

PROPOSED



City of
Laguna Woods

Schedule of User and Regulatory Fees

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Schedule of User and Regulatory Fees

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BUILDING FEES

Fee Description		Fee [a]	Note
1	New or Existing Water Heater Change Out	\$107	
2	Water Heater Relocation	\$187	
3	Tub to Tub Insert Only	\$202	
4	Tub to Tub Tile Back Only	\$274	
5	Shower to Shower Insert Only	\$202	
6	Shower to Shower Tile Only	\$346	
7	Tub to Shower Only	\$346	
8	Water/Drain Line (Install/Alter/Repair) w/out Structural	\$107	
9	Water/Drain Line (Install/Alter/Repair) with Structural	\$447	
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	\$259	
13	New HVAC / HVAC Change in Type - Residential	\$202	
14	Ventilation Modifications	\$223	
15	Electrical - New Fixtures/Receptacles	\$115	
16	Electric Vehicle Charger Installation	\$115	
17	Mechanical - New Fixtures/Receptacles	\$115	
18	Plumbing - New Fixtures/Receptacles	\$115	
19	Electrical Panel Modification	\$359	
20	Electrical Panel Change Out	\$193	
21	New Washer/Dryer Hook Up	\$316	
22	Electrical Wheelchair Lift	\$562	
23	Temporary Power Pole	\$150	

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BUILDING FEES

Fee Description		Fee [a]	Note
24	Re-Roof (Tile, Single-Ply) - First 1,000 SF	\$179	
25	Re-Roof (Tile, Single-Ply) - Each Add'l 1,000 SF	\$35	[b]
26	Re-Roof (All Other) - First 1,000 SF	\$216	
27	Re-Roof (All Other) - Each Add'l 5,000 SF	\$35	[b]
28	Fenestration - Skylights/Solartubes - Fire-Rated	\$202	
29	Fenestration - Skylights/Solartubes - Non-Rated	\$151	
30	Fenestration - Window Retrofit	\$166	
31	Fenestration - Doors/Windows (One New - Framed)	\$238	[c]
32	Structural, Drywall	\$159	
33	Structural, Insulation, Drywall	\$231	
34	Lath	\$251	
35	Structural, Insulation, Lath	\$375	
36	Structural, Insulation, Shear, Lath	\$620	
37	Fire Sprinkler Plans - New	\$231	
38	Fire Sprinkler Plans - Modified	\$144	
39	Framing/Structural - 1 inspection	\$332	[d]
40	Framing/Structural - 2 inspections	\$404	[d]
41	Framing/Structural - 3 inspections	\$476	[d]
42	Framing/Structural - More than 3 inspections		
	a) Base Fee (covers up to 3 inspections)	\$476	[d]
	b) Each additional inspection	\$72	[d]
43	Temporary Shade Structure (Commercial)	\$418	
44	Patio/Balcony Cover/Enclosure - Standard, Open, Pre-Engineered	\$360	
45	Patio/Balcony Cover/Enclosure - Standard, Enclosed, Pre-Engineered	\$519	

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BUILDING FEES

Fee Description	Fee [a]	Note
46 Patio/Balcony Cover/Enclosure - Site Specific Engineering	\$670	
47 Patio Conversion	\$1,153	
48 Atrium Conversion	\$1,153	
49 Garage Conversion/Alteration	\$1,009	
50 Alteration - Residential (Res.) Kitchen	\$793	
51 Alteration - Res. Kitchen, plus HVAC OR Fenestration	\$952	
52 Alteration - Res. Kitchen, plus HVAC AND Fenestration/Other	\$937	[e]
53 Alteration - Res. Kitchen, plus 1 Bath	\$865	
54 Alteration - Res. Kitchen, plus 2+ Bath (Includes bathroom splits)	\$1,024	
55 Alteration - Res. Kitchen, plus 1 Bath, plus HVAC OR Fenestration/Other	\$937	[e]
56 Alteration - Res. Kitchen, plus 2+ Bath, plus HVAC OR Fenestration/Other	\$1,096	[e]
57 Alteration - Res. Kitchen, plus 1 Bath, plus HVAC AND Fenestration/Other	\$1,009	[e]
58 Alteration - Res. Kitchen, plus 2+ Bath, plus HVAC AND Fenestration/Other	\$1,168	[e]
59 Alteration/Remodel - Res. 1 Bath	\$562	
60 Alteration/Remodel - Res. 2+ Baths (includes bathroom splits)	\$793	
61 Alteration - Res. 2+ Baths (incl. split), plus HVAC/Other	\$865	[e]
62 Room Addition	\$1,038	
63 Alteration/Remodel w/ Room Addition	\$2,163	
64 Sign (Wall) - First	\$288	
65 Sign (Wall) - Each Add'l	\$101	
66 Sign (Monument) - First	\$461	
67 Sign (Monument) - Each Add'l	\$115	
68 Antenna - Telecommunications	\$894	

