

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.

Sub-Permit ⁽¹⁾	FEE
Septic	\$774
Minor Grading	\$616
(1) Sub-permits for minor grading and septic systems for new structures are linked to the building permit. Stand-Alone permit fees may vary.	

Grading Permit ^(2, 3)	FEE
51 to 5,000 cubic yds and <10% slope	\$1,649 ^(4, 5)
Major Grading with Environmental Exemption	\$4,642 ^(4, 5)
Major Grading with Negative Declaration	\$9,740 ^(4, 5)

- (2) Grading over 50 cubic yards of material requires a grading permit (cut plus fill).
- (3) 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.
- (4) NPDES fees for disturbance > 1 acre - add \$929 for < 5000 cubic yds or add \$1,452 for > 5,000 cubic yds.
- (5) Retaining Wall fee - add \$436 per Engineered retaining wall add \$339 per Non-Engineered retaining wall.

FEE CATEGORY	TYPE OF FEE	ACCESSORY DWELLING UNIT			SINGLE FAMILY DWELLING			GUEST HOUSE 600 SF ⁽⁸⁾	MANUFACTURED HOME ^(6, 7)	
		500 sf ADU	750 sf ADU	1,200 sf ADU 500 sf Garage 200 sf Porch	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		ADU 1,200 SF	SFD 1,200 SF
Building Division	Inspection Fees	\$445	\$667	\$1,691	\$1,914	\$2,893	\$3,872	\$534	\$1,541	\$1,541
	Plan Check Fee	\$640	\$959	\$2,432	\$2,752	\$4,160	\$5,568	\$768		
	Well Potability Test <i>(discount if on community water)</i>	\$224	\$224	\$224	\$224	\$224	\$224	\$224	\$224	\$224
Public Works	Intake, Review	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317
Cal Fire	Fire Plan (County Fire Response Area)	\$637	\$637	\$637	\$637	\$637	\$637	\$637	\$637	\$637
County Applied to all Primary Dwellings and to ADU ≥ 750 sf	Public Facilities Fees	---	\$2,515	\$2,515	\$6,309	\$6,309	\$6,309	---	\$2,515	\$6,309
	Public Facilities Fees - Fire Component	---	\$1,065	\$1,065	\$2,407	\$2,407	\$2,407	---	\$1,065	\$2,407
CWMP	Recycling	\$203	\$203	\$203	\$203	\$203	\$203	\$203	---	---
State Fees	SMIP Tax (Earthquake)	\$10	\$15	\$38	\$43	\$64	\$86	\$12	\$10	\$10
	BSAF (Bldg Standards)	\$4	\$4	\$11	\$12	\$19	\$26	\$4	\$3	\$3
Planning Division	Zoning Review	\$199	\$199	\$199	\$199	\$199	\$199	\$199	\$199	\$199
	Addressing	\$261	\$261	\$261	\$261	\$261	\$261	---	\$261	\$261
Growth Mgmt	Allocation	---	---	---	\$32	\$32	\$32	---	---	\$32
Other Services	Technology Surcharge	\$133	\$174	\$364	\$407	\$589	\$770	\$130	\$123	\$126
Estimated Fees *		* \$3,073	* \$7,241	* \$9,958	* \$15,717	* \$18,314	* \$20,911	* \$3,028	* \$6,925	* \$12,095
	Estimated First installment due when submitting application	\$2,278	\$2,597	\$4,070	\$4,422	\$5,830	\$7,238	\$2,145	\$1,638	\$1,670

- (6) Pre-1976 Manufactured 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.
- (7) Manufactured Home plan check and inspection fees combined under fixed fees (MH - Double Wide, Electrical Service New, Gas Systems)
- (8) 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.

ADDITIONAL FEES

County Public Works (781-5252)	FEE
Stormwater Review	\$363+ C&I Agreement
Curb, Gutter, & Sidewalk	\$654 + Deposit + C&I Agreement
Flood Hazard Review	\$487
Encroachment (Driveway)	\$1,170
Encroachment (Utility)	\$654
Encroachment (General)	\$538
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.	\$4.50 per sq. ft. (Approximate for residential development)

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	\$3,290
Accessory Dwelling Unit	\$1,645
Guest House	\$553

REMODELS AND ADDITIONS

Square Footage	COST
<1,000 sf	Fees vary by scope of work.
1,000 sf	\$3,748
1,500 sf	\$4,928
2,000 sf	\$6,108

Structure	Square Footage	*Approx. Cost
Carpport (no electrical)		
	up to 499 sf	\$1,183
Barn/Garage		
	499 sf	\$2,136
	1,000 sf	\$4,163
	3,000 sf	\$9,714
	5,000 sf	\$15,265
Pre-Manufactured Ag Building		
	1,000 sf	\$3,960
	3,000 sf	\$9,510
	5,000 sf	\$15,062
Balcony/Decks		
	1 Balcony/Deck	\$842
	2 Balcony/Decks	\$1,249
Covered Porch		
	1 Covered Porch (< 300 sf)	\$831
	1 Covered Porch (300+ sf)	\$1,349
	2 Covered Porches (<300 sf)	\$1,227
	2 Covered Porches (300+ sf)	\$1,745
Swimming Pool and Spa		
	1 Pool/Spa	\$1,381

Scanning Fee	FEE
Scanning Surcharge for Building plan submitted via hard copy.	\$348

SEPARATE SUBMITTALS

Renewable Energy	COST
Roof Mount	\$451
Ground Mounts	\$451
Energy Storage System for Existing PV	\$451
Energy Storage System (NO for Existing PV)	\$497
EV Chargers	\$262

Fire Suppression	COST
Fire Sprinklers	\$397

EXPRESS PERMIT COSTS

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

Repair Type	COST
Add / Repair Electrical	\$262
Electrical Panel Replacement (200 Amps Max; No Relocation)	\$324
Forced Air Unit Replacement (Air Conditioning)	\$366
Forced Air Unit Replacement (Heating)	\$304
Interior DWV Repair	\$336
Residential Microinverter	\$304
Wall Covering Repair	\$304
Water Heater Replacement	\$262
Water Piping Repair or Replacement	\$262

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Contractor License Verification is required before applying for first Express Permit.

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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