

A RESOLUTION OF THE BOARD OF SUPERVISORS
OF COUNTY OF ORANGE, CALIFORNIA
May 21, 2024

WHEREAS, on March 22, 1994 this Board approved Resolution 94-300 establishing fees for encroachment on County property; and

WHEREAS, on March 30, 2010, this Board approved Ordinance 10-008 adopting the fee schedule for Building and Safety, Planning, Subdivision, and Grading; and

WHEREAS, on March 15, 2015, the Board approved Ordinance 15-005, rescinding Ordinance 10-008; and

WHEREAS, on March 15, 2015, this Board approved Resolution 15-017 adopting the fee schedule for Building and Safety, Planning, Subdivision, and Grading; and

WHEREAS, on July 14, 2020 this Board approved Resolution 20-089 adopting the fee schedule for Building and Safety, Planning, Subdivision, and Grading; and

WHEREAS, OC Public Works is proposing to update its Schedule of Fees for Development Services, including all fees categories included in Resolution 94-300, Ordinance 10-008, and Resolution 20-089; and

WHEREAS, there are a number of services provided by OC Public Works in processing applications for the development of property in unincorporated Orange County that are of primary benefit to the applicant; and

WHEREAS, pursuant to County policy the cost of these services should be borne primarily by the applicant receiving benefit from such services and so as to insure timely and effective processing of the applications; and

WHEREAS, OC Public Works can charge for the actual costs of these services provided to the applicants; and

WHEREAS, Board of Supervisors has conducted a duly notice public hearing on May 21, 2024 to consider the proposed fee modifications.

NOW, THEREFORE, be it resolved that this Board does hereby:

1. Find that the adoption of the Resolution approving the proposed fee schedule is Statutorily Exempt from the provisions of CEQA pursuant to Public Resources Code Section 21080 (b)(8) and Section 15273 of the CEQA Guidelines as the establishment or modification of rates, fees, and charges which are for the purpose of meeting operating expenses, including employee wage rates and fringe benefits and purchasing or leasing supplies, equipment, or materials.

Attachment A

- 2. Find that these fees meet the requirements set forth in subdivisions (e)(2), (e)(3) and (e)(5) of Section 1 Article XIII C of the California Constitution, and are therefore exempt from the definition of a tax as used therein.

- 3. Find that the revenue resulting from the fees established pursuant to this resolution will not exceed the estimated reasonable costs to provide the services and that the costs of providing these services are reasonably allocated among the fees established hereby.

BE IT FURTHER RESOLVED that OC Public Works Development Services fee schedule includes a fee category of time and materials. For time and material charges, applicants will be charged by the hour, or fraction thereof, for the classifications performing the services at the rates set forth in Exhibit 1 hereto, which include a 3.5 multiplier to the base salary for full cost recovery.

BE IT FURTHER RESOLVED that effective July 21, 2024 this Board hereby establishes the 2024-2027 OC Public Works Development Services fees as shown in Exhibit 2, and hereby rescinds Resolution No. 20-089.

Exhibit 1			
CLASSIFICATION	Rate effective July 21,2024	Rate effective July 21,2025	Rate effective July 21,2026
ASSISTANT PLANNER	157.40	162.12	163.73
ASSOCIATE PLANNER	195.55	201.43	203.42
BUILDING INSPECTOR	170.73	175.84	177.59
CIVIL ENGINEER	242.90	250.18	252.67
CIVIL ENGINEERING ASSOCIATE	200.90	206.92	208.99
CODE ENFORCEMENT OFFICER	140.32	148.12	153.37
CONSTRUCTION INSPECTOR	161.70	166.57	168.25
DEVELOPMENT SERVICES ADMINISTRATOR	222.81	236.36	245.35
DEVELOPMENT SERVICES DEPUTY DIRECTOR	339.29	359.98	363.58
DEVELOPMENT SERVICES MANAGER, SENIOR	276.08	292.88	304.68
ENGINEERING GEOLOGIST	204.65	210.77	212.91
ENVIRONMENTAL RESOURCES SPECIALIST	180.22	185.61	187.46
ENGINEERING MANAGER, SENIOR	294.35	303.17	306.22
ENGINEERING DEPUTY DIRECTOR	333.66	343.67	347.10
JUNIOR ENGINEERING ASSISTANT	175.42	180.67	182.49
MAINTENANCE INSPECTOR	166.22	171.19	172.90
OFFICE ASSISTANT	86.91	89.50	90.41
OFFICE SPECIALIST	102.24	105.32	106.37
OFFICE TECHNICIAN	86.91	89.50	90.41
PERMIT TECHNICIAN	127.93	139.16	146.97
PROJECT MANAGER	215.95	222.43	224.67
SECRETARY III	121.35	124.99	126.25
SR. BUILDING INSPECTOR	184.03	194.64	197.89
SR. CIVIL ENGINEER	276.54	286.62	289.49
SR. CONSTRUCTION INSPECTOR	173.95	182.00	183.82
SR. MAINTENANCE INSPECTOR	190.23	195.93	197.89
SR. MATERIALS TESTING TECHNICIAN	166.22	171.19	172.90
SR. POWER EQUIPMENT OPERATOR	142.42	146.69	148.16
SR. PERMIT TECHNICIAN	159.15	166.74	171.33
SR. PLANNER	200.94	218.51	226.73
SR. PROJECT MANAGER	240.73	247.94	250.43
STAFF ASSISTANT	122.05	125.72	126.98
STAFF SPECIALIST	134.86	141.65	146.02
SUPVG BUILDING INSPECTOR	217.95	224.49	226.73
SUPVG CONSTRUCTION INSPECTOR	206.33	212.52	214.66
REGULATORY COMPLIANCE MANAGER, SENIOR	264.81	272.76	275.49



OC Development Services

Fee Schedule

“Protect and enrich the community through efficient delivery and maintenance of public works infrastructure, planning, and development services.”



OC Development Services Development Fees

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General Provisions

Fee Schedule Authorization

The Development Services Fee Schedule was approved by the Board of Supervisors on May 21, 2024, by adoption of Resolution 24-_____ (Item No __). Resolution 24-_____, effective July 21, 2024, includes the approved hourly rates and provisions for annual fee increases. Fee increases are based on the County fiscal year (FY) starting July 1st, 2024.

Fee types

The Development Services Fee Schedule includes three fee types: 1) flat fees; 2) valuation-based fees; and 3) Time and Material (T&M) charges based upon actual cost of staff or consultant time, including staff time associated with administering a contract. Hourly charges for T&M fees are based upon the hourly rates, including overhead multiplier, adopted by the Board of Supervisors.

If contracted consultant rates deviate from the adopted fee schedule, the County may apply a multiplier for overhead costs to accommodate specific project review and staffing requirements.

Standard charges

Permits will be charged the following:

- Issuance charge of \$45 for all permits
- If an extension of a permit is needed, an extension fee of \$175 will be assessed.

Financially Responsible Party

The "Financially Responsible Party" (FRP) is the individual or entity identified as financially responsible for the application and/or permit. All permits and applications must identify the Financially Responsible Party upon initial submission or prior to the time of payment or the first deposit. All Additional Deposit Request Notifications, refunds, permits, or other official documents and/or communications will be issued to the Financially Responsible Party. The individual or entity identified will be sent a notice that the individual or entity has been named as the Financially Responsible Party and will have 10 days to object or appeal fees and charges. In the event of a change of Financially Responsible Party on an application or permit, the newly identified Financially Responsible Party must appear in person or will be sent a notice that the individual or entity has been named as the Financially Responsible Party and will have 10 days to appeal.

