

Fee Schedule for Construction Permits– Structures

INFORMATION BULLETIN

501

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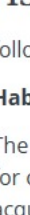
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This Information Bulletin lists the fees collected by the City of San Diego for construction permits (building permits). It also lists some, but not all, fees that may be required from agencies other than the City of San Diego. The tables within this bulletin are designed to assist applicants in estimating construction permit fees. For project submittal requirements, see Project Submittal Requirements, Section 2.

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. The following fees are required to be paid prior to review unless otherwise indicated below. For your convenience, DSD offers [online payments](#). Payments can also be made in person using cash, check, debit card, Visa, or MasterCard. Checks shall be in the exact amount, drawn on US banks, and made payable to the "City Treasurer."

 Plan check fees and some administrative fees are non-refundable, but inspection fees may be refundable. For additional refund information, see the Refund Policy noted within [Refund Application Form DS-721](#).

II. Submittal Fees

A. General Plan Maintenance Fee

This fee provides funding for the maintenance of the City's General Plan and is collected on behalf of the Planning Department. It is non-refundable and is collected once per project at the time of application. Projects that do not require plan review are not subject to the fee.

General Plan Maintenance Fee	\$737.00
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B. Mapping Fee

This fee is collected to fund automation efforts and online GIS data and mapping for Development Services. It is charged when plans, drawings, maps or other geographical documents are utilized for project review.

Mapping Fee	\$12.16
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C. Plan Check Fees

Fee Tables 501A, 501B, 501C and 501D list the plan check fees. This information is taken from the plans at project submittal. The information is then verified during 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.

III. Issuance Fees

The following fees are collected at the time of issuance for all permits:

A. Habitat Acquisition Fund Fee

The City's Biology Guidelines allow for monetary compensation into the Habitat Acquisition Fund (HAF) in lieu of other forms of mitigation for certain biological impacts according to the provisions of the City's Environmentally Sensitive Lands Regulations. The City uses the HAF to acquire, maintain and administer habitat areas pursuant to City Council Resolution No. R-275129, adopted February 12, 1990.

- There are four requirements to applying for the HAF to compensate for impacts:
 - Small sites, generally less than 5 acres
 - Isolated sites
 - Sites with lower long-term conservation value
 - Impacts only to vegetation Types II-HIIB (cannot be used for Tier 1 vegetation or wetlands)

The HAF fee is split into two fees: the HAF Mitigation fee and the HAF Administration fee. The HAF Mitigation fee is the cost of the direct mitigation acreage amount to be paid. The HAF Administration fee is a 10% administration fee to cover appraisal and administrative expenses. They are calculated as follows:

HAF Mitigation fee = (Mitigation Acreage Amount) x (Current Per Acreage Fee)

HAF Administration fee = 0.10 x (HAF Mitigation Fee)

The HAF fee is invoiced by the Assistant Deputy Director Environmental Designee of the Entitlements Division to the applicable ministerial approval type that triggers the mitigation, i.e. construction, grading, demolition, building. The fee is charged at permit issuance, and once per project. The HAF per acreage fee is subject to change based upon land values at the time of permit issuance. Please contact BiodeserveSD@sanidiego.gov for the HAF current per acre fee.

B. Inspection Fee

Fee tables 501A, 501B and 501C list the inspection fees collected at the time of permit issuance. This information is taken from the plans at permit issuance. It is then verified during project review and updated as appropriate. Changes made during inspections may result in additional inspection fees, which may require payment prior to subsequent inspections.

C. Construction and Demolition (C&D) Debris Recycling Deposit

A refundable C&D Debris Recycling Deposit may be required at permit issuance and is collected on behalf of the Environmental Services Department (ESD). The deposit encourages the diversion of construction and demolition debris from our local landfills and ensures it gets recycled by recycling, reusing or donating usable materials. The deposit schedule is listed on the [Construction and Demolition \(C&D\) Debris Recycling Fact Sheet](#). If a C&D Deposit is required, a completed [Waste Management Form Part 1](#) must be provided. [Learn more](#).

D. Lead Hazard Prevention & Control

This fee is collected on behalf of the ESD for all [Building Permits](#) and [Demolition Permits](#) for structures built before 1978. The fee is meant to meet operational expenses associated with education, outreach and enforcement of the Lead Hazard Prevention and Control Ordinance ([City Council Ordinance O-21912](#) [PDF](#)) and ([City Council Resolution R-303490](#)) [PDF](#).

Renovation or demolition work impacting lead-based painted surfaces can generate dangerous lead dust and soil contamination levels. Children are most at risk for lead poisoning and can be exposed to dust and soil contamination long after the work has been completed. Workers risk exposing their children to lead hazards by tracking contaminated dust and soil from the worksite into their own cars and homes. Studies have shown that even low levels of lead can cause damage to the brain, the central nervous system, and the kidneys and cause behavioral problems and loss of IQ. There is no medical treatment to reverse the damaging health effects of lead.

San Diego Municipal Code Sections [§4.1005](#) [PDF](#) through [§4.1006](#) [PDF](#) describe the lead-safe work practices that must be followed by anyone disturbing painted surfaces in pre-1978 structures or steel structures of any age. For more information, visit the Lead-Safety and Healthy Homes Program webpage at sdhealthyhomes.org.

Lead Hazard Prevention Fee	\$58.00
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E. State of California

- **State/Seismic Fee** - Public Resources Code Section 2705 requires that the City collect a fee for the State of California's strong-motion instrumentation program for the purpose of administering the program and of acquiring strong-motion instruments and installing and maintaining such instruments as needed in representative geologic environments and structures throughout the state. The fee is assessed at 13 cents per \$1,000 estimated valuation on all permits for construction of single or multifamily structures one or two stories high. The charge is 28 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.

- **Building Standards Fee** - Health & Safety Code Section 18931.6 requires that the City 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 (\$1.00). "Appropriate fractions thereof" is interpreted to be \$1.00 per every twenty-five thousand (\$25,000) in valuation.

F. County Water Authority

The San Diego County Water Authority (CWA) is a separate agency from the City of San Diego that supplies raw water to the region. When a new water meter is installed, the agency may charge a capacity fee based on the size of the meter. A fee schedule is available at cdwa.org. CWA fees are collected through the Development Services Department.

G. School Fees/Deposits

The local school district(s) may assess a school fee for new construction. DSD [Information Bulletin 146](#) [PDF](#) "School Fees," provides information about school fee requirements, how the fees are calculated, and how to pay school fees to the school district prior to permit issuance.

H. Impact fees

Public Spaces Planning collects certain impact fees as part of land development within the City of San Diego. Impact fees are due at the final inspection of completed buildings. However, they can be paid at any time after the building permit has been issued. For more information, contact Public Facilities Planning at impactfees@sanidiego.gov.

- Development Impact Fees (DIF) are charged for development in all Urbanized and Proposition A Lands.

- Regional Transportation Congestion Improvement Program Fees (RTCIPI) are applicable to new residential development.

- Housing Trust Fund Fees (HTF) are applicable to all new nonresidential developments, additions, or changes in use that increase the intensity of use and generate a greater demand for affordable housing.
- The Active Transportation in Lieu Fees (ATLF) are required for residential and non-residential development projects located in Mobility Zone 4. Projects in Mobility Zones 2 or 3 require mitigation measures, with the option to pay a buyout fee in lieu of implementing the required mitigations.

All private, non-residential permit valuations over certain thresholds (SDMC §26.0714) are to submit a set aside for public art enhancement. This threshold is revised annually, Jan. 1 of each year. For more information about Art in Private Development Projects, please contact the Commission for Arts and Culture at arts@sanidiego.gov to discuss alternatives to comply with the Public Art Ordinance.

A non-refundable hourly plan check fee based on 2.5 hours of review time will be added to all building permit projects at the time of project set-up for the calculation and assessment of development impact fees and must be paid prior to review. The reviewer may assess additional hourly fees as needed.

You can determine your project's fees by accessing the Citywide DIF calculator on [City Planning's Public Spaces webpage](#). To determine a project's fees, enter the project's assessor parcel number and development information into the [Citywide DIF Calculator](#). To use the Citywide DIF Calculator, download the file to your device. Once downloaded, you can easily estimate your DIFs.

I. 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 EDU and is charged for both irrigation and domestic meters. For the purposes of assessing these fees, 20 fixture units are given a value of one EDU. Table 501D lists [Water and Sewer plan check fees](#).

J. Water & Sewer Capacity Fees

Water and Sewer Capacity Fees are collected on behalf of the Public Utilities Department and are determined during the plan review process. A capacity fee is collected for the maintenance/operation of present water and sewer facilities, as well as future expansion. Water and sewer capacity fees are calculated by Equivalent Dwelling Unit (EDU). Water capacity fees may be deferred. For further information, contact Public Utilities at (858) 614-5764. See [Schedule for Water and Sewer Fees](#) [PDF](#) for a list of water and sewer capacity fees.

K. Water & Sewer Installation Fees

Water services and sewer lateral installation fees associated with new construction are collected on behalf of the Public Utilities Department and are determined during the building permit plan review process. See [Schedule for Water and Sewer Fees](#) for water and sewer services, including potable and reclaimed water for the City of San Diego. A Water Meter Data Card (DS-16) is used to determine the correct size required for the water meter, service and sewer lateral.

L. Storm Water High Priority & Areas of Special Biological Significance (ASBS) Inspection Fee

The Regional Water Quality Control Board requires weekly or biweekly Stormwater Inspections on large projects and projects in close proximity to sensitive biological water resources. During plan review, all projects are classified as ASBS, High, Medium or Low Priority with regards to their stormwater discharge risk. Projects identified as Stormwater High Priority or ASBS are assessed a fee to meet the additional inspections.

Storm Water Inspections	\$1,466.11
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IV. Enhanced/Optional Services

A. Project Management Services

In order to accommodate the needs of the industry, a ministerial Development Project Manager (DPM) will be assigned to complex projects or when an applicant requests a customized review or approval process. A DPM will be the point of contact for the applicant, but any member of the review team can be contacted directly concerning plan review on specific items such as building codes, planning or public improvement requirements. DPMs are available to handle complex scheduling issues and coordination between the applicant and the inspectors and to assist customers with the following:

- Facilitating pre-submittal meetings and multi-discipline preliminary reviews
- Determining the submittal requirements, project fees and distribution
- Coordinating concurrent processing with Development Project Managers managing the discretionary portion of the project
- Managing the portion of the project schedule that relates to the Development Services Department review and approval process
- Providing conflict resolution services
- Coordinating issuance of the ministerial permit
- Coordinating pre-construction meetings
- Managing the inspection process
- Facilitating temporary certificate of occupancy

Applicants also have the option of requesting a DPM to be assigned to their project. It is to be noted that requesting a DPM will not guarantee that one will be assigned. All requests shall be submitted and reviewed by dsdministerialpm@sanidiego.gov prior to acceptance of any construction documents. Fees for this service are on an hourly basis for time spent and are \$176.84 per hour, plus 1.5 times the rate for Express when applicable.

B. Express Plan Check Fees

When available, a reduced review period can be accomplished by paying an Express Plan Check Administration Fee of \$793.95 plus 1.5 times the regular plan check fee (or 1.5 times the hourly rate, including the Project Management fee, when applicable).

V. Other Fees

A. Affordable Housing Verification Documents

A \$440.82 fee is charged for City Staff verification of information needed to apply for local, state, or federal affordable housing opportunities. Documents requiring [impact fee](#) verification by Public Spaces Planning require additional fees charged at [hourly rates](#) [PDF](#).

B. Affordable Housing In-Lieu Fees

The City of San Diego's Inclusionary Housing Ordinance requires all new residential developments of two units or more to provide affordable housing or pay a fee in lieu of providing affordable housing. For more information, including the in-lieu fees, see [Information Bulletin 532](#), Information Regarding Inclusionary Housing.

C. Plan Check Fee

Changes to approved plans (after permit issuance) must be reviewed. A non-refundable hourly plan check fee will be assessed at the time of project set-up, one fee per required review discipline, and must be paid prior to review. For additional information, see [Information Bulletin 118](#) [PDF](#), How to Process Changes to Approved Plans.

Services Not Covered in the Fee Tables

fees will be applied based on the square footage of each use within the structure.

² Definitions:

High Rise – Any building having occupied floors 75' or more above the lowest floor level having building access, regardless of occupancy type.

Tenant Improvement/Remodel – This fee will be used for a building permit that is required to allow a new shell building or space to be occupied.

³ Repetitive StrcDUP/DUP+TH – This fee will be charged when repetitive single-dwelling unit, duplex or townhomes are identical and are submitted at the same time. The applicable inspection fee will be charged for each structure based on size of the building.

⁴ The Repetitive Structures Fee will be charged when a repetitive multi-dwelling unit or non-residential structures are identical and are submitted at the same time. The applicable inspection fee will be charged for each structure based on CBC use and size of the building.

⁵ Plan check and Inspector's base square feet (area calculation) includes the thickness of exterior walls / Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above such as balconies.

Table 501B - Partial Permit Plan Check & Inspection

Project Type ^{1,2}	Base Sq. Ft. ⁴	Plan Check		Inspection	
		Base Rate	Increment Rate	Base Rate	Increment Rate
Partial-Foundation	1	\$5,479.50	-	\$2,922.40	-
	15,000	\$5,479.50	\$0.36	\$2,922.40	\$0.24

Traffic Study Fee

Building Permit projects that require review of a Traffic Study will be assessed an additional plan check fee of \$2,473.03.

Addressing Fee

The addressing fee for the assignment of a new standard building address associated with a building plan check is \$529.71 per address assigned.

Fee Collection - Other Agencies / Departments

A \$17.11 fee is charged for fees collected by DSD or other departments/agencies (e.g., water/sewer fees, Affordable Housing In-lieu, construction debris recycling, State fees, lead hazard fee). The fee is charged at permit issuance, and once per project.

Heritage Preservation

An hourly plan check fee of \$177.68 per hour is charged for the Designated Historical Resource Review or Potential Historical Resource Review. Planning Department plan check fees are collected through the Development Services Department. The fee is charged at permit issuance.

VI. Fire Permits

Additional fees are charged for fire protection systems, including fire sprinklers, fire alarms and kitchen hood suppression systems. For Fire Permit fees, see [Information Bulletin 506](#) [PDF](#), Fee Schedule for Fire Permits.

VII. Electrical, Mechanical, Plumbing/Gas Permits

Additional fees are charged for specific electrical, mechanical and plumbing/gas installations for multifamily and nonresidential construction projects (see [Information Bulletin 103](#), Fee Schedule for Mechanical, Electrical, Plumbing/Gas Permits). Electrical, Mechanical, Plumbing/Gas Permits can be obtained at the same time the building permit is issued. This fee schedule can also be used for single-family, duplex and townhome projects that only involve electrical, mechanical or plumbing/gas work without any building permit work.

VIII. Demolition, Removal Permit Fees

See [Information Bulletin 710](#), Permit Instructions, Procedures for Building Demolition/Removal.

IX. Sign Permit Fees

See [Information Bulletin 111](#) [PDF](#), How to Obtain a Permit for Signs.

Table 501A - Building Plan Check & Inspections

Project Type ¹	Base Sq. Ft. ⁵	Plan Check		Inspection	
		Base Rate	Increment Rate	Base Rate	Increment Rate
New Commercial	1	\$4,566.31	-	\$1,570.80	-
	3,000	\$4,566.31	\$1.57	\$1,570.80	\$0.48
High Rise ²	1	\$11,567.82	-	\$10,350.16	-
	50,000	\$11,567.82	\$0.24	\$10,350.16	\$0.24
Master Plan-Est-MDU (Master Plan Establishment-Multi Dwelling Unit) *For Production see Footnote 4	1	\$15,099.06	-	-	-
	20,000	\$15,099.06	\$0.72	-	-
New MDU (New Multi Dwelling Unit)	1	\$4,627.13	-	\$2,130.97	-
	5,000	\$4,627.13	\$0.97	\$2,130.97	\$0.48
Res-MDU & Non Res-Addition (Residential Multi-Dwelling Unit & Non-Residential Addition)	1	\$1,199.36	-	\$858.50	-
	500	\$1,199.36	\$2.41	\$858.50	\$1.68
Standalone Parking Garage	1	\$6,331.87	-	\$2,435.34	-
	10,000	\$6,331.87	\$0.60	\$2,435.34	\$0.24
Res-SDU/DUP (Single Dwelling Unit /Duplex/detached Group R-3 ADU over 500 or addition/remodel, including attached ADU/JADU over 1,100 SF)	1	\$8,085.26	-	\$8,401.90	-
	3,000	\$8,085.26	\$4.10	\$8,401.90	\$4.21
Repetitive Strct-SDU/DUP ⁴ (Repetitive Structure Single Dwelling Unit /Duplex/)	First Additional Unit	\$2,120.01	-	Use Rates Above	
	Subsequent Units (Each)	\$793.95	-	Use Rates Above	
Res-SDU/DUP Add/Remodel (Residential-Single Dwelling Unit/Duplex Addition/Remodel, including attached ADU/JADU to 1,100 SF and detached ADU up to 500 SF)	1	\$3,512.92	-	\$2,228.29	-
	500	\$3,512.92	\$6.98	\$2,228.29	\$4.46
Manufactured/FBH SDU (Manufactured Factory Built Housing Single Dwelling Unit)	Each	\$5,776.62	-	\$3,310.82	-
Tenant Improvement/Remodel (All occupancies excluding R-3)	1	\$2,532.77	-	\$1,315.10	-
	2,000	\$2,532.77	\$1.33	\$1,315.10	\$0.60
TI/Remodel Rapid Review (Tenant Improvement/Remodel Rapid Review, All Occupancies)	1	\$840.20	-	\$2,143.14	-
	1,000	\$840.20	\$0.85	\$2,143.14	\$2.17
Factory Built Housing MDU	1	\$12,785.50	-	\$8,767.19	-
	30,000	\$12,785.50	\$0.43	\$8,767.19	\$0.30
Attached Townhomes	1	\$14,100.60	-	\$12,054.89	-
	6,000	\$14,100.60	\$2.41	\$12,054.89	\$2.05
Repetitive Strct-TH ³ (Repetitive Structure-Town Home)	Each	\$706.27	-	Use Townhomes Fees	
Warehouse/Self-Storage	1	\$11,202.53	-	\$7,062.47	-
	20,000	\$11,202.53	\$0.60	\$7,062.47	\$0.36
Repetitive Strct-Non-Res-MDU ⁴ (Repetitive structure Non-Residential or Multi Dwelling Unit ⁴)	Each	\$3,002.73	-	Use appropriate inspection fees as applicable per building type	

¹ Fees are based upon the use as defined by the California Building Code (CBC). For mixed-use buildings (e.g., residential/commercial projects), fees will be applied based on the square footage of each use within the structure.

² Definitions:

High Rise - Any building having occupied floors 75' or more above the lowest floor level having building access, regardless of occupancy type. **Tenant Improvement/Remodel** - This fee will be used for a building permit that is required to allow a new shell building or space to be occupied.

³ Repetitive Strct-SDU/DUP& TH - This fee will be charged when repetitive single-dwelling unit, duplex or townhomes are identical and are submitted at the same time. The applicable inspection fee will be charged for each structure based on size of the building.

⁴ The Repetitive Structures Fee will be charged when a repetitive multi-dwelling unit or non-residential structures are identical and are submitted at the same time. The applicable inspection fee will be charged for each structure based on CBC use and size of the building.

⁵ Plan check and Inspection's base square feet (area calculation) includes the thickness of exterior walls . Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above such as balconies.

Table 501B - Partial Permit Plan Check & Inspection

Project Type ^{1,2}	Base Sq. Ft. ⁴	Plan Check		Inspection	
		Base Rate	Increment Rate	Base Rate	Increment Rate
Partial-Foundation	1	\$5,479.50	-	\$2,922.40	-
	15,000	\$5,479.50	\$0.36	\$2,922.40	\$0.24
Partial-Frame	1	\$9,741.32	-	\$3,409.47	-
	20,000	\$9,741.32	\$0.48	\$3,409.47	\$0.12
Partial-Shell & Non-Res BO (Partial Shell & Non-Residential Buildout)	1	\$18,995.59	-	\$3,896.53	-
	20,000	\$18,995.59	\$0.97	\$3,896.53	\$0.24
Partial Res BO to Occupy (Partial Residential, Buildout to Occupy)	1	\$32,146.39	-	\$14,612.00	-
	40,000	\$32,146.39	\$0.85	\$14,612.00	\$0.36
Partial-High Rise Foundation	1	\$17,047.32	-	\$7,793.06	-
	40,000	\$17,047.32	\$0.48	\$7,793.06	\$0.24
Partial-High Rise Frame	1	\$4,870.66	-	\$2,435.34	-
	40,000	\$4,870.66	\$0.12	\$2,435.34	\$0.06
Partial-High Rise Shell	1	\$12,785.50	-	\$4,261.84	-
	50,000	\$12,785.50	\$0.24	\$4,261.84	\$0.09
Partial-High Rise Buildout ³	1	\$1,826.50	-	-	-
	50,000	\$1,826.50	\$0.03	-	-
Piles, Pile Cap and Grade Beam	Each	\$1,059.40	-	-	-

¹ Fees are based upon the use as defined by the California Building Code. For mixed-use buildings (e.g