

## 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	\$96	
2	Water Heater Relocation	\$168	
3	Tub to Tub Insert Only	\$181	
4	Tub to Tub Tile Back Only	\$245	
5	Shower to Shower Insert Only	\$181	
6	Shower to Shower Tile Only	\$310	
7	Tub to Shower Only	\$310	
8	Water/Drain Line (Install/Alter/Repair) w/out Structural	\$96	
9	Water/Drain Line (Install/Alter/Repair) with Structural	\$245	
10	Line Repair (CIPP)/Svc Install - First 30 LF	\$103	
11	Line Repair (CIPP)/Svc Install - Each Add'l 30 LF	\$65	
12	Plumbing Repipe	\$232	
13	New HVAC / HVAC Change in Type - Residential	\$181	
14	Ventilation Modifications	\$199	
15	Electrical - New Fixtures/Receptacles	\$103	
16	Electrical Panel Modification	\$321	
17	Electrical Panel Change Out	\$173	
18	New Washer/Dryer Hook Up	\$128	
19	Electrical Wheelchair Lift	\$504	
20	Temporary Power Pole	\$134	
21	Re-Roof (Tile, Single-Ply) - First 1,000 SF	\$160	
22	Re-Roof (Tile, Single-Ply) - Each Add'l 1,000 SF	\$31	[b]
23	Re-Roof (All Other) - First 1,000 SF	\$194	
24	Re-Roof (All Other) - Each Add'l 5,000 SF	\$31	[b]
25	Fenestration - Skylights/Solartubes - Fire-Rated	\$181	
26	Fenestration - Skylights/Solartubes - Non-Rated	\$136	
27	Fenestration - Window Retrofit	\$149	
28	Fenestration - Doors/Windows (One New - Framed)	\$213	[c]
29	Structural, Drywall	\$142	
30	Structural, Insulation, Drywall	\$207	
31	Lath	\$225	
32	Structural, Insulation, Lath	\$336	
33	Structural, Insulation, Shear, Lath	\$555	
34	Fire Sprinkler Plans - New	\$207	
35	Fire Sprinkler Plans - Modified	\$129	
36	Fire Assessment Review	\$186	
37	Framing/Structural - 1 inspection	\$297	[d]
38	Framing/Structural - 2 inspections	\$362	[d]
39	Framing/Structural - 3 inspections	\$426	[d]

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40	Framing/Structural - More than 3 inspections		
	a) Base Fee (covers up to 3 inspections)	\$426	[d]
	b) Each additional inspection	\$65	[d]
41	Temporary Shade Structure (Commercial)	\$297	
42	Patio/Balcony Cover/Enclosure - Standard, Open, Pre-Engineered	\$207	
43	Patio/Balcony Cover/Enclosure - Standard, Enclosed, Pre-Engineered	\$310	
44	Patio/Balcony Cover/Enclosure - Site Specific Engineering	\$523	
45	Patio Conversion	\$1,033	
46	Atrium Conversion	\$1,033	
47	Garage Conversion/Alteration	\$904	
48	Alteration - Residential (Res.) Kitchen	\$400	
49	Alteration - Res. Kitchen, plus HVAC OR Fenestration	\$465	
50	Alteration - Res. Kitchen, plus HVAC AND Fenestration/Other	\$530	[e]
51	Alteration - Res. Kitchen, plus 1 Bath	\$465	
52	Alteration - Res. Kitchen, plus 2+ Bath (Includes bathroom splits)	\$530	
53	Alteration - Res. Kitchen, plus 1 Bath, plus HVAC OR Fenestration/Other	\$530	[e]
54	Alteration - Res. Kitchen, plus 2+ Bath, plus HVAC OR Fenestration/Other	\$594	[e]
55	Alteration - Res. Kitchen, plus 1 Bath, plus HVAC AND Fenestration/Other	\$594	[e]
56	Alteration - Res. Kitchen, plus 2+ Bath, plus HVAC AND Fenestration/Other	\$659	[e]
57	Alteration/Remodel - Res. 1 Bath	\$271	
58	Alteration/Remodel - Res. 2+ Baths (includes bathroom splits)	\$400	
59	Alteration - Res. 2+ Baths (incl. split), plus HVAC/Other	\$465	[e]
60	Room Addition	\$930	
61	Alteration/Remodel w/ Room Addition	\$1,318	
62	Sign (Wall) - First	\$181	
63	Sign (Wall) - Each Add'l	\$13	
64	Sign (Monument) - First	\$297	
65	Sign (Monument) - Each Add'l	\$26	
66	Antenna - Telecommunications	\$568	
67	Antenna - Equipment Shelter	\$271	
68	Solar - Residential Systems (Expedited Process)	\$258	[f]
69	Solar - Residential Systems (All Others) - See note for > 15kW or 10kWth	\$450	[f]
70	Solar - Commercial Systems - See note for > 50kW or 30kWth	\$1,000	[g]
71	Demolition - Residential	\$181	
72	Demolition - Non-Residential	\$388	
73	Certificate of Occupancy - Temporary	\$96	
74	Certificate of Occupancy	\$289	
75	Sleeping Room Covenant - Recording Fee	\$116	
76	Miscellaneous/All Other - First Inspection	\$96	
77	Miscellaneous/All Other - Each Add'l Inspection	\$65	
78	Miscellaneous/All Other - Plan Check (Per Hr)	\$155	