Permittee

Individual or entity to whom a permit is issued and is responsible for adherence to and/or compliance with all permit conditions, regulations, and provisions. The Permittee may or may not also be the 'Financially Responsible Party'.

Deposits

For T&M charges, a deposit is required at the time that applications are submitted. The deposit can also be used to pay other permits fees as well. If charges exceed the initial deposit, the Financially Responsible Party will receive an Additional Deposit Request Notification asking that the Financially Responsible Party deposit additional monies sufficient to complete the service required. Failure to comply with the request in a timely manner can result in suspension of activity on the application and/or permit. If a deposit balance remains at the completion of service, it will be returned to the Financially Responsible Party within 60 days from the date the application has been approved or the permit has been closed.

The Director of OCPW or designee may authorize a revised initial deposit amount, based on the complexity of the proposed project. Revised deposit amounts are to be authorized on a case-by-case basis only.

Overtime

Accelerated review overtime shall be available upon the Director of OCPW or designee's authorization and Financially Responsible Party approval only. Accelerated review overtime shall be conducted on a time and material (T&M) basis. Overtime shall be calculated as 1.5 times the base hourly rate of the classification performing the services, plus a 3.5 multiplier and require an initial deposit as identified in the Resolution.

Accelerated review overtime may be requested by a Financially Responsible Party to accelerate completion of an application which is subject to valuation-based fees or flat fees. The Financially Responsible Party with a project subject to a valuation-based fee or a flat fee may request accelerated completion and will be subject to a base fee of the valuation-based or flat fee, in addition to time and materials (T&M) charges of the classification performing the accelerated review services.

A request for accelerated completion of a review must be submitted in advance to the Building Official or designee for consideration. If approved, the review period begins upon initial payment of the T&M deposit. Accelerated reviews are to be completed within the timeframe agreed upon with the Building Official or designee. An accelerated review request excludes projects with executed reimbursement agreements ("RA").

Reimbursement Agreements

Projects with executed reimbursement agreements ("RA") with the County shall establish separate deposit accounts ("Trust Account(s)") with the County to facilitate County's recovery of costs and expenses incurred in reviewing, processing, and approval matters including, but not limited to, project design, area plans, infrastructure, engineering and development. All permits processed with a reimbursement agreement shall require initial deposits and shall be based on time and material (T&M) charges.

Review of Charges

For T&M charges, the Financially Responsible Party may request in writing a review of the County charges within 10 calendar days of either 1) receipt of the full accounting of the fees charged on a completed application or closed permit; or 2) upon receiving and complying with more than one request by the County for additional deposit monies on a single application or permit. The disputed charges must be paid in order for the appeal process to proceed. The charges will be refunded at the end of the appeal process if found to be in the Financially Responsible Party's favor. The Director of OC Public Works or designee (hereinafter "Hearing Officer") shall review the request within 10 working days of receiving the request. The Hearing Officer shall determine that the charges were or were not justified and may adjust the charges appropriately. The Hearing Officer shall notify the Financially Responsible Party by mail and/or email the decision within three working days of making the final decision. The decision of the Hearing Officer is final.

Fee Waivers

Fee waivers may be granted by the County Board of Supervisors pursuant to resolution. In addition, the Director of OC Public Works or designee may reduce or waive fees for original structures, excluding additions or modifications, under the following circumstances: (a) emergencies related to natural or man-made disaster, when a local, state, or national emergency has been declared; (b) for special circumstances related to a primary residence that has been determined to be uninhabitable and where the fee would cause extreme hardship; and (c) scope of work is limited to the original area of the existing structure.

Not Sufficient Funds Check

A penalty of \$25.00 shall be levied against all returned checks. Subsequent payment must be made with Cashier's Check or Credit/Debit Card.

Annual Permits and Licenses

Annual license applications shall be valid for one calendar year, from the date of issuance.

The Building Official or designee may authorize issuance of a non-transferable “annual” permit for County-owned and operated facilities, subject to T&M charges and deposit payment. The County Annual permit shall be valid for one calendar year, from the date of issuance.

Refund of Fees

The Director of OC Public Works or designee may authorize refund of a fee which was erroneously paid or collected. 80% of a plan review fee may be refunded when no plan review has been performed. 80% of a valuation-based building permit fee may be refunded when no inspection work has been performed. Application and issuance fees, assessed value fees (including, but not limited to SB1473 Fund and AB1379 Fund), Strong Motion Instrumentation and Seismic Hazard Mapping Fee, and technology fees associated with work that has been performed are non-refundable.

All refunds require a written request filed by the original applicant not later than 180 days after the date of fee payment. Under no circumstances shall there be a refund of fees after the application or permit has expired.

Extensions

The Building Official or designee may authorize a permit extension, subject to a permit extension fee. Permit expiration and extensions are authorized as identified per California Building Code requirements.

Penalty fees for unpermitted work

An applicant may be charged double the permit fee for work performed without a permit where such work involved any activity, including, but not limited to construction, grading, electrical, mechanical, or plumbing, that would have been required for safety, environmental, or other valid departmental purposes.

State-Mandated Fees

Any state-mandated fees identified subsequent to this fee resolution will be assessed per state guidelines.

Interpretation of the Fee Schedule

The Director of OC Public Works or designee shall determine the appropriate permit type for applications or permits not specifically listed in the Fee Schedule.

Indemnity Agreement for Discretionary Land Use and Subdivision Projects

On March 13, 2018, the Board of Supervisors approved an Indemnity Agreement to limit liability and protect the interests of the County of Orange on discretionary land use projects. The OC Public Works Director or designee will utilize this Indemnity Agreement for all new discretionary permits related to land use and subdivision as defined by the Zoning Code.

Planning

General Plan

Permit Type	Fee/Deposit FY 2024-25	Fee/Deposit FY 2025-26	Fee/Deposit FY 2026-27	RA Initial Deposit FY 2024-27
Amendment	\$10,000 T&M deposit	\$10,000 T&M deposit	\$10,000 T&M deposit	\$20,000
Consistency Determination	\$2,000 T&M deposit	\$2,000 T&M deposit	\$2,000 T&M deposit	\$2,000
Local Park Implementation Plan	\$5,000 T&M deposit	\$5,000 T&M deposit	\$5,000 T&M deposit	\$8,000
Amendment to Local Park Implementation Plan	\$2,000 T&M deposit	\$2,000 T&M deposit	\$2,000 T&M deposit	\$2,500

Zoning

Permit Type	Fee/Deposit FY 2024-25	Fee/Deposit FY 2025-26	Fee/Deposit FY 2026-27	RA Initial Deposit FY 2024-27
Area Plan	\$8,000 T&M deposit	\$8,000 T&M deposit	\$8,000 T&M deposit	\$20,000
Specific Plan	\$10,000 T&M deposit	\$10,000 T&M deposit	\$10,000 T&M deposit	\$20,000
Specific Plan Amendment	\$10,000 T&M deposit	\$10,000 T&M deposit	\$10,000 T&M deposit	\$20,000
Zone Change	\$10,000 T&M deposit	\$10,000 T&M deposit	\$10,000 T&M deposit	\$20,000
Zoning Text Amendment	\$10,000 T&M deposit	\$10,000 T&M deposit	\$10,000 T&M deposit	\$20,000
Zoning Research/ Verification Letter, Approval in Concept	\$600 T&M deposit	\$600 T&M deposit	\$600 T&M deposit	\$500
Setback Determination Letter	\$300 T&M deposit	\$300 T&M deposit	\$300 T&M deposit	
Certificate of Use and Occupancy (Zoning)	\$500 T&M deposit	\$500 T&M deposit	\$500 T&M deposit	\$500

