



THE CITY OF SAN DIEGO

FEE SCHEDULE FOR CONSTRUCTION PERMITS

Single Family Dwelling/Duplex

CITY OF SAN DIEGO DEVELOPMENT SERVICES
1222 FIRST AVENUE, MS 301, SAN DIEGO, CA 92101

CALL (619) 446-5300 FOR APPOINTMENTS AND (619) 446-5000 FOR INFORMATION

INFORMATION BULLETIN

501a

JULY 2009

This Information Bulletin lists the fees collected by the City of San Diego for construction permits for single family dwellings and duplexes. For a complete fee schedule for all occupancy types, see Information Bulletin 501, Fee Schedule for Construction Permits - Structures. For production phase housing, see Information Bulletin 114, How to Obtain and Permit Residential Master Plans. Also listed are some, but not necessarily all, fees that may be required from agencies other than the City of San Diego.

The tables within this bulletin are designed to assist applicants in estimating construction permit fees. For project submittal requirements, see Land Development Manual Project Submittal Requirements, Section 2.A

I. WHEN FEES ARE PAID

The fees associated with Building Permits may be collected during different points of the permitting process: at project submittal, during review, at permit issuance, and during inspection. There are also enhanced/optional services for which fees are collected. The following sections of this fee bulletin describe what fees are collected and when in the process they are collected. Payment may be made by cash, check, ATM card, Visa or Mastercard. Checks shall be in the exact amount, payable to the "City Treasurer." Fee estimates may be requested at any stage of the project. For assistance with a fee estimate, phone (619) 446-5300 to schedule an appointment.

II. SUBMITTAL FEES

The following fees are paid at the time the project is submitted for plan review.

A. General Plan Maintenance Fee

This fee is charged for submitted projects with plans and documents to be reviewed for compliance with the general plan or land development code provisions.

General Plan Maintenance Fee .....\$ 88

B. Mapping Fee

This fee is charged when there are plans, drawings, maps or other geographical documents utilized for project review.

Mapping Fee.....\$ 10

C. New Construction Plan Check

Plan check fees for new construction are based upon the occupancy type and the proposed square footage. This information is taken from the plans at project submittal in order to calculate the plan check fees. The information is then verified dur-

Documents referenced in this Information Bulletin

- Land Development Manual, Project Submittal Requirements
• Information Bulletin 101, Building Valuation Schedule
• Information Bulletin 103, Fee Schedule and Worksheet for Mechanical, Plumbing/Gas, Electrical
• Information Bulletin 104, Schedule for Water & Sewer Fees
• Information Bulletin 108, Requirements for Development Fee Deferrals
• Information Bulletin 114, How to Obtain and Permit Residential Master Plans
• Information Bulletin 120, How to Obtain Project Inspections
• Information Bulletin 501, Fee Schedule for Construction Permits - Structures
• Information Bulletin 532, Information Regarding Inclusionary Housing
• Information Bulletin 710, Permit Instructions, Procedures for Building Demolition/Removal
• Water Meter Data Card, DS-16

ing project review and updated as appropriate. Changes made during project review may result in additional plan check fees which may require payment prior to subsequent reviews.

Table with 4 columns: Occupancy Type, Project Sq. Ft., Base Fee, Plus Increment. Rows include SFD/Duplex, Addition; SFD/Duplex, Custom (1,000 to 5,000 sq ft); SFD/Duplex, Model (1,000 to 5,000 sq ft); and Manufactured Housing (1,000 to 4,000 sq ft).

1Per each additional 100 square feet or fraction thereof.

**D. Miscellaneous Items Plan Check**

Table A lists the fees for miscellaneous items, such as additions to single dwelling units and duplexes, accessory structures (retaining walls, fence, garage), fireplaces, etc. These items can stand alone or be grouped with other items.

**E. Land Development Review**

The following plan check fees will be assessed for projects with prior development permits.