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Fee Description		[a] Fee Assuming Full or Targeted Cost Recovery	Notes
79	Plan Revision - Non-Structural - (Per Hr)	\$155	
80	Plan Revision - Structural - (Per Hr)	\$155	
81	Work Without Permit - Non-Destructive Inspection Required	\$207	
82	Work Without Permit - Destructive Inspection Required	\$362	
83	Re-Inspection - Missed Appointment	\$65	
84	Inspection Outside of Normal Business Hours (Per Hr)	\$194	
85	Expedited Plan Review of Residential Remodels	125% of standard fee	
86	Additional Inspections	\$96	
87	Replacement Job Card	\$31	
88	Permit Extension	\$78	
89	Change of Contractor, Architect, Owner Processing	\$78	
90	Expired Permit	\$155	
91	Cancelled Permit Refund Processing Fee	\$78	
92	Copy and Printing Charge	\$13	
93	State Energy Form Assistance (Upon Request) (Per Page)	\$4	
94	Building and Safety Appeal Application	\$155	
95	Alternate Materials Method Review (Per Hr)	\$155	

**Notes**

[a] The City uses specialized service providers to process certain building permitting activities. These specialized services include, but are not limited to, Building Official, permit counter, inspection, and plan review services. The modified fees are intended to reflect the estimated costs of all typical 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

			Plan Check [a]		Permit [a]		Total [a]	
Description		Project Size Threshold	Base Fee Assuming Full or Targeted Cost	Fee Per Add'l 100 SF	Base Fee Assuming Full or Targeted Cost	Fee Per Add'l 100 SF	Base Fee Assuming Full or Targeted Cost	Fee Per Add'l 100 SF
1	Shell Building New Construction	500	\$1,163	\$27.13	\$1,163	\$50.38	\$2,325	\$77.50
		2,000	\$1,569	\$17.44	\$1,918	\$21.31	\$3,488	\$38.75
		5,000	\$2,093	\$10.46	\$2,558	\$12.79	\$4,650	\$23.25
		10,000	\$2,616	\$4.84	\$3,197	\$14.53	\$5,813	\$19.38
		20,000	\$3,100	varies	\$4,650	varies	\$7,750	varies
		> 20,000	varies		varies		varies	
2	Accessory/Utility (e.g. Private garage, gatehouse) New Construction	100	\$271	\$90.42	\$504	\$167.92	\$775	\$258.33
		250	\$407	\$54.25	\$756	\$100.75	\$1,163	\$155.00
		500	\$543	\$27.13	\$1,008	\$50.38	\$1,550	\$77.50
		1,000	\$678	\$12.66	\$1,259	\$23.51	\$1,938	\$36.17
		2,500	\$868	varies	\$1,612	varies	\$2,480	varies
		> 2,500	varies		varies		varies	
3	All Other New Construction	500	\$1,860	\$43.40	\$1,860	\$80.60	\$3,720	\$124.00
		2,000	\$2,511	\$27.90	\$3,069	\$34.10	\$5,580	\$62.00
		5,000	\$3,348	\$16.74	\$4,092	\$20.46	\$7,440	\$37.20
		10,000	\$4,185	\$7.75	\$5,115	\$23.25	\$9,300	\$31.00
		20,000	\$4,960	varies	\$7,440	varies	\$12,400	varies
		> 20,000	varies		varies		varies	
4	Tenant Improvements New Construction	250	\$217	\$43.40	\$403	\$80.60	\$620	\$124.00
		500	\$326	\$21.70	\$605	\$40.30	\$930	\$62.00
		1,000	\$434	\$7.23	\$806	\$13.43	\$1,240	\$20.67
		2,500	\$543	\$7.05	\$1,008	\$13.10	\$1,550	\$20.15
		5,000	\$719	varies	\$1,335	varies	\$2,054	varies
		> 5,000	varies		varies		varies	

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## Schedule of Building Fees

Fee Description		Fee *	Notes
<b>Strong Motion Instrumentation Program (SMIP)</b>			[a]
<b>Fee Calculation</b>			
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	\$632	[a]
2	Address Establishment/Change	\$395	
3	Notice of Exemption	\$316	[b]
4	Outdoor Seating Permit	\$395	
5	Sign Permit - Part of Sign Program	\$119	
6	Sign Permit - Permanent	\$316	
7	Sign Permit - Temporary	\$79	
8	Sign Permit - Community Facilities/Open Space Annual	\$79	
9	Special Event Permit	\$316	
10	Temporary Use Permit	\$632	
11	Tree Removal Permit	\$237	
12	Wireless Use Permit Filing Fee	\$1,817	[c]
13	Eligible Facility Request Permit Filing Fee	\$1,343	
14	Eligible Facility Request Permit Pre-Submittal Meeting	\$316	
15	Zoning Confirmation Letter	\$198	
16	Bingo Permit	\$50	[d]
17	Appeal (City Council)	\$750	
Fee Description		Initial Deposit [d]	Notes
<b>Deposit-Based Fee Services</b>			[e]
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	Sign Program	\$2,500	
26	Site Development Permit	\$4,000	
27	Lot Line Adjustment	\$2,000	
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 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] Fee limited by California Penal Code Section 326.5.

[e] 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
<b>Encroachment Permits</b>				
<b>Minor Projects</b>				
1	Landscape Maintenance	\$270	flat	
2	Temporary Staging	\$270	flat	
3	Traffic Control Only	\$360	flat	
4	Utilities Structure Inspection	\$450	flat	
5	Pole Replacement	\$450	flat	
<b>Major Projects</b>				
6	Major Project			[a]
	a) First Day	\$725	flat	
	b) Each Additional Day	\$270	per day	
7	Projects Greater Than Two Weeks in Duration	\$3,000	deposit	

Fee Description		Fee Assuming Full Cost Recovery	Unit	Notes
<b>Grading Permits</b>				
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	\$181	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.