

County of
San Luis Obispo



Department of
Planning & Building

Fee Schedule 2023-2024

Promoting the wise use of land ~ Helping to build great communities



New Construction Plan Check and Inspection Fees

Non Fire-Rated Construction *

Fee Description	Unit Description	Fee Amount
1. Residential (Single Family)		
Plan Check	per square foot (500 min sf, 10,000 max sf)	\$1.28
Inspection	per square foot (500 min sf, 10,000 max sf)	\$0.89
2. Residential Accessory Structure		
Plan Check	per square foot (200 min sf, 7,500 max sf)	\$1.70
Inspection	per square foot (200 min sf, 7,500 max sf)	\$0.87
3. Residential (Multi Family)		
Plan Check	per square foot (2,500 min sf, 22,500 max sf)	\$1.05
Inspection	per square foot (2,500 min sf, 22,500 max sf)	\$1.01
4. Assembly, High Hazard, Educational, Institutional		
Plan Check	per square foot (1,000 min sf, 12,250 max sf)	\$1.71
Inspection	per square foot (1,000 min sf, 12,250 max sf)	\$1.42
5. Business, Mercantile		
Plan Check	per square foot (1,000 min sf, 12,500 max sf)	\$1.69
Inspection	per square foot (1,000 min sf, 12,500 max sf)	\$1.08
6. Factory and Industrial, Storage		
Plan Check	per square foot (1,000 min sf, 35,000 max sf)	\$0.53
Inspection	per square foot (1,000 min sf, 35,000 max sf)	\$0.41
* Fire-rated construction will be charged an additional flat fee of \$116		

New Construction Plan Check and Inspection Fees

Non Fire-Rated Construction *

Fee Description	Unit Description	Fee Amount
7. Utility & Misc (Commercial Accessory Structure)		
Plan Check	per square foot (500 min sf, 10,000 max sf)	\$1.14
Inspection	per square foot (500 min sf, 10,000 max sf)	\$0.76
8. Tenant Improvement - Assembly, High Hazard, Educational, Institutional		
Plan Check	per square foot (400 min sf, 6,000 max sf)	\$3.15
Inspection	per square foot (400 min sf, 6,000 max sf)	\$1.89
9. Tenant Improvement - Business, Mercantile		
Plan Check	per square foot (400 min sf, 6,000 max sf)	\$1.33
Inspection	per square foot (400 min sf, 6,000 max sf)	\$0.88
10. Tenant Improvement - Factory and Industrial, Storage		
Plan Check	per square foot (300 min sf, 4,000 max sf)	\$1.91
Inspection	per square foot (300 min sf, 4,000 max sf)	\$1.35
11. Shell		
Plan Check	per square foot (1,000 min sf, 15,000 max sf)	\$0.89
Inspection	per square foot (1,000 min sf, 15,000 max sf)	\$0.72
12. Cannabis Greenhouse		
Plan Check	per square foot (2,000 min sf, 25,000 max sf)	\$0.56
Inspection	per square foot (2,000 min sf, 25,000 max sf)	\$0.42
* Fire-rated construction will be charged an additional flat fee of \$116		

Building Fixed Fees

Fee Description	Fee Amount	Footnotes
Accessibility	\$ 378	
Air Conditioning (Commercial)	\$ 368	
Air Conditioning (Residential)	\$ 339	
Air Handler	\$ 310	
Annual Maintenance Electrician's fee	\$ 194	
Awning / Canopy (Supported by Bldg)	\$ 368	
Balcony Addition / Deck	\$ 378	
Boiler	\$ 310	
Bridge	\$ 1,220	
Carport / Shed < 500 sf	\$ 397	
Cell / Wireless Site (Cell, Radio, TV Antenna)	\$ 581	
Cell / Wireless Site (Cell Pole / Tower / Equipment Shelter)	\$ 987	
Cell / Wireless Site (Cell Site Alteration / Remodel)	\$ 552	
Chiller	\$ 310	
Close Existing Openings	\$ 252	
Commercial Coach	\$ 581	
Compressor	\$ 426	
Covered Porch	\$ 368	
Demolition - Minor	\$ 281	
Demolition - Major	\$ 339	
Electrical Circuits, New (1 each per 10 circuits)	\$ 242	
Electrical Service, Meter Replacement	\$ 300	
Electrical Service, New	\$ 300	
Energy Storage System	\$ 281	
Evaporative Cooler	\$ 116	
Exhaust Hood	\$ 407	
Fence / Gate / Freestanding Wall	\$ 339	
Fire Sprinkler Systems - Commercial	\$ 426	
Fire Sprinkler Systems - Residential	\$ 368	

Building Fixed Fees

Fee Description	Fee Amount	Footnotes
Fireplace	\$ 368	
Fixtures (ea)	\$ 136	
Flag Pole	\$ 310	
Furnace - New	\$ 281	
Furnace - Replacement	\$ 281	
Gas System / Gas Piping / Fixture	\$ 282	
Generator	\$ 426	
Grading - Minor (1 acre or less disturbed)	\$ 571	
Grading - Major (over 1 acre disturbed)	\$ 1,510	
Grading Major - Commercial	\$ 1,510	
Greenhouse (non-commercial, non-cannabis)	\$ 426	
Heater / Heat Pump	\$ 281	
Incinerator	\$ 281	
Manufactured Home - Single Wide	\$ 465	
Manufactured Home - Double / Triple Wide	\$ 581	
Manufactured Home - Foundation Only	\$ 348	
Manufactured Home - Removal	\$ 281	
Moved Building - Residential	\$ 668	
Partition - Interior	\$ 252	
Patio Cover	\$ 397	
Photovoltaic System - Commercial	\$ 397	
Photovoltaic System - Residential	\$ 281	
Pile / Other Foundations	\$ 426	
Plumbing Repair	\$ 242	
Remodel - Residential (Alterations)	\$ 659	See Footnote 45
Reroof - Commercial	\$ 455	
Reroof - Residential	\$ 310	
Residing / Stucco - One Story	\$ 281	
Residing / Stucco - Multistory	\$ 310	

