

**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	New or Existing Water Heater Change Out	\$89	
2	Water Heater Relocation	\$156	
3	Tub to Tub Insert Only	\$168	
4	Tub to Tub Tile Back Only	\$228	
5	Shower to Shower Insert Only	\$168	
6	Shower to Shower Tile Only	\$289	
7	Tub to Shower Only	\$289	
8	Water/Drain Line (Install/Alter/Repair) w/out Structural	\$89	
9	Water/Drain Line (Install/Alter/Repair) with Structural	\$228	
10	Line Repair (CIPP)/Svc Install - First 30 LF	\$96	
11	Line Repair (CIPP)/Svc Install - Each Add'l 30 LF	\$60	
12	Plumbing Repipe	\$216	
13	New HVAC / HVAC Change in Type (Central System) - Residential	\$168	
14	New HVAC / HVAC Change in Type (All Others) - Residential	\$89	
15	Ventilation Modifications	\$186	
16	Electrical - New Fixtures/Receptacles	\$96	
17	Electrical Panel Modification	\$299	
18	Electrical Panel Change Out	\$161	
19	New Washer/Dryer Hook Up	\$119	
20	Electrical Wheelchair Lift	\$469	
21	Temporary Power Pole	\$125	
22	Re-Roof (Tile, Single-Ply) - First 1,000 SF	\$149	
23	Re-Roof (Tile, Single-Ply) - Each Add'l 1,000 SF	\$29	[b]
24	Re-Roof (All Other) - First 1,000 SF	\$180	
25	Re-Roof (All Other) - Each Add'l 5,000 SF	\$29	[b]
26	Fenestration - Skylights/Solartubes (1 Hr. Buildings)	\$168	
27	Fenestration - Skylights/Solartubes (All Others)	\$126	
28	Fenestration - Window Retrofit	\$138	
29	Fenestration - Doors/Windows (One New - Framed)	\$198	[c]
30	Structural, Drywall	\$132	
31	Structural, Insulation, Drywall	\$192	
32	Lath	\$209	
33	Structural, Insulation, Lath	\$313	
34	Structural, Insulation, Shear, Lath	\$517	
35	Fire Sprinkler Plans - New	\$192	
36	Fire Sprinkler Plans - Modified	\$120	
37	Fire Assessment Review	\$173	
38	Framing/Structural - 1 inspection	\$277	[d]
39	Framing/Structural - 2 inspections	\$337	[d]
40	Framing/Structural - 3 inspections	\$397	[d]
41	Temporary Shade Structure (Commercial)	\$277	