Environmental Impact Evaluation

Permit Type	Fee/Deposit FY 2024-25	Fee /Deposit FY 2025-26	Fee/Deposit FY 2026-27	RA Initial Deposit FY 2024-26
Environmental Impact Report (EIR)	\$10,000 T&M deposit + 10% of Initial Application Deposit	\$10,000 T&M deposit + 10% of Initial Application Deposit	\$10,000 T&M deposit + 10% of Initial Application Deposit	\$15,000
Mitigation Monitoring	\$5,500 T&M deposit + 10% of Initial Application Deposit	\$5,500 T&M deposit + 10% of Initial Application Deposit	\$5,500 T&M deposit + 10% of Initial Application Deposit	\$2,000
Negative Declaration/Mitigated Negative Declaration	\$7,000 T&M deposit + 10% of Initial Application Deposit	\$7,000 T&M deposit + 10% of Initial Application Deposit	\$7,000 T&M deposit + 10% of Initial Application Deposit	\$5,000

Site Development Plan

Permit Type	Fee/Deposit FY 2024-25	Fee/Deposit FY 2025-26	Fee/Deposit FY 2026-27	RA Initial Deposit FY 2024-27
Site Development Permits	\$7,000 T&M deposit	\$7,000 T&M deposit	\$7,000 T&M deposit	\$6,000
Site Development Permit/Coastal Development	\$8,500 T&M deposit	\$8,500 T&M deposit	\$8,500 T&M deposit	\$6,000
Site Development Permit/Advisory Committee	\$10,000 T&M deposit	\$10,000 T&M deposit	\$10,000 T&M deposit	\$6,000

Use Permit

Permit Type	Fee/Deposit FY 2024-25	Fee/Deposit FY 2025-26	Fee/Deposit FY 2026-27	RA Initial Deposit FY 2024-26
Use Permit	\$7,000 T&M deposit	\$7,000 T&M deposit	\$7,000 T&M deposit	\$6,000
Use Permit/Coastal Development	\$8,500 T&M deposit	\$8,500 T&M deposit	\$8,500 T&M deposit	\$6,000
Use Permit/Advisory Committee	\$10,000 T&M deposit	\$10,000 T&M deposit	\$10,000 T&M deposit	\$6,000

Variance

Permit Type	Fee/Deposit FY 2024-25	Fee/Deposit FY 2025-26	Fee/Deposit FY 2026-27	RA Initial Deposit FY 2024-26
Variance	\$5,000 T&M deposit	\$5,000 T&M deposit	\$5,000 T&M deposit	\$6,000
Variance/Coastal Development	\$8,500 T&M deposit	\$8,500 T&M deposit	\$8,500 T&M deposit	\$6,000
Variance/Advisory Committee	\$10,000 T&M deposit	\$10,000 T&M deposit	\$10,000 T&M deposit	\$6,000

Subdivision

Permit Type	Fee/Deposit FY 2024-25	Fee/Deposit FY 2025-26	Fee/Deposit FY 2026-27	RA Initial Deposit FY 2024-26
Certificate of Compliance	\$500 T&M deposit	\$500 T&M deposit	\$500 T&M deposit	\$1,000
Lot Line Adjustment	\$500 T&M deposit	\$500 T&M deposit	\$500 T&M deposit	\$1,500

Permit Type	Fee/Deposit FY 2024-25	Fee/Deposit FY 2025-26	Fee/Deposit FY 2026-27	RA Initial Deposit FY 2024-26
Tentative Tract Map	\$10,000 T&M deposit	\$10,000 T&M deposit	\$10,000 T&M deposit	\$8,000
Revised Tentative Map	\$6,000 T&M deposit	\$6,000 T&M deposit	\$6,000 T&M deposit	\$4,500
Final Tract Map	\$5,500 T&M deposit	\$5,500 T&M deposit	\$5,500 T&M deposit	\$5,000
Tentative Parcel Map	\$7,500 T&M deposit	\$7,500 T&M deposit	\$7,500 T&M deposit	\$7,000
Final Parcel Map	\$3,000 T&M deposit	\$3,000 T&M deposit	\$3,000 T&M deposit	\$5,000

Miscellaneous

Permit Type	Fee/Deposit FY 2024-25	Fee/Deposit FY 2025-26	Fee/Deposit FY 2026-27	Fee/Deposit FY 2025-26
Annual Monitoring Reports (AMR)	\$3,000 T&M deposit	\$3,000 T&M deposit	\$3,000 T&M deposit	\$3,000
Changed Plans, Administrative Revision	\$3,000 T&M deposit	\$3,000 T&M deposit	\$3,000 T&M deposit	\$3,000
Extensions (for all discretionary permits)	\$958 fee	\$1,018 fee	\$1,046 fee	\$1,000
Amendments to Discretionary Permits	\$5,000 T&M deposit for permits which do not require a public hearing \$7,000 T&M deposit for permits requiring a public hearing	\$5,000 T&M deposit for permits which do not require a public hearing \$7,000 T&M deposit for permits requiring a public hearing	\$5,000 T&M deposit for permits which do not require a public hearing \$7,000 T&M deposit for permits requiring a public hearing	Same as original application deposit
Changed Plan Minor Modification	\$1,000 T&M deposit	\$1,000 T&M deposit	\$1,000 T&M deposit	\$1,000
Group Home Permit	\$500 T&M deposit	\$500 T&M deposit	\$500 T&M deposit	\$500
Short Term Rental Permit (Non-Discretionary)	\$600 T&M deposit	\$600 T&M deposit	\$600 T&M deposit	\$500
Pre-Planning Application	\$2,000 T&M deposit	\$2,000 T&M deposit	\$2,000 T&M deposit	\$2,000

Building & Safety

Valuation-Based Fee Calculation

Valuation-based fees are calculated using the valuation tables which follow. Table 1 is Building Valuation Data (BVD) developed by the International Code Council (ICC) to calculate the valuation of the project. The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

Table 1- Square Foot Construction Costs from the International Code Council (ICC), ^(a, b, c)

