

Construction Fee Schedule

Amended November 14, 2022

Permit fees are based on building valuations which are generally based on data suggested by the International Conference of Building Officials. Please note that fees required by other agencies which relate to building construction need to be contracted individually. Below is an example of calculating building permit fees for a 1,400 sq. ft. single-family residence, with 500 sq. ft. of garage/storage and 300 sq. ft. of decking.

Living Area	\$150.87/sq. ft.
Garage/Storage	60.43/sq. ft.
Deck	60.43/sq. ft.
Covered Deck	60.43/sq. ft.
Carport/Patio Cover	60.43/sq. ft.
Industrial Building	86.88/sq. ft.
Commercial Building	117.89/sq. ft.

EXAMPLE

1,400 sq. ft. Single-Family Dwelling	x	\$150.87/sq. ft.	=	\$ 211,218.00
500 sq. ft. Garage	x	\$60.43/sq. ft.	=	30,215.00
300 sq. ft. Decking	x	\$60.43/sq. ft.	=	18,129.00
Total Valuation			=	\$ 259,562.00

Permit factors (Based on Valuation of \$259,562.00)

Building Permit	\$ 259,547.00	x	.01	=	\$ 2596.00
Plan Check (65% of building permit fee, or actual cost, whichever is greater)	\$ 259,547.00	x	.0065	=	1687.00
Plumbing	\$ 259,547.00	x	.001	=	260.00
Electrical	\$ 259,547.00	x	.001	=	260.00
Mechanical	\$ 259,547.00	x	.001	=	260.00
Energy	\$ 259,547.00	x	.05 per sq. ft.	=	105.00
SMIP*	\$ 259,547.00	x	.00013	=	34.00

* SMIP (Commercial) Valuation X .00021

Building Standards Fee \$1.00 for each \$25,000 value= \$10.00

Processing fee \$80.00

(in house review = \$30.00; 3rd party review = \$80.00)

BUILDING Permit FEES = \$5292.00* *

In addition: These additional fees may be due

* ALL APPLICABLE DEVELOPMENT FEES, INCLUDING SCHOOL & FIRE FEES

Other fees Which May Be Required

Minimum building permit charge - \$150 plus Building standard fee

Plan review fee - 65% of the permit cost, or actual cost, whichever is greater.

Re-Inspection fees -\$150.00

Processing Fee - \$30 for In-House review; \$80 for permits that require an outside plan review

Work without permit – additional fee of %100 percent of building permit cost

Revision to existing applications. 10% of the original plan check fee, or actual costs, whichever is greater.

Grading Fee & Instructions: See attached pgs. 5, 6, & 7

Commercial Site Improvement Fees: See attached fee schedule

Encroachment Permit Fee: Inspections calculated at \$ 55.00 per. Hour

Development Fees: See attached schedule pg.4

Sewer Fee: Contact South Placer MUD (SPMUD) at (916) 652-5877
 Septic Fee: Contact Placer County Environmental Health at (530) 745-2300
 Water Fees: Contact Placer County Water Agency (PCWA) at (530) 823-4850
 Well Fees: Contact Placer County Environmental Health at (530) 745-2300
 School Fees: Contact: Loomis Union School District at (916) 652-1800
 Placer Union High School District at (530) 886-4400
 Electric, Natural Gas: PG&E at (530)889-3270
 Telephone: Pacific Bell at (800) 310-2355

ACCESSORY STRUCTURE, POOLS, FIRE DAMAGE

GARAGE/SHED

Note: Buildings with 120 sq. ft. of roofing or less are exempt from building permits.

Note: All size buildings with electric or plumbing require permit. All zoning setbacks are applicable.

Garage/Sheds 501 + sq. ft. are subject to fire development fees.

EXAMPLE

600 sq. ft.	X	\$ 60.43	=	\$36,258.00	Valuation			
Building Permit				\$36,258.00	X	.01	=	\$363.00
Plan Check (65% of building permit fee, or actual cost, whichever is greater)				\$36,258.00	X	.0065	=	\$237.00
Electrical				\$36,258.00	X	.001	=	\$36.00
Building Standards Fee				\$1.00 for each \$25,000 value			=	<u>\$ 2.00</u>
SMIP Fee				\$15,000.00	X	.00013	=	<u>\$ 2.00</u>
Processing fee								\$80.00
(in house review = \$30.00; 3rd party review = \$80.00)								
TOTAL								\$670.00

FIRE DAMAGE

One percent of the total valuation of the project.

Note: Purposed project must be in the foot print of the original structure

EXAMPLE

Contract Valuation		\$20,000.00	X	.01	=	\$200.00
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DECKING

Note: Decks that are less than 30 inches in height are exempt from a building permit.

EXAMPLE

900 sq. ft.	X	\$60.43	=	\$54,387.00	Valuation			
Building Permit				\$54,387.00	X	.01	=	\$544.00
Plan Check (65% of building permit fee, or actual cost, whichever is greater)				\$54,387.00	X	.0065	=	\$353.00
Building Standards Fee				\$1.00 for each \$25,000 value			=	<u>\$ 2.00</u>
SMIP Fee				\$54,387.00	X	.00013	=	<u>\$ 7.00</u>
Processing fee								\$30.00
(In house review = \$30.00; 3rd party review = \$80.00)								
Total =								\$936.00

RESIDENTIAL SWIMMING POOL

All pool projects will require a building permit.

