

**CITY OF SAN CARLOS**  
**COST OF SERVICES (USER FEES) FY 2025-26**  
*Schedule of Community Development Department, Building Department Fees*  
*(Effective on July 1st, 2025)*

*Adopted*

Service	Fee Unit / Type	Notes	Adopted Fee / Deposit
<b>Building Permits (single Family Residential)</b>			
<b>Less Than \$5,000</b>			
Building Permit Fee	base fee under \$5,000		\$ 343
Plan Check Fee	base fee under \$5,000		\$ 286
<b>\$5,000 - \$24,999</b>			
Building Permit Fee	base fee @ \$5,000		\$ 343
	each add'l \$1,000 or fraction thereof		\$ 34.25
Plan Check Fee	base fee @ \$5,000		\$ 286
	each add'l \$1,000 or fraction thereof		\$ 24.27
<b>\$25,000 - \$49,999</b>			
Building Permit Fee	base fee @ \$25,000		\$ 1,028
	each add'l \$1,000 or fraction thereof		\$ 31.97
Plan Check Fee	base fee @ \$25,000		\$ 770
	each add'l \$1,000 or fraction thereof		\$ 23.98
<b>\$50,000 - \$99,999</b>			
Building Permit Fee	base fee @ \$50,000		\$ 1,827
	each add'l \$1,000 or fraction thereof		\$ 31.97
Plan Check Fee	base fee @ \$50,000		\$ 1,370
	each add'l \$1,000 or fraction thereof		\$ 23.98
<b>\$100,000 - \$499,999</b>			
Building Permit Fee	base fee @ \$100,000		\$ 3,425
	each add'l \$1,000 or fraction thereof		\$ 9.71
Plan Check Fee	base fee @ \$100,000		\$ 2,570
	each add'l \$1,000 or fraction thereof		\$ 7.28
<b>\$500,000 - \$999,999</b>			
Building Permit Fee	base fee @ \$500,000		\$ 7,308
	each add'l \$1,000 or fraction thereof		\$ 7.31
Plan Check Fee	base fee @ \$500,000		\$ 5,481
	each add'l \$1,000 or fraction thereof		\$ 5.48
<b>\$1,000,000 and Up</b>			
Building Permit Fee	base fee @ \$1,000,000		\$ 10,961
	each add'l \$1,000 or fraction thereof		\$ 8.23
Plan Check Fee	base fee @ \$1,000,000		\$ 8,221
	each add'l \$1,000 or fraction thereof		\$ 6.16

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Service	Fee Unit / Type	Notes	Adopted Fee / Deposit
<b>Building Permits (Multi-Family Residential / Commercial / Industrial)</b>			
<b>Less Than \$10,000</b>			
Building Permit Fee	base fee under \$10,000		\$ 571
Plan Check Fee	base fee under \$10,000		\$ 913
<b>\$10,000 - \$24,999</b>			
Building Permit Fee	base fee @ \$10,000		\$ 571
	each add'l \$1,000 or fraction thereof		\$ 76.13
Plan Check Fee	base fee @ \$10,000		\$ 913
	each add'l \$1,000 or fraction thereof		\$ 30.45
<b>\$25,000 - \$49,999</b>			
Building Permit Fee	base fee @ \$25,000		\$ 1,713
	each add'l \$1,000 or fraction thereof		\$ 41.11
Plan Check Fee	base fee @ \$25,000		\$ 1,370
	each add'l \$1,000 or fraction thereof		\$ 36.54
<b>\$50,000 - \$99,999</b>			
Building Permit Fee	base fee @ \$50,000		\$ 2,740
	each add'l \$1,000 or fraction thereof		\$ 45.67
Plan Check Fee	base fee @ \$50,000		\$ 2,284
	each add'l \$1,000 or fraction thereof		\$ 36.54
<b>\$100,000 - \$499,999</b>			
Building Permit Fee	base fee @ \$100,000		\$ 5,024
	each add'l \$1,000 or fraction thereof		\$ 14.84
Plan Check Fee	base fee @ \$100,000		\$ 4,111
	each add'l \$1,000 or fraction thereof		\$ 10.28
<b>\$500,000 - \$999,999</b>			
Building Permit Fee	base fee @ \$500,000		\$ 10,961
	each add'l \$1,000 or fraction thereof		\$ 17.36
Plan Check Fee	base fee @ \$500,000		\$ 8,221
	each add'l \$1,000 or fraction thereof		\$ 16.44
<b>\$1,000,000 - \$9,999,999</b>			
Building Permit Fee	base fee @ \$1,000,000		\$ 19,639
	each add'l \$1,000 or fraction thereof		\$ 8.72
Plan Check Fee	base fee @ \$1,000,000		\$ 16,442
	each add'l \$1,000 or fraction thereof		\$ 3.25

