

**HOW MUCH WILL IT COST TO PROCESS MY RESIDENTIAL CONSTRUCTION PERMIT?**

The fees for construction permits are set by the county fee ordinance each year. They are based on the cost of processing your application. Fees vary depending on the size and type of construction proposed. This brochure will give you a general estimate of costs for typical residential permits that do not need special planning, coastal, flood hazard, or other reviews. If you wish a more accurate estimate, or fees for other project types, please call the Dept. of Planning and Building at (805) 781-5600 and ask for a Land Use Technician.

Sub-Permit <sup>(1)</sup>	FEE
Septic	\$904
Minor Grading	\$720
(1) Sub-permits are submitted and reviewed on the main building permit. Stand-Alone permit fees may vary.	

Grading Permit <sup>(2, 3)</sup>	FEE
51 to 5,000 cubic yds and <10% slope	\$1,805 <sup>(4, 5)</sup>
Major Grading with Environmental Exemption	\$5,204 <sup>(4, 5)</sup>
Major Grading with Negative Declaration	\$10,322 <sup>(4, 5)</sup>

- (2) Grading over 50 cubic yards of material requires a grading permit (cut plus fill).
- (3) Major Grading is defined as:
- greater than 1 acre disturbance, and/or
  - grading on slopes greater than 10%, and/or
  - more than 5,000 cubic yards.
- (4) NPDES fees for disturbance > 1 acre - add \$1,076 for < 5000 cubic yds or add \$1,681 for > 5,000 cubic yds.
- (5) Retaining Wall fee - add \$504 per Engineered retaining wall add \$393 per Non-Engineered retaining wall.

FEE CATEGORY	TYPE OF FEE	ACCESSORY DWELLING UNIT			SINGLE FAMILY DWELLING			GUEST HOUSE 600 SF <sup>(8)</sup>	MANUFACTURED HOME <sup>(6, 7)</sup>	
		500 sf ADU	750 sf ADU	1,200 sf ADU	1,500 sf SFD 450 sf Garage 200 sf Porch	2,500 sf SFD 550 sf Garage 200 sf Porch	3,500 sf SFD 650 sf Garage 200 sf Porch		ADU DOUBLE WIDE	SFD DOUBLE WIDE
Building Division	Inspection Fees	\$485	\$728	\$1,164	\$2,086	\$3,152	\$4,220	\$582	\$1,783	\$1,783
	Plan Check Fee	\$695	\$1,043	\$1,668	\$2,988	\$4,518	\$6,046	\$834		
	Well Potability Test <i>(discount if on community water)</i>	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241
Public Works	Intake, Review	\$379	\$379	\$379	\$379	\$379	\$379	\$379	\$379	\$379
Cal Fire	Fire Plan (County Fire Response Area)	\$639	\$639	\$639	\$639	\$639	\$639	\$639	\$639	\$639
County Applied to all Primary Dwellings and to ADU ≥ 750 sf	Public Facilities Fees	---	\$2,564	\$2,564	\$5,785	\$5,785	\$5,785	---	\$2,564	\$5,785
	Public Facilities Fees - Fire Component	---	\$1,092	\$1,092	\$2,464	\$2,464	\$2,464	---	\$1,092	\$2,464
CWMP	Recycling	\$235	\$235	\$235	\$235	\$235	\$235	\$235	---	---
State Fees	SMIP Tax (Earthquake)	\$10	\$15	\$24	\$43	\$64	\$86	\$12	\$10	\$10
	BSAF (Bldg Standards)	\$4	\$4	\$7	\$12	\$19	\$26	\$4	\$4	\$4
Planning Division	Zoning Review	\$227	\$227	\$227	\$227	\$227	\$227	\$227	\$227	\$227
	Addressing	\$309	\$309	\$309	\$309	\$309	\$309	---	\$309	\$309
Growth Mgmt	Allocation	---	---	---	\$38	\$38	\$38	---	---	\$38
Other Services	Technology Surcharge	\$168	\$219	\$310	\$506	\$729	\$952	\$162	\$199	\$203
<b>Estimated Fees *</b>		* \$3,392	* \$7,695	* \$8,859	* \$15,952	* \$18,799	* \$21,647	* \$3,315	* \$7,447	* \$12,082
	Estimated First installment due when submitting application	\$2,510	\$2,858	\$3,483	\$4,841	\$6,371	\$7,899	\$2,340	\$3,598	\$3,636

- (6) Pre-1976 Manufactured Homes also require a Minor Use Permit. The fee is \$2,205 and requires a hearing that takes approx. 4 to 6 months to process.
- (7) Manufactured Home plan check and inspection fees combined under fixed fees (MH - Double Wide, Electrical Service New, Gas Systems, and one deck).
- (8) No kitchen/laundry.