Building Valuation Data – February 2024

Occupancy Groups (2024 International Building Code)	Construction Types (See Definitions)								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	330.56	318.80	309.39	297.20	277.71	269.67	287.04	258.79	248.89
A-1 Assembly, theaters, without stage	303.49	291.73	282.32	270.13	250.88	242.84	259.97	231.96	222.06
A-2 Assembly, nightclubs	272.51	264.43	256.91	248.19	232.76	226.12	239.28	211.57	204.72
A-2 Assembly, restaurants, bars, banquet halls	271.51	263.43	254.91	247.19	230.76	225.12	238.28	209.57	203.72
A-3 Assembly, churches	308.01	296.25	286.84	274.65	255.52	247.48	264.49	236.60	226.71
A-3 Assembly, general, community halls, libraries, museums	258.66	246.90	236.50	225.30	205.06	198.01	215.15	186.13	177.24
A-4 Assembly, arenas	302.49	290.73	280.32	269.13	248.88	241.84	258.97	229.96	221.06
B Business	289.51	279.23	269.21	257.82	235.42	227.07	247.91	210.39	200.78
E Educational	276.33	266.73	258.30	247.60	231.08	219.28	239.09	202.46	195.97
F-1 Factory and industrial, moderate hazard	160.20	152.78	143.34	138.64	123.55	117.41	132.48	102.44	95.93
F-2 Factory and industrial, low hazard	159.20	151.78	143.34	137.64	123.55	116.41	131.48	102.44	94.93
H-1 High Hazard, explosives	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	N.P.
H234 High Hazard	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	85.50
H-5 HPM	289.51	279.23	269.21	257.82	235.42	227.07	247.91	210.39	200.78
I-1 Institutional, supervised environment	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
I-2 Institutional, hospitals	455.16	444.88	434.86	423.47	399.17	N.P.	413.57	374.14	N.P.
I-2 Institutional, nursing homes	315.97	303.75	293.73	282.34	261.43	N.P.	272.44	236.40	N.P.
I-3 Institutional, restrained	338.01	327.73	317.71	306.32	285.40	276.05	296.41	260.38	248.77
I-4 Institutional, day care facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
M Mercantile	203.29	195.21	186.69	178.98	163.28	157.64	170.06	142.09	136.24
R-1 Residential, hotels	264.67	255.41	246.77	238.13	218.35	212.40	238.17	196.75	190.67
R-2 Residential, multiple family	221.32	212.06	203.42	194.78	175.96	170.01	194.82	154.36	148.28
R-3 Residential, one- and two-family ^d	209.61	203.74	198.94	195.12	188.41	181.45	191.77	175.86	165.67
R-4 Residential, care/assisted living facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
S-1 Storage, moderate hazard	148.46	141.04	131.60	126.90	112.12	105.97	120.74	91.00	84.50
S-2 Storage, low hazard	147.46	140.04	131.60	125.90	112.12	104.97	119.74	91.00	83.50
U Utility, miscellaneous	114.09	107.37	99.89	95.60	85.13	79.54	90.99	67.39	64.19

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N/P. = not permitted
- d. Unfinished basements (Group R-3) = \$31.50 per sq. ft

Valuation-Based Fee Calculation (continued)

Once the project valuation has been determined based upon Table 1, valuation-based fees, such as the building permit, are determined by applying the project valuation to Table 2.

Table 2 - Valuation - Based Fee Table

Total Valuation	Valuation-Based Fee
\$1 - \$3,000	\$148
\$3,001 - \$25,000	\$148 for first \$3,000 plus \$30 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$812 for first \$25,000 plus \$21 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$1,344 for first \$50,000 plus \$16 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 - \$500,000	\$2,130 for first \$100,000 plus \$14 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 - \$1,000,000	\$7,844 for first \$500,000 plus \$11 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and over	\$12,325 for first \$1,000,000 plus \$4 for each additional \$1,000 or fraction thereof

Residential Building Permits

Permit Type	Fee FY 2024-25	Fee FY 2025-26	Fee FY 2026-27	RA Initial Deposit FY 2024-27
Ceiling Fan	\$85	\$85	\$85	\$100
Fences (over 6')	Valuation-based	Valuation-based	Valuation-based	\$200
Fireplace/Chimney	Valuation-based	Valuation-based	Valuation-based	\$100
Foundations	Valuation-based	Valuation-based	Valuation-based	\$2,000
Garage and Carports	Valuation-based	Valuation-based	Valuation-based	\$2,000
Housing, Custom Single-Family Dwelling	Valuation-based	Valuation-based	Valuation-based	\$2,000
Housing, Manufactured Single-Family Dwelling	Valuation-based	Valuation-based	Valuation-based	\$100
Housing, Tract Single-Family Dwelling (Master)	Valuation-based	Valuation-based	Valuation-based	\$2,000
Housing, Tract Single-Family Dwelling (Repeat)	Valuation-based 25% of Master Plan Check Fee + 60% of Inspection Fee	Valuation-based 25% of Master Plan Check Fee + 60% of Inspection Fee	Valuation-based 25% of Master Plan Check Fee + 60% of Inspection Fee	\$1,000
ADU County Standard Plan	Valuation-based; Plan check 25% of valuation	Valuation-based; Plan check 25% of valuation	Valuation-based; Plan check 25% of valuation	\$1,000
Private Street Light – Pole Footing, per Pole	\$829 for first pole + \$46 per additional pole	\$866 for first pole + \$48 per additional pole	\$882 for first pole + \$49 per additional pole	\$500
Multi-Family, Residential	Valuation-based	Valuation-based	Valuation-based	\$2,000
Multi-Family, Residential Tract (Master)	Valuation-based	Valuation-based	Valuation-based	\$2,000
Multi-Family, Residential Tract (Repeat)	Valuation-based 25% of Master Plan Check Fee + 60% of Inspection Fee	Valuation-based 25% of Master Plan Check Fee + 60% of Inspection Fee	Valuation-based 25% of Master Plan Check Fee + 60% of Inspection Fee	\$1,000
Patio, Custom: Covers, Decks, Balconies, Enclosures	Valuation-based	Valuation-based	Valuation-based	\$750
Patio, Standard: Covers, Decks, Balconies, Enclosures – Residential Building Permits	\$768	\$803	\$819	\$750
Stucco/Siding	\$473	\$496	\$505	\$450
Pool/Spa – Remodel, Structural	Valuation-based	Valuation-based	Valuation-based	\$250
Pool/Spa – Replaster, Non-Structural	\$402	\$422	\$429	\$250
Pool/Spa – New	Valuation-based	Valuation-based	Valuation-based	\$500
Reroof	\$342	\$362	\$370	\$200
Reroof - For each detached garage or structure with the main reroof	\$313	\$329	\$335	\$200

Permit Type	Fee FY 2024-25	Fee FY 2025-26	Fee FY 2026-27	RA Initial Deposit FY 2024-27
Retaining Walls	Valuation-based	Valuation-based	Valuation-based	\$2,000
Room Addition	Valuation-based	Valuation-based	Valuation-based	\$1,500
Skylights, Windows, Doors - Non-Structural	\$310 Flat + \$15 for each item	\$324 flat + \$15 for each item	\$330 flat + \$15 for each item	\$200
Skylights, Windows, Doors – Structural	Valuation-based	Valuation-based	Valuation-based	\$200
Trash Enclosure	Valuation-based	Valuation-based	Valuation-based	\$500
Interior Remodel	Valuation-based 50% of the valuation of new construction of the structure; does not include plumbing, mechanical, and electrical fees (if applicable)	Valuation-based 50% of the valuation of new construction of the structure; does not include plumbing, mechanical, and electrical fees (if applicable)	Valuation-based 50% of the valuation of new construction of the structure; does not include plumbing, mechanical, and electrical fees (if applicable)	\$2,000
Interior Kitchen and Bathroom Remodel (non-structural remodel and less than 300 square feet of affected area)	\$640	\$675	\$689	\$200
Plan Check	65% of Building Permit Fee	65% of Building Permit Fee	65% of Building Permit Fee	N/A

