

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	\$13,374	\$19,430	\$22,394	\$3,415	\$7,659	\$12,435
	Estimated First installment due when submitting application	\$2,561	\$2,921	\$3,569	\$1,885	\$6,562	\$8,146	\$2,394	\$3,690	\$3,731

(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, 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

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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 Permit Technician.

BLD-2005
08/26/2025

A USER’S GUIDE TO:

RESIDENTIAL
PERMIT FEES



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(805) 781-5600
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