\* Approximate permit cost is for all Planning, Building Plan Review, Inspection, Public Works Review, and Fire Agency reviews. Projects in different areas of the County may be subject to other fees specific only to that area or district.

**ADDITIONAL FEES**

County Public Works (781-5252)	FEE
Stormwater Review	\$377+ C&I Agreement
Curb, Gutter, & Sidewalk	\$679 + Deposit (up to \$5,000) + C&I Agreement
Flood Hazard Review	\$506
Encroachment (Driveway)	\$1,036
Encroachment (Utility)	\$1,157
Encroachment (General)	\$577
Road Fees	Fee Varies

School Fees	FEE
Paid to the school district in which your project is located. Proof of payment required at time of permit issuance.	\$6.00 per sq. ft. (Approximate for residential development)

**OTHER COSTS**

Water and Sewer Hook-up	FEE
Check with your Community Service District for water and sewer hook-up fees.	Fees vary by CSD. May be up to, or exceed, \$20,000.

**WATER USE OFFSET FEES**

Nipomo Mesa (NMWCA)	COST
Single Family Dwelling	\$3,498
Accessory Dwelling Unit	\$1,856
Guest House	\$765

**REMODELS AND ADDITIONS**

Square Footage	COST
<1,000 sf	Fees vary by scope of work.
1,000 sf	\$4,127
1,500 sf	\$5,403
2,000 sf	\$6,697

Scope	Square Footage	*Approx. Cost
<b>Carpport (no electrical)</b>		
	up to 499 sf	\$1,387
<b>Barn/Garage</b>		
	499 sf	\$1,787
	1,000 sf	\$3,334
	3,000 sf	\$6,959
	5,000 sf	\$10,585
<b>Pre-Manufactured Ag Building</b>		
	1,000 sf	\$3,079
	3,000 sf	\$6,704
	5,000 sf	\$10,330
<b>Balcony/Decks</b>		
	1 Balcony/Deck	\$978
	2 Balcony/Decks	\$1,832
<b>Covered Porch</b>		
	1 Covered Porch (< 300 sf)	\$1,347
	1 Covered Porch (300+ sf)	\$1,985
	2 Covered Porches (<300 sf)	\$1,809
	2 Covered Porches (300+ sf)	\$2,448
<b>Swimming Pool and Spa</b>		
	1 Pool/Spa	\$1,618
<b>Demolition</b>		
	Major (Complete structure/structural)	\$912
	Minor Demo (Partial non-structural)	\$837

**SEPARATE SUBMITTALS**

Renewable Energy	COST
Roof Mount /	\$451
Ground Mounts (under 6 ft height)	\$451
Energy Storage System for Existing PV	\$451
Energy Storage System (NO for Existing PV)	\$574
EV Chargers	\$306

Fire Suppression	COST
Fire Sprinklers	\$464

Scanning Fee - submitted via hard copy.	FEE
Residential	\$102

**EXPRESS PERMIT COSTS**

*(Online permits are restricted to CA Licensed Contractors only and only in zones classified RMF, RR, RS, and RSF.)*

Repair Type	COST
Add / Repair Electrical	\$309
Electrical Panel Replacement (200 Amps Max; No Relocation)	\$378
Forced Air Unit Replacement (Air Conditioning)	\$428
Forced Air Unit Replacement (Heating)	\$356
Interior DWV Repair	\$391
Residential Microinverter	\$356
Wall Covering Repair	\$356
Water Heater Replacement	\$306
Water Piping Repair or Replacement	\$206

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Contractor License Verification is required before applying for first Express Permit.

This guide is designed to provide general information only. It is not a county ordinance or policy and has no legal effect. The county fee ordinance determines the actual cost of processing applications.

If you have questions about your fees, please call (805)781-5600 and ask for a Land Use Tech.

**A USER'S GUIDE TO:**

**RESIDENTIAL PERMIT FEES**



SAN LUIS OBISPO COUNTY  
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COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408  
(805) 781-5600  
WWW.SLOPLANNING.ORG

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