Non-Residential Building Permits

Permit Type	Fee FY 2024-25	Fee FY 2025-26	Fee FY 2026-27	RA Initial Deposit FY 2024-27
Auditorium	Valuation-based	Valuation-based	Valuation-based	\$2,000
Banks	Valuation-based	Valuation-based	Valuation-based	\$2,000
Bowling Alleys	Valuation-based	Valuation-based	Valuation-based	\$2,000
Ceiling Fan	\$85	\$85	\$85	\$100
Churches	Valuation-based	Valuation-based	Valuation-based	\$2,000
Fences (over 6')	Valuation-based	Valuation-based	Valuation-based	\$200
Fireplace/Chimney	Valuation-based	Valuation-based	Valuation-based	\$100
Fire Stations	Valuation-based	Valuation-based	Valuation-based	\$2,000
Foundations	Valuation-based	Valuation-based	Valuation-based	\$2,000
Hotels and Motels	Valuation-based	Valuation-based	Valuation-based	\$2,000
Private Street Light – Pole Footing, per Pole	\$829 for first pole + \$46 per additional pole	\$866 for first pole + \$48 per additional pole	\$882 for first pole + \$49 per additional pole	\$500
Industrial Plants	Valuation-based	Valuation-based	Valuation-based	\$2,000
Jails	Valuation-based	Valuation-based	Valuation-based	\$2,000
Libraries	Valuation-based	Valuation-based	Valuation-based	\$2,000

Permit Type	Fee FY 2024-25	Fee FY 2025-26	Fee FY 2026-27	RA Initial Deposit FY 2024-27
Medical Offices	Valuation-based	Valuation-based	Valuation-based	\$2,000
Occupancy (Minor Improvements)	Valuation-based	Valuation-based	Valuation-based	\$600
Occupancy (Major Improvements)	Valuation-based	Valuation-based	Valuation-based	\$2,000
Occupancy – No Alterations	\$591	\$619	\$632	\$300
Office Buildings, General	Valuation-based	Valuation-based	Valuation-based	\$2,000
Parking Structure	Valuation-based	Valuation-based	Valuation-based	\$2,000
Patio, Custom: Covers, Decks, Balconies, Enclosures	Valuation-based	Valuation-based	Valuation-based	\$750
Patio, Standard: Covers, Decks, Balconies, Enclosures – Non-Residential Building Permits	\$768	\$803	\$819	\$750
Stucco/Siding - Non-Residential Building Permits	\$516	\$543	\$553	\$300
Pool/Spa – Remodel, Structural	Valuation-based	Valuation-based	Valuation-based	\$250
Pool/Spa – Replaster, Non-Structural	\$402	\$422	\$429	\$250
Pool/Spa – New	Valuation-based	Valuation-based	Valuation-based	\$500
Reroof	\$342	\$362	\$370	\$200
Reroof - For each detached structure with the main reroof permit	\$313	\$329	\$335	\$200
Restaurants	Valuation-based	Valuation-based	Valuation-based	\$2,000
Retail Stores	Valuation-based	Valuation-based	Valuation-based	\$2,000
Retaining Walls	Valuation-based	Valuation-based	Valuation-based	\$2,000
Schools	Valuation-based	Valuation-based	Valuation-based	\$2,000
Service Stations	Valuation-based	Valuation-based	Valuation-based	\$2,000
Sign, Illuminated	\$956	\$1,000	\$1,020	\$500
Sign, Non-illuminated	\$597	\$623	\$633	\$500
Skylights, Windows, Doors - Non-Structural	\$310 Flat + \$15 for each item	\$324 flat + \$15 for each item	\$330 flat + \$15 for each item	\$200
Skylights, Windows, Doors – Structural	Valuation-based	Valuation-based	Valuation-based	\$200
Structures, Manufactures	Valuation-based	Valuation-based	Valuation-based	\$100
Temporary Tent Structures	\$586	\$616	\$630	\$600

Permit Type	Fee FY 2024-25	Fee FY 2025-26	Fee FY 2026-27	RA Initial Deposit FY 2024-27
<p>Temporary Use and Special Event</p> <p>Required when any of the following is proposed when more than 200 people are gathered on private or public property:</p> <ul style="list-style-type: none"> 1) Stages, platforms, scaffolding or bleachers more than 30 inches above grade; 2) More than 7 individual tents/canopies less than 400sq feet; 3) Tents or canopies larger than 400 square feet; 4) Temporary pole lights over 6 feet in height; 5) Portable generator rated 50 KVA or higher; 6) Temporary grading work. <p>A separate electrical permit is required for portable generators rated 50 KVA or higher.</p> <p>A separate encroachment access permit is required for special events that include access in the right of way.</p> <p>Additional outside agency approvals may also be required prior to permit issuance.</p>	\$1,200 T&M deposit	\$1,200 T&M deposit	\$1,200 T&M deposit	\$1,000 T&M deposit
Theaters	Valuation-based	Valuation-based	Valuation-based	\$2,000

Permit Type	Fee FY 2024-25	Fee FY 2025-26	Fee FY 2026-27	RA Initial Deposit FY 2024-27
Trash Enclosure	Valuation-based	Valuation-based	Valuation-based	\$500
Warehouses	Valuation-based	Valuation-based	Valuation-based	\$2,000
Tenant Improvements	Valuation-based 50% of the valuation of new construction	Valuation-based 50% of the valuation of new construction	Valuation-based 50% of the valuation of new construction	\$2,000
Plan Check	Valuation-based 65% of Building Permit Fee	Valuation-based 65% of Building Permit Fee	Valuation-based 65% of Building Permit Fee	N/A

Demolition Permits

Permit Type	Fee FY 2024-25	Fee FY 2025-26	Fee FY 2026-27	RA Initial Deposit FY 2024-27
Demolition Permit Application Flat Fee The following items are included (but not limited to) in the Flat Fee: <ul style="list-style-type: none"> • Demolition of Residential and/or Non-Residential Structures • Remove and Cap electrical and/or plumbing • Remove Swimming pool and/or Spa • Abandon Septic System 	\$530	\$557	\$570	\$1700

Solar Permits

Permit Type	Fee FY 2024-25	Fee FY 2025-26	Fee FY 2026-27	RA Initial Deposit FY 2024-27
Roof-Mounted (includes County Standard Plan) <ul style="list-style-type: none"> • Solar Floating Master for RA permits require T&M in addition to the initial RA fee 	\$428	\$448	\$455	\$455
Ground Mounted	\$848	\$890	\$909	\$909
Commercial Solar	\$899	\$939	\$955	\$955

Electrical Permits

Permit Type	Fee FY 2024-25	Fee FY 2025-26	Fee FY 2026-27	RA Initial Deposit FY 2024-27
Electrical Permit Application Flat Fee This fee applies to fixtures (including panels) that are added or altered within an existing building. The following items and related wiring are included in the Flat Fee: <ul style="list-style-type: none"> • Receptacle, switch, lighting outlets, and fixtures • Residential and non-residential appliances • Service Panels • Applicable to all electrical items not specifically mentioned below. • Panel Upgrade up to 400 AMPS 				
1 – 75 Fixtures	\$340	\$356	\$362	\$200
76 or More Fixtures	\$531	\$558	\$569	\$200
Special electrical inspection prior to energizing electrical service pending completion of improvements “Work with” Power	\$219	\$232	\$237	\$200
Power Apparatus - All Ratings (Includes radiant ceilings, swimming pools, spa electrical inspection, and special equipment, excluding laboratory equipment)	\$341	\$359	\$366	\$200
Temporary Electrical Services including Power Pole, Pedestal, Piggyback (each)	\$234	\$247	\$252	\$200
Miscellaneous apparatus, equipment, or conduit, each for which a permit is required but for which no fee is here set forth	\$354	\$376	\$387	\$200
Private Street Lights - Electrical	\$378 Flat Fee + \$46 for each pole	\$397 Flat Fee + \$48 for each pole	\$405 Flat Fee + \$49 for each pole	\$200
Stand Alone Electrical permit for individual appliances	\$174	\$182	\$185	\$200

