

**HOW MUCH WILL IT COST TO PROCESS MY RESIDENTIAL CONSTRUCTION PERMIT?**

The fees for construction permits are set by the county fee ordinance each year. They are based on the cost of processing your application. Fees vary depending on the size and type of construction proposed. This brochure will give you a general estimate of costs for typical single family residences that do not need special planning, coastal, flood hazard, or other reviews. If you wish a more accurate estimate, or fees for other project types, please call the Dept. of Planning and Building at (805) 781-5600 and ask for a Land Use Technician.

**ADDITIONAL FEES**

County Public Works (781-5252)	FEE
Drainage & Flood Hazard Review	\$158
Encroachment (onto a County Road)	\$722
Encroachment (bond)	\$1,000
Road Fees	Fee Varies

School Fees	FEE
Paid to the school district in which your project is located. Proof of payment required at time of permit issuance.	\$3.60 per sq. ft. (Approximate for residential development)

Grading Permit <sup>(1, 2)</sup>	FEE
51 to 1,000 cubic yds.	\$1,303 <sup>(3)</sup>
1,001 to 5,000 cubic yds.	\$1,839 <sup>(3)</sup>
Major Grading with CE/GRE <sup>(2)</sup>	\$3,067 <sup>(3)</sup>
Major Grading with ND <sup>(2)</sup>	\$6,458 <sup>(3)</sup>

- (1) Grading over 50 cubic yards of material requires a grading permit (cut plus fill).
- (2) Major Grading is defined as:
- greater than 1 acre disturbance, and/or
  - grading on slopes greater than 10%, and/or
  - more than 5,000 cubic yards.
- (3) NPDES fees for disturbance > 1 acre - add \$1,336 for < 5000 cubic yds or add \$2,070 for > 5,000 cubic yds.

		SINGLE FAMILY HOUSE WITH GARAGE			MOBILE HOME <sup>(5)</sup>	GUEST-HOUSE <sup>(6)</sup>
FEE CATEGORY	TYPE OF FEE	1,500 sf SFD 450 sf Garage 200 sf Porch	2,500 sf SFD 550 sf Garage 200 sf Porch	3,500 sf SFD 650 sf Garage 200 sf Porch	1500 sf	600 sf
<b>Building Division</b>	Inspection Fees	\$2,631	\$3,101	\$3,313	\$931	\$1,917
	Plan Check Fee	\$1,894	\$2,104	\$2,417	\$732	\$963
	Well Potability Test <i>(discount if on community water)</i>	\$230	\$230	\$230	\$230	---
South County Mitigation Fee	Discount if not in South County Planning Area	\$230	\$230	\$230	\$230	---
CWMP	Recycling	\$73	\$73	\$73	---	\$73
<b>State Fees</b>	SMIP Tax (Earthquake)	\$34	\$51	\$68	\$9	\$10
	BSAF (Bldg Standards)	\$11	\$16	\$22	\$3	\$4
<b>Planning Division</b>	Plot Plan Review	\$99	\$99	\$99	\$99	\$92
	Addressing	\$109	\$109	\$109	\$109	---
<b>Cal Fire</b>	Fire Plan (County Fire Response Area)	\$473	\$473	\$473	\$473	\$473
<b>County</b>	Public Facilities Fees	\$3,641	\$3,641	\$3,641	\$3,641	---
	Public Facilities Fees - Fire Component	\$1,380	\$2,300	\$3,220	\$1,380	\$552
<b>Growth Mgmt</b>	Allotment	\$94	\$94	\$94	\$94	---
<b>Public Works</b>	Intake, Review	\$49	\$49	\$49	\$49	\$49
<b>Estimated Fees *</b>		* \$10,885	* \$12,506	* \$13,975	* \$7,990	* \$4,139
	<u>Estimated</u> deposit due when submitting application	\$2,600	\$2,900	\$3,400	\$2,600	\$1,000

- (5) Pre-1976 Mobile Homes also require a Minor Use Permit. The fee is \$2,205 and requires a hearing that takes approx. 4 to 6 months to process.
- (6) No kitchen/laundry.

\* Approximate permit cost is for all Planning, Building Plan Review, Inspection, Public Works Review, and Fire Agency reviews. Projects in different areas of the County may be subject to other fees specific only to that area or district.

**OTHER COSTS**

Water and Sewer Hook-up	FEE
Check with your Community Service District for water and sewer hook-up fees.	Fees vary by CSD. May be up to, or exceed, \$20,000.

**WATER USE OFFSET FEES**

Nipomo Mesa (NMWCA)	COST
Single Family Dwelling	\$4,440
Secondary	\$2,220
Guest House	\$746

Paso Robles (PRGWB)	COST
Single Family Dwelling	\$4,854
Secondary	\$2,427
Guest House	\$809

**ESTIMATES FOR RESIDENTIAL ACCESSORY PERMITS**

Structure	Square Footage	*Approx. Cost
<b>Carport</b> (no electrical)		
	up to 420 sf	\$633
<b>Barn/Garage</b> (no electrical or plumbing)		
	499 sf	\$1,098
<b>Barn/Garage</b> (includes electrical & plumbing)		
	499 sf	\$1,424
	1,000 sf	\$1,976
	3,000 sf	\$2,219
	5,000 sf	\$3,869
<b>Pre-Manufactured Ag Building</b> (no elect or plumb)		
	1,000 sf	\$1,577
	3,000 sf	\$1,820
	5,000 sf	\$3,725
<b>Decks</b> (no electrical)		
	499 sf	\$700
	1,000 sf	\$1,083
<b>Covered Porch or Patio</b> (no electrical)		
	499 sf	\$634
	1,000 sf	\$1,184

**EPERMIT AND OVER THE COUNTER COSTS**

**Save money by getting your permit online!**

*(Online permits are restricted to CA Licensed Contractors only and only in zones classified RMF, RR, RS, and RSF.)*

Repair Type	ePermit	Over the Counter
Interior Drain Repair	\$113	\$221
Exterior Sewer Lateral Repair	\$113	\$221
Water Heater Replacement	\$113	\$201
Water Piping Repair or Replacement	\$113	\$221
Electrical Panel Replacement (200 Amps Max)	\$247	\$355
Forced Air Heating/Air Conditioning Unit Replacement	\$113	\$201
Add or Repair Lighting, Switches, and Receptacles	\$180	\$288
Finish Repair, Residing, Plastering, for Interior and Exterior Walls	\$180	\$335
Residential Photovoltaic System (2 strings max)	\$247	n/a
Los Osos Sewer Lateral Connection	\$180	\$269

*Online permits are restricted to CA Licensed Contractors only.*

This guide is designed to provide general information only. It is not a county ordinance or policy and has no legal effect. The county fee ordinance determines the actual cost of processing applications.

If you have questions about your fees, please call (805)781-5600 and ask for a Land Use Tech.

**A USER'S GUIDE TO:**

**RESIDENTIAL PERMIT FEES**



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 COUNTY GOVERNMENT CENTER  
 SAN LUIS OBISPO, CA 93408  
 (805) 781-5600  
 WWW.SLOPLANNING.ORG

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