tract Model	\$1830 + \$0.132/sf	\$629 + \$0.127/sf
One & Two Family Tract Subsequent Phase	\$641 minimum for each unique floor plan. See Schedule F, Item 2	\$520 + \$0.093/sf
Guest House/Second Dwelling Unit	\$1471 + \$0.296/sf	\$950 + \$0.341/sf
Cabana/Pool House	\$1471 + \$0.296/sf	\$950 + \$0.341/sf
Barn, Ag Bldg. Acc to SFD for OTC Review	\$316	\$553
Barn, Ag Bldg. Acc to SFD Requiring Plan Check Submittal	\$1204 + \$0.196/sf	\$553
M-H Permanent FDN (Private Lot)	\$965	\$643 + \$0.257/sf
M-H on Piers (Private Lot)		\$278
Swimming Pool/Spa	\$159	\$541
Misc Permit OTC. Minor int. SFD remodel/ repair-no structural change, patio, carport, canopy, fence, re-roof, etc. Stairs, Radio Tower, Antenna	\$116	\$312
Misc. Permit Requiring Plan Check Submittal	\$1462	\$312
Commercial Misc. OTC (Antenna, Canopy, Racks)	\$142	\$527
Commercial Misc. Requiring Plan Check Submittal	\$1746	\$527
Major SFD Remodel, No Add'l sf	\$1523	\$1073
Retaining Wall OTC (other than County Std)	\$129	\$420
Retaining Wall Requiring Plan Check Submittal	\$1115	\$420
Addition to SFD/Duplex (1 to 100 sf)	\$227	\$712
Addition to SFD/Duplex simple enough for OTC review (Larger than 100 sf)	\$304 + \$0.389	\$830 + \$0.458
Addition to SFD/Duplex requiring plancheck submittal (Larger than 100 sf)	\$1313 + \$0.343	\$830 + \$0.458

PERMIT TYPE	FY 08/09	
	Plan Review Fee	Permit Fee
Res. Garage or Storage Bldg. Simple enough for OTC review	\$155 + \$0.291	\$741 + \$0.068
Res. Garage, Carport or Storage Bldg. Requiring plancheck submittal	\$1340 + \$0.085	\$741 + \$0.068
Demolition Permit	NA	\$121
Compliance Survey	NA	\$218
Move-On House	25% of the fee for a site built dwelling	75% of the fee for a site built dwelling, plus a compliance survey fee
Electrical Only	NA	\$226
Plumbing Only	NA	\$226
Mechanical Only	NA	\$226
Electrical and Plumbing	NA	\$293
Electrical and Mechanical	NA	\$293
Plumbing and Mechanical Only	NA	\$293
Electrical, Plumbing, and Mechanical	NA	\$420
Grading	\$391	\$463
Stormwater-Supplement as Fee for High Priority Projects	NA	\$527
Temporary Construction Power	NA	\$115
Temporary Construction Trailer	NA	\$115
Temporary Occupancy Permits	NA	\$115
Re-Inspection/Progress Inspection Fee	NA	\$115
Permit Research Verification Fee	NA	\$23
Appeal to Building Construction or Fire Appeals Advisory Board	\$750	NA
Transfer of Plan Review to Different Parcel	\$375	NA
New Plancheck Number When Plan Review is Complete (no changes to code)	\$375	NA
Missed Appointment Fee	\$173	NA
Microfilming/Records Retention Fee		
Base Fee	\$8.20	NA
Plans	\$2.10 per page	
Letter and Legal Size Documents	\$40.00 flat fee	
Pre-Application Conference	Time & Materials	NA

BACKGROUND:

State regulations authorize individual jurisdictions to develop their own system for charging fees. As a full cost recovery division, the Department of Planning and Land Use (DPLU) Building Division annually undertakes an extensive fee analysis to determine the appropriate fees to charge for specific project types. Once completed an updated fee schedule is prepared which accounts for the costs incurred to provide the services associated with various types of building projects. The Building Division's fee structure takes into account the project type, size of the project, and the number of separate buildings in the project. There is no differentiation of fees between a project that is permitted separately and one that is combined with other items on the same set of plans and permitted on one application. This fee calculation methodology bases fees on each individual building and the fee amounts are determined based on the time required by County staff to plan check and inspect the structures.

PROJECT TYPES NOT LISTED IN THE TABLES ABOVE:

When a project is not listed in the Building Permit Fee table the fee shall be calculated based on the valuation as described in subsection (c) of Section 362.1 of the San Diego County Administrative Code.

NOTES

1. **PLAN REVIEW FEES FOR RESIDENTIAL TRACTS:** When a plan is registered with the Building Official as a Master Plan, all subsequent plan reviews for that Master Plan will be charged the fee listed in the Building Permit Fee table. The minimum fee will be charged for each unique floor plan in the phase regardless of the total number of dwelling units in the phase. If more than two hours is required to intake and review each unique floor plan, the time in excess of two hours will be charged at the Time and Material Rate described in subsection (e) of Section 362.1 of the San Diego County Administrative Code. Minor, nonstructural changes to Master Plans are acceptable, however, all additional staff time spent processing any plan changes will be added to the plan review fee.
2. **EXTENSION OF AN EXPIRED PLAN REVIEW:** When plans are submitted subsequent to plan review expiration, as permitted by Section 91.1.108.2.1 of the County of San Diego Code of Regulatory Ordinances (County Code), the plan review extension fee shall be 25 percent of the plan review fee prescribed above for newly submitted plans.
3. **PLAN CHANGES, ADDITIONS, REVISIONS OR INCOMPLETE PLANS:** Additional plan review required by plan changes, additions, or revisions to approved plans or because the plans are incomplete shall be charged at the time and material labor rate and the minimum charge shall be one-half hour.