Permit Type	Fee FY 2024-25	Fee FY 2025-26	Fee FY 2026-27	RA Initial Deposit FY 2024-27
Electrical Plan Check	20% of Building Permit Fee for Residential more than 3000sq ft or all Non-Residential projects as determined by the Building Official.	20% of Building Permit Fee. for Residential more than 3000sq ft or all Non-Residential projects as determined by the Building Official.	20% of Building Permit Fee. for Residential more than 3000sq ft or all Non-Residential projects as determined by the Building Official.	\$500
Electric Vehicle Charging Station, Up to 2 Charging Stations. Non-Residential projects require a separate Non-Residential EV Charger building permit	\$298	\$314	\$320	\$500
Electric Vehicle Charging Station (for each additional, after the first 2)	\$85	\$89	\$90	\$500
Non-Residential EV Chargers (accompanied by separate electrical permit)	\$621	\$649	\$660	\$700
Energy Storage System (ESS)	\$330	\$346	\$353	\$350

Mechanical Permits

Permit Type	Fee FY 2024-25	Fee FY 2025-26	Fee FY 2026-27	RA Initial Deposit FY 2024-27
Mechanical Permit Application Flat Fee Including any number of the following items: <ul style="list-style-type: none"> • Appliance Vent • Appliance Fan • Ducts (2 or more) • Evaporative Cooler • Fan/Hood Unit 1M-10CFM • Fireplace (direct vent) • Furnace-blower • HVAC/Heating System Replacement • Type II Kitchen Hood • Commercial Heating/Appliance Refrigeration Unit (0-500 BTU) 	\$400	\$420	\$429	\$300

Permit Type	Fee FY 2024-25	Fee FY 2025-26	Fee FY 2026-27	RA Initial Deposit FY 2024-27
<ul style="list-style-type: none"> Applicable to all mechanical items not specifically mentioned below 				
Forced Air Units or Air Conditioning Units (residential heater or air conditioning, wall unit, no ducts)	\$190	\$201	\$206	\$300
Stand Alone Mechanical permit for individual appliances	\$226	\$237	\$241	\$200
Mechanical Plan Check	20% of Building Permit for Residential more than 3000sq ft or all Non-Residential projects as determined by the Building Official.	20% of Building Permit fee. for Residential more than 3000sq ft or all Non-Residential projects as determined by the Building Official.	20% of Building Permit fee. for Residential more than 3000sq ft or all Non-Residential projects as determined by the Building Official.	\$500

Plumbing Permits

Permit Type	Fee FY 2024-25	Fee FY 2025-26	Fee FY 2026-27	RA Initial Deposit FY 2024-27
Plumbing Permit Application Flat Fee Including all Plumbing Fixtures, toilets, disposals, rainwater drains, water piping, treatment or softening equipment. Specifically, any number of the following items are included in the Flat Fee: <ul style="list-style-type: none"> Dishwasher/Disposal Floor Drains Gas Piping, all outlets Gas Regulators Other Fixtures or Traps Rainwater Drain (inside building) Repair - Waste and Vents Re-pipe Sinks Sump Pump Tubs/Showers VAC Breakers or Back Flow Devices 	\$363	\$383	\$391	\$200

Permit Type	Fee FY 2024-25	Fee FY 2025-26	Fee FY 2026-27	RA Initial Deposit FY 2024-27
<ul style="list-style-type: none"> • Floor Sinks • Water Closets • Water Piping - New/Alteration • Clean Outs • Grey Water System – New/Alteration • Recovery Systems • Tankless Water Heater • Water Softener 				
Storage-Type Water Heater	\$85	\$85	\$85	\$200
Pre-Investigative Private Sewer System	\$724	\$748	\$757	\$300
Private Sewage Disposal Systems, each septic	\$1,450 T&M deposit	\$1,450 T&M deposit	\$1,450 T&M deposit	\$1,000
Sewer and Water Test	\$85	\$85	\$85	\$300
Sewer Lateral Replacement	\$264	\$277	\$282	\$200
Yard Water Distribution System, Gas System, Yard Collector, Drain Collector	\$257	\$272	\$278	\$300
Onsite Wastewater Treatment System <ul style="list-style-type: none"> • Annual Permit • Deviation Request 	\$1,145 Deposit + Deviation Request \$1,000 T&M Deposit	\$1,145 Deposit + Deviation Request \$1,000 T&M Deposit	\$1,145 Deposit + Deviation Request \$1,000 T&M Deposit	\$150 \$500
Stand Alone plumbing permit for individual appliances	\$178	\$188	\$192	\$300
Plumbing Plan Check	20% of Building Permit Fee for Residential more than 3000sq ft or all Non-Residential projects as determined by the Building Official.	20% of Building Permit Fee for Residential more than 3000sq ft or all Non-Residential projects as determined by the Building Official.	20% of Building Permit Fee for Residential more than 3000sq ft or all Non-Residential projects as determined by the Building Official.	\$500

Grading Permits

Permit Type	Fee FY 2024-25	Fee FY 2025-26	Fee FY 2026-27	RA Initial Deposit FY 2024-27
Rough Grading				\$7,500
Less than 500 cy	\$3,000 T&M deposit	\$3,000 T&M deposit	\$3,000 T&M deposit	
More than 500 cy, less than 5,000 cy	\$5,200 T&M deposit	\$5,200 T&M deposit	\$5,200 T&M deposit	
Equal to or more than 5,000 cy	\$7,800 T&M deposit	\$7,800 T&M deposit	\$7,800 T&M deposit	
Precise Grading				\$7,500
Less than 500 cy	\$4,500 T&M deposit	\$4,500 T&M deposit	\$4,500 T&M deposit	
More than 500 cy, less than 5,000 cy	\$5,100 T&M deposit	\$5,100 T&M deposit	\$5,100 T&M deposit	
Equal to or more than 5,000 cy	\$7,500 T&M deposit	\$7,500 T&M deposit	\$7,500 T&M deposit	
Mass Grading				\$8,500
Less than 500 cy	\$4,650 T&M deposit	\$4,650 T&M deposit	\$4,650 T&M deposit	
More than 500 cy, less than 5,000 cy	\$5,100 T&M deposit	\$5,100 T&M deposit	\$5,100 T&M deposit	
Equal to or more than 5,000 cy	\$7,500 T&M deposit	\$7,500 T&M deposit	\$7,500 T&M deposit	
Grading for Post-Demolition & Erosion Control	\$1,500 T&M	\$1,500 T&M	\$1,500 T&M	\$1,000

Landscape

Permit Type	Fee FY 2024-25	Fee FY 2025-26	Fee FY 2026-27	RA Initial Deposit FY 2024-27
Landscape Plan Review - Prescriptive Method	\$546	\$573	\$585	\$3,000
Landscape Plan Review - Design Method	\$1,550 T&M deposit	\$1,550 T&M deposit	\$1,550 T&M deposit	\$3,000

