

## City of Laguna Woods

## Schedule of Building Fees - Mechanical, Electrical, Plumbing, and Miscellaneous Items

Fee Description		[a] Fee Assuming Full or Targeted Cost Recovery	Notes
1	Water Heater Change Out	\$85	
2	Water Heater Relocation	\$149	
3	Dishwasher Change Out	\$85	
4	Tub to Tub Insert Only	\$161	
5	Tub to Tub Tile Back Only	\$218	
6	Shower to Shower Insert Only	\$161	
7	Shower to Shower Tile Only	\$275	
8	Tub to Shower Only	\$275	
9	Water/Drain Line (Install/Alter/Repair) w/out Structural	\$85	
10	Water/Drain Line (Install/Alter/Repair) with Structural	\$218	
11	Line Repair (CIPP)/Svc Install - First 30 LF	\$92	
12	Line Repair (CIPP)/Svc Install - Each Add'l 30 LF	\$57	
13	New HVAC / HVAC Change Out (Central System) - Residential	\$161	
14	New HVAC / HVAC Change Out (All Others) - Residential	\$85	
15	Electrical - Fixtures and Receptacles	\$92	
16	Washer/Dryer Hook Up	\$114	
17	Electrical Wheelchair Lift	\$447	
18	Re-Roof (Tile, Single-Ply) - First 1,000 SF	\$142	[b]
19	Re-Roof (Tile, Single-Ply) - Each Add'l 1,000 SF	\$28	[b]
20	Re-Roof (All Other) - First 1,000 SF	\$172	[b]
21	Re-Roof (All Other) - Each Add'l 5,000 SF	\$28	[b]
22	Fenestration - Skylights/Solartubes (1 Hr. Buildings)	\$161	
23	Fenestration - Skylights/Solartubes (All Others)	\$120	
24	Fenestration - Window Retrofit	\$132	
25	Fenestration - Doors/Windows (One New - Framed)	\$189	[c]
26	Structural, Drywall	\$126	
27	Structural, Insulation, Drywall	\$184	
28	Lath	\$138	
29	Structural, Insulation, Lath	\$298	
30	Structural, Insulation, Shear, Lath	\$493	
31	Framing/Structural - 1 inspection	\$264	[d]
32	Framing/Structural - 2 inspections	\$321	[d]
33	Framing/Structural - 3 inspections	\$379	[d]
34	Temporary Shade Structure (Commercial)	\$264	
35	Patio/Balcony Cover/Enclosure - Standard, Open, Pre-Engineered	\$184	
36	Patio/Balcony Cover/Enclosure - Standard, Enclosed, Pre-Engineered	\$275	
37	Patio/Balcony Cover/Enclosure - Site Specific Engineering	\$465	
38	Alteration - Residential (Res.) Kitchen	\$356	

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39	Alteration - Res. Kitchen, plus HVAC OR Fenestration	\$413	
40	Alteration - Res. Kitchen, plus HVAC AND Fenestration/Other	\$470	
41	Alteration - Res. Kitchen, plus 1 Bath	\$413	
42	Alteration - Res. Kitchen, plus 2+ Bath (Includes bathroom splits)	\$470	
43	Alteration - Res. Kitchen, plus 1 Bath, plus HVAC OR Fenestration/Other	\$470	
44	Alteration - Res. Kitchen, plus 2+ Bath, plus HVAC OR Fenestration/Other	\$528	
45	Alteration - Res. Kitchen, plus 1 Bath, plus HVAC AND Fenestration/Other	\$528	
46	Alteration - Res. Kitchen, plus 2+ Bath, plus HVAC AND Fenestration/Other	\$585	
47	Alteration/Remodel - Res. 1 Bath	\$241	
48	Alteration/Remodel - Res. 2+ Baths (includes bathroom splits)	\$356	
49	Alteration - Res. 2+ Baths (incl. split), plus HVAC/Other	\$413	
50	Room Addition	\$826	
51	Alteration/Remodel w/ Room Addition	\$1,170	
52	Sign (Wall) - First	\$161	
53	Sign (Wall) - Each Add'l	\$11	
54	Sign (Monument) - First	\$264	
55	Sign (Monument) - Each Add'l	\$23	
56	Antenna - Telecommunications	\$505	
57	Antenna - Equipment Shelter	\$241	
58	Solar - Residential Systems (Expedited Process)	\$229	
59	Solar - Residential Systems (All Others)	\$413	
60	Solar - Commercial Systems	\$1,000	
61	Demolition - Residential Interior	\$161	
62	Demolition - Residential (All Other)	\$92	[e]
63	Demolition - Non-Residential	\$344	
64	Certificate of Occupancy - Temporary	\$85	
65	Certificate of Occupancy	\$257	
66	Miscellaneous/All Other - First Inspection	\$85	
67	Miscellaneous/All Other - Each Add'l Inspection	\$57	
68	Miscellaneous/All Other - Plan Check (Per Hr)	\$138	
69	Work Without Permit	\$184	
70	Re-Inspection - Missed Appointment	\$57	
71	Additional Inspections	\$85	
72	Replacement Job Card	\$28	
73	Cancelled Permit Refund Processing Fee	\$25	
74	State Energy Form Assistance (Upon Request) (Per Page)	\$4	
75	Building and Safety Appeal Application	\$138	
76	Alternate Materials Method Review (Per Hr)	\$138	
77	Inspection Outside of Normal Business Hours (Per Hr)	\$172	

