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Established by Board of Supervisors Resolution Number 080751 (Adopted November 19, 2024). Effective April 1, 2026.

SERVICE FEE

A. BASIC FEE SCHEDULE

01. Application Filing Fee ([See Note 1](#))

Easy Review (e.g., water heater, demolition, roofing material, window replacements, and other minor repairs and improvements as determined by the Building Official)	\$60
Moderate Review (e.g., interior remodels of 500 square feet or less, swimming pools, landscaping that involves plumbing or structural development, greenhouses and non-habitable accessory structures, and repairs and improvements that do not qualify for Easy Review)	\$298
Full Review (e.g., construction of new residential and commercial structures and additions and remodels that are greater than 500 square feet or that increase the footprint of the structure)	\$595

02. Minimum permit fee for building permits and other permits unless otherwise indicated in miscellaneous fees:

Residential	\$197
Commercial	\$392

B. SQUARE FOOTAGE SCHEDULE

The following fees cover the cost of permit processing, plan review, and inspection services, including basic geotechnical and drainage review fees. 50% of these fees will be due upon application acceptance, and the remainder will be due prior to permit issuance. Project applications that are revised or require greater review will accrue additional fees. Plan Reviews beyond three (3) completed rounds of review are subject to additional plan review fees at 1/3 of the original plan check fee cost per resubmittal.

01. New Construction and Additions

Residential Buildings - \$8.33/ sq. ft.	\$8.33/sq. ft.
Residential Accessory/Unconditioned Space (e.g., garage, workshop, carport, attic storage, basement) - \$3.57 / sq. ft.	\$3.57/sq. ft.
Unconditioned Urban Shed	
Greater than 120 sq. ft. and less than 500 sq. ft. - \$535.60	\$535.60
500 sq. ft. or larger - \$1.19	\$1.19/sq. ft.
Pools and Spa (new, repair) - \$5.95	\$5.95/sq. ft.
Residential Freestanding Hot Tubs Only - \$392.43	\$392.43
Residential Decks/Porches (covered, uncovered, attached, detached) - \$1.78 / sq. ft.	\$1.78/sq. ft.
Manufactured Home/Pre-Fabricated Structures (Factory-built/State-Certified) on Permanent Foundation - \$5.95 / sq. ft.	\$5.95/sq. ft.
Commercial/Industrial/Office/Institutional Buildings - New Construction - \$8.92 / sq. ft.	\$8.92/sq. ft.
Commercial Accessory Buildings, Storage and Warehouses - \$3.57 / sq. ft.	\$3.57/sq. ft.
Commercial Recreational Buildings - \$5.95 / sq. ft.	\$5.95/sq. ft.
Recreational Facilities (excluding buildings/structures) - \$1.78 / sq. ft.	\$1.78/sq. ft.
Commercial Parking Structures - \$5.95 / sq. ft.	\$5.95/sq. ft.
Agricultural Buildings	
Pre-fabricated Buildings and Greenhouses - \$1.78 / sq. ft.	\$1.78/sq. ft.
Barns - \$2.38 / sq. ft.	\$2.38/sq. ft.
Agricultural Buildings with Bathrooms/Offices (\$5.95/sq. ft. of Bathrooms/Offices)	\$5.95/sq. ft.