Permit/Approval	Initial Review	Subsequent Review
Duplex Units	\$734	\$489
Single Dwelling Unit	\$489	\$244
Long Term Permit Monitoring	\$1,225	N/A
Storm Water Plan Check	\$289	N/A

**F. Landscape Review**

The following plan check fees will be assessed when the project includes a plan review for landscape.

Permit/Approval	Initial Review	Subsequent Review
Sites 1 Acre and larger	\$734	\$489
Sites < 1 Acre	\$489	\$244

**III. ISSUANCE FEES**

The following fees are collected at the time of permit issuance.

**A. Permit Issuance Fee**

This fee is charged for all projects at the time of permit issuance.

Permit Issuance Fee (with plans).....	\$ 44
Permit Issuance Fee (without plans).....	\$ 22

**B. Building Permit Fee**

The permit fees for new construction are based upon the type of construction and the proposed square footage.

**C. Fire Plan Check & Inspection**

Fire plan check and inspection fees are paid at

Occupancy Type	Project Sq. Ft.	Base Fee	Plus Increment <sup>1</sup>
<b>SFD/Duplex, Addition</b>	See Miscellaneous Items, Page 4		
<b>SFD/Duplex, Custom</b>	1,000	\$835.00	\$69.60
	1,500	\$1,183.00	\$41.80
	2,000	\$1,392.00	\$41.80
	3,000	\$1,810.50	\$6.95
	5,000	\$1,949.00	\$6.96
<b>SFD/Duplex, Model</b>	1,000	\$497.00	\$39.80
	1,500	\$696.00	\$19.90
	2,000	\$795.50	\$14.90
	3,000	\$944.50	\$7.45
	5,000	\$1,093.50	\$5.97

Occupancy Type	Project Sq. Ft.	Base Fee	Plus Increment <sup>1</sup>
<b>Manufactured Housing</b>	1,000	\$372.50	\$4.50
	2,000	\$417.50	\$2.30
	4,000	\$463.50	\$4.64

<sup>1</sup>Per each additional 100 square feet or fraction thereof.

permit issuance and are contained in Table B. For more information call the Fire Plan Review Section at (619) 446-5440.

**D. State of California**

The State of California charges 10 cents per \$1,000 estimated valuation on all permits for construction of single- or multifamily structures one- or two-stories high. The charge is 21 cents per \$1,000 estimated valuation for multifamily construction three stories or higher and for permits on nonresidential construction. For valuation determination, see Information Bulletin 101, "Building Valuation Schedule. Effective January 1, 2009, State Senate Bill SB 1473 requires that the city also collect a fee on all building permits for the purpose of carrying out the provisions of the State Building Standards Law and provisions of State Housing Law that relate to building standards. The fee will be used for the development, adoption, publication, updating, and educational efforts associated with green building standards, and is assessed at the rate of four dollars (\$4) per one hundred thousand dollars (\$100,000) in valuation, with appropriate fractions thereof, but not less than one dollar (\$1). "Appropriate fractions thereof" is interpreted to be \$1 per every twenty-five thousand (\$25,000) in valuation.

**E. County Water Authority**

The San Diego County Water Authority is a separate agency from the City of San Diego which supplies raw water to the region. They may charge a capacity fee when a new water meter is installed. This fee is based upon the size of the water meter. A fee schedule is available at the Development Services Department, third floor, or on their web site at [www.sdcwa.org](http://www.sdcwa.org).

If a San Diego County Water Authority fee is required, proof of payment must be shown prior to building permit issuance. This fee may be paid directly to the County Water Authority or through the Development Services Department. A \$10 check handling fee will be charged for each County Water Authority capacity fee collected by the Development Services Department.

**F. School Fees**

A school fee may be assessed by the local school district(s) for new construction. Contact the appropriate school district(s) within the project area for the current fees and where to pay. If a school fee is required, proof of payment must be shown prior to building permit issuance. With the excep-

tion of the San Diego Unified School District, this fee is paid directly to the school district(s). School fees within the San Diego Unified School District may be paid at their offices or at the Development Services Department. A \$10 check handling fee will be charged for each school fee collected by the Development Services Department.

