

**CITY OF SAN CARLOS
COST OF SERVICES (USER FEES) FY 2023-24**

Adopted

*Schedule of Community Development Department, Building Department Fees
(Effective on July 1st, 2023)*

Service	Fee Unit / Type	Notes	Proposed Fee / Deposit
Building Permits (single Family Residential)			
Less Than \$5,000			
Building Permit Fee	base fee under \$5,000		\$ 324
Plan Check Fee	base fee under \$5,000		\$ 270
\$5,000 - \$24,999			
Building Permit Fee	base fee @ \$5,000		\$ 324
	each add'l \$1,000 or fraction thereof		\$ 32.41
Plan Check Fee	base fee @ \$5,000		\$ 270
	each add'l \$1,000 or fraction thereof		\$ 22.96
\$25,000 - \$49,999			
Building Permit Fee	base fee @ \$25,000		\$ 972
	each add'l \$1,000 or fraction thereof		\$ 30.25
Plan Check Fee	base fee @ \$25,000		\$ 729
	each add'l \$1,000 or fraction thereof		\$ 22.69
\$50,000 - \$99,999			
Building Permit Fee	base fee @ \$50,000		\$ 1,729
	each add'l \$1,000 or fraction thereof		\$ 30.25
Plan Check Fee	base fee @ \$50,000		\$ 1,297
	each add'l \$1,000 or fraction thereof		\$ 22.69
\$100,000 - \$499,999			
Building Permit Fee	base fee @ \$100,000		\$ 3,241
	each add'l \$1,000 or fraction thereof		\$ 9.18
Plan Check Fee	base fee @ \$100,000		\$ 2,431
	each add'l \$1,000 or fraction thereof		\$ 6.89
\$500,000 - \$999,999			
Building Permit Fee	base fee @ \$500,000		\$ 6,915
	each add'l \$1,000 or fraction thereof		\$ 6.92
Plan Check Fee	base fee @ \$500,000		\$ 5,186
	each add'l \$1,000 or fraction thereof		\$ 5.19
\$1,000,000 and Up			
Building Permit Fee	base fee @ \$1,000,000		\$ 10,373
	each add'l \$1,000 or fraction thereof		\$ 7.78
Plan Check Fee	base fee @ \$1,000,000		\$ 7,779
	each add'l \$1,000 or fraction thereof		\$ 5.83

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Service	Fee Unit / Type	Notes	Proposed Fee / Deposit
Building Permits (Multi-Family Residential / Commercial / Industrial)			
Less Than \$10,000			
Building Permit Fee	base fee under \$10,000		\$ 540
Plan Check Fee	base fee under \$10,000		\$ 864
\$10,000 - \$24,999			
Building Permit Fee	base fee @ \$10,000		\$ 540
	each add'l \$1,000 or fraction thereof		\$ 72.03
Plan Check Fee	base fee @ \$10,000		\$ 864
	each add'l \$1,000 or fraction thereof		\$ 28.81
\$25,000 - \$49,999			
Building Permit Fee	base fee @ \$25,000		\$ 1,621
	each add'l \$1,000 or fraction thereof		\$ 38.90
Plan Check Fee	base fee @ \$25,000		\$ 1,297
	each add'l \$1,000 or fraction thereof		\$ 34.58
\$50,000 - \$99,999			
Building Permit Fee	base fee @ \$50,000		\$ 2,593
	each add'l \$1,000 or fraction thereof		\$ 43.22
Plan Check Fee	base fee @ \$50,000		\$ 2,161
	each add'l \$1,000 or fraction thereof		\$ 34.58
\$100,000 - \$499,999			
Building Permit Fee	base fee @ \$100,000		\$ 4,754
	each add'l \$1,000 or fraction thereof		\$ 14.05
Plan Check Fee	base fee @ \$100,000		\$ 3,890
	each add'l \$1,000 or fraction thereof		\$ 9.72
\$500,000 - \$999,999			
Building Permit Fee	base fee @ \$500,000		\$ 10,373
	each add'l \$1,000 or fraction thereof		\$ 16.42
Plan Check Fee	base fee @ \$500,000		\$ 7,779
	each add'l \$1,000 or fraction thereof		\$ 15.56
\$1,000,000 - \$9,999,999			
Building Permit Fee	base fee @ \$1,000,000		\$ 18,584
	each add'l \$1,000 or fraction thereof		\$ 8.26
Plan Check Fee	base fee @ \$1,000,000		\$ 15,559
	each add'l \$1,000 or fraction thereof		\$ 3.07
\$10,000,000 - \$19,999,999			
Building Permit Fee	base fee @ \$10,000,000		\$ 92,920
	each add'l \$1,000 or fraction thereof		\$ 9.29
Plan Check Fee	base fee @ \$10,000,000		\$ 43,219
	each add'l \$1,000 or fraction thereof		\$ 7.78