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Service	Fee Unit / Type	Notes	Adopted Fee / Deposit
<b>\$10,000,000 - \$19,999,999</b>			
Building Permit Fee	base fee @ \$10,000,000		\$ 98,197
	each add'l \$1,000 or fraction thereof		\$ 9.82
Plan Check Fee	base fee @ \$10,000,000		\$ 45,673
	each add'l \$1,000 or fraction thereof		\$ 8.23
<b>\$20,000,000 - \$49,999,999</b>			
Building Permit Fee	base fee @ \$20,000,000		\$ 196,393
	each add'l \$1,000 or fraction thereof		\$ 3.92
Plan Check Fee	base fee @ \$20,000,000		\$ 127,884
	each add'l \$1,000 or fraction thereof		\$ 3.80
<b>\$50,000,000 and Up</b>			
Building Permit Fee	base fee @ \$50,000,000		\$ 314,230
	each add'l \$1,000 or fraction thereof		\$ 4.71
Plan Check Fee	base fee @ \$50,000,000		\$ 242,066
	each add'l \$1,000 or fraction thereof		\$ 4.84
<b>Permitted Values for Construction:</b>			
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
<b>Electrical Permit</b>			
Residential: New Single Family Permit	1,700 sq. ft. min.		\$ 228
	Each additional sq. ft.	per sq. ft.	\$ 0.09
Residential: Addition & Remodel Permit	1,700 sq. ft. min.		\$ 228
	Each additional sq. ft.	per sq. ft.	\$ 0.09
Residential: New Multiple Family Permit	1,700 sq. ft. min.		\$ 228
	Each additional sq. ft.	per sq. ft.	\$ 0.09
Commercial: New Shell Building Permit	1,700 sq. ft. min.		\$ 228
	Each additional sq. ft.	per sq. ft.	\$ 0.09
Commercial: Addition, Remodel, Tenant Improvement Permit	1,700 sq. ft. min.		\$ 228
	Each additional sq. ft.	per add'l sq. ft.	\$ 0.09
Commercial: Complex Tenant Improvements (Car Washes, Dry Cleaners, Laundries, Labs, R&D, Biotech, Restaurants, Spray Booths, Hazardous Areas)			
Permit	3,000 sq. ft. min.		\$ 2,284
	Each additional sq. ft.	per add'l sq. ft.	\$ 0.51
Swimming Pool, Spa, or Hot Tub	Per Permit		\$ 274
Temporary Power Pole	Per Permit		\$ 274
Main Electrical Service	Per Permit		\$ 274

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Service	Fee Unit / Type	Notes	Adopted Fee / Deposit
New or Replacement Circuit for HVAC or Other	Per Permit		\$ 114
New or Replacement Sub-Panel	Per Permit		\$ 274
Miscellaneous Electrical Permit	Per Permit		\$ 228
PV Solar Fee	Per Permit		\$ 343
<b>Plumbing Permit</b>			
Residential: New Single Family Permit	1,700 sq. ft. min.		\$ 228
Each additional sq. ft.	per add'l sq. ft.		\$ 0.09
Residential: Addition & Remodel Permit	1,700 sq. ft. min.		\$ 228
Each additional sq. ft.	per add'l sq. ft.		\$ 0.09
Residential: New Multiple Family Permit	1,700 sq. ft. min.		\$ 228
Each additional sq. ft.	per add'l sq. ft.		\$ 0.09
Commercial: New Shell Building Permit	1,700 sq. ft. min.		\$ 228
Each additional sq. ft.	per add'l sq. ft.		\$ 0.09
Commercial: Addition, Remodel, Tenant Improvement Permit	1,700 sq. ft. min.		\$ 228
Each additional sq. ft.	per add'l sq. ft.		\$ 0.09
Commercial: Complex Tenant Improvements (Car Washes, Dry Cleaners, Laundries, Labs, R&D, Biotech, Restaurants, Spray Booths, Hazardous Areas) Permit	3,000 Sq. Ft. Minimum		\$ 2,284
Each additional sq. ft.	per add'l sq. ft.		\$ 0.51
Miscellaneous Plumbing Permit	Per Permit		\$ 228
Swimming Pool, Spa, or Hot Tub	Per Permit		\$ 228
Water Heater Replacement	Per Permit		\$ 115
Gas Piping Extension for New FAU or HVAC	Per Permit		\$ 114
<b>Mechanical Permit</b>			
Residential: New Single Family Permit	1,700 sq. ft. min.		\$ 228
Each additional sq. ft.	per add'l sq. ft.		\$ 0.09
Residential: Kitchen & Bath Remodel	Per Permit		\$ 114
Commercial: New Shell Building Permit	1,700 sq. ft. min.		\$ 228
Each additional sq. ft.	per add'l sq. ft.		\$ 0.09
Commercial: Addition, Remodel, Tenant Improvement Permit	1,700 sq. ft. min.		\$ 228
Each additional sq. ft.	per add'l sq. ft.		\$ 0.09
Commercial: Complex Tenant Improvements (Car Washes, Dry Cleaners, Laundries, Labs, R&D, Biotech, Restaurants, Spray Booths, Hazardous Areas) Permit	3000 sq. ft. min.		\$ 685
Each additional sq. ft.	per add'l sq. ft.		\$ 0.16
New FAU or HVAC Installations	Per Permit		\$ 366
Replacement FAU or HVAC	Per Permit		\$ 228
Miscellaneous Mechanical	Per Permit		\$ 228
<b>Miscellaneous Building Fees</b>			
Grading Permit Fee for Swimming Pools	Per Permit		\$ 114
Grading Permit Fee for Other than Swimming Pools	Per Permit		\$ 114
Accessibility Plan Check of Building Permit	1 hour min.		\$ 228
Each additional hour	each add'l hr.		\$ 228