SERVICE	FEE
02. Residential Alterations, Repairs, Interior Changes (e.g. Kitchen/Bathroom Remodels)	
non-structural alterations - \$6.54	\$6.54/sq. ft.
structural alterations - \$7.74	\$7.74/sq. ft.
C. VALUATION FEE SCHEDULE – PROJECTS OTHER THAN THOSE COVERED UNDER B. SQUARE FOOTAGE SCHEDULE	
01. Permit fees are based on project valuation. The type of projects that are subject to this valuation schedule include, but are not limited to tenant improvements (commercial/industrial), retaining walls, wireless communication facilities, seismic upgrades, water tanks, propane tanks, installation of subdivision improvements (e.g. roads and utilities), installation or repair of driveways/other impervious surfaces, electrical rewiring, and replacement of garage slabs. The fee on the below schedule does not include other fees that may apply depending on the scope and location of the project, such as planning, geotechnical, and stormwater review fees. Plan Reviews beyond three (3) completed rounds of review are subject to additional plan review fees at 1/3 of the original plan check fee cost per resubmittal.	
Project Valuation	
\$0 - \$1,000	\$197
\$1,001 - \$5,000	\$392
\$5,001 - \$10,000	\$589
\$10,001 - \$20,000	\$1,177
\$20,001 - \$30,000	\$1,571
\$30,001 - \$40,000	\$1,963
\$40,001 - \$50,000	\$2,356
\$50,001 - \$75,000	\$3,533
\$75,001 - \$100,000	\$4,711
\$100,001 - \$500,000 (\$4,711 for the first \$100,000 of valuation plus \$24 for each additional \$1,000 of valuation or fraction thereof)	
\$500,001 and up (\$14,228 for the first \$500,000 of valuation plus \$24 for each additional \$1,000 of valuation or fraction thereof)	
02. Plan review fees (65% of the building permit fee will be due before plan review begins)	
D. ELECTRICAL/PLUMBING/MECHANICAL FEE SCHEDULE	
Electrical Projects	
01. For the installation, alteration, relocation, or repair of each electrical service, including one meter	
First 300 ampere capacity (including installation of subpanels under 300 ampere)	\$197
Above 300 ampere capacity	\$476
Each additional meter	\$30
02. Installation of a generator	\$536
03. Residential Electric Vehicle Charging System	\$357
Commercial Electric Charging Stations, cost per station	\$357
04. Solar/PV/Electric Storage System	
Residential PV: \$536 + \$18 per kW for each kW above 15kW	
Residential Thermal: \$536 + \$18 per kWth for each kWth above 15kWth	
Commercial PV: \$1,190 + \$8 per kW for each kW between 51kW – 250 kW; + \$6 per kW for each kW above 250 kW	
Commercial Thermal: \$1,190 + \$8 per kW for each kWth between 30kWth – 260 kWth; + \$6 per kW for each kW above 260 kWth	
Electric Storage System: \$536 for the 1st storage unit, \$60 for each additional unit	
05. Temporary Power Pole	\$197
Mechanical Projects	
06. For the installation, relocation, or replacement of each heating, cooling, or refrigeration appliance (includes all necessary electrical circuits, outlets, fixtures, switches, receptacles, gas piping, vents, and water piping)	\$298
07. For the installation, relocation, or replacement of each boiler (includes all necessary electrical circuits, outlets, fixtures, switches, receptacles, gas piping vents, air conditioning and heating units)	\$298

SERVICE	FEE
08. For the installation, relocation, or replacement of other fuel-burning appliances not listed in this schedule (includes all necessary gas piping and vents, electrical circuits, outlets, switches, receptacles, and fixtures)	\$197
09. For the installation, relocation, or replacement of fans or air handling units (each fan/unit) connected to a duct system (includes all necessary electrical circuits, outlets, switches, receptacles, and fixtures)	\$298
10. For the installation, relocation, repair, or replacement of each radiant heating panel, radiator, or convector (includes all necessary piping)	
1 to 3	\$197
Each additional	\$30
11. For the installation, relocation, or replacement of each commercial range hood and/or exhaust duct (includes all necessary ductwork, electrical circuits, outlets, switches, receptacles and fixtures)	\$298
12. For the installation, repair, or replacement of duct system	\$197
13. For the installation, repair, or replacement of a fire alarm/fire detector system	\$298
Plumbing Projects	
14. Fire sprinklers	\$357
15. For the Installation, repair, or replace of each gas, water, sewer lines, and water heaters	\$197
E. MISCELLANEOUS FEE SCHEDULE	
01. Appeal to Board of Building Permit Appeals	\$639
02. Reroofing Permit	
For the 1st 1,000 sq. ft.	\$197
For each additional 1,000 sq. ft. or fraction thereof	\$119
Additional planning review fee may apply for properties in design review districts unless materials are in earth tone colors/non-reflective.	\$119
03. Window and Door Replacement, Stucco, and Siding Permits (for the first 6 windows and doors)	\$392
Cost per additional windows	\$12
Additional planning review fee may apply for properties in design review districts unless the replacement is like-for-like.	\$119
04. Signs/Awnings	
Cost per illuminated sign/awning	\$357
Cost per non-illuminated sign/awning	\$238
05. For the installation or repair of each masonry or concrete chimney	\$298
06. For the installation, relocation, or replacement of each factory-built fireplace (includes vent but not a masonry or concrete chimney):	\$197
07. Trellises/Pergolas/Fire Pit/Pizza Oven/Outdoor Kitchen/Electric Gate/Free Standing