

How Much Will It Cost to Process My Residential Construction Permit?

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 gives a general estimate of costs for typical single-family residences that do not need special planning, coastal, flood hazard, or other reviews. For a more accurate estimate, or fees for other project types, please call 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	\$180
Stormwater	\$336 + actual cost
Encroachment (driveway)	\$762
Encroachment (utilities)	\$333
Encroachment (bond, approximate)	\$1,000
Road Fees (check with Public Works)	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.	\$3.50 per sq. ft. (Approximate for residential development)

Grading Permit ^(1, 2)	Fee
51 to 1,000 cubic yds.	\$1,308 ⁽³⁾
1,001 to 5,000 cubic yds.	\$1,844 ⁽³⁾
Major Grading with CE/GRE ⁽²⁾	\$2,939 ⁽³⁾
Major Grading with ND ⁽²⁾	\$6,331 ⁽³⁾

(1) Grading over 50 cubic yards of material requires a grading permit (cut plus fill).

(2) Major Grading is defined as:

- grading on slopes greater than 10%, and/or
- more than 5,000 cubic yards.

(3) NPDES fees for disturbance > 1 acre - add \$1,065 for < 5000 cubic yds or add \$1,665 for > 5,000 cubic yds.

		SINGLE FAMILY HOUSE WITH GARAGE			Mobile Home ⁽⁵⁾	Guest house ⁽⁶⁾
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
Building Division	Plan Check Fee	\$1,894	\$2,104	\$2,417	\$732	\$963
	Inspection Fees	\$2,631	\$3,101	\$3,313	\$931	\$1,917
Planning Division	Plot Plan Review	\$99	\$99	\$99	\$99	\$92
	Addressing	\$109	\$109	\$109	\$109	---
Growth Mgmt	Allotment	\$94	\$94	\$94	\$94	---
Public Works	Intake, Review	\$64	\$64	\$64	\$64	\$64
Cal Fire	Fire Plan (County Fire Response Area)	\$546	\$546	\$546	\$546	\$546
County	Public Facilities Fees	\$5,018	\$5,018	\$5,018	\$5,018	---
	Public Facilities Fees - Fire Component	\$2,065	\$2,065	\$2,065	\$2,065	\$0
	South County Mitigation Fee <i>(discount if not in South County Planning Area)</i>	\$230	\$230	\$230	\$230	---
Env Health	Well Potability Test <i>(discount if on community water)</i>	\$196	\$196	\$196	\$196	---
CWMP	Recycling	\$73	\$73	\$73	---	\$73
State Fees	SMIP Tax (Earthquake)	\$34	\$51	\$68	\$9	\$10
	BSAF (Bldg Standards)	\$11	\$16	\$22	\$3	\$4
Housing	Inclusionary Housing Fee	\$0	\$2,400	\$14,400	\$0	---
Estimated Fees*		* \$13,064	* \$16,166	* \$28,714	* \$10,096	* \$3,669
	<u>Estimated</u> deposit due when submitting application	\$3,000	\$3,300	\$3,500	\$1,700	\$1,700

(5) Pre-1976 mobile homes also require a Minor Use Permit. The fee is approximately \$2,000 and requires a hearing that takes approximately 4 to 6 months to process.

(6) No kitchen/laundry.

***Approximate permit cost is for all Planning, Building Plans, Inspection, Public Works, 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
Carport (no electrical)		
	up to 420 sf	\$640
Garage/Workshop (no electrical or plumbing)		
	499 sf	\$1,105
Garage/Workshop (includes electrical & plumbing)		
	1,000 sf	\$1,983
	2,000 sf	\$2,216
Barn/Agriculture Accessory Building (includes electrical & plumbing)		
	1,000 sf	\$2,550
	3,000 sf	\$3,092
	5,000 sf	\$3,392
Decks (no electrical)		
	499 sf	\$707
	1,000 sf	\$1,300
Covered Porch or Patio (no electrical)		
	499 sf	\$641
	1,000 sf	\$1,191

Over the Counter Costs

Repair Type	Over the Counter
Interior Drain Repair	\$222
Water Heater Replacement	\$202
Water Piping Repair or Replacement	\$222
Electrical Panel Replacement (200 Amps Max)	\$356
Forced Air Heating/Air Conditioning Unit Replacement	\$202
Add or Repair Lighting, Switches, and Receptacles	\$289
Finish Repair, Residing, Plastering, for Interior and Exterior Walls	\$336

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.

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

User Guide to Residential Permit Fees



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING**

976 OSOS STREET, ROOM 300
SAN LUIS OBISPO, CA 93408
(805) 781-5600 | TTY/TRS 7-1-1

E: planning@co.slo.ca.us

W: www.sloplanning.org