**G. Development Fees**

The Facilities Financing Section of the Planning Department collects certain fees as part of land development within the City of San Diego. Facilities Benefit Assessments (FBA) or Development Impact Fees (DIF) are charged for development in all planned urbanizing and urbanized communities. Applicants usually pay one or the other (FBA or DIF), not both. In some cases, these fees may be deferred, see Information Bulletin 108, “Requirements for Development Fee Deferrals.” A Special Park Fee may be required for all new units constructed within certain communities. Development fees are paid at permit issuance. The current Facilities Benefit Assessment and Development Impact Fees Schedule is available at [www.sandiego.gov/planning](http://www.sandiego.gov/planning) or at the Development Services Department. For information call Facilities Financing at (619) 533-3670.

**H. Water & Sewer Plan Check Fees**

Development Services assesses a water and sewer plan check fee when a water and sewer review of any type is performed. The fee is based upon a combination of the number of Equivalent Dwelling Units (EDU) being reviewed and whether or not a change is being made to a meter. The plan check fee is based per meter and is charged for both irrigation as well as domestic meters. For the purposes of assessing these fees, 20 fixture units are given a value of 1 EDU. The plan check fees are charged at permit issuance as follows:

Item	Fee
1 - 2.9 EDUs	\$166 per meter
No meter change & up to 1 EDU	\$ 88 per meter
Meter change & up to 2.9 EDU	\$166 per meter
Cross Connection Controls	\$44 per installation

**I. Water and Sewer Capacity Fees**

Water and Sewer capacity fees associated with new construction are determined during the building permit plan review process. A capacity charge is collected for the maintenance/operation of present water and sewer facilities, as well as future expansion. Water and sewer capacity charges are calculated by Equivalent Dwelling Unit (EDU), and are collected at building permit issuance. Capacity fees can be deferred. For further information, see Information Bulletin 108, “Requirements for Development Fee Deferrals.” See Table C for a list of water and sewer capacity fees.

**J. Water and Sewer Installation Fees**

Water and sewer service installation fees associated with new construction are determined during the building permit plan review process. Table C lists fees for water and sewer services, including potable and reclaimed water for the City of San Diego. A Water Meter Data Card is used to determine the correct size required for water meter, service and sewer lateral. Water Meter Data Cards are available at the Development Services Department. All water and sewer costs associated with construction will be assessed at the time of building permit issuance.

**IV. ENHANCED/OPTIONAL SERVICES**

**A. Express Plan Check Fees**

When available, a reduced review period can be accomplished by paying Express Plan Check fees, at \$1,111 plus 1.5 times regular plan check fee or 1.5 times the hourly rate, when applicable.

**B. Request for Alternate Methods/Materials**

**Alternate Methods:**

- Category 1 (repeats and minimal complexity).....\$1,291
  - Category 2 (complex or 2 issues) .....\$2,728
  - Category 3 (highly complex or 3 issues or more).. \$2,500\*
- \*Category 3 requires a deposit into a trust fund account.

**Alternate Materials:**

- Alternate Materials Application Review .....\$333
- Alternate Materials Research (per hour).....\$144

**Board of Appeals Hearing (each).....\$1,503**

**C. Enhanced Inspection Services**

See Information Bulletin 120, “How to Obtain Project Inspections.”

**V. OTHER FEES**

**A. Affordable Housing In-Lieu Fees**

The City of San Diego’s Inclusionary Housing Ordinance requires all new residential development of two units or more to provide affordable housing, or pay a fee in lieu of providing affordable housing units. See Information Bulletin 532, “Information Regarding Inclusionary Housing” for more information, including the in-lieu fees.

**B. Plan Change Fees**

Changes to approved plans (after final approval and permit issuance) must be checked. A nonrefundable supplemental plan check fee must be paid at the hourly rate (see “Services Not Covered Above” for the hourly rates).

**C. Services Not Covered Above**

- Building and Safety rechecks, supplemental plan checks and other services not covered by standard fees \$144 per hour.
- Project Management Services not covered by standard fees \$144 per hour.
- Land Development Review services not covered by standard fees \$121 per hour.
- Information and Application Services not covered by standard fees \$82 per hour.

**D. Work Done Without a Permit**

Work done without a permit will be assessed regular plan check fees and double building permit fees.

**VI. DEMOLITION, REMOVAL PERMIT FEES**

See Information Bulletin 710, Permit Instructions, Procedures for Building Demolition/Removal.

**Table A / Miscellaneous Items  
Plan Check & Inspection Fee Schedule**

<u>Work Item</u>	<u>Fee</u>	<u>Work Item</u>	<u>Fee</u>
<b>Addressing-New Structure</b> , per address .....	\$27	<b>Pile Foundation-Any Material</b>	
<b>Antenna</b> , each .....	\$723	First 10 piles, up to 10 .....	\$723
<b>Antenna-Cellular/Mobile Phone</b> , each.....	\$645	Additional piles, each.....	\$26
<b>Awning or Canopy (supported by building)</b> , each.....	\$378	<b>Retaining Wall-any material</b>	
<b>Carport-Standard</b> , each.....	\$311	Standard, up to 100 l.f. ....	\$378
<b>Carport-With Calcs</b> , ..... each.....	\$533	Special Design, up to 100 l.f. ....	\$745
<b>Fence or Freestanding Wall (non-masonry)</b>		Additional retaining wall, each 100 l.f.....	\$44
up to 200 l.f. ....	\$355	<b>Roof Structure Replacement With or Without Calcs</b>	
Additional Fence or Freestanding Wall, each 100 l.f.....	\$22	up to 300 s.f. ....	\$222
<b>Fence or Freestanding Wall</b>		Additional roof structure replacement, each 100 s.f. ....	\$15
Masonry, City Standard up to 100 l.f.....	\$411	<b>Remodel (Residential)<sup>1</sup></b>	
Masonry, Special Design, up to 100 l.f.....	\$634	up to 100 s.f. ....	\$188
Add'l Fence or Wall, Masonry,each 100 l.f.....	\$22	Additional remodel, each 100 s.f.....	\$99
<b>Fireplace</b>		<b>Room Addition (Residential)<sup>1</sup></b>	
Masonry, Standard, each.....	\$367	up to 100 s.f. ....	\$289
Masonry, Special Design, each .....	\$656	Additional room addition, each 100 s.f.....	\$166
Pre-Fabricated / Metal, each .....	\$277	<b>Sauna - Steam</b> , each .....	\$500
<b>Foundation Repair</b>		<b>Skylight</b>	
Standard, up to 100 l.f. ....	\$378	Less than 10 s.f., each.....	\$166
Standard, each add'l 100 l.f.....	\$44	Greater than 10 s.f. or structural, each .....	\$289
Special Design, up to 100 l.f.....	\$745	<b>Spa or Hot Tub (Pre-fabricated)</b> , each .....	\$367
Special Design, each add'l 100 l.f.....	\$44	<b>Stairs</b>	
<b>Garage</b>		first flight .....	\$266
Wood frame, each 1000 s.f.....	\$678	Each additional flight, per flight.....	\$111
Masonry, each 1000 s.f.....	\$1090	<b>Stucco and Siding, Stone or Brick Veneer application</b>	
<b>Lighting Pole/Flagpole</b>		up to 400 s.f. ....	\$233
First pole.....	\$557	Additional application, each 100 s.f. ....	\$10
Each Additional pole.....	\$266	<b>Swimming Pool / Spa</b>	
<b>Partition - Residential, Interior</b>		Vinyl-lined/Fiberglass, each.....	\$701
up to 50 l.f. ....	\$222	Gunite - Custom and to establish master, each.....	\$1,136
Additional partition, each 20 l.f.....	\$15	Master Plan Production Unit, each .....	\$567
<b>Patio Cover/Covered Porch, Trellis, Decks, Greenhouse, Balcony-With or Without Calcs</b>		<b>Window/Door (including Sliding Glass)</b>	
up to 200 s.f. ....	\$233	New (non structural)-first unit, each.....	\$144
Additional patio cover/covered porch, trellis, deck, greenhouse, balcony, each add'l 100 s.f.....	\$44	Closing of existing door/window opening, each.....	\$255
		Replacement, first one.....	\$177
		New window (structural shear wall/masonry), first one ..	\$489
		Bay Window (structural), first one .....	\$656
		Additional door/window, each .....	\$88

<sup>1</sup>This fee includes all structural, electrical, plumbing and mechanical work within the footprint of the remodel or room addition. Stand-alone items listed elsewhere in Table A are not added to the plan check and inspection fees, unless those stand-alone items are outside the footprint of the remodel or room addition.

**Table B / Fire Plan Check & Inspection  
Miscellaneous Items**

<u>Work Item</u>	<u>Fee</u>	<u>Work Item</u>	<u>Fee</u>
<b>Fire Sprinkler Systems - Retrofit:</b>		<b>Stand Alone Fire Fees:</b>	
1-50 Heads, per group.....	\$500	Hydrants/Underground Fire Service Plan Check, each ..	\$400
51-100 Heads, per group.....	\$701	Hydrant Flow Test (existing hydrants), each .....	\$400
101-200 Heads, per group.....	\$902	Fire Plans Officer Review, each.....	\$300
Every 200 Heads above 200, per group.....	\$300	Reinspection Fee, per hour .....	\$99
		Board of Appeals, each .....	\$99
		Emergency Call-Out (Non-Scheduled), 4 Hours .....	\$601
		After Hours Call-Out (Scheduled), 2 Hours .....	\$300

### Table C / Water & Sewer Fees

**I. WATER AND SEWER CAPACITY FEES**

A capacity charge is collected for the maintenance/operation of present water and sewer facilities, as well as future expansion. Water and sewer capacity charges are calculated by Equivalent Dwelling Unit (EDU), and are collected at building permit issuance.

Water Capacity Charge (per EDU) .....	\$2,550
Sewer Capacity Charge (per EDU).....	\$3,710

Generally, Equivalent Dwelling Units are calculated as follows. For clarification or for facilities not listed, phone (619) 446-5000. Capacity charges are more particularly described in the Water Department Instruction 55.30, "Water and Sewer Capacity Charges." Copies are available upon request.

**A. Residential**

Single family dwellings.....	1 EDU
Mobile homes .....	1 EDU
Guest Houses (w/partial kitchen).....	½ EDU
Multiple Living Units (where each unit has its own separate meter) .....	1 EDU

For multiple living units using a common water meter, a density break is given. Phone (619) 446-5000 for more information.

**B. Combined Commercial and Domestic Facilities**

Commercial and residential units sharing a common water meter will be charged one EDU for each twenty fixture units or fraction thereof, plus any other applicable capacity charges.

**C. Reimbursement Fees**

In certain areas developers have agreed to install public water and/or sewer facilities for future use. An arrangement is made between the City and the Developer to collect the costs of these improvements from benefitting builders. Reimbursement fees are due at the time the water meter and/or sewer connection fees are paid (typically when the building permit fees are paid). To determine if a particular lot is subject to these reimbursement fees and fee amounts, please visit the Development Services Center or phone (619) 533-5142 for water and (619) 533-4258 for wastewater.

**D. Oversized Meters and Irrigation Meters**

Sewer capacity is not collected on irrigation meters. The water capacity charge is based upon meter size, as follows:

Meter Size	EDU
1" x 3/4".....	1
1" .....	2
1 1/2" .....	6
2" .....	8
2-2" manifolded or 3".....	32
4" .....	88

**II. WATER INSTALLATION FEES**

Following is a list of typical water meter and service installation fees. For a complete explanation of these fees, see Information Bulletin 104, "Schedule for Water and Sewer Fees."

**Water Meter, Installed by Water Department:**

3/4" meter .....	\$127
3/4" meter, each additional trip .....	\$47
1" x 3/4" meter .....	\$111
1" x 3/4" meter, each additional trip.....	\$47
1" meter.....	\$130
1" meter, each additional trip .....	\$47
1½" meter .....	\$294
1½" meter, each additional trip .....	\$62
2" meter.....	\$342
2" meter, each additional trip .....	\$62
2-2" meter .....	\$443
2-2" meter, each additional trip .....	\$184
Others not listed.....	Special Estimate

**Water Meter Credit When Upgrading Existing Water Meters**

5/8".....	\$35 credit
3/4" .....	\$59 credit
1 x 3/4".....	\$40 credit
1" .....	\$59 credit
1½".....	\$149 credit
2" .....	\$191 credit

**Water Meter Reductions, Installed by Water Department:**

1" x 3/4" meter on 1" service .....	\$110
1" x 3/4" meter on 2" service .....	\$151
1" meter on 2" service.....	\$151
1½" meter on 2" service .....	\$294

**Cross Connection Test Fee.....**\$468

**Water Service & Meter (40' length maximum), Installed by Water Department**

The Water Department will install a water service from the main to the property line along with a water meter and a meter box. Water meters will not be located in a driveway and the service must be perpendicular to the main.

1" service with 1 x 3/4" meter.....	\$3,095
1" service with 1" meter.....	\$3,117
2" service with 1½" meter.....	\$4,773
2" service with 2" meter.....	\$4,816
2-2" services with 2-2" meters manifolded .....	\$6,300

**Water Services Over 40' in Length, installed by Water Department**

1" .....	Add \$91/ft.
2" .....	Add \$108/ft.
2-2" (manifold use only) .....	Add \$121/ft.

**Water Services Only (No Meter Box), installed by Water Department**

1" .....	\$3,045
2" .....	\$3,762
2-2".....	\$4,285

### Table C / Water & Sewer Fees

**Water Service Disconnections, by Water Department**

3/4" to 2" .....	\$1,046
2 + services disconnected at the same time (each)...	\$481
3" or larger.....	special estimate
Services disconnected at the same time and in the same trench as a new service .....	no charge

**Water Service Disconnections, by Contractor or Owner**

Inspection Fee.....	\$245
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**Water Services, by Contractor or Owner**

Although services may be installed by contractors or owner-builders, only the Water Department may tap into a public water main. A permit is required for such work in the public right-of-way. For more information refer to Information Bulletin 166 "How to Obtain a Permit for Water, Sewer or Fire Service." All wet tap requests are checked by the Water Department. Size on size taps are not permitted. Taps may be purchased at the following cost:

<b>Wet Tap Size</b>	<b>Fee</b>
1"-2" .....	\$254
4" to 12" .....	\$318

**III. SEWER INSTALLATION FEES**

Following is a list of typical sewer installation fees. For a complete explanation of these fees, see Information Bulletin 104, "Schedule for Water and Sewer Fees."

**Sewer Lateral, 40-foot length, 2-5' depth, Installed by Metropolitan Wastewater Department**

4" street connection.....	\$1,670
6" street connection.....	\$2,735
4" alley connection .....	\$1,210
6" alley connection .....	\$1,960

**Portion of Sewer Lateral Exceeding 40-feet**

4" .....	\$36/ft.
6" .....	\$60/ft.

**Portion of Sewer Lateral Exceeding 5' Depth at the Property Line**

5-8 feet .....	Add 30%
9-11 feet .....	Add 60%
Over 11 feet.....	Add 100%

**Sewer Lateral Exceeding 11' Depth at the Main .. Add 30%**

**Sewer Lateral, by Contractor or Owner**

Sewer laterals may be installed by contractor or owner-builders.

New 4", 6", or 8" (Easement, Token or Encroachment)...	\$25
Existing 4", 6" or 8".....	\$15*

\*Existing sewer laterals that have never been used must be inspected by the Metropolitan Wastewater Department at the property connection point.