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	<b>Fee Description</b>	<b>[a] Fee Assuming Full or Targeted Cost Recovery</b>	<b>Notes</b>
42	Patio/Balcony Cover/Enclosure - Standard, Open, Pre-Engineered	\$192	
43	Patio/Balcony Cover/Enclosure - Standard, Enclosed, Pre-Engineered	\$289	
44	Patio/Balcony Cover/Enclosure - Site Specific Engineering	\$487	
45	Patio Conversion	\$962	
46	Atrium Conversion	\$962	
47	Garage Conversion/Alteration	\$842	
48	Alteration - Residential (Res.) Kitchen	\$373	
49	Alteration - Res. Kitchen, plus HVAC OR Fenestration	\$433	
50	Alteration - Res. Kitchen, plus HVAC AND Fenestration/Other	\$493	
51	Alteration - Res. Kitchen, plus 1 Bath	\$433	
52	Alteration - Res. Kitchen, plus 2+ Bath (Includes bathroom splits)	\$493	
53	Alteration - Res. Kitchen, plus 1 Bath, plus HVAC OR Fenestration/Other	\$493	
54	Alteration - Res. Kitchen, plus 2+ Bath, plus HVAC OR Fenestration/Other	\$553	
55	Alteration - Res. Kitchen, plus 1 Bath, plus HVAC AND Fenestration/Other	\$553	
56	Alteration - Res. Kitchen, plus 2+ Bath, plus HVAC AND Fenestration/Other	\$613	
57	Alteration/Remodel - Res. 1 Bath	\$253	
58	Alteration/Remodel - Res. 2+ Baths (includes bathroom splits)	\$373	
59	Alteration - Res. 2+ Baths (incl. split), plus HVAC/Other	\$433	
60	Room Addition	\$866	
61	Alteration/Remodel w/ Room Addition	\$1,227	
62	Sign (Wall) - First	\$168	
63	Sign (Wall) - Each Add'l	\$12	
64	Sign (Monument) - First	\$277	
65	Sign (Monument) - Each Add'l	\$24	
66	Antenna - Telecommunications	\$529	
67	Antenna - Equipment Shelter	\$253	
68	Solar - Residential Systems (Expedited Process)	\$240	[e]
69	Solar - Residential Systems (All Others) - See note for > 15kW or 10kWth	\$433	[e]
70	Solar - Commercial Systems - See note for > 50kW or 30kWth	\$1,000	[f]
71	Demolition - Residential Interior	\$168	
72	Demolition - Residential (All Other)	\$96	[g]
73	Demolition - Non-Residential	\$361	
74	Certificate of Occupancy - Temporary	\$89	
75	Certificate of Occupancy	\$269	
76	Miscellaneous/All Other - First Inspection	\$89	
77	Miscellaneous/All Other - Each Add'l Inspection	\$60	
78	Miscellaneous/All Other - Plan Check (Per Hr)	\$144	
79	Plan Revision - Non-Structural - (Per Hr; 1/2 hour minimum)	\$144	
80	Plan Revision - Structural - (Per Hr; 1 hour minimum)	\$144	
81	Work Without Permit	\$192	
82	Re-Inspection - Missed Appointment	\$60	

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	<b>Fee Description</b>	<b>[a] Fee Assuming Full or Targeted Cost Recovery</b>	<b>Notes</b>
83	Inspection Outside of Normal Business Hours (Per Hr); 4-hr minimum	\$180	
84	Additional Inspections	\$89	
85	Replacement Job Card	\$29	
86	Cancelled Permit Refund Processing Fee	\$72	
87	State Energy Form Assistance (Upon Request) (Per Page)	\$4	
88	Building and Safety Appeal Application	\$144	
89	Alternate Materials Method Review (Per Hr)	\$144	

**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 modified 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] California Government Code Section 66015(a)(1), establishes maximum fees for residential solar energy systems. For photovoltaic systems, fees shall not exceed \$450 plus \$15 per kW for each kilowatt above 15kW. For thermal systems, fees shall not exceed \$450, plus \$15 per kWth for each kilowatt thermal above 10kWth. Fees in excess of these amounts require written findings and resolution or ordinance.

[f] California Government Code Section 66015(b)(1), establishes maximum fees for commercial solar energy systems. Fees shall not exceed \$1,000 for systems up to 50kW plus \$7 per kilowatt for each kilowatt between 51kW and 250kW, plus \$5 for each kilowatt above 250kW. For thermal systems, fees shall not exceed \$1,000 up to the 30kWth, plus \$7 per kWth for each kWth between the 30th and 260th kWth, plus \$5 for each kWth above 260kWth. Fees in excess of these amounts require written findings and resolution or ordinance.

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

\* In accordance with California Health and Safety Code Section 17951.5, the City may waive or reduce all building permit fees for improvements to the home of a veteran with a qualifying disability to accommodate that disability.