**City of Laguna Woods**

**Schedule of Building Fees - Mechanical, Electrical, Plumbing, and Miscellaneous Items**

Fee Description	[a] Fee Assuming Full or Targeted Cost Recovery	Notes
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**Notes**

[a] The City uses specialized service providers to process certain plan review and inspection activities. These specialized services include, but are not limited to, structural engineering review services and specialized inspection services. The proposed fees are intended to reflect the estimated costs of all typical plan review and inspection services. However, for projects requiring the use of outside service providers, or projects that are more complex than typical, the City will collect fees that represent the actual costs incurred by the City.

[b] For purposes of calculating re-roof fees, fractional square footages shall be rounded up to the nearest 1,000 SF. For example 1,600 SF shall be rounded to 2,000 SF.

[c] For Installation of multiple doors or windows see Framing/Structural fees.

[d] Examples of items included in this fee include post, beam, beamtail, raftertail, corbel, shearpanel, and truss repair/replacement.

[e] Fee for ceiling scrapes, lead paint removal, floor removal, etc.

City of Laguna Woods

Schedule of Building Fees - New Construction and Non-Residential Tenant Improvements

Description	Project Size Threshold	Plan Check [a]		Permit [a]		Total [a]	
		Assuming Full or Targeted Cost Recovery	Fee Per Add'l 100 SF	Assuming Full or Targeted Cost Recovery	Fee Per Add'l 100 SF	Assuming Full or Targeted Cost Recovery	Fee Per Add'l 100 SF
1 Shell Building New Construction	500	\$1,032	\$24.09	\$1,032	\$44.74	\$2,065	\$68.82
	2,000	\$1,394	\$15.49	\$1,703	\$18.93	\$3,097	\$34.41
	5,000	\$1,858	\$9.29	\$2,271	\$11.36	\$4,129	\$20.65
	10,000	\$2,323	\$4.30	\$2,839	\$12.90	\$5,162	\$17.21
	20,000	\$2,753	varies	\$4,129	varies	\$6,882	varies
	> 20,000	varies		varies		varies	
2 Accessory/Utility (e.g. Private garage, gatehouse) New Construction	100	\$241	\$80.30	\$447	\$149.12	\$688	\$229.42
	250	\$361	\$48.18	\$671	\$89.47	\$1,032	\$137.65
	500	\$482	\$24.09	\$895	\$44.74	\$1,376	\$68.82
	1,000	\$602	\$11.24	\$1,118	\$20.88	\$1,721	\$32.12
	2,500	\$771	varies	\$1,432	varies	\$2,202	varies
	> 2,500	varies		varies		varies	
3 All Other New Construction	500	\$1,652	\$38.54	\$1,652	\$71.58	\$3,304	\$110.12
	2,000	\$2,230	\$24.78	\$2,725	\$30.28	\$4,955	\$55.06
	5,000	\$2,973	\$14.87	\$3,634	\$18.17	\$6,607	\$33.04
	10,000	\$3,717	\$6.88	\$4,542	\$20.65	\$8,259	\$27.53
	20,000	\$4,405	varies	\$6,607	varies	\$11,012	varies
	> 20,000	varies		varies		varies	
4 Tenant Improvements New Construction	250	\$193	\$38.54	\$358	\$71.58	\$551	\$110.12
	500	\$289	\$19.27	\$537	\$35.79	\$826	\$55.06
	1,000	\$385	\$6.42	\$716	\$11.93	\$1,101	\$18.35
	2,500	\$482	\$6.26	\$895	\$11.63	\$1,376	\$17.89
	5,000	\$638	varies	\$1,186	varies	\$1,824	varies
	> 5,000	varies		varies		varies	