Improvement Plans

Permit Type	Fee FY 2024-25	Fee FY 2025-26	Fee FY 2026-27	RA Initial Deposit FY 2024-27
Storm Drain and Street Improvements and Utilities on private roads	\$6,000 T&M deposit	\$6,000 T&M deposit	\$6,000 T&M deposit	\$12,000

Water Quality Review

Permit Type	Fee/Deposit FY 2024-25	Fee/Deposit FY 2025-26	Fee/Deposit FY 2026-27	RA Initial Deposit FY 2024-27
Water Quality Management Plan (WQMP) - Private Projects	\$1,150 T&M deposit	\$1,150 T&M deposit	\$1,150 T&M deposit	\$3,000

Water Quality Management Plan (WQMP)- Public Projects	\$1,150 T&M deposit	\$1,150 T&M deposit	\$1,150 T&M deposit	\$3,000
Water Quality Management Plan (WQMP)- Land Development	\$1,150 T&M deposit	\$1,150 T&M deposit	\$1,150 T&M deposit	\$3,000

Sand & Gravel Extraction

Permit Type	Fee/Deposit FY 2024-25	Fee/Deposit FY 2025-26	Fee/Deposit FY 2026-27	RA Initial Deposit FY 2024-27
Sand & Gravel Extraction	\$8,000 T&M deposit	\$8,000 T&M deposit	\$8,000 T&M deposit	\$10,000

Oil Well Permits

Permit Type	Fee FY 2024-25	Fee FY 2025-26	Fee 2026-27
Oil Well: Annual Inspection (1st Well)	\$334	\$355	\$365
Oil Well: Annual Inspection - each additional well	\$178	\$188	\$192
Oil Well: Drilling	\$1,719	\$1,794	\$1,822
Oil Well: Re-drilling	\$1,384	\$1,446	\$1,469
Oil Well: Abandonment (per well)	\$419	\$436	\$443

NPDES

Permit Type	Fee FY 2024-25	Fee FY 2025-26	Fee 2026-27
NPDES – Inspection 1 (low priority)	\$276	\$292	\$297
NPDES – Inspection 2 (medium priority)	\$920	\$973	\$989
NPDES – Inspection 3 (high priority)	\$1,288	\$1,362	\$1,385

License Fees

Permit Type	Fee/Deposit FY 2024-25	Fee/Deposit FY 2025-26	Fee/Deposit 2026-27
Acoustical Consultant Certification: Initial Classification plus 5-year validity	\$600 T&M deposit	\$600 T&M deposit	\$600 T&M deposit
Special Inspector Agency Registration – Initial Fee	\$900 T&M deposit (Initial)	\$900 T&M deposit (Initial)	\$900 T&M deposit (Initial)
Special Inspector Agency Registration – Annual Renewal	\$390	\$410	\$421
Special Inspector Registration and Renewal - Initial Classification	\$329	\$345	\$355
Special Inspector Registration and Renewal - Each Additional Classification	\$49	\$50	\$51

Miscellaneous

Permit Type	Fee/Deposit FY 2024-25	Fee/Deposit FY 2025-26	Fee/Deposit 2026-27
Special Investigations: Family Day Care; Sober Living Inspections; Fire Investigation; Special Water Quality Review; Other Annual Inspections	\$1,030	\$1,071	\$1,086
Temporary Certificate of Use and Occupancy (each)	\$1,035	\$1,098	\$1,143
Re-inspection: A re-inspection fee will be charged for all inspection request services that require more than two inspection visits (Initial inspection and one correction visit). Additional inspection visits for the same correction that original notice of correction was issued, will require a re-inspection fee.	\$184	\$195	\$198
Recheck: Initial plan check fee is up to three plan checks (Initial plan check and two re-submittals).	\$475 T&M deposit	\$475 T&M deposit	\$475 T&M deposit
Revisions to Approved Plans	\$325 T&M deposit	\$325 T&M deposit	\$325 T&M deposit
Revisions to Approved Plans (Solar-Roof Mounted)	\$200 T&M deposit	\$200 T&M deposit	\$200 T&M deposit
Residential Combo Permit (addition/alteration of 500 sq. ft or less)	25% Discount for Mechanical, Electrical, and Plumbing permit fees	25% Discount for Mechanical, Electrical, and Plumbing permit fees	25% Discount for Mechanical, Electrical, and Plumbing permit fees
Variance from Building and Grading Code – Slope Setback Variance	\$1,100 T&M deposit	\$1,100 T&M deposit	\$1,100 T&M deposit
Variance from Building and Grading Code – Site Drainage Variance	\$750 T&M deposit	\$750 T&M deposit	\$750 T&M deposit
Review of alternative materials and methods of construction	\$950 T&M deposit	\$950 T&M deposit	\$950 T&M deposit
Building and Safety Appeal Fees	\$1,500 T&M deposit	\$1,500 T&M deposit	\$1,500 T&M deposit

Right-Of-Way Encroachment (inclusive of Flood Control District Property)

An encroachment permit is required for all activity in the County right-of-way which may not later be accepted as a public improvement by the County. Examples of encroachments are installation of towers, plies, fences, street closures, or structures for private purposes. In addition, use of the right-of-way for a gathering such as a special event is an encroachment. An encroachment permit is not a property right; it authorizes the permittee to perform work and cannot be transferred.

Temporary Use – up to six months

Permit Type	Fee/Deposit FY 2024-25	Fee/Deposit FY 2025-26	Fee/Deposit FY 2026-27
Access – Road / Flood (Minor) including but not limited to: <ul style="list-style-type: none"> • Special Event • Filming • Holiday Lights/Decorations 	\$470 T&M deposit	\$470 T&M deposit	\$470 T&M deposit
Access- Road / Flood (Major) including but not limited to: <ul style="list-style-type: none"> • Special Event • Filming • Holiday Lights/Decorations • Adopt-A-Channel 	\$1,375 T&M deposit	\$1,375 T&M deposit	\$1,375 T&M deposit
Commercial Refuse Container	\$779	\$812	\$829
Road Closures	\$1,400 T&M Deposit	\$1,400 T&M Deposit	\$1,400 T&M Deposit
Soil Boring Sample	\$1,804	\$1,878	\$1,905
Stockpiling/Storage	\$1,180 T&M Deposit	\$1,180 T&M Deposit	\$1,180 T&M Deposit

Temporary Use - Annual

Permit Type	Fee/Deposit FY 2024-25	Fee/Deposit FY 2025-26	Fee/Deposit FY 2026-27
Annual Permit for Utilities	\$1,450 T&M Deposit	\$1,450 T&M Deposit	\$1,450 T&M Deposit
Bus Shelter/Bus Stop or Bench	\$1,441 Annual Permit per location	\$1,496 Annual Permit per location	\$1,517 Annual Permit per location
Curb Painting	\$468	\$487	\$495
Dewatering Construction/Stormwater	\$923	\$966	\$985
Monitoring Wells (New Construction)	\$2,000 T&M deposit	\$2,000 T&M deposit	\$2,000 T&M deposit
Monitoring Wells (Renewals)	\$663	\$690	\$704
Well Water Discharge (Per outlet point) includes annual channel inspection	\$759 Annual Flat Fee	\$790 Annual Flat Fee	\$804 Annual Flat Fee
Private Development Identification Signs for New Home Subdivisions; Neighborhood Monument Signs	\$1,380	\$1,433	\$1,454