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

**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	\$1,082	\$25.25	\$1,082	\$46.90	\$2,164	\$72.15
	2,000	\$1,461	\$16.23	\$1,786	\$19.84	\$3,247	\$36.07
	5,000	\$1,948	\$9.74	\$2,381	\$11.90	\$4,329	\$21.64
	10,000	\$2,435	\$4.51	\$2,976	\$13.53	\$5,411	\$18.04
	20,000	\$2,886	varies	\$4,329	varies	\$7,215	varies
	> 20,000	varies		varies		varies	
2 Accessory/Utility (e.g. Private garage, gatehouse) New Construction	100	\$253	\$84.17	\$469	\$156.32	\$721	\$240.50
	250	\$379	\$50.50	\$703	\$93.79	\$1,082	\$144.30
	500	\$505	\$25.25	\$938	\$46.90	\$1,443	\$72.15
	1,000	\$631	\$11.78	\$1,172	\$21.89	\$1,804	\$33.67
	2,500	\$808	varies	\$1,501	varies	\$2,309	varies
	> 2,500	varies		varies		varies	
3 All Other New Construction	500	\$1,732	\$40.40	\$1,732	\$75.03	\$3,463	\$115.44
	2,000	\$2,338	\$25.97	\$2,857	\$31.75	\$5,195	\$57.72
	5,000	\$3,117	\$15.58	\$3,809	\$19.05	\$6,926	\$34.63
	10,000	\$3,896	\$7.21	\$4,762	\$21.64	\$8,658	\$28.86
	20,000	\$4,618	varies	\$6,926	varies	\$11,544	varies
	> 20,000	varies		varies		varies	
4 Tenant Improvements New Construction	250	\$202	\$40.40	\$375	\$75.03	\$577	\$115.44
	500	\$303	\$20.20	\$563	\$37.52	\$866	\$57.72
	1,000	\$404	\$6.73	\$750	\$12.51	\$1,154	\$19.24
	2,500	\$505	\$6.57	\$938	\$12.19	\$1,443	\$18.76
	5,000	\$669	varies	\$1,243	varies	\$1,912	varies
	> 5,000	varies		varies		varies	

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\* In accordance with Health and Safety Code Section 17951.5, the City may waive or reduce all building permit fees for improvements to the home of a veteran with a qualifying disability to accommodate that disability.

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**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	Film Permit	\$584	[a]
2	Address Establishment/Change	\$365	
3	Notice of Exemption	\$292	[b]
4	Outdoor Seating Permit	\$365	
5	Sign Permit - Part of Sign Program	\$110	
6	Sign Permit - Permanent	\$292	
7	Sign Permit - Temporary	\$73	
8	Sign Permit - Community Facilities/Open Space Annual	\$73	
9	Special Event Permit	\$292	
10	Temporary Use Permit	\$584	
11	Tree Removal Permit	\$219	
12	Wireless Use Permit Filing Fee	\$1,679	[c]
13	Eligible Facility Request Permit Filing Fee	\$1,241	
14	Eligible Facility Request Permit Pre-Submittal Meeting	\$292	
15	Zoning Confirmation Letter	\$183	
16	Appeal (City Council)	\$500	

Fee Description		Initial Deposit [d]	Notes
<b>Deposit-Based Fee Services</b>			[d]
17	Change Plan	\$2,000	
18	Conditional Use Permit	\$4,000	
19	Development Agreement	\$10,000	
20	Environmental Impact Report	\$10,000	
21	General Plan Amendment	\$10,000	
22	Zoning Code Amendment	\$10,000	
23	Initial Study/Neg. Dec./Mitigated Neg Dec.	\$5,000	
24	Sign Program	\$2,500	
25	Site Development Permit	\$4,000	
26	Specific Plan	\$10,000	
27	Variance	\$3,500	
28	Zone Change	\$10,000	
29	Other Services Not Identified	varies	

**Notes**

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

[b] A pass-through of any 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, internal City support, indirect costs, filing fees, and noticing fees.

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

**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	\$245	flat	
2	Temporary Staging	\$245	flat	
3	Traffic Control Only	\$326	flat	
4	Utilities Structure Inspection	\$408	flat	
5	Pole Replacement	\$408	flat	
<b>Major Projects</b>				
6	Major Project			[a]
	a) First Day	\$653	flat	
	b) Each Additional Day	\$245	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	\$163	per hour	
9	Other Staff/Outside Service Providers	100%	of actual costs, plus indirect cost 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.