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City of Laguna Woods

Schedule of Building Fees

Fee Description		Fee *	Notes
<b>Strong Motion Instrumentation Program (SMIP) Fee Calculation</b>			[a]
1	Residential (1-3 Story)	\$0.50 or valuation x 0.00013	
2	Commercial or Residential (4+ Story)	\$0.50 or valuation x 0.00028	
<b>Building Standards Administration Special Revolving Fund (SB 1473) Fee Calculation</b>			[b]
3	Valuation:		
	a) \$1 - \$25,000	\$1	
	b) \$25,001 - \$50,000	\$2	
	c) \$50,001 - \$75,000	\$3	
	d) \$75,001 - \$100,000	\$4	
	e) Every \$25,000 or fraction thereof above \$100,000	Add \$1	

Notes

[a] Source: California Public Resources Code Section 2705

[b] Source: California Health and Safety Code Section 18931.6

\* Project valuation shall be determined by project amount submitted by permit applicant, or most current International Code Council (ICC) published Building Valuation Table as published in the Building Safety Journal, or by RS Means Square Foot Costs Manual, where ICC data is not available.

## City of Laguna Woods

## Schedule of Planning Fees

Fee Description		Fee Assuming Full or Targeted Cost Recovery	Notes
<b>Fixed Fee Services</b>			
1	Community Facilities Yearly Sign Permit	\$71	
2	Film Permit	\$568	[a]
3	Med. Marijuana Dispensary Permit - Renewal	\$1,850	
4	New Address Est. / Address Change Request	\$355	
5	Notice of Exemption	\$284	[b]
6	Outdoor Seating Permit	\$355	
7	Sign Permit - Part of Sign Program	\$71	
8	Sign Permit - Permanent	\$284	
9	Sign Permit - Temporary	\$71	
10	Special Event Permit	\$284	
11	Temporary Use Permit	\$568	
12	Tree Removal Permit	\$213	
13	Wireless Use Permit Filing Fee	\$1,633	[c]
14	Eligible Facility Request Permit Filing Fee	\$1,207	
15	Eligible Facility Request Permit Pre-Submittal Meeting	\$284	
16	Zoning Letter	\$178	
17	Appeal (City Council)	\$500	
Fee Description		Initial Deposit	Notes
<b>Deposit-Based Fee Services</b>			[d]
18	Change Plan	\$2,000	
19	Conditional Use Permit	\$4,000	
20	Development Agreement	\$10,000	
21	Environmental Impact Report	\$10,000	
22	General Plan Amendment	\$10,000	
23	Zoning Code Amendment	\$10,000	
24	Initial Study/Neg. Dec./Mitigated Neg Dec.	\$5,000	
25	Med. Marijuana Dispensary Permit - Initial	\$4,000	
26	Sign Program	\$2,500	
27	Site Development Permit	\$4,000	
28	Specific Plan	\$10,000	
29	Variance	\$3,500	
30	Zone Change	\$10,000	
31	Other Services Not Identified	varies	

**Notes**

[a] Film permit fee applies for major filming (production).

[b] A pass-through of any County filing fees will also be collected from the applicant.

[c] A pass-through of any noticing fees will also be collected from the applicant (e.g. mailing costs, newspaper publication).

[d] For deposit-based fees, the City intends to recover 100% of the costs of service including the actual costs of any contract service providers and internal City support.

**City of Laguna Woods**

**Schedule of Encroachment Permit Fees**

Fee Description		Fee Assuming Full Cost Recovery	Unit	Notes
<b>Minor Projects</b>				
1	Landscape Maintenance	\$248	flat	
2	Temporary Staging	\$248	flat	
3	Traffic Control Only	\$330	flat	
4	Utilities Structure Inspection	\$413	flat	
5	Pole Replacement	\$413	flat	
<b>Major Projects</b>				
6	Major Project			[a]
	a) First Day	\$660	flat	
	b) Each Additional Day	\$248	per day	
7	Projects Greater Than Two Weeks in Duration	\$3,000	deposit	

For service requests, which have no fees listed in this Master Fee Schedule, the City Manager or his/her designee shall determine the appropriate fee based on the following hourly rates for staff time involved in the service or activity.

Fee Description		Fee	Unit	Notes
8	City Engineer	\$165	per hour	
9	Other Staff/Outside Service Providers	100%	of actual costs, plus admin rate	

**Notes**

[a] Major Projects include ground disturbing activities, projects lasting longer than three days, or projects that require permanent traffic control for the duration of the project (e.g. excavation, trenching, boring, etc.).

\* The City Manager may waive encroachment permit fees for activities associated with City projects or contracts.