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 residential permits 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 Permit Technician.

Sub-Permit (1)	FEE
Septic	$1,352
Minor Grading	$1,172

(1) Sub-permits are submitted and reviewed on the main building permit. Stand-Alone permit fees may vary.

Grading Permit (2, 3)	*FEE
51 to 5,000 cubic yds and <10% slope	$2,890 (4, 5)
Major Grading with Environmental Exemption	$7,478 (4, 5)
Major Grading with Negative Declaration	$13,732 (4, 5)

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

(3) Major Grading is defined as:
- grading on slopes greater than 10%, and/or
- more than 5,000 cubic yards.

(4) NPDES fees for disturbance > 1 acre - add $4,087 for < 5000 cubic yds or add $5,801 for > 5,000 cubic yds.

(5) Retaining Wall fee - add $1,059 per Engineered retaining wall add $714 per Non-Engineered retaining wall.

		Accessory Dwelling Unit			Single Family Dwelling				Manufactured Home (6, 7)	
Fee Category	Type of Fee	500 sf ADU	750 sf ADU	1,200 sf ADU	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**	Guest House 600 sf (8)	ADU Double Wide	SFD Double Wide
Building Division	Inspection Fees	$725	$1,088	$1,740	$3,118	$4,713	$6,308	$870	$4,769	$4,769
	Plan Check Fee	$540	$810	$1,296	$2,322	$3,510	$4,698	$648		
	Application Fee	$200	$200	$200	$200	$200	$200	$200	$200	$200
Environmental Health	Well Potability Test (discount if on community water)	$262	$262	$262	$262	$262	$262	$262	$262	$262
Public Works	Intake, Review	$401	$401	$401	$401	$401	$401	$401	$401	$401
Cal Fire	Fire Plan (County Fire Response Area)	$751	$751	$751	$751	$751	$751	$751	$751	$751
County Applied to all Primary Dwellings and to ADU ≥ 750 sf	Public Facilities Fees	---	$2,682	$2,682	$6,055	$6,055	$6,055	---	$2,682	$6,055
	Public Facilities Fees - Fire Component		$1,152	$1,152	$2,602	$2,602	$2,602		$1,152	$2,602
CWMP	Recycling	$171	$171	$171	$171	$171	$171	$171	---	---
State Fees	SMIP Tax (Earthquake)	$10	$15	$24	$43	$64	$86	$12	$10	$10
	BSAF (Bldg Standards)	$4	$4	$7	$12	$19	$26	$4	$4	$4
Planning Division	Zoning Review	$397	$397	$397	$397	$397	$397	$397	$397	$397
	Addressing	$550	$550	$550	$550	$550	$550	---	$550	$550
Other Services	Technology Surcharge	$252	$313	$424	$658	$929	$1,200	$223	$576	$576
***Estimated Fees** *		**$4,263**	**$8,796**	**$10,057**	**$17,542**	**$20,624**	**$23,707**	**$3,939**	**$11,754**	**$16,577**
	Estimated First installment due when submitting application	$3,101	$3,371	$3,857	$4,883	$6,071	$7,259	$2,659	$7,330	$7,330

(6) Pre-1976 Manufactured Homes also require a Minor Use Permit. The fee is a deposit-based fee that starts at $4,000 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, and Entry Stairs).
(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.

Revised 07/07/2026

Additional Fees

County Public Works (781-5252)	FEE
Stormwater Review	$409+ C&I Agreement
Curb, Gutter, & Sidewalk	$1,000 to $5,000 + C&I Agreement
Flood Hazard Review	$549
Encroachment (Driveway)	$648
Encroachment (Utility)	$742
Encroachment (General)	$880
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.	$6.00 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	$3,517
Accessory Dwelling Unit	$1,872
Guest House	$780

Remodels and Additions

Square Footage	*Structural	*Non-Structural
500 sf	$3,052	$2,728
1,000 sf	$4,106	$3,458
1,500 sf	$5,161	$4,190
2,000 sf	$6,217	$4,922

Scope	Square Footage	*Approx. Cost
Carport (no electrical)		
	up to 499 sf	$2,054
Barn/Garage		
	499 sf	$2,669
	1,000 sf	$4,848
	3,000 sf	$10,553
	5,000 sf	$16,258
Pre-Manufactured Ag Building		
	1,000 sf	$4,661
	3,000 sf	$10,366
	5,000 sf	$16,071
Balcony/Decks		
	1 Balcony/Deck	$1,906
	2 Balcony/Decks	$3,367
Covered Porch		
	1 Covered Porch (< 300 sf)	$1,732
	1 Covered Porch (300+ sf)	$2,483
	2 Covered Porches (<300 sf)	$2,619
	2 Covered Porches (300+ sf)	$3,370
Swimming Pool and Spa		
	1 Pool/Spa	$2,462
Demolition		
	Major (Complete structure/structural)	$1,500
	Minor Demo (Partial non-structural)	$1,349

Separate Submittals

Renewable Energy	COST
PV Roof Mount/Ground Mounts (< 6 ft height)	$451
PV w/ Energy Storage System	$452
Energy Storage System for Existing PV	$451
Energy Storage System (No PV)	$1,190
EV Chargers	$831

Fire Suppression	COST
Fire Sprinklers	$1,029

Scanning Fee - submitted via hard copy.	FEE
Residential	$88

Express Permit Costs

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

Repair Type	COST
Add / Repair Electrical	$359
Electrical Panel Replacement (200 Amps Max; No Relocation)	$375
Forced Air Unit Replacement (Air Conditioning)	$248
Forced Air Unit Replacement (Heating)	$224
Interior DWV Repair	$875
Residential Microinverter	$233
Wall Covering Repair – Single Story	$375
Wall Covering Repair – Multi Story	$555
Water Heater Replacement	$248
Water Piping Repair or Replacement	$359

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 Permit Technician.

BLD-2005
07/07/2026

A User's Guide to:

Residential Permit Fees

San Luis Obispo County
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408
(805) 781-5600
WWW.SLOPLANNING.ORG

* 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.