Permit Type	Fee/Deposit FY 2024-25	Fee/Deposit FY 2025-26	Fee/Deposit FY 2026-27
Private Development Identification Sign Renewals for New Home Subdivisions	\$218	\$228	\$231

Temporary Use - Transportation

Permit Type	Fee/Deposit FY 2024-25	Fee/Deposit FY 2025-26	Fee/Deposit FY 2026-27
Transportation - Single Trip	\$16	\$16	\$16
Transportation - Annual Permit	\$90	\$90	\$90

Temporary Use - Utilities

Permit Type	Fee/Deposit FY 2024-25	Fee/Deposit FY 2025-26	Fee/Deposit FY 2026-27
Utilities – Road/Flood (Construction) Also includes: <ul style="list-style-type: none"> Non-PUC franchise 	\$2,800 T&M deposit (Deposit may be adjusted based upon project complexity)	\$2,800 T&M deposit (Deposit may be adjusted based upon project complexity)	\$2,800 T&M deposit (Deposit may be adjusted based upon project complexity)

Temporary Use - Other

Permit Type	Fee/Deposit FY 2024-25	Fee/Deposit FY 2025-26	Fee/Deposit FY 2026-27
Fencing/Mutual Boundary – Road/Flood	\$1,000 T&M deposit	\$1,000 T&M deposit	\$1,000 T&M deposit
Landscape/Grading, Filling, Irrigation – Commercial	\$1,550 T&M deposit	\$1,550 T&M deposit	\$1,550 T&M deposit
Landscape/Grading, Filling, Irrigation – Residential (Parkways/Medians) Also includes: <ul style="list-style-type: none"> Mailboxes 	\$305	\$319	\$323
Wireless Communication Facility	\$5,100 T&M deposit	\$5,100 T&M deposit	\$5,100 T&M deposit

Right-Of-Way Improvements (includes Flood Control District property)

Improvements that require work outside private property lines are called right-of-way improvements. Right-of-way improvements typically include concrete, paving, water, sewer, landscaping, and related incidentals.

Road Improvements

Permit Type	Fee/Deposit FY 2024-25	Fee/Deposit FY 2025-26	Fee/Deposit FY 2026-27
Drain lines, Scupper, Parkway Culvert / Non-Commercial	\$950 T&M deposit	\$950 T&M deposit	\$950 T&M deposit
Driveway Also includes new driveways, relocations, widening	\$850 T&M deposit	\$850 T&M deposit	\$850 T&M deposit
Sidewalks, Curb and gutter Including but not limited to: <ul style="list-style-type: none"> • Curb and Gutter • Private street entries • Curb returns • Sidewalks 	\$1,300 T&M deposit	\$1,300 T&M deposit	\$1,300 T&M deposit
Street Improvements Also includes street paving	\$3,100 T&M deposit	\$3,100 T&M deposit	\$3,100 T&M deposit

Flood Facility Improvements

Permit Type	Fee/Deposit FY 2024-25	Fee/Deposit FY 2025-26	Fee/Deposit FY 2026-27
Flood Control Facility Improvements Also includes: Channel Right of Way Improvements (Benches, Trail Improvements, other non-landscape improvements within Flood Channel property)	\$3,350 T&M deposit	\$3,350 T&M deposit	\$3,350 T&M deposit
Catch Basin	\$2,900 T&M deposit	\$2,900 T&M deposit	\$2,900 T&M deposit
Storm Drain Entry (all sizes/diameters)	\$2,000 T&M deposit	\$2,000 T&M deposit	\$2,000 T&M deposit

Encroachment Miscellaneous

Permit Type	Fee/Deposit FY 2024-25	Fee/Deposit FY 2025-26	Fee/Deposit FY 2026-27
Pre-Application Review (Encroachment, Road, Flood, Building and Grading)	\$1,100 T&M deposit	\$1,100 T&M deposit	\$1,100 T&M deposit
Encroachment Revisions to Approved Plans	\$500 T&M deposit	\$500 T&M deposit	\$500 T&M deposit

Definitions

Construction Types

All buildings are classified according to their construction type. Type I is least combustible and Type V is most combustible. The more combustible a building is and the more hazardous the use is, the more the maximum allowable area is limited. All construction types and use groups are allowed to have increased areas by using sprinklers.

Type I - (IA or IB)

Typically, these are concrete frame buildings made of noncombustible materials. All of the building elements (structural frame, bearing walls, floors and roofs) are fire resistance rated.

Type II - (IIA or IIB)

These buildings are constructed of noncombustible materials. Typically, these are masonry bearing walls structures with steel studs for walls and steel bar joists for floor and roof structures. IIA has fire rated building elements (structural frame, bearing walls, floors and roofs). IIB is the most common construction type for commercial buildings because the building elements are not required to be fire resistance rated but still must be non-combustible.

Type III - (IIIA or IIIB)

Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by the code (combustible or non-combustible). This is typical of buildings with masonry bearing walls and wood roofs or floors.

Type IV - (IVA or IVB)

This is Heavy Timber construction which is not common in California except perhaps in some worship facilities.

Type V - (VA or VB)

Type V construction is typically wood frame construction. VA requires fire rated assemblies for all building elements (structural frame, bearing walls, floors and roofs); this is often seen in older construction that predates sprinklers but still not commonly used. VB is very common because it does not require any fire rating. VB is typically used for single family dwellings and garages.

Major and Minor Groups for County Encroachment Permits

Minor Group - Private, non-profit (Commercial/Non-commercial)

Can be a private individual, student, or group, using the County ROW or property for exclusive, personal, non-commercial use. Commercial group using County ROW or property for exclusive non-commercial use or commercial group or private individual or group using County ROW or property to provide non-profit event in which no entrance fees are collected.

Types of activities include private birthday parties; family picnics, block parties, dog shows, mock medieval tournaments; company picnics; art festivals/shows; and religious celebrations; Filming, Holiday Lights - Individuals and/or Neighborhood Org/HOA (single street); Road Closures (single street).

No review or limited review is required outside of the County Encroachment Section.

Major Group - Commercial, substantial processing

Commercial group, using County ROW or property for exclusive or public event in which entrance fees may be collected, or where product or services are sold, promoted or advertised, or permits which require extensive

review and/or processing time, regardless of which group the permittee would normally be classified under. Types of activities include car shows; beach contests, races (run, walk, ride); radio station remote; parades (no road closure involved); political rallies; fireworks displays; Filming; Holiday Lights - Neighborhood Org/HOA (multiple streets); Road Closures (multiple streets).

County Encroachment Permits

Encroachment Permit Renewals: Permit Renewals allow certain Encroachment permits, as defined in the fee schedule, that have been previously reviewed and approved by OCPW staff, to continue for a specified period of time (generally one year). Once the original permit is issued, additional review is generally not required for permits eligible for renewals. Permits eligible for renewals may be renewed for up to a period of five years, after which a new permit must be applied for.

Encroachment Permit Extensions: Permit Extensions allow completion of work that has already commenced under an issued permit or the commencement of work under a permit which has been previously issued but has subsequently expired. The time frame for an extension is generally less than and corresponds to the length of time for which the original permit was issued (i.e. One month or less; one to six months; etc.)

Encroachment Permit Revisions: A Revision is defined as any change in the scope of work or modification/change to a previously approved plan. Revisions require a separate application and submittal of plan and/or scope changes, as well as an additional fee deposit to perform the review.