EXAMPLE

Contract Valuation		\$45,000.00						
Building Permit		\$45,000.00	X	.01	=	\$450.00		
Plan Check (65% of building permit fee, or actual cost, whichever is greater)		\$45,000.00	X	.065	=	\$292.00		
Electric Permit		\$45,000.00	X	.001	=	\$45.00		
Plumbing Permit		\$45,000.00	X	.001	=	\$45.00		
SMIP Fee		\$45,000.00	X	.00013	=	\$ 6.00		
Building Standards Fee		\$1.00 for each \$25,000 value			=	\$ 2.00		
Processing fee						\$30.00		
(in house review = \$30.00; 3rd party review = \$80.00)								
TOTAL =								\$870.00

SOLAR

All Solar Projects will require a building permit.

EXAMPLE – Roof mount

Contract Valuation	\$50,000.00			
Plan Check	\$50,000.00	X	.0025=	\$125.00
Building Permit	\$50,000.00	X	.0045=	\$225.00
SMIP	\$50,000.00	X	.00013=	\$ 6.00
Building Standards fee	\$1 for each \$25,000 of valuation		=	\$ 2.00
Processing fee				\$30.00
(in house roof mt. review = \$30.00 3 rd party ground mount review = \$80.00)				
			TOTAL =	\$388.00

MISCELLANEOUS PERMITS

RE-ROOF / RESIDING

One percent of Contract Valuation or \$150.00 Minimum

MECHANICAL

One percent of Contract Valuation or \$150.00 Minimum

REMODELING/ RENOVATION

One percent of Contract Valuation or \$150.00 Minimum

WINDOW CHANGE OUT (WINDOW C/O WILL NEED TO GO THROUGH PLAN CHECK)

ELECTRICAL & PLUMBING

- One percent of Contract Valuation or \$150.00 per permit whichever is

greater (plus required building standards fee)

DEMOLITION - SPECIAL INSPECTIONS

\$120.00 minimum

MOBILE HOMES

INSTALLATION

Mobile Home on Foundation	\$180.00
Mobile Home in Park	\$ 80.00
Awnings	\$ 30.00
Carport	\$ 30.00
Cabana	\$ 30.00
Porch	\$ 30.00
Plan Check	\$ 30.00
Electrical	\$ 30.00
Mechanical	\$ 30.00
Grading Permits	(See Attached Grading Schedule)
Retaining Wall	\$ 10.00 per lineal foot

DEVELOPMENT FEES

Effective 6/30/2022

Note: Development fees are required for all new single family developments, including second residential dwellings, and commercial/industrial, also for all newly created lots at time of building permit. All residential, commercial/industrial additions exceeding 500 square feet are required to pay school fees. All residential, commercial/industrial additions exceeding 99 square feet are required to pay fire fees Also, all commercial development additions are required to pay all development fees calculated by square footage.

DRAINAGE

Single Family	\$	944.00 /Dwelling Unit
Multi-Family	\$	605.00 / Dwelling Unit
Commercial/Industrial	\$	455.00 per Acre

ROAD CIRCULATION/MAJOR ROADS

Single Family	\$	3813.00/Dwelling Unit
Multi-Family	\$	2650.00/Dwelling Unit
Commercial	\$	7002.00 per 1000 sq. ft
Industrial	\$	2777.00 per 1000 sq. ft

HORSESHOE BAR/INTERCHANGE FEE

Single Family	\$	3096.00/Dwelling Unit
Multi-Family	\$	2151.00/Dwelling Unit
Commercial	\$	5686.00 per 1000 sq. ft.
Industrial	\$	2255.00 per 1000 sq. ft.

SIERRA COLLEGE CIRCULATION FEE

Single Family	\$	1364.00/Dwelling Unit
Multi Family	\$	948.00/Dwelling Unit
Commercial	\$	2505.00 per 1000 sq. ft.
Industrial	\$	993.00 per 1000 sq. ft.

COMMUNITY FACILITY FEE

Single Family	\$	2637.00/Dwelling Unit
Multi-Family	\$	5587.00/Dwelling Unit
Commercial	\$	0 per 1000 sq. ft
Industrial	\$	0 per 1000 sq. ft

DRY CREEK WATERSHED DRAINAGE IMPROVEMENT FEE

Single Family	\$	311.00/Dwelling Unit
Multi-Family	\$	119.00/Dwelling Unit
Industrial/Commercial	\$	1427.00/Acre

PARK and RECREATION FACILITIES

Single Family	\$	6781.00/Dwelling Unit
Multi-Family	\$	5587.00/Dwelling Unit
Commercial	\$	0 /Unit
Industrial	\$	/Unit

PLACER COUNTY CAPITAL FACILITY IMPACT

Single Family	\$	2418.14Dwelling Unit
Multi-Family	\$	1762.29/Dwelling Unit
Age Restricted Senior Citizens	\$	1589.87/Dwelling Unit
Office Space	\$.52/per sq. ft.
Retail	\$.33/per sq. ft.
Industrial	\$.27/per sq. ft.
Warehouse Space	\$.07/per sq. ft.

LOW INCOME DENSITY BONUS

Development of 5 or more dwelling units	\$	750.00/Dwelling Units
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NOTE: At the time of the approval of the project, or at the time of the imposition of the fees, dedications, reservations, or other exactions, there is a 90-day approval period in which the applicant may protest. The 180-day period to file an action to attack, review, set aside, void, our annual fees, dedications, reservations, or other exactions, imposed on a development by a local agency, shall be filed within 180-days after the delivery of the notice required by the provisions. This applies not only to residential housing developments but to any project undertaken for the purpose of development, including commercial projects. (AB 3081 Olberg, Chapter 549)