4. **FEE REDUCTION FOR BUILDINGS USING SUSTAINABLE BUILDING PRACTICES:** For building permit applicants who voluntarily participate in the County of San Diego Green Building Program, as established by Board of Supervisors Policy F-50, the plancheck and permit fees shall be reduced by 7.5%. To qualify for this fee reduction, the project shall use one of the following sustainable building practices:
- a) **Energy Conservation.** The project shall exceed California Energy Commission Standards by 15% or more for residential and 25% or more for commercial and industrial developments.
 - b) **Natural Resource Conservation.** The project shall incorporate straw bale construction for all exterior walls or use recycled content in the building system. To be eligible for the fee reduction by using recycled content, the applicant must demonstrate to the satisfaction of the Building Official that 20% or more of the primary materials being used in the building system contain 20% or more post-consumer recycled content. Any reused materials will be found to satisfy the 20% post-consumer recycled content requirement. A fee reduction may also be approved when the applicant demonstrates to the satisfaction of the Building Official that at least one primary building material (e.g. roofing material) is 50% or more post-consumer recycled content.
 - c) **Water Conservation.** The project shall include the installation of a gray water system. A permit is required from the Department of Environmental Health for the gray water system in addition to the building permit issued by Department of Planning and Land Use.
5. **EXPEDITED PLAN REVIEW:** When requested by the applicant and approved by the Building Official staff may use overtime to expedite a plan review. An additional fee shall be charged for this service. The fee amount shall be determined using the time and material labor rate multiplied by the amount of time staff spends on expedited plan review.
6. **INSPECTIONS OUTSIDE OF NORMAL BUSINESS HOURS:** When the Building Official approves inspections outside of normal business hours the fee shall be charged hourly at the rate of one and one-half times the standard time and material labor rate described in subsection (e) of Section 362.1 of the San Diego County Administrative Code. The minimum time charged shall be two hours.
7. **REFUNDS:** An applicant who has paid the applicable plan review or permit fees may withdraw the application by submitting a written request to the Director of Planning and Land Use. The Department shall discontinue work on such application within one working day from the receipt of said request, except that the Department may continue to process an application involving the violation of a County ordinance. The Director of Planning and Land Use shall not authorize the refund of any fee and/or deposit(s) paid except upon written application filed by the original applicant, received not later than one year after the date of fee payment.

Where a refund is requested of a flat fee, the refund amount shall be based upon work completed based on standard project tasks and milestones by permit types.

Flat fee refunds of \$5,000 or more must receive Board of Supervisor approval prior to payment.

Final permits and/or documents shall not be issued until all required fees/deposits are paid in full.

The Administrative Authority may authorize the full refund of any fee paid hereunder which is erroneously collected by the County.

Refund of fees shall be made in accordance with County Code Section 91.1.108.6.

8. VIOLATIONS: When a violation of any County code includes or results from the failure to obtain a required permit a violation fee may be assessed as prescribed in County Code Section 91.1.108.4.1. In all cases the additional violation fee or deposit amount shall be treated as a non-refundable flat fee, even if the initial amount is a deposit.
9. CHARGES FOR TECHNICAL REPORTS: Information, circulars, reports of technical work, and other reports prepared by the Department of Planning and Land Use when supplied to other government agencies, individuals or groups requesting copies of same may be charged for by the Department in a sum not to exceed the cost of publication and distribution of such documents.
10. HOMEOWNER AND BUSINESS OWNERS RELIEF – See form DPLU #612 for detailed explanation of fees related to the Homeowner and Business Owner Relief Act.
11. MISCELLANEOUS-HOURLY RATES: The fee for items not listed in the above fee schedules or those designated "Time and Materials" shall be determined by the actual costs incurred by the Department of Planning and Land Use. The cost will be determined by using the labor rates specified in Time and Material Rate described in subsection (e) of Section 362.1 of the San Diego County Administrative Code.
12. SIGNS - REFUNDABLE DEPOSIT: The refundable deposit required prior to the approval of any administrative sign permit or minor use permit, as prescribed in the County Zoning Ordinance Section 6207 b. 1. xiv., shall be \$1,000.
13. MISSED APPOINTMENT FEE. The Building Official may charge this fee when an applicant does not show up for a scheduled plan submittal appointment or cancels the appointment less than 24 hours in advance.

SCHEDULE G – BUILDING PERMIT FEES BASED ON VALUATION

(1) BUILDING PERMIT FEES

FOR ISSUING EACH PERMIT \$15.00

TOTAL VALUATION	PERMIT FEE
\$1.00 to \$500.00	\$15.00
\$501.00 to \$2,000.00	\$15.00 for the first \$500.00 plus \$2.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$45.00 for the first \$2,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$252.00 for the first \$25,000.00 plus \$6.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$414.50 for the first \$50,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$639.50 for the first \$100,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$2,039.50 for the first \$500,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,001.00 and up	\$3,539.50 for the first \$1,000,000.00 plus \$2.00 for each additional \$1,000.00 or fraction thereof.

(2) OTHER FEES UNDER SCHEDULE G:

PLAN REVIEW FEES. When a plan or other data is required or requested pursuant to the code, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be 65% of the building permit fee.

DISABLED ACCESSIBILITY REVIEW FEES. The fee for conducting a review of plans for compliance with the disabled accessibility standards found at Title 24 of the California Code of Regulations, to be assessed at the time of application for plan review, shall be an additional 10% of the plan review fee specified in Schedule G. The fee for conducting an inspection for compliance with said disabled accessibility standards, to be assessed at the time of issuance of a building permit, shall be an additional 10% of the building permit fee which is assessed under Schedule G.