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\$20,000,000 - \$49,999,999			
Building Permit Fee	base fee @ \$20,000,000		\$ 185,841
	each add'l \$1,000 or fraction thereof		\$ 3.72
Plan Check Fee	base fee @ \$20,000,000		\$ 121,013
	each add'l \$1,000 or fraction thereof		\$ 3.60
\$50,000,000 and Up			
Building Permit Fee	base fee @ \$50,000,000		\$ 297,345
	each add'l \$1,000 or fraction thereof		\$ 4.46
Plan Check Fee	base fee @ \$50,000,000		\$ 229,060
	each add'l \$1,000 or fraction thereof		\$ 4.58
Permitted Values for Construction:			
New Residential and Additions	per sq. ft.		\$ 232
Interior Remodels	per sq. ft.		\$ 117
Garages and Accessory Structures	per sq. ft.		\$ 48
Decks	per sq. ft.		\$ 39
Commercial Shell	per sq. ft.		\$ 57
Tenant Improvements	per sq. ft.		\$ 57
Electrical Permit			
Residential: New Single Family Permit	1,700 sq. ft. min.		\$ 216
	Each additional sq. ft. per sq. ft.		\$ 0.08
Residential: Addition & Remodel Permit	1,700 sq. ft. min.		\$ 216
	Each additional sq. ft. per sq. ft.		\$ 0.08
Residential: New Multiple Family Permit	1,700 sq. ft. min.		\$ 216
	Each additional sq. ft. per sq. ft.		\$ 0.08
Commercial: New Shell Building Permit	1,700 sq. ft. min.		\$ 216
	Each additional sq. ft. per sq. ft.		\$ 0.08
Commercial: Addition, Remodel, Tenant Improvement Permit	1,700 sq. ft. min.		\$ 216
	Each additional sq. ft. per add'l sq. ft.		\$ 0.08
Commercial: Complex Tenant Improvements (Car Washes, Dry Cleaners, Laundries, Labs, R&D, Biotech, Restaurants, Spray Booths, Hazardous Areas) Permit	3,000 sq. ft. min.		\$ 2,161
	Each additional sq. ft. per add'l sq. ft.		\$ 0.48
Swimming Pool, Spa, or Hot Tub	Per Permit		\$ 259
Temporary Power Pole	Per Permit		\$ 259
Main Electrical Service	Per Permit		\$ 259
New or Replacement Circuit for HVAC or Other	Per Permit		\$ 108
New or Replacement Sub-Panel	Per Permit		\$ 259
Miscellaneous Electrical Permit	Per Permit		\$ 216
PV Solar Fee	Per Permit		\$ 324