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Imaging Fees per page (standard size)	Per Page		\$ 2.28
Imaging Fees per page (oversize)	Per Page		\$ 4.57
<b>Planning Application Review</b>	Per Permit		\$ 228
<b>Fees for Second and Each Additional Re-inspection:</b>			
During Normal Business Hours	1 hour min.		\$ 228
Each additional hour	each add'l hr.		\$ 228
Outside Business Hours	2 hour min.		\$ 492
Each additional hour	each add'l hr.		\$ 246
Code Enforcement-City Attorney	1 hour min.	[1]	\$ 327
Each additional hour	each add'l hr.	[1]	\$ 327
<b>Dirt Haul Permit</b>	n/a		reference PW fee schedule
<b>Municipal Code Violation Fees</b>			
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
<b>GEO Plan Review / Soils Report Review</b>	n/a		Actual Cost per Geologist
<b>GIS Mapping: New Construction, Addition, Alteration</b>	Per Instance		\$ 114
<b>Additional Plan Check Fee</b>	Per Hour		\$ 228
<b>Re-Inspection Fee</b>	Per Hour		\$ 228
<b>Demolition</b>	Per Instance		\$ 228
<b>Address Change</b>	Per Instance		\$ 228
<b>Green Building Review</b>	Per Review		\$ 228
<b>Energy Calculation Review Fee</b>	Per Review		\$ 114
<b>Apartment Inspection Annual Fee</b>			
Per Residential Building	Per Year		\$ 285
Per Dwelling Unit within each Building	Per Year		\$ 14.41
<b>Strong-Motion Instrumentation and Seismic Hazard Mapping Fee (SMIP)</b>			
Residential	Per Project		0.013% of Project Valuation
Commercial	Per Project		0.028% of Project Valuation
<b>SB1473 Building Standards Fee</b>			
\$1 - 25,000 or fraction thereof	per permit		\$ 1
\$25,000.01 - 50,000 or fraction thereof	per permit		\$ 2
\$50,000.01 - 75,000 or fraction thereof	per permit		\$ 3
\$75,000.01 - 100,000 or fraction thereof	per permit		\$ 4

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Every \$25,000.01 or fraction thereof above \$100,000	each add'l \$25,000.01 or fraction thereof		\$ 1
<b>Technology Fee</b>	Per Permit		0.4% of Total Permit Fee Amount
<b>General Plan Maintenance and Update - Staff Support</b>	Per Project	[3]	0.65% of Building Project Valuation for all New Construction and Additions; Fee is Applied on Building Permit
<b>General Plan Maintenance and Update - Contract Services</b>	Per Project	[3]	0.09% of Building Project Valuation for all New Construction and Additions; Fee is Applied on Building Permit
<b>Construction Time Limits Extension Fee</b>			
<b>Fees for Additional Extensions</b>			
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
<b>Construction Time Limits Completion Penalties</b>			
<b>Period of Time That Projects Remain Incomplete Beyond Applicable Time Limits</b>			
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
121st Day & Every Day Thereafter	Per Project		0.02% Per Day of Total Value of Project

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Service	Fee Unit / Type	Notes	Adopted Fee / Deposit
<b>Credit Card and eCheck Charges</b>	Each Transaction		Actual Cost
<b>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:</b>			
Building Division Staff	Per Hour		\$ 228
Each Additional Hour	Each add'l hr.		\$ 228

**[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

[3] Total General Plan Surcharge fee capped at \$370,000 for building project valuations of more than \$50 million