

EFFECTIVE JULY 1, 2025

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	\$106	
2	Water Heater Relocation	\$186	
3	Tub to Tub Insert Only	\$201	
4	Tub to Tub Tile Back Only	\$272	
5	Shower to Shower Insert Only	\$201	
6	Shower to Shower Tile Only	\$344	
7	Tub to Shower Only	\$344	
8	Water/Drain Line (Install/Alter/Repair) w/out Structural	\$106	
9	Water/Drain Line (Install/Alter/Repair) with Structural	\$272	
10	Line Repair (CIPP)/Svc Install - First 30 LF	\$115	
11	Line Repair (CIPP)/Svc Install - Each Add'l 30 LF	\$72	
12	Plumbing Repipe	\$257	
13	New HVAC / HVAC Change in Type - Residential	\$201	
14	Ventilation Modifications	\$221	
15	Electrical - New Fixtures/Receptacles	\$115	
16	Mechanical - New Fixtures/Receptacles	\$115	
17	Plumbing - New Fixtures/Receptacles	\$115	
18	Electrical Panel Modification	\$356	
19	Electrical Panel Change Out	\$191	
20	New Washer/Dryer Hook Up	\$142	
21	Electrical Wheelchair Lift	\$559	
22	Temporary Power Pole	\$149	
23	Re-Roof (Tile, Single-Ply) - First 1,000 SF	\$178	
24	Re-Roof (Tile, Single-Ply) - Each Add'l 1,000 SF	\$34	[b]
25	Re-Roof (All Other) - First 1,000 SF	\$215	
26	Re-Roof (All Other) - Each Add'l 5,000 SF	\$34	[b]
27	Fenestration - Skylights/Solartubes - Fire-Rated	\$201	
28	Fenestration - Skylights/Solartubes - Non-Rated	\$151	
29	Fenestration - Window Retrofit	\$165	
30	Fenestration - Doors/Windows (One New - Framed)	\$237	[c]
31	Structural, Drywall	\$158	
32	Structural, Insulation, Drywall	\$229	
33	Lath	\$249	
34	Structural, Insulation, Lath	\$373	
35	Structural, Insulation, Shear, Lath	\$616	
36	Fire Sprinkler Plans - New	\$229	
37	Fire Sprinkler Plans - Modified	\$143	
38	<i>Reserved</i>		
39	Framing/Structural - 1 inspection	\$330	[d]
40	Framing/Structural - 2 inspections	\$401	[d]
41	Framing/Structural - 3 inspections	\$473	[d]

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42	Framing/Structural - More than 3 inspections		
	a) Base Fee (covers up to 3 inspections)	\$473	[d]
	b) Each additional inspection	\$72	[d]
43	Temporary Shade Structure (Commercial)	\$330	
44	Patio/Balcony Cover/Enclosure - Standard, Open, Pre-Engineered	\$229	
45	Patio/Balcony Cover/Enclosure - Standard, Enclosed, Pre-Engineered	\$344	
46	Patio/Balcony Cover/Enclosure - Site Specific Engineering	\$581	
47	Patio Conversion	\$1,147	
48	Atrium Conversion	\$1,147	
49	Garage Conversion/Alteration	\$1,003	
50	Alteration - Residential (Res.) Kitchen	\$444	
51	Alteration - Res. Kitchen, plus HVAC OR Fenestration	\$516	
52	Alteration - Res. Kitchen, plus HVAC AND Fenestration/Other	\$588	[e]
53	Alteration - Res. Kitchen, plus 1 Bath	\$516	
54	Alteration - Res. Kitchen, plus 2+ Bath (Includes bathroom splits)	\$588	
55	Alteration - Res. Kitchen, plus 1 Bath, plus HVAC OR Fenestration/Other	\$588	[e]
56	Alteration - Res. Kitchen, plus 2+ Bath, plus HVAC OR Fenestration/Other	\$659	[e]
57	Alteration - Res. Kitchen, plus 1 Bath, plus HVAC AND Fenestration/Other	\$659	[e]
58	Alteration - Res. Kitchen, plus 2+ Bath, plus HVAC AND Fenestration/Other	\$731	[e]
59	Alteration/Remodel - Res. 1 Bath	\$301	
60	Alteration/Remodel - Res. 2+ Baths (includes bathroom splits)	\$444	
61	Alteration - Res. 2+ Baths (incl. split), plus HVAC/Other	\$516	[e]
62	Room Addition	\$1,032	
63	Alteration/Remodel w/ Room Addition	\$1,462	
64	Sign (Wall) - First	\$201	
65	Sign (Wall) - Each Add'l	\$14	
66	Sign (Monument) - First	\$330	
67	Sign (Monument) - Each Add'l	\$29	
68	Antenna - Telecommunications	\$631	
69	Antenna - Equipment Shelter	\$301	
70	Solar - Residential Systems (Expedited Process)	\$287	[f]
71	Solar - Residential Systems (All Others) - See note for > 15kW or 10kWth	\$450	[f]
72	Solar - Commercial Systems - See note for > 50kW or 30kWth	\$1,000	[g]
73	Demolition - Residential	\$201	
74	Demolition - Non-Residential	\$430	
75	Certificate of Occupancy - Temporary	\$106	
76	Certificate of Occupancy	\$321	
77	Sleeping Room Covenant - Recording Fee	\$129	
78	Miscellaneous/All Other - First Inspection	\$106	
79	Miscellaneous/All Other - Each Add'l Inspection	\$72	
80	Miscellaneous/All Other - Plan Check (Per Hr)	\$172	