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Plumbing Permit			
Residential: New Single Family Permit	1,700 sq. ft. min.		\$ 216
Each additional sq. ft.	per add'l sq. ft.		\$ 0.08
Residential: Addition & Remodel Permit	1,700 sq. ft. min.		\$ 216
Each additional sq. ft.	per add'l sq. ft.		\$ 0.08
Residential: New Multiple Family Permit	1,700 sq. ft. min.		\$ 216
Each additional sq. ft.	per add'l sq. ft.		\$ 0.08
Commercial: New Shell Building Permit	1,700 sq. ft. min.		\$ 216
Each additional sq. ft.	per add'l sq. ft.		\$ 0.08
Commercial: Addition, Remodel, Tenant Improvement Permit	1,700 sq. ft. min.		\$ 216
Each additional sq. ft.	per add'l sq. ft.		\$ 0.08
Commercial: Complex Tenant Improvements (Car Washes, Dry Cleaners, Laundries, Labs, R&D, Biotech, Restaurants, Spray Booths, Hazardous Areas) Permit	3,000 Sq. Ft. Minimum		\$ 2,161
Each additional sq. ft.	per add'l sq. ft.		\$ 0.48
Miscellaneous Plumbing Permit	Per Permit		\$ 216
Swimming Pool, Spa, or Hot Tub	Per Permit		\$ 216
Water Heater Replacement	Per Permit		\$ 109
Gas Piping Extension for New FAU or HVAC	Per Permit		\$ 108
Mechanical Permit			
Residential: New Single Family Permit	1,700 sq. ft. min.		\$ 216
Each additional sq. ft.	per add'l sq. ft.		\$ 0.08
Residential: Kitchen & Bath Remodel	Per Permit		\$ 108
Commercial: New Shell Building Permit	1,700 sq. ft. min.		\$ 216
Each additional sq. ft.	per add'l sq. ft.		\$ 0.08
Commercial: Addition, Remodel, Tenant Improvement Permit	1,700 sq. ft. min.		\$ 216
Each additional sq. ft.	per add'l sq. ft.		\$ 0.08
Commercial: Complex Tenant Improvements (Car Washes, Dry Cleaners, Laundries, Labs, R&D, Biotech, Restaurants, Spray Booths, Hazardous Areas) Permit	3000 sq. ft. min.		\$ 648
Each additional sq. ft.	per add'l sq. ft.		\$ 0.15
New FAU or HVAC Installations	Per Permit		\$ 346
Replacement FAU or HVAC	Per Permit		\$ 216
Miscellaneous Mechanical	Per Permit		\$ 216
Miscellaneous Building Fees			
Grading Permit Fee for Swimming Pools	Per Permit		\$ 108
Grading Permit Fee for Other than Swimming Pools	Per Permit		\$ 108
Accessibility Plan Check of Building Permit	1 hour min.		\$ 216
Each additional hour	each add'l hr.		\$ 216
Imaging Fees per page (standard size)	Per Page		\$ 2.16
Imaging Fees per page (oversize)	Per Page		\$ 4.32
Planning Application Review			
	Per Permit		\$ 216
Fees for Second and Each Additional Re-inspection:			
During Normal Business Hours	1 hour min.		\$ 216
Each additional hour	each add'l hr.		\$ 216
Outside Business Hours	2 hour min.		\$ 466
Each additional hour	each add'l hr.		\$ 233
Code Enforcement-City Attorney	1 hour min.	[1]	\$ 309
Each additional hour	each add'l hr.	[1]	\$ 309

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Service	Fee Unit / Type	Notes	Proposed Fee / Deposit
Dirt Haul Permit	n/a		reference PW fee schedule
Municipal Code Violation Fees			
First Violation	Per Violation		\$ 100
Second Violation of the Same Ordinance within 36-mths	Per Violation		\$ 200
Add'l Violation of the same ordinance within 36-mths	Per Violation		\$ 500
GEO Plan Review / Soils Report Review	n/a		Actual Cost per Geologist
GIS Mapping: New Construction, Addition, Alteration	Per Instance		\$ 108
Additional Plan Check Fee	Per Hour		\$ 216
Re-Inspection Fee	Per Hour		\$ 216
Demolition	Per Instance		\$ 216
Address Change	Per Instance		\$ 216
Green Building Review	Per Review		\$ 216
Energy Calculation Review Fee	Per Review		\$ 108
Apartment Inspection Annual Fee			
Per Residential Building	Per Year		\$ 270
Per Dwelling Unit within each Building	Per Year		\$ 14
Technology Fee	Per Permit		0.4% of Total Permit Fee Amount
General Plan Maintenance and Update - Staff Support	Per Project		1% of Building Project Valuation for all New Construction and Additions; Fee is Applied on Building Permit
General Plan Maintenance and Update - Contract Services	Per Project		0.15% of Building Project Valuation for all New Construction and Additions; Fee is Applied on Building Permit
Construction Time Limits Extension Fee			
Fees for Additional Extensions			
1st 60 Day Extension	Per Project	[2]	0.5% of Total Value of Project
2nd 60 Day Extension	Per Project	[2]	1.0% of Total Value of Project
3rd 60 Day Extension	Per Project	[2]	1.5% of Total Value of Project
Construction Time Limits Completion Penalties			
Period of Time That Projects Remain Incomplete Beyond Applicable Time Limits			
30 Day Grace Period	Per Project		\$0
31st Day Through 60th Day	Per Project		0.01% Per Day of Total Value of Project
61st Day Through 120th Day	Per Project		0.015% Per Day of Total Value of Project

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Service	Fee Unit / Type	Notes	Proposed Fee / Deposit
121st Day & Every Day Thereafter	Per Project		0.02% Per Day of Total Value of Project
Credit Card and eCheck Charges	Each Transaction		Actual Cost
For services requested of City Staff for which no fee is listed in this Master Fee Schedule, the City Manager or Department Director shall determine the appropriate fee based on the following hourly rates for staff time involved in the service:			
Building Division Staff	Per Hour		\$ 216
Each Additional Hour	Each add'l hr.		\$ 216

[Notes]

[1] Subject to change per City Attorney contract

[2] The Building Official may waive an extension fee in the event he/she finds the complexity or size of the project requires a greater time than allotted or the reason for the extension request may be considered beyond the owner's control