Building Fixed Fees

Fee Description	Fee Amount	Footnotes
Retaining Wall - Engineered	\$ 436	
Retaining Wall - Not Engineered	\$ 339	
Room Addition - First Story	\$ 571	See Footnote 45
Room Addition - Multistory	\$ 668	See Footnote 45
Septic - Major Repair	\$ 369	
Septic Abandonment / Reuse	\$ 311	
Septic Monitoring Program	\$ 717	
Septic System - Conventional, New	\$ 717	
Septic System - Non-Conventional, New	\$ 1,066	
Sewer, Building	\$ 311	
Shower Pan	\$ 184	
Signs - Monument / Freestanding (Non-Electric)	\$ 329	
Signs - Pole (Non-Electric)	\$ 339	
Signs - Wall (Non-Electric)	\$ 281	
Skylight	\$ 310	
Solar Water System	\$ 300	
Spa or Hot Tub (Prefabricated)	\$ 368	
Stairs	\$ 368	
Storage Racks / Catwalks	\$ 639	
Swimming Pool / Spa	\$ 581	
Temporary Power Services	\$ 242	
Temporary Trailer - Residential	\$ 300	
Vent Fan / Chimney Vent	\$ 242	
Walk-in box / Refrig Coil / Refrig Compressor	\$ 300	
Water Heater	\$ 242	
Water Pump	\$ 300	
Water Reclamation (Gray Water, New)	\$ 340	
Water Tank	\$ 339	
Window / Sliding Glass Door	\$ 281	

Ag Exempt - Building and Grading

Fee Code	Fee Description	Fee Amount
J28	Ag Exempt Bldg Permit (Planner Review)	\$ 534.00
J29	Ag Exempt Grading Permit (Planner Review)	\$ 518.00
AEB	Ag Exempt Building (Plans Examiner Review)	\$ 145.00
AEG	Ag Exempt Grading (Plans Examiner Review)	\$ 232.00

Miscellaneous Building Permit Fees

See Footnotes 1, 3, 4, 5, 44

Work Item	Unit	Fee
Allocation / Allotment Request		
Allocation /Allotment System Administration (non-refundable)		\$ 32.00
Allocation deposit toward future processing of building permit application to be filed concurrently	Per Dwelling Unit	\$ 500.00
Alternate Material Request (ALTM)		\$ 465.00
Construction Waste Management Plan (CWMP)		\$ 203.00
Construction Waste Management Plan (CWMP) - Non-Compliance Fine	Per Ton	\$ 20.00
Grading < 5K - NPDES Plan Check & Inspection		\$ 929.00
Grading > 5K - NPDES Plan Check & Inspection		\$ 1,452.00
Intake Only- Building Permit Application		\$ 232.00
Plan Check- Duplicate Dwelling		\$ 1,045.00
Scanning Surcharge for Building Plan Submitted via Hard Copy (Y02)		\$ 348.00
Time Extension - Building Permit		\$ 261 min

Hourly Plan Check and Inspection Fees

See Footnotes 1, 3, 4, 6, 26, 44

Plan Check - Hourly	Per Hour	\$ 133
Inspection - Hourly	Per Hour	\$ 133

California State Fees

These fees are collected on behalf of the State of California

Work Item	Unit and Fee
California Building Administration Standards Fee	\$ 1.00 for every \$ 25,000 in valuation or fraction thereof (minimum \$1.00)
Strong-Motion Instrumentation Program (SMIP) Fee - Residential 1-3 Story	Valuation amount x \$ 0.00013 = Fee (minimum \$ 0.50)
Strong-Motion Instrumentation Program (SMIP) Fee - All Others	Valuation amount x \$ 0.00028 = Fee (minimum \$ 0.50)

Land Use Permit Fees

See Footnotes 1, 3, 4, 5, 37, and specific notes cited for individual items

Fee Code	Fee Description	Base Fee	Public Works	Env Health	County Fire	AG Comm	Clerk Rec	Footnotes and Comments
R20	Addressing for Building Permits / Pre-Addressing Request (per address)	\$ 261						
J27	Ag Preserve - Williamson Act Land Conservation Contract - Compliance Review with APRC Hearing	\$ 3,087						
J26	Ag Preserve - Williamson Act Land Conservation Contract - General Compliance Review	\$ 1,209						
J20	Agricultural Preserve - Application and Land Conservation Contract	\$ 5,594						
J24	Agricultural Preserve - Non-Renewal	\$ 2,157						
L84	Airport Land Use Commission Review	\$ 1,525						See Footnote 22
R26	Amendment to Approved Land Use Permit / Subdivision	\$ 7,133		\$ 155				A revised map or conditions of approval after application has been considered by SRB, Planning Commission or Board of Supervisors.
A30	Appeal - Approval / Denial Land Use Permit / Subdivision / Curb, Gutter, and Sidewalk Waiver, Request for Review of Environmental Determination, Building Code Interpretation, or Decision of the Building Official	\$ 850						See Footnote 6
ARC1	Archaeology Review - Tier I	\$ 499						
ARC2	Archaeology Review - Tier II	\$ 1,810						
BIO1	Biology Review - Tier I	\$ 499						
BIO2	Biology Review - Tier II	\$ 1,810						
L01	Business License Review	\$ 364						
L03C	Business License Review - Vacation Rental (Coastal)	\$ 549						
L03W	Business License Review - Vacation Rental (Williamson Act)	\$ 509						
S50	Certificate of Compliance - Real Time Billing Deposit Fee	\$ 6,740 + processing costs	\$ 283	\$ 458	\$ 691		\$ 50	See Footnote 31.
L09	Coastal Well - Non-Appealable	\$ 419						
C50	Coastal Zone - Tier I	\$ 644						See Footnote 19
C70	Coastal Zone - Tier II	\$ 1,633						See Footnote 19
L15	Condition Compliance - Land Use / Subdivision - Tier I	\$ 907						See Footnote 13
L18	Condition Compliance - Land Use / Subdivision - Tier II	\$ 1,516						See Footnote 13
L45	Conditional Use Permit / Development Permit	\$ 6,893	\$ 1,951	\$ 910	\$ 955	\$ 794	\$ 50	See Footnote 8
L42	Conditional Use Permit / Development Permit to Modify Land Use Ordinance	\$ 7,370	\$ 1,951	\$ 910	\$ 955	\$ 794	\$ 50	See Footnote 8

Land Use Permit Fees

See Footnotes 1, 3, 4, 5, 37, and specific notes cited for individual items

Fee Code	Fee Description	Base Fee	Public Works	Env Health	County Fire	AG Comm	Clerk Rec	Footnotes and Comments
T10	Continuances - All Hearing Types / Boards	\$ 133						
L51	Curb Gutter and Sidewalk Waiver Request	\$ 291	\$ 264					
C90	Emergency Permit	\$ 837						
J06	General Plan / Ordinance Amendment - Add On Fee	\$ 3,274						See Footnotes 21
J01	General Plan / Ordinance Amendment - Real Time Billing Deposit + processing costs	\$ 8,000		\$ 841		\$ 1,502	\$ 50	See Footnotes 1, 8
J05	General Plan Conformity Report	\$ 1,216						
X19A,B	Grading Alternative Review Program - Coastal San Luis RCD	\$ 379						Includes \$4 Transfer fee. See Footnote 27
X18A,B	Grading Alternative Review Program - Upper Salinas Las Tablas RCD	\$ 379						Includes \$4 Transfer fee. See Footnote 27
J07	LAFCO Application Review - Real Time Billing Deposit + processing costs	\$ 1,279						See Footnotes 1, 29
L85	Legal Notice (advertised)	\$ 135						
L86	Legal Notice (non-appealable project)	\$ 135						
T32	Lot Line Adjustment - Final Approval with Certificate of Compliance	\$ 600						See Footnote 31
S01	Lot Line Adjustment - Tier I	\$ 1,241	\$ 330	\$ 712		\$ 521	\$ 50	See Footnote 9
S02	Lot Line Adjustment - Tier II	\$ 5,109	\$ 330	\$ 712		\$ 521	\$ 50	
L30	Minor Use Permit - Tier I	\$ 2,723	\$ 522	\$ 818	\$ 955	\$ 554	\$ 50	See Footnote 10
L31	Minor Use Permit - Tier II	\$ 3,669	\$ 522	\$ 818	\$ 955	\$ 554	\$ 50	See Footnote 11
L32	Minor Use Permit - Tier III	\$ 4,294	\$ 522	\$ 818	\$ 955	\$ 554	\$ 50	See Footnote 12
L62	Oil Wells - Annual Review	\$ 1,055						See Footnote 1
S20	Parcel Map	\$ 9,493		See Env Health	\$ 1,006	\$ 704	\$ 50	See Footnote 8. See Footnote 34 when application includes concurrent TDC receiver site determination.
L52	Pre - Application Meeting	\$ 738	\$ 196	\$ 592	\$ 385	\$ 253		See Footnote 8
L53	Pre - Application Meeting with Site Visit	\$ 1,141	\$ 196	\$ 592	\$ 541	\$ 253		See Footnote 8
L80	Project Modification - Tier I	\$ 706						See Footnote 14
L81	Project Modification - Tier II	\$ 1,358						See Footnote 15

Land Use Permit Fees

See Footnotes 1, 3, 4, 5, 37, and specific notes cited for individual items

Fee Code	Fee Description	Base Fee	Public Works	Env Health	County Fire	AG Comm	Clerk Rec	Footnotes and Comments
C71	Property Request for Changing Land Use Categories and Combining Designations, Programs, Standards, or any other provision or policy of the General Plan submitted during an Area Plan Update.	\$ 3,464						See Footnote 20
S62	Public Lot Request	\$ 2,682						
L60	Reclamation Plan - Real Time Billing Deposit + processing costs	\$ 9,669					\$ 50	See Footnote 1
R22	Road Naming Request	\$ 3,153						
L20	Site Plan	\$ 2,853				\$ 521	\$ 50	
L65	SMARA Program Annual Fee	\$ 2,583						See Footnote 36
SWI	Stormwater Annual Inspection & Reporting	\$ 348						
SWRI	Stormwater Post Construction Requirements Review and Inspection	\$ 1,994						
S60	Subdivision Ordinance Exception Request - Concurrent w/Map	\$ 883						
S61	Subdivision Ordinance Exception Request - Not Concurrent w/Map	\$ 1,345						
J10	TDC Receiving Site Determination w/Concurrent Map Application	\$ 1,195						See Footnote 34
J09	TDC Sending Site Application	\$ 619						See Footnote 34
T01	Time Extension - Land Use (1st / 2nd Request)	\$ 189						
T03	Time Extension - Land Use (3rd Request) and All Subdivision Requests	\$ 1,441						
S30	Tract Map	\$ 10,947		See Env Health	\$ 1,117	\$ 491	\$ 50	See Footnotes 8. See Footnote 34 when application includes concurrent TDC receiver site determination.
L12	Tree Removal Permit (up to 5 trees, \$50 ea addl tree at location)	\$ 566						See Footnote 18.
L70	Variance	\$ 9,647		\$ 663			\$ 50	
L19	Vesting Extension Letter	\$ 85						
S40	Voluntary Merger	\$ 121						
L07	Zoning Clearance for an Accessory Dwelling Unit in the Coastal Zone	\$ 673						
L04	Zoning Review	\$ 199						

Land Use Permit Fees

See Footnotes 1, 3, 4, 5, 37, and specific notes cited for individual items

Fee Code	Fee Description	Base Fee	Public Works	Env Health	County Fire	AG Comm	Clerk Rec	Footnotes and Comments
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Environmental Fees

See Footnotes 38, 39, 40, 41, 42

	Environmental - Expanded Initial Study - RTB Deposit + processing costs	30% of Consultant Cost						See Footnotes 1, 38
EX01	Environmental - Exemption	\$ 1,796						
IS01	Environmental - Initial Study - Real Time Billing Deposit + processing costs	\$ 6,534						See Footnotes 1, 38
EIR1	Use of Another Agency EIR - Real Time Billing Deposit + processing costs	\$ 2,018						See Footnotes 1, 38
	Environmental Impact Reports/Mitigation Monitoring Program	30% of Consultant Cost or deposit + cost to process						See Footnotes 39, 40
GEO1	Geological Review - Tier I	\$ 1,936						
GEO2	Geological Review - Tier II	\$ 2,483						
MM1	Mitigation Monitoring - Tier I	\$ 1,105						
MM2	Mitigation Monitoring - Tier II - Real Time Billing Deposit + processing costs	\$ 3,992						
Z17	Environmental Document Filing Fee	\$ 50						Transfers to Clerk Recorder

Enforcement

V03	Code Enforcement Violation - Minor (up to 3 site visits)	\$ 642						See Footnote 42
V02	Code Enforcement Violation - Major (up to 5 site visits)	\$ 1,775						See Footnote 42
V50	Code Enforcement - Hourly Investigation - Building Violation	\$133/hr						See Footnote 2
V30	Code Enforcement - Hourly Investigation - Land Use Violation - NonPermit Case	\$142/hr						See Footnote 2
V08	Code Enforcement - Notice of Nuisance Release	\$ 288 + noticing costs						See Footnote 31

Fees Set by Other Ordinances

See Footnotes 1, 3, 4, 5, 37 and specific notes cited for individual items

Fee Code	Fee Description	Amount	Footnotes and Comments
WA01	Offset Clearance (Agricultural) - Paso Robles GWB	\$ 540.00	See Title 22.
Z11	Lodge Hill Erosion Control / Forest Mangement	\$ 400.00	See Footnote 30 set by ordinance.
WN1A	Offset - Nipomo Mesa Water Conservation Area	\$ 13.16 per daily gallon	See Title 19.
WN1B	Offset - Nipomo Mesa Water Conservation Area - Admin	\$ 203.00	See Title 19.
W01A	Offset - Paso Robles Groundwater Basin	\$ 13.14 per daily gallon	See Title 19.
W01B	Offset - Paso Robles Groundwater Basin - Admin	\$ 121.00	See Title 19.
T40	Parkland Fee (Quimby Fee) - Residential Multiple Family	\$ 705.00 per dwelling unit	See Footnote 33.
T42	Parkland Fee (Quimby Fee) - Residential Single Family	\$ 926.00 per dwelling unit	See Footnote 33.
	Public Facility Fees		See Footnote 32 set by Board of Supervisors.

Other Services

Fee Description	Amount	Footnotes & Comments
BOOKS, REPORTS AND MAPS		
Database/GIS inquiry reports per hour	\$142/hr	
Department Publications	Printing Cost + 33%	
Documents transferred to media (incl CD, DVD, Flash Drive, etc.)	\$ 10.00 (per medium)	
Photocopying of Records and Documents (A10)	\$.10/page	
SUBSCRIPTIONS		
ALUC Agenda - Annual Subscription \$213 plus \$2 Copying & \$7 Postage	\$ 222	
Planning Commission Agenda - Annual Subscription (\$485 plus \$16 Copying & \$31 Postage)	\$ 532	
SRB Agenda - Annual Subscription (\$225 plus \$7 Copying & \$14 Postage)	\$ 246	
SPECIAL SERVICES		
Account Transfer Fee	\$ 4.00	See Footnote 27
Certification of Documents	\$ 11.00 Plus Printing Cost	
Technical Inquiry Reports	\$ 142/hr + cost of reports generated from dept. tracking & database system incl. GIS & other planning issues	
Legal Notice (non-appealable project) (L86)	\$ 135	
Legal Notice (advertised), incl Public Hearings (L85)	\$ 135	
Record Search - For research requests involving building or land use permit archives and current/historical land use permit data, requests for transcriptions, and requests for preparation/compilation of population and socio-economic data.	\$ 67 / half hour	Minimum half hour. See Footnotes 35
Subpoena for documents only	\$ 15	
Subpoena for documents with an appearance	\$ 35	
Subpoena requiring appearance	\$ 275	
Technology Surcharge	7.6% of applicable fees	This surcharge will be added to all services and permits that the Department of Planning and Building provides

Cannabis Permit Fees

Fee Code	Fee Description	Fee Amount	Public Works	Env Health	Cal Fire	AG Comm	Clerk Rec	Notes
	Associated with Building Permits							
L01cn	Business License Review - Cannabis	\$ 300						
L04cn	Zoning Review - Cannabis	\$ 404						
	Land Use Applications							
R26cn	Amendment to Approved Land Use Permit - Cannabis Deposit	\$ 8,662						A revised map or conditions of approval after application has been considered by SRB, Planning Commission, or Board of Supervisors
L45cn	CUP / Dev Permit - Cannabis - Real Time Billing Deposit Fee	\$13,455 deposit + processing cost						See Footnote 1
EX01cn	Environmental - Exemption (Cannabis)	\$ 1,588						See Footnote 1
IS01cn	Environmental - Initial Study (Cannabis) - Real Time Billing Deposit Fee	\$ 12,907 deposit + processing cost						See Footnotes 1, 38
L31cn	MUP - Tier II (Cannabis) - Real Time Billing Deposit Fee	\$ 11,266 deposit + processing cost						See Footnote 1, 11
L32cn	MUP - Tier III (Cannabis) - Real Time Billing Deposit Fee	\$12,496 deposit + processing cost						See Footnote 1, 12
WN1Acn	Offset - Nipomo Mesa Water Conservation Area - Cannabis	\$ 13.16 per daily gallon						
WN1Bcn	Offset - Nipomo Mesa Water Conservation Area - Admin - Cannabis	\$ 203						
W01Acn	Offset - Paso Robles Groundwater Basin - Cannabis	\$ 13.14 per daily gallon						
W01Bcn	Offset - Paso Robles Groundwater Basin - Admin - Cannabis	\$ 121						
	Meetings							
A30cn	Appeal (Cannabis) – Approval / Denial of a Cannabis-Related Land Use Permit, or Request for Review of an Environmental Determination	\$ 850						See Footnote 6
H10cn	Hearing Docket (Cannabis)	\$ 365						
L52cn	Pre-application Meeting - Cannabis	\$ 1,443						See Footnote 8
L53cn	Pre-application Meeting with Site Vist - Cannabis	\$ 1,652						See Footnote 8

**Agricultural Commission Fees
FY 2023-2024**

Fee Code	Fee Description	Total Fee* (incl ATF**)
X36C,D	Development Plan/CUP	\$ 794
X49A,B	Development Plan/CUP Filed with Tract Map/Parcel Map (Clusters)	\$ 2,804
X48A,B	General Plan/LCP Map or Text Amendment or Specific Plan	\$ 1,502
X37A,B	Lot Line Adjustment	\$ 521
X36A,B	Minor Use Permit	\$ 554
X46C,D	Parcel Map	\$ 704
X25A,B	Pre-Application Conferences	\$ 253
X37A,B	Site Plan	\$ 521
X46A,B	Tract Map	\$ 491

* Projects exceeding the amount of allocated time will be billed the hourly rate of \$ 120 / hour.
Standard Mileage rate, as set by the Internal Revenue Service January of each year, will be used for all mileage charges associated with hourly inspection fees.

** Accounting Transfer Fee (ATF) = \$ 4

CONTACT: Wenonah O'Rourke 805-781-5910

**Airport Fees
FY 2023-2024**

Fee Code	Fee Description	Total Fee* (incl ATF**)
A99A,B	Airport Plan Review	\$ 89

* All land use fees are billed on an actual basis after project exceeds minimum fees. Minimum fees have been consolidated to streamline collection by the Planning and Building Department.

** Accounting Transfer Fee (ATF) = \$ 4

CONTACT: Brigetta Walsh 805-788-2946

**County Fire Fees
FY 2023-2024**

Fee Code	Fee Description	Total Fee* (incl ATF**)	County Fire Footnote References
<i>Fire Review - Construction</i>			
Z11 A,B	Commercial Fire Alarm Systems	\$ 439	1, 6, 7, 10
Z10 A,B	Commercial Fire Sprinkler System - General	\$ 454	1, 6, 7, 10, 17
Z10 C,D	Commercial Fire Sprinkler System - New Hood System	\$ 437	1, 6, 7, 10
Z10 E,F	Commercial Fire Sprinkler System - Existing Hood Update/Upgrade	\$ 202	1, 2, 6, 7, 10
Z09 A, B	Commercial / Industrial Plan Review (Fire) - General	\$ 1,102	1, 3, 6, 7, 10
Z09 C,D	Commercial / Industrial Plan Review (Fire) - Tenant Improvement	\$ 438	1, 2, 6, 7, 10, 14
Z09 E,F	Commercial / Industrial Plan Review (Fire) - Photovoltaic	\$ 440	1, 4, 6, 10, 15
Z09 G,H	Commercial / Industrial Plan Review (Fire) - Photovoltaic Facility	\$ 1,102	1, 4, 6, 10
Z09 I,J	Commercial / Industrial Plan Review (Fire)- Cell Site	\$ 440	1, 4, 6, 7, 10
Z09 K,L	Commercial / Industrial Plan Review (Fire) - Major Grading	\$ 440	1, 6, 7, 10, 16
Z34 A,B	Additional Plan Review (>2) - Commercial	\$ 346	1
Z36 A,B	Additional Site Inspection (>2) - Commercial	\$ 380	1
Z32 A,B	False Fire Alarm	\$ 351	8
Z08 A,B	Residential Fire Safety Plan - General	\$ 637	1, 2, 6, 10
Z08 C,D	Residential Fire Safety Plan - Attached Decks and Additions	\$ 201	1, 2, 6, 10, 13
Z08 E, F	Residential Fire Safety Plan - Photovoltaic	\$ 262	1, 2, 6
Z33 A,B	Additional Plan Review (>2) - Residential	\$ 297	1
Z35 A,B	Additional Site Inspection (>2) - Residential	\$ 296	1
Z30 A,B	Minor Operational Permit	\$ 255	8, 18
Z31 A,B	Major Operational Permit	\$ 451	8, 19

**County Fire Fees
FY 2023-2024**

Fee Code	Fee Description	Total Fee* (incl ATF**)	County Fire Footnote References
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Fire Review - Land Use / Land Division

X52 A,B	Code Exception Request	\$ 639	8
X53 A,B	Conditional Certificate of Compliance	\$ 691	1, 2, 6, 10
X34 A,B	Development Plan, Conditional Use Permit, Minor Use Permit	\$ 955	1, 3, 6, 7, 10
X53 C,D	Parcel Map (Up to 4 Parcels)	\$ 1,006	1, 5, 6, 10, 12
X50 A,B	Pre-Application Meeting	\$ 385	1
X51 A,B	Pre-Application Meeting with Site Visit	\$ 541	1
X53 E,F	Tract Map (5 or more Parcels)	\$ 1,117	1, 5, 6, 10, 12

* Accounting Transfer Fee (ATF) = \$ 4

CONTACT: Loree McRoberts (805) 503-5715
loree.mcroberts@fire.ca.gov

**County Fire Fees
FY 2023-2024**

County Fire Fee Footnotes

1	The Department of Planning and Building collects this fee for County Fire at time of application submission or occurrence.
2	Includes plan review, one site visit and final inspection.
3	Includes plan review, rough inspection and final inspection.
4	Includes plan review and final inspection. Up to 2.75 hours included in this fee.
5	Includes plan review, one site visit and final inspection. Up to 4 hours included in fee. Fee covers a maximum of 10 parcels. For each parcel in excess of 10, the fee will be increased by the cost of an additional 1/2 hour, as outlined in Footnote 6.
6	Services in excess of those listed above will be billed according to the classification of the individual providing the services. Those rates are equal to the rates noted in the current year's fee calculation schedule.
7	Projects up to 4,999 square feet. For projects 5,000 square feet or larger, base fee plus \$.08 per square foot over 4,999 square feet. Additional per hour charges may also apply - see Footnote 6.
8	County Fire will collect this fee at time of submission, occurrence and/or renewal.
10	The Fire Chief is authorized to waive fees for applicants who are seeking to reconstruct legally constructed homes and other structures, including associated grading, that were destroyed as a result of a natural or manmade disaster, where the Board of Supervisors adopts a resolution declaring such a disaster.
12	County Fire does not charge for residential fire sprinklers and/or residential fire alarm systems.
13	Applies to attached decks more than 500 square feet and/or additions plus alterations 300-499 square feet. Scopes below these thresholds will not be charged a fee. Scopes exceeding these thresholds will be charged Plan Review Fee - General fee (Z08A).
14	Applies to improvements with fewer than 10 new sprinkler heads and less than 250 square feet or change of occupancy. Scopes exceeding these thresholds will be charged Comm/Indus Fire Plan Review - General fee (Z09A).
15	Will apply to new photo voltaic installations on new or existing commercial or industrial facilities. Fee will not be charged for fewer than 10 panels added to an existing photo voltaic installation.
16	Will apply to review done as part of Master Fire Protection Plan. (Note that obtaining plans from a Licensed Fire Protection Engineer is applicant's responsibility.)
17	This fee includes multi-family residential sprinkler systems. This fee does not apply to single family residential, which is reviewed by the County Department of Planning and Building.
18	Minor Operational Permit: Compressed gases; cryogenic fluids; cutting and welding; dry cleaning; fruit and crop ripening; fumigation and insecticidal fogging; hot works operation; industrial ovens; mobile food preparation vehicles; motor fuel-dispensing facilities; open burning; open flames and torches; open flames and candles; repair garages; rooftop heliport; temporary membrane structures and tents; wood products. 2019 CFC 105.6
19	Major Operational Permit: Aviation facilities; exhibits and trade shows; explosives; flammable and combustible liquids; hazardous materials; outdoor assembly event; places of assembly; plant extraction systems; pyrotechnic special effects material; hazardous materials. 2019 CFC 105.6

**Clerk Recorder Fees
FY 2023-2024**

Fee Code	Fee Description	Total Fee
Z17	Environmental Document/Clerk Filing	\$ 50
Z04	SB2 Affordable Housing and Jobs Act Fee	\$ 75

CONTACT: Clerk Recorder's Office, San Luis Obispo (805) 781-5080
 Clerk Recorder's Office, Atascadero (805) 461-6041
<http://www.slocounty.ca.gov/Departments/Clerk-Recorder/Forms-Documents/Fees/Fee-Schedule.aspx>

**Environmental Health Fees
FY 2023-2024**

Fee Code	Fee Description	Total Fee* (incl ATF**)
X58 A,B	Adjustments and Variances - Title 19, 21 and 22	\$ 663
X70 G,H	Certificate of Compliance Review	\$ 458
X57 A,B	Development Plan/CUP	\$ 910
X56 A,B	Environmental Impact Notice of Preparation	\$ 715
X61 A,B	General Plan Amendment	\$ 841
X70 A,B	Lot Line Adjustments	\$ 712
X60 A,B	Minor Use Permit	\$ 818
X68 A,B	Parcel Maps (Private Water and Onsite Sewage Disposal)	\$ 2,053
X67 A,B	Parcel Maps (Public Water and Onsite Sewage Disposal)	\$ 1,262
X66 A,B	Parcel Maps (Public Water and Sewer)	\$ 984
X70 C,D	Pre-application Meeting - Planning Department	\$ 592
X65 A,B	Shared Water Systems (2-4 connections)	\$ 517
X61 C,D	Specific Plan Amendments	\$ 841
X55 A,B	Statements and Reviews (EIRs)	\$ 2,786
X59 C,D	Subdivision Reconsideration	\$ 155
X64 A,B	Tract Map (Private Water and Onsite Sewage Disposal)	\$ 3,101
X62 A,B	Tract Map (Public Water and Public Sewer)	\$ 1,445
X63 A,B	Tract Maps (Public Water and Onsite Sewage Disposal)	\$ 2,123
X59 E,F	Verification of Primary Drinking Water Stds	\$ 224

* A \$ 147 hourly rate fee is added to projects requiring more than the projected average number of staff hours.

** Accounting Transfer Fee (ATF) = \$ 4

CONTACT: Allen Work (805) 781-5596

**Parks and Recreation Fees
FY 2023-2024**

Fee Code	Fee Description	Total Fee (incl ATF*)
G11A,B	Parks Review	\$ 114

* Accounting Transfer Fee (ATF) = \$ 4

CONTACT: Louanne Vane 781-1184

**Public Works Fees
FY 2023-2024**

			** See Public Works Footnote 3
Fee Code	Fee Description	Total Fee (incl ATF*)	Notes
X75A,B	Building Permit Review - Residential	\$ 317	plus optional C & I Agreement
X76A,B	Building Permit Review - Commercial	\$ 379	plus optional C & I Agreement
X77A,B	Building Permit Review - Grading	\$ 379	plus optional C & I Agreement
X78A,B	Building Permit Review - Solar	\$ 67	plus optional C & I Agreement
X72A,B	Certificate of Compliance - Application (Non-LLA)	\$ 283	
X73A,B	Conditional Use Permit Application	\$ 1,951	
X45A,B	Curb and Gutter Waivers - Title 22 and 23	\$ 264	
X40A,B	Lot Line Adjustment Application	\$ 330	
X20A,B	Minor Use Permit Applications	\$ 522	
X21A,B	Pre-application Meeting	\$ 196	

* Accounting Transfer Fee (ATF) = \$ 4

** Public Works Footnote 3 - Refunds: Refund of any portion of fee(s) for withdrawn or partially completed projects shall be determined by the Director of Public Works, or his designee, based on code requirements and/or his appraisal of the cost of staff work.

CONTACT: Harold Wright (805) 781-5462

Public Facility Fees
Effective January 1, 2024

	Fire	General Government	Library	Park-Development	Park-Land	Sheriff	Admin Fee (2%)	Total
Residential - Per Dwelling Unit								
Single Family	2,415	1,238	830	1,778	1,000	826	162	\$8,249
Single Family - ADU (750-1200 sf)	1,070	549	368	787	443	366	72	\$3,655
Multi-Family	1,679	862	595	1,251	703	574	113	\$5,777
Multi-Family - ADU (750-1200 sf)	744	382	263	554	311	255	50	\$2,559
Non-Residential - Per Square Foot								
Commercial	0.852	0.436	0.084	n/a	n/a	0.291	0.033	\$1.696
Office	1.888	0.967	0.187	n/a	n/a	0.646	0.074	\$3.762
Industrial	0.608	0.31	0.06	n/a	n/a	0.208	0.024	\$1.210

Public Facility Fees

Footnotes

Note: Fire Fees are paid directly to Templeton Community Services District for Templeton, and Cambria Community Services District for Cambria.

Note: Park fees are composed of Land and Development. Those lots which paid a Quimby Fee are exempt from the land portion.

Note: Applicant may request a deferral for payment of Public Facility Fees until the building is finalized. Should this request be approved, a deposit of 20% is required.

Note: Affordable housing units meeting the definition of extremely low-income, very low-income, and lower-income as set forth in Land Use Ordinance Section 22.12.070 and Coastal Zone Land Use ordinance Section 23.04.094 are exempt from the payment of public facilities fees.

Footnotes FY 2023-2024

- 1) The department wishes to recover the full cost of service (including consultant cost) for all major projects, peer reviews and/or technical reports. If the processing cost of an application, including environmental review or administering the conditions of approval, will be substantially in excess of the fee/deposit, which is collected at intake, the applicant may be notified before the project is scheduled for public hearing that the total processing cost will be determined by full cost recovery techniques and that additional charges (invoices) may be forthcoming. Invoices not paid within 30 days of billing will have all processing of the project stop until the invoice is paid in full. This option can also be used where the department determines that processing costs will be substantially less than the original fee/deposit. In this case, the unused portion of the fee/deposit will be refunded. Billing for Land Use/ Division Applications will be at the Department's hourly rate for Planning (currently \$142/per hour). Billing for Building permit applications will be at the Department's hourly rate for Building (currently \$133/per hour). These rates will be charged at 1.5 times these hourly rates when work is performed during overtime conditions at the applicant's request. The deposit will be collected on applications at intake. Billing for peer review and for consultant review will be at the actual consultant hourly rate and up to 30% of consultant invoice amounts to recover the department's cost for consultant project management.

- 2) The Department wishes to recover the full cost of staff time required to resolve land use violation cases that do not require issuance of a land use permit. The Department shall notify the property owner at the time a violation is verified to exist. The total administrative cost of resolving the enforcement case will be determined by full cost recovery techniques, and the property owner will be billed accordingly.

- 3) A refund of any unused portion of fees for withdrawn or partially completed projects shall be determined by the Planning Director based on code requirements and/or an appraisal of the cost of staff work up to the time the project is withdrawn. Any fee erroneously paid or collected will be refunded in full or credited in full to the correct fee. All requests for refunds shall be in writing from the property owner or designee as listed on the application as originally filed with the department, with the refund paid only to that owner

- 4) The Planning Director is delegated the authority to grant fee waiver requests for land use and construction permits on development projects that are proposed by volunteer, community and nonprofit organizations for the benefit of an entire community when the project satisfies the following criteria. This policy does not apply to requests for general plan amendments.
 - a. The proposed project will be available for use by the public at-large, and it is likely that the project will be used or will benefit more than residents of the immediate vicinity; *and*
 - b. The project will be of obvious public benefit. Evidence of public benefit may include but is not limited to:
 1. The project meets a need previously identified or recognized by the Board of Supervisors.
 2. The project replaces another facility that previously provided benefit.
 3. The project provides a facility not presently available in the community.
 4. The project has generated substantial, obvious community support.
 5. The project would reduce other County costs or increase other County revenues

- 4) Continued
 - c. The fee(s) to be waived will not exceed a total of \$5,000.
 - d. The Planning Director's decisions may be appealed in writing within ten days to the Board of Supervisors, whose decision will be final.
 - e. Notwithstanding any other provision of this fee schedule, the Board of Supervisors retains the authority to consider other fee waiver requests when it considers such waivers to be equitable and in the public interest.
- 5) The Planning Director is authorized to waive land use, building and environmental review fees for applicants who are seeking to reconstruct legally constructed homes and other structures, including associated grading, that were destroyed as a result of a natural or manmade disaster, where the Board of Supervisors adopts a resolution declaring such a disaster.
- 6) If this fee is collected by the Department, the applicant may elect to appeal the decision directly to the California Coastal Commission at no charge per County Code Section 23.01.043.b.3 and the California Code of Regulations Section 13573 and the Public Resources Code Section 30603.
- 7) Where dis-establishment of an agricultural preserve is requested concurrently with a General Plan Amendment application of the property, this fee will not be collected and the General Plan amendment fee will instead cover the costs.
- 8) The pre-application fee must be paid in advance of the office consultation or site visit. If a subsequent land use or subdivision application is submitted within one year of the pre-application meeting, the pre-application fees will be applied to the land use or subdivision application processing fees.
- 9) This fee is only applicable to lot line adjustment applications that meet criteria in County Code Section 21.02.030(d)(1).
- 10) Minor Use Permit - Tier I fees are charged for the least complex minor use permit applications that do not require any ordinance modifications, or result in less than 50 square-feet of a deck or residential addition.
- 11) Minor Use Permit - Tier II fees are charged for intermediately complex minor use permit applications that require no more than one ordinance modification, involve accessory structures, and result in less than 500 square-feet of a deck or residential addition.
- 12) Minor Use Permit - Tier III fees are charged for complex minor use permit applications that require more than one ordinance modification, and result in more than 500 square-feet of a deck or residential addition, more than one acre or site disturbance or impervious surfaces, colocation of wireless communications facilities, and interim management plans for surface mining operations.
- 13) Condition Compliance fees cover the costs associated with ensuring compliance with conditions of approval.
- 14) Project Modification Tier I - This fee applies to revisions that meet the criteria in County Code Section 22.64.050 / 23.02.038. Tier I applies to modifications to lot line adjustments and minor use permits.
- 15) Project Modification Tier II - This fee applies to revisions that meet the criteria in County Code Section 22.64.050 / 23.02.038. Tier II applies to modifications to conditional use permits, variances, and parcel and tract maps.
- 16) The Continuance fee is only charged when the applicant requests the continuance.

- 17) The Emergency Permit fee applies to permit applications that are submitted in situations that constitute an "emergency" as defined by County Code Section 23.03.045 and/or 22.62.080.
- 18) The Hazardous Tree Removal fee covers the removal of up to five trees at the same location. Each additional tree at the same location costs an additional \$50.00.
- 19) The Coastal Zone - Tier I add-on fee applies to building permit zoning reviews, lot line adjustment applications, and minor use permit applications in the coastal zone.

The Coastal Zone - Tier II add-on fee applies to conditional use permit applications, variance applications, parcel and tract map applications, conditional certificates of compliance, major grading permits, and general plan / ordinance amendments in the coastal zone.
- 20) Coastal Zone Property Request and amendments add on fee represent the department costs of processing Local Coastal Plan and Coastal Zone Land Use Ordinance amendments and coastal area plan update property requests through the California Coastal Commission. These are to be fully recovered through this fee using full cost recovery techniques and the property owner will be billed accordingly
- 21) This add-on fee is collected when a General Plan / Ordinance Amendment also triggers the need to change other general plan elements to maintain internal consistency.
- 22) This fee is collected when an application requires review by Airport Land Use Commission.
- 23) This fee applies to all Requests for Allocation/Allotments for new residential dwelling units submitted in accordance with the Growth Management Ordinances (Title 26). This fee is non-refundable. This fee also applies to applications for "grandfathered" units in Cambria.
- 24) This fee, to be filed concurrently with an application for "Request for Allocation/Allotment" for a new residential dwelling unit, shall be considered a deposit to be credited towards the construction permit fees required by the Building Permit Fees as listed in Section V of this fee schedule. This fee also applies to "grandfathered" units in Cambria.
- 25) Effective January 1, 2018, AB1414 provides for a cap on the permit fees local jurisdictions can collect for solar energy systems. To the extent the Planning and Building Department fees exceed the cap, the amount in excess of the cap will be waived.
- 26) Building permit and inspection fees exclude requests for modification to mobile home standards or residential density standards. Change to approved use is restricted to requests involving either a new or changed use within buildings already authorized by a previously approved development plan.
- 27) Fees collected for other County budget units or Departments and other agencies are subject to a \$ 4.00 administrative processing charge for each such transaction.
- 28) This fee is applicable to activities that qualify for the Alternative Review Program per County Code Section 22.52.080.B.
- 29) This fee is to be collected by the Local Agency Formation Commission (LAFCO) and transferred to the Department of Planning and Building at the time an application is made to LAFCO. The fee will be collected when the LAFCO Executive Director determines that the application needs review by the Department of Planning and Building.

- 30) The Lodge Hill erosion control/forest management fee applies to all permits for new dwelling units within the Cambria Monterey Pine Forest Sensitive Resource Area as defined in the North Coast Area Plan of the General Plan. Fee amount established by the California Coastal Commission.
- 31) Recording fees are collected to cover the costs of document recording when required. The amount is determined by the County Clerk-Recorder and must be paid to the Department of Planning and Building prior to recording of the document.
- 32) Public Facilities Fees are required in accordance with Title 18 of the County Code. The fee amount is determined through an annual review of the program by the Board of Supervisors.
- 33) The Parkland "Quimby" fee is based on the estimated average cost for developing one acre of parkland in the County, as determined by the Board of Supervisors in accordance with the provisions of the Real Property Division Ordinance, Chapter 9: Parkland Dedication and/or Fee (Title 21 of the County Code). This fee is based on the adoption by the Board of Supervisors of the "Quimby" Ordinance that requires either dedication of new parkland or the payment of in-lieu fees for new parkland when new subdivisions are proposed. If this fee is to be paid in-lieu of dedicating parkland, the fee is to be paid prior to recordation of the final map.
- 34) These fees are only applicable to the Transfer Development Credit programs in accordance with County Code Section 22.04.500.
- 35) The record research fee can be used to recover the full cost of services for providing census and statistical information as permitted by the U.S. Bureau of the Census.
- 36) The Annual SMARA Program Fee is for the annual inspection, financial assurances cost estimate review and approval, financial assurances mechanism review and approval, record retention and maintenance, and coordination.
- 37) During the processing of Land Use Permits/Land Division Applications, the California Environmental Quality Act (CEQA) may allow/require an alternative determination, which may increase/decrease the fee.
- 38) The applicant is required by County CEQA Guidelines to pay the entire cost of consultant's services.
- 39) The County wishes to recover the full cost for processing projects. A 30% processing fee will be charged for the processing of a mitigation monitoring program, Environmental Impact Report, or Expanded Initial Study. For projects of unusual size and scope, if the Planning Director and the Environmental Coordinator determine that processing costs will be substantially less than or in excess of the fee, the applicant shall be notified that the cost will be determined by either an adjusted percentage based on estimated costs or by full cost recovery techniques, or a combination of the two, and that additional charges or refunds will be forthcoming. A cost accounting agreement may be required.
- 40) The County Auditor will apply interest earned on deposits held in the Environmental Impact Report Trust Fund for Environmental Impact Reports to the individual trust account, where the project has paid the total estimated cost together with the full 30% administrative fee and the applicant has provided the necessary income tax reporting information. The interest rate will be the rate earned by the County treasury pool.
- 41) Pipeline repair projects which may be statutorily exempt from environmental review pursuant to CA Public Resources Code Section 21080.23. shall be billed at cost in order to recover the full cost of determining and insuring compliance with Section 21083.23. An initial deposit equal to the full environmental fee for the level of permit (Grading Permit, Minor Use Permit, Development Plan/Conditional Use Permit) is required.

- 42) Code Enforcement Violation Minor fees are charged when more than two code enforcement inspections are required to attain corrective action after owner being informed of violation. Major fees are charged when five or more code enforcement inspections are required to attain corrective action after owner being informed of violation. The Department will use full cost recovery techniques and the owner will be informed such additional charges will be forthcoming should adjudication in a court of law be required and the County prevails.
- 43) Effective August 27, 2013, the Planning Director is delegated the authority to grant a fee waiver request for well construction and electrical permit fees for a domestic well based on the following conditions being met:
- a. The well owner shall submit a letter of explanation documenting the failure of the current domestic well to provide adequate water (dry well). Acceptable documentation options include: a licensed and bonded well drilling contractor's letter verifying well failure, the California Department of Water Resources Well Completion Report for the failed well, original well approval construction letter from Environmental Health Services (EHS), or receipts for hauled water to the subject property.
 - b. The well owner shall verify the current domestic well was drawing groundwater from an area that has been certified as Level of Severity III by the Resource Management System by locating said well accurately on a map, and by providing the Assessors Parcel Number, section/township/range, street address, and GPS coordinates of where the well/property is located.
 - c. Submission of a well construction permit by a licensed and bonded well drilling contractor to EHS for a new domestic well (to replace the well that has gone dry).
- Requiring the above information is adequate to verify legitimate permit waiver requests for the replacement of domestic wells that have gone dry within the Basin. A processed EHS well application showing the granting of the well construction permit waiver shall be considered adequate evidence that these conditions have been met. Extending the effective term for waiving well permit fees may be considered by the Board of Supervisors at a future date.
- 44) Permit submittals that exceed two (2) plan reviews will be charged additional fees on an hourly basis.
- 45) Remodel and/or addition permits greater than 1,000 square feet will be calculated using the New Construction, Single Family Dwelling fees