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Fee Description		[a] Fee Assuming Full or Targeted Cost Recovery	Notes
81	Plan Revision - Non-Structural - (Per Hr)	\$172	
82	Plan Revision - Structural - (Per Hr)	\$172	
83	Work Without Permit - 2+ Non-Destructive Inspections Required	\$229	[h]
84	Work Without Permit - Destructive Inspection Required	\$401	
85	Re-Inspection - Missed Appointment	\$72	
86	Inspection Outside of Normal Business Hours (Per Hr)	\$215	
87	Expedited Plan Review of Residential Remodels	125% of standard fee	
88	Additional Inspections	\$106	
89	Replacement Job Card	\$34	
90	Permit Extension	\$86	
91	Change of Contractor, Architect, Owner Processing	\$86	
92	Expired Permit	\$172	
93	Cancelled Permit Refund Processing Fee	\$86	
94	Copy and Printing Charge	\$14	
95	State Energy Form Assistance (Upon Request) (Per Page)	\$4	
96	Building and Safety Appeal Application	\$172	
97	Alternate Materials Method Review (Per Hr)	\$172	

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.

[h] No Work Without Permit fee is charged for permits that require only one non-destructive inspection.

* 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.

EFFECTIVE JULY 1, 2025

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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	\$1,290	\$30.10	\$1,290	\$55.90	\$2,580	\$86.00
	2,000	\$1,742	\$19.35	\$2,129	\$23.65	\$3,870	\$43.00
	5,000	\$2,322	\$11.61	\$2,838	\$14.19	\$5,160	\$25.80
	10,000	\$2,903	\$5.38	\$3,548	\$16.13	\$6,450	\$21.50
	20,000	\$3,440	varies	\$5,160	varies	\$8,600	varies
	> 20,000	varies		varies		varies	
2 Accessory/Utility (e.g. Private garage, gatehouse) New Construction	100	\$301	\$100.33	\$559	\$186.33	\$860	\$286.67
	250	\$452	\$60.20	\$839	\$111.80	\$1,290	\$172.00
	500	\$602	\$30.10	\$1,118	\$55.90	\$1,720	\$86.00
	1,000	\$753	\$14.05	\$1,398	\$26.09	\$2,150	\$40.13
	2,500	\$963	varies	\$1,789	varies	\$2,752	varies
	> 2,500	varies		varies		varies	
3 All Other New Construction	500	\$2,064	\$48.16	\$2,064	\$89.44	\$4,128	\$137.60
	2,000	\$2,786	\$30.96	\$3,406	\$37.84	\$6,192	\$68.80
	5,000	\$3,715	\$18.58	\$4,541	\$22.70	\$8,256	\$41.28
	10,000	\$4,644	\$8.60	\$5,676	\$25.80	\$10,320	\$34.40
	20,000	\$5,504	varies	\$8,256	varies	\$13,760	varies
	> 20,000	varies		varies		varies	
4 Tenant Improvements New Construction	250	\$241	\$48.16	\$447	\$89.44	\$688	\$137.60
	500	\$361	\$24.08	\$671	\$44.72	\$1,032	\$68.80
	1,000	\$482	\$8.03	\$894	\$14.91	\$1,376	\$22.93
	2,500	\$602	\$7.83	\$1,118	\$14.53	\$1,720	\$22.36
	5,000	\$798	varies	\$1,481	varies	\$2,279	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.

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City of Laguna Woods

Schedule of Planning Fees

Fee Description		Fee Assuming Full or Targeted Cost Recovery	Notes
Fixed Fee Services			
1	Film Permit	\$660	[a]
2	Address Establishment/Change	\$413	
3	Notice of Exemption	\$330	[b]
4	Outdoor Seating Permit	\$413	
5	Sign Permit - Part of Sign Program	\$124	
6	Sign Permit - Permanent	\$330	
7	Sign Permit - Temporary	\$83	
8	Sign Permit - Community Facilities/Open Space Annual	\$83	
9	Special Event Permit	\$330	
10	Temporary Use Permit	\$660	
11	Tree Removal Permit	\$248	
12	Wireless Use Permit Filing Fee	\$1,898	[c]
13	Eligible Facility Request Permit Filing Fee	\$1,403	
14	Eligible Facility Request Permit Pre-Submittal Meeting	\$330	
15	Zoning Confirmation Letter	\$206	
16	Bingo Permit	\$50	[d]
17	Appeal (City Council)	\$750	

Fee Description		Initial Deposit [d]	Notes
Deposit-Based Fee Services			[e]
18	Change Plan	\$2,500	
19	Conditional Use Permit	\$4,500	
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	\$3,000	
26	Site Development Permit	\$4,500	
27	Lot Line Adjustment	\$2,500	
28	Specific Plan	\$10,000	
29	Variance	\$4,000	
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.

** Deposit-based fee services include processing of the principal application and, when applicable, required landscape documentation packages and/or water quality management plans.

EFFECTIVE JULY 1, 2025

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	\$295	flat	
2	Temporary Staging	\$295	flat	
3	Traffic Control Only	\$395	flat	
4	Utilities Structure Inspection	\$495	flat	
5	Pole Replacement	\$495	flat	
Major Projects				
6	Major Project			[a]
	a) First Day	\$795	flat	
	b) Each Additional Day	\$295	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	\$199	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.