

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	\$91	
2	Water Heater Relocation	\$160	
3	Tub to Tub Insert Only	\$173	
4	Tub to Tub Tile Back Only	\$234	
5	Shower to Shower Insert Only	\$173	
6	Shower to Shower Tile Only	\$296	
7	Tub to Shower Only	\$296	
8	Water/Drain Line (Install/Alter/Repair) w/out Structural	\$91	
9	Water/Drain Line (Install/Alter/Repair) with Structural	\$234	
10	Line Repair (CIPP)/Svc Install - First 30 LF	\$99	
11	Line Repair (CIPP)/Svc Install - Each Add'l 30 LF	\$62	
12	Plumbing Repipe	\$221	
13	New HVAC / HVAC Change in Type - Residential	\$173	
14	Ventilation Modifications	\$190	
15	Electrical - New Fixtures/Receptacles	\$99	
16	Electrical Panel Modification	\$307	
17	Electrical Panel Change Out	\$165	
18	New Washer/Dryer Hook Up	\$122	
19	Electrical Wheelchair Lift	\$481	
20	Temporary Power Pole	\$128	
21	Re-Roof (Tile, Single-Ply) - First 1,000 SF	\$153	
22	Re-Roof (Tile, Single-Ply) - Each Add'l 1,000 SF	\$30	[b]
23	Re-Roof (All Other) - First 1,000 SF	\$185	
24	Re-Roof (All Other) - Each Add'l 5,000 SF	\$30	[b]
25	Fenestration - Skylights/Solartubes - Fire-Rated	\$173	
26	Fenestration - Skylights/Solartubes - Non-Rated	\$130	
27	Fenestration - Window Retrofit	\$142	
28	Fenestration - Doors/Windows (One New - Framed)	\$204	[c]
29	Structural, Drywall	\$136	
30	Structural, Insulation, Drywall	\$197	
31	Lath	\$215	
32	Structural, Insulation, Lath	\$321	
33	Structural, Insulation, Shear, Lath	\$531	
34	Fire Sprinkler Plans - New	\$197	
35	Fire Sprinkler Plans - Modified	\$123	
36	Fire Assessment Review	\$178	
37	Framing/Structural - 1 inspection	\$284	[d]
38	Framing/Structural - 2 inspections	\$346	[d]
39	Framing/Structural - 3 inspections	\$407	[d]

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	Fee Description	[a] Fee Assuming Full or Targeted Cost Recovery	Notes
40	Framing/Structural - More than 3 inspections		
	a) Base Fee (covers up to 3 inspections)	\$407	[d]
	b) Each additional inspection	\$62	[d]
41	Temporary Shade Structure (Commercial)	\$284	
42	Patio/Balcony Cover/Enclosure - Standard, Open, Pre-Engineered	\$197	
43	Patio/Balcony Cover/Enclosure - Standard, Enclosed, Pre-Engineered	\$296	
44	Patio/Balcony Cover/Enclosure - Site Specific Engineering	\$500	
45	Patio Conversion	\$987	
46	Atrium Conversion	\$987	
47	Garage Conversion/Alteration	\$864	
48	Alteration - Residential (Res.) Kitchen	\$383	
49	Alteration - Res. Kitchen, plus HVAC OR Fenestration	\$444	
50	Alteration - Res. Kitchen, plus HVAC AND Fenestration/Other	\$506	[e]
51	Alteration - Res. Kitchen, plus 1 Bath	\$444	
52	Alteration - Res. Kitchen, plus 2+ Bath (Includes bathroom splits)	\$506	
53	Alteration - Res. Kitchen, plus 1 Bath, plus HVAC OR Fenestration/Other	\$506	[e]
54	Alteration - Res. Kitchen, plus 2+ Bath, plus HVAC OR Fenestration/Other	\$568	[e]
55	Alteration - Res. Kitchen, plus 1 Bath, plus HVAC AND Fenestration/Other	\$568	[e]
56	Alteration - Res. Kitchen, plus 2+ Bath, plus HVAC AND Fenestration/Other	\$629	[e]
57	Alteration/Remodel - Res. 1 Bath	\$259	
58	Alteration/Remodel - Res. 2+ Baths (includes bathroom splits)	\$383	
59	Alteration - Res. 2+ Baths (incl. split), plus HVAC/Other	\$444	[e]
60	Room Addition	\$889	
61	Alteration/Remodel w/ Room Addition	\$1,259	
62	Sign (Wall) - First	\$173	
63	Sign (Wall) - Each Add'l	\$12	
64	Sign (Monument) - First	\$284	
65	Sign (Monument) - Each Add'l	\$25	
66	Antenna - Telecommunications	\$543	
67	Antenna - Equipment Shelter	\$259	
68	Solar - Residential Systems (Expedited Process)	\$247	[f]
69	Solar - Residential Systems (All Others) - See note for > 15kW or 10kWth	\$444	[f]
70	Solar - Commercial Systems - See note for > 50kW or 30kWth	\$1,000	[g]
71	Demolition - Residential	\$173	
72	Demolition - Non-Residential	\$370	
73	Certificate of Occupancy - Temporary	\$91	
74	Certificate of Occupancy	\$276	
75	Sleeping Room Covenant - Recording Fee	\$111	
76	Miscellaneous/All Other - First Inspection	\$91	
77	Miscellaneous/All Other - Each Add'l Inspection	\$62	
78	Miscellaneous/All Other - Plan Check (Per Hr)	\$148	

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	Fee Description	[a] Fee Assuming Full or Targeted Cost Recovery	Notes
79	Plan Revision - Non-Structural - (Per Hr; 1/2 hour minimum)	\$148	
80	Plan Revision - Structural - (Per Hr; 1 hour minimum)	\$148	
81	Work Without Permit	\$197	
82	Re-Inspection - Missed Appointment	\$62	
83	Inspection Outside of Normal Business Hours (Per Hr); 4-hr minimum	\$185	
84	Additional Inspections	\$91	
85	Replacement Job Card	\$30	
86	Permit Extension	\$74	
87	Expired Permit	\$148	
88	Cancelled Permit Refund Processing Fee	\$74	
89	Copy and Printing Charge	\$12	
90	State Energy Form Assistance (Upon Request) (Per Page)	\$4	
91	Building and Safety Appeal Application	\$148	
92	Alternate Materials Method Review (Per Hr)	\$148	

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] Other may include items such as water-heater change-out or water heater relocation, and/or minor hook-ups associated with the alteration or remodel.

[f] 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.

[g] 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.

* 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.

** In accordance with California Health and Safety Code Section 17951.7, the City may waive or reduce all building permit fees for improvements to the home of a person at least 60 years of age with a qualifying disability that are made 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	\$1,111	\$25.92	\$1,111	\$48.13	\$2,221	\$74.05
	2,000	\$1,499	\$16.66	\$1,833	\$20.36	\$3,332	\$37.02
	5,000	\$1,999	\$10.00	\$2,444	\$12.22	\$4,443	\$22.21
	10,000	\$2,499	\$4.63	\$3,054	\$13.88	\$5,554	\$18.51
	20,000	\$2,962	varies	\$4,443	varies	\$7,405	varies
	> 20,000	varies		varies		varies	
2 Accessory/Utility (e.g. Private garage, gatehouse) New Construction	100	\$259	\$86.39	\$481	\$160.44	\$740	\$246.83
	250	\$389	\$51.83	\$722	\$96.26	\$1,111	\$148.10
	500	\$518	\$25.92	\$963	\$48.13	\$1,481	\$74.05
	1,000	\$648	\$12.09	\$1,203	\$22.46	\$1,851	\$34.56
	2,500	\$829	varies	\$1,540	varies	\$2,370	varies
	> 2,500	varies		varies		varies	
3 All Other New Construction	500	\$1,777	\$41.47	\$1,777	\$77.01	\$3,554	\$118.48
	2,000	\$2,399	\$26.66	\$2,932	\$32.58	\$5,331	\$59.24
	5,000	\$3,199	\$15.99	\$3,910	\$19.55	\$7,109	\$35.54
	10,000	\$3,999	\$7.40	\$4,887	\$22.21	\$8,886	\$29.62
	20,000	\$4,739	varies	\$7,109	varies	\$11,848	varies
	> 20,000	varies		varies		varies	
4 Tenant Improvements New Construction	250	\$207	\$41.47	\$385	\$77.01	\$592	\$118.48
	500	\$311	\$20.73	\$578	\$38.50	\$889	\$59.24
	1,000	\$415	\$6.91	\$770	\$12.83	\$1,185	\$19.75
	2,500	\$518	\$6.74	\$963	\$12.51	\$1,481	\$19.25
	5,000	\$687	varies	\$1,275	varies	\$1,962	varies
	> 5,000	varies		varies		varies	

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Schedule of Building Fees

Fee Description		Fee *	Notes
Strong Motion Instrumentation Program (SMIP) Fee Calculation			[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	
Building Standards Administration Special Revolving Fund (SB 1473) Fee Calculation			[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
Fixed Fee Services			
1	Film Permit	\$608	[a]
2	Address Establishment/Change	\$380	
3	Notice of Exemption	\$304	[b]
4	Outdoor Seating Permit	\$380	
5	Sign Permit - Part of Sign Program	\$114	
6	Sign Permit - Permanent	\$304	
7	Sign Permit - Temporary	\$76	
8	Sign Permit - Community Facilities/Open Space Annual	\$76	
9	Special Event Permit	\$304	
10	Temporary Use Permit	\$608	
11	Tree Removal Permit	\$228	
12	Wireless Use Permit Filing Fee	\$1,748	[c]
13	Eligible Facility Request Permit Filing Fee	\$1,292	
14	Eligible Facility Request Permit Pre-Submittal Meeting	\$304	
15	Zoning Confirmation Letter	\$190	
16	Appeal (City Council)	\$500	

Fee Description		Initial Deposit [d]	Notes
Deposit-Based Fee Services			
17	Change Plan	\$2,000	[d]
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	Lot Line Adjustment	\$2,000	
27	Specific Plan	\$10,000	
28	Variance	\$3,500	
29	Zone Change	\$10,000	
30	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 and Grading Permit Fees

Fee Description		Fee Assuming Full Cost Recovery	Unit	Notes
Encroachment Permits				
Minor Projects				
1	Landscape Maintenance	\$260	flat	
2	Temporary Staging	\$260	flat	
3	Traffic Control Only	\$345	flat	
4	Utilities Structure Inspection	\$435	flat	
5	Pole Replacement	\$435	flat	
Major Projects				
6	Major Project			[a]
	a) First Day	\$695	flat	
	b) Each Additional Day	\$260	per day	
7	Projects Greater Than Two Weeks in Duration	\$3,000	deposit	

Fee Description		Fee Assuming Full Cost Recovery	Unit	Notes
Grading Permits				
1	Grading Plan Check and Inspection	\$2,500	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
1	City Engineer	\$174	per hour	
2	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 and grading permit fees for activities associated with City projects or contracts.