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BUILDING FEES

Fee Description	Fee [a]	Note
69 Antenna - Equipment Shelter	\$562	
70 Solar - Residential Systems (All Others) - See note for > 15kW or 10kWth	\$450	[f]
71 Solar - SolarAPP+	See Note	[g]
72 Solar - Commercial Systems - See note for > 50kW or 30kWth	\$1,000	[h]
73 Demolition - Residential	\$202	
74 Demolition - Non-Residential	\$433	
75 Certificate of Occupancy - Temporary	\$107	
76 Certificate of Occupancy	\$323	
77 Sleeping Room Covenant - Recording Fee	\$130	
78 Miscellaneous/All Other - First Inspection	\$107	
79 Miscellaneous/All Other - Each Add'l Inspection	\$72	
80 Miscellaneous/All Other - Plan Check (Per Hr)	\$173	
81 Plan Revision - Non-Structural - (Per Hr)	\$173	
82 Plan Revision - Structural - (Per Hr)	\$173	
83 Work Without Permit - 2+ Non-Destructive Inspections Required	\$231	[i]
84 Work Without Permit - Destructive Inspection Required	\$404	
85 Re-Inspection - Missed Appointment	\$72	
86 Inspection Outside of Normal Business Hours (Per Hr)	\$216	
87 Expedited Plan Review of Residential Remodels	125% of standard fee	
88 Additional Inspections	\$107	
89 Replacement Job Card	\$35	
90 Permit Extension	\$87	
91 Change of Contractor, Architect, Owner Processing	\$87	

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BUILDING FEES

Fee Description	Fee [a]	Note
92 Expired Permit	\$173	
93 Cancelled Permit Refund Processing Fee	\$87	
94 Copy and Printing Charge	\$14	
95 Senate Bill 1186	\$4	[j]
96 Building and Safety Appeal Application	\$173	
97 Alternate Materials Method Review (Per Hr)	\$173	

[a] Adopted fees are intended to reflect the estimated costs of all typical services (i.e., application submittal, plan review, permit processing, permit inspection). For projects that are more complex than typical, the City will collect fees that represent the actual costs incurred by the City based on hourly billing rates for City staff and actual costs of third party services.

[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] Fee varies. California Government Code Section 65850.52.

[h] 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.

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

[j] Fee established by State of California.

* 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.

PROPOSED

City of Laguna Woods BUILDING FEES

			All Construction Types		All Construction Types		Note
			Plan Review		Permit		
Fee Description Occupancy Classification	Threshold SqFt		Base Fee	Fee Per Add'l 100 SF or Fraction Thereof	Base Fee	Fee Per Add'l 100 SF or Fraction Thereof	
1 Shell Building New Construction	500		\$1,298	\$30.28	\$1,298	\$56.23	
	2,000		\$1,752	\$19.46	\$2,141	\$23.79	
	5,000		\$2,336	\$11.68	\$2,855	\$14.27	
	10,000		\$2,919	\$5.41	\$3,568	\$16.22	
	20,000		\$3,460	varies	\$5,190	varies	
	> 20,000		varies	varies	varies	varies	
2 Accessory/Utility (e.g. Private garage, gatehouse) New Construction	100		\$303	\$100.92	\$562	\$187.42	
	250		\$454	\$60.55	\$843	\$112.45	
	500		\$606	\$30.28	\$1,125	\$56.23	
	1,000		\$757	\$14.13	\$1,406	\$26.24	
	2,500		\$969	varies	\$1,799	varies	
	> 2,500		varies	varies	varies	varies	
3 All Other New Construction	500		\$2,076	\$48.44	\$2,076	\$89.96	
	2,000		\$2,803	\$31.14	\$3,425	\$38.06	
	5,000		\$3,737	\$18.68	\$4,567	\$22.84	
	10,000		\$4,671	\$8.65	\$5,709	\$25.95	
	20,000		\$5,536	varies	\$8,304	varies	
	> 20,000		varies	varies	varies	varies	
4 Tenant Improvements New Construction	250		\$242	\$48.44	\$450	\$89.96	
	500		\$363	\$24.22	\$675	\$44.98	
	1,000		\$484	\$8.07	\$900	\$14.99	
	2,500		\$606	\$7.87	\$1,125	\$14.62	
	5,000		\$802	varies	\$1,490	varies	
	> 5,000		varies	varies	varies	varies	

[a] Adopted fees are intended to reflect the estimated costs of all typical services (i.e., application submittal, plan review, permit processing, permit inspection). For projects that are more complex than typical, the City will collect fees that represent the actual costs incurred by the City based on hourly billing rates for City staff and actual costs of third party services.

* Current fees vary based on the estimated calculated value of the project for fee setting purposes.

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BUILDING FEES

Fee Description		Fee	Note
1	Strong Motion Instrumentation Program (SMIP)		[a]
	Fee Calculation		
	a) Residential (1-3 Story)	\$0.50 or valuation x 0.00013	
	b) Commercial or Residential (4+ Story)	\$0.50 or valuation x 0.00028	
2	Building Standards Administration Special Revolving Fund (SB 1473) Fee Calculation		[b]
	(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	

[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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PLANNING FEES

Fee Description		Fee or Deposit	Charge Basis	Note
Fixed Fee Services				
1	Film Permit	\$720	Fixed Fee	[a]
2	Address Establishment/Change	\$450	Fixed Fee	
3	Notice of Exemption	\$360	Fixed Fee	[b]
4	Conditional Use Permit - Standard	\$4,680	Fixed Fee	[c]
5	Conditional Use Permit - Expanded	\$5,760	Fixed Fee	[d]
6	Conditional Use Permit - Comprehensive	\$6,840	Fixed Fee	[e]
7	Outdoor Seating Permit	\$450	Fixed Fee	
8	Sign Permit - Part of Sign Program	\$135	Fixed Fee	
9	Sign Permit - Permanent	\$360	Fixed Fee	
10	Sign Permit - Temporary	\$90	Fixed Fee	
11	Sign Permit - Community Facilities/Open Space Annual	\$90	Fixed Fee	
12	Sign Program	\$4,680	Fixed Fee	[f]
13	Site Development Permit	\$5,760	Fixed Fee	[g]
14	Special Event Permit	\$360	Fixed Fee	
15	Temporary Use Permit	\$720	Fixed Fee	
16	Tree Removal Permit	\$270	Fixed Fee	
17	Wireless Use Permit Filing Fee	\$2,070	Fixed Fee	[h]
18	Eligible Facility Request Permit Filing Fee	\$1,530	Fixed Fee	
19	Eligible Facility Request Permit Pre-Submittal Meeting	\$360	Fixed Fee	
20	Zoning Confirmation Letter	\$225	Fixed Fee	
21	Bingo Permit	\$50	Fixed Fee	[i]
22	Appeal (City Council)	\$750	Fixed Fee	

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City of Laguna Woods PLANNING FEES

Fee Description		Fee or Deposit	Charge Basis	Note
Deposit-Based Fee Services				[j]
23	Change Plan	\$2,500	Deposit	
24	Development Agreement	\$10,000	Deposit	
25	Environmental Impact Report	\$10,000	Deposit	
26	General Plan Amendment	\$10,000	Deposit	
27	Zoning Code Amendment	\$10,000	Deposit	
28	Initial Study/Neg. Dec./Mitigated Neg Dec.	\$5,000	Deposit	
29	Lot Line Adjustment	\$2,500	Deposit	
30	Specific Plan	\$10,000	Deposit	
31	Variance	\$4,000	Deposit	
32	Zone Change	\$10,000	Deposit	
33	Other Services Not Identified	varies	Deposit	

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PLANNING FEES

Fee Description	Fee or Deposit	Charge Basis	Note
[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] Projects that require discretionary land use approval to allow a property to be used in a way that is not permitted by right in its zoning district, but may be allowed under specific conditions to ensure the use is compatible with surrounding properties and consistent with the City's General Plan and Zoning Code. Standard CUPs apply to projects with no exterior construction other than minor improvements, such as parking lot striping or signage.			
[d] Projects that require discretionary land use approval to allow a property to be used in a way that is not permitted by right in its zoning district, but may be allowed under specific conditions to ensure the use is compatible with surrounding properties and consistent with the City's General Plan and Zoning Code. Expanded CUPs apply to projects involving limited exterior construction or site improvements (e.g., façade updates, additions, or canopy modifications) that do not add impervious area, expand the building footprint or floor area, or involve site-altering construction such as grading, paving, or installation of new structural improvements.			
[e] Projects that require discretionary land use approval to allow a property to be used in a way that is not permitted by right in its zoning district, but may be allowed under specific conditions to ensure the use is compatible with surrounding properties and consistent with the City's General Plan and Zoning Code. Comprehensive CUPs apply to projects involving site development, such as adding impervious area, expanding the building footprint or floor area, or performing site-altering construction such as grading, paving, or installing new structural improvements.			
[f] Required for new or remodeled commercial centers, office complexes, business parks, or similar multi-tenant sites; for any building proposing three or more permanent signs or signage that would otherwise not comply with sign regulations; and for any property displaying electronic message boards or exterior LED signs. A Sign Program establishes uniform design standards for sign size, location, materials, colors, and illumination to ensure coordinated, attractive, and compliant signage throughout a development.			
[g] For projects that modify the physical characteristics or infrastructure of a site, such as grading, paving, drainage, or exterior building alterations, while maintaining the same property use. An SDP regulates how a property is developed or improved, whereas a Conditional Use Permit (CUP) regulates changes to how the property is used. Tenant improvements limited to interior spaces or minor façade work requiring only a Building Permit are not considered site development.			
[h] A pass-through of any noticing fees will also be collected from the applicant (e.g. mailing costs, newspaper publication).			
[i] Fee limited by California Penal Code Section 326.5.			
[j] 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.			

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City of Laguna Woods

ENCROACHMENT PERMIT AND GRADING PERMIT FEES

Fee Description		Fee or Deposit	Charge Basis	Note
Encroachment Permits				
Minor Projects				
1	Landscape Maintenance	\$300	Fixed Fee	
2	Temporary Staging	\$300	Fixed Fee	
3	Traffic Control Only	\$400	Fixed Fee	
4	Utilities Structure Inspection	\$500	Fixed Fee	
5	Pole Replacement	\$500	Fixed Fee	
Major Projects				
6	Major Project			[a]
	a) First Day	\$800	Fixed Fee	
	b) Each Additional Day	\$300	Per Day	
7	Projects Greater Than Two Weeks in Duration	\$3,000	Deposit	
Grading Permits				
8	Grading Plan Check and Inspection	\$2,500	Deposit	
Other Fees				
	For Services Requested of City Staff which have no fee listed in this Master Fee Schedule, the City Manager or the City Manager's designee shall determine the appropriate fee based on the following hourly rates for staff time involved in the service or activity:	\$2,500	Deposit	
9	City Engineer	\$202	Per Hour	
10	Other Staff/Outside Service Providers	100% of actual costs, plus indirect cost rate	Time & Materials	

[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.