

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 Land Use Technician.

| Sub-Permit ⁽¹⁾ | FEE |
|---|----------------------------|
| Septic | \$945 |
| Minor Grading | \$754 |
| (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 | \$1,979 ^(4, 5) |
| Major Grading with Environmental Exemption | \$5,455 ^(4, 5) |
| Major Grading with Negative Declaration | \$10,410 ^(4, 5) |
| (2) Grading over 50 cubic yards of material requires a grading permit (cut plus fill). | |
| (3) Major Grading is defined as: <ul style="list-style-type: none"> grading on slopes greater than 10%, and/or more than 5,000 cubic yards. | |
| (4) NPDES fees for disturbance > 1 acre - add \$1,223 for < 5000 cubic yds or add \$1,911 for > 5,000 cubic yds. | |
| (5) Retaining Wall fee - add \$574 per Engineered retaining wall add \$447 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 | \$505 | \$758 | \$1,212 | \$2,172 | \$3,283 | \$4,394 | \$606 | \$1,849 | \$1,849 |
| | Plan Check Fee | \$720 | \$1,080 | \$1,728 | \$3,096 | \$4,680 | \$6,264 | \$864 | | |
| | Well Potability Test <i>(discount if on community water)</i> | \$245 | \$245 | \$245 | \$245 | \$245 | \$245 | \$245 | \$245 | \$245 |
| Public Works | Intake, Review | \$386 | \$386 | \$386 | \$386 | \$386 | \$386 | \$386 | \$386 | \$386 |
| Cal Fire | Fire Plan (County Fire Response Area) | \$642 | \$642 | \$642 | \$642 | \$642 | \$642 | \$642 | \$642 | \$642 |
| County Applied to all Primary Dwellings and to ADU ≥ 750 sf | Public Facilities Fees | --- | \$2,635 | \$2,635 | \$5,947 | \$5,947 | \$5,947 | --- | \$2,635 | \$5,947 |
| | Public Facilities Fees - Fire Component | --- | \$1,128 | \$1,128 | \$2,547 | \$2,547 | \$2,547 | --- | \$1,128 | \$2,547 |
| CWMP | Recycling | \$246 | \$246 | \$246 | \$246 | \$246 | \$246 | \$246 | --- | --- |
| 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 | \$236 | \$236 | \$236 | \$236 | \$236 | \$236 | \$236 | \$236 | \$236 |
| | Addressing | \$311 | \$311 | \$311 | \$311 | \$311 | \$311 | --- | \$311 | \$311 |
| Growth Mgmt | Allocation | --- | --- | --- | \$41 | \$41 | \$41 | --- | --- | \$41 |
| Other Services | Technology Surcharge | \$180 | \$234 | \$333 | \$543 | \$783 | \$1,023 | \$174 | \$213 | \$217 |
| Estimated Fees * | | \$3,485 | \$7,920 | \$9,133 | \$16,467 | \$19,430 | \$22,394 | \$3,415 | \$7,659 | \$12,435 |
| | <u>Estimated</u> First installment due when submitting application | \$2,561 | \$2,921 | \$3,569 | \$4,978 | \$6,562 | \$8,146 | \$2,394 | \$3,690 | \$3,731 |

(6) Pre-1976 Manufactured Homes also require a Minor Use Permit. The fee is \$5,373 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 one deck).
(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 | \$392+ C&I Agreement |
| Curb, Gutter, & Sidewalk | \$1,000 to \$5,000 + C&I Agreement |
| Flood Hazard Review | \$526 |
| Encroachment (Driveway) | \$817 |
| Encroachment (Utility) | \$945 |
| Encroachment (General) | \$626 |
| 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 | COST |
|----------------|-----------------------------|
| <1,000 sf | Fees vary by scope of work. |
| 1,000 sf | \$4,247 |
| 1,500 sf | \$5,594 |
| 2,000 sf | \$6,941 |

| Scope | Square Footage | *Approx. Cost |
|-------------------------------------|---------------------------------------|---------------|
| Carport (no electrical) | | |
| | up to 499 sf | \$1,440 |
| Barn/Garage | | |
| | 499 sf | \$1,849 |
| | 1,000 sf | \$3,334 |
| | 3,000 sf | \$7,138 |
| | 5,000 sf | \$10,861 |
| Pre-Manufactured Ag Building | | |
| | 1,000 sf | \$3,148 |
| | 3,000 sf | \$6,870 |
| | 5,000 sf | \$10,593 |
| Balcony/Decks | | |
| | 1 Balcony/Deck | \$1,023 |
| | 2 Balcony/Decks | \$1,906 |
| Covered Porch | | |
| | 1 Covered Porch (< 300 sf) | \$1,398 |
| | 1 Covered Porch (300+ sf) | \$2,040 |
| | 2 Covered Porches (<300 sf) | \$1,882 |
| | 2 Covered Porches (300+ sf) | \$2,524 |
| Swimming Pool and Spa | | |
| | 1 Pool/Spa | \$1,682 |
| Demolition | | |
| | Major (Complete structure/structural) | \$951 |
| | Minor Demo (Partial non-structural) | \$875 |

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) | \$629 |
| EV Chargers | \$319 |

| Fire Suppression | COST |
|------------------|-------|
| Fire Sprinklers | \$486 |

| Scanning Fee - submitted via hard copy. | FEE |
|---|-------|
| Residential | \$115 |

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 | \$319 |
| Electrical Panel Replacement (200 Amps Max; No Relocation) | \$396 |
| Forced Air Unit Replacement (Air Conditioning) | \$448 |
| Forced Air Unit Replacement (Heating) | \$372 |
| Interior DWV Repair | \$410 |
| Residential Microinverter | \$372 |
| Wall Covering Repair | \$372 |
| Water Heater Replacement | \$319 |
| Water Piping Repair or Replacement | \$319 |

Online permits are restricted to CA Licensed Contractors only.

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.

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A USER’S GUIDE TO:

RESIDENTIAL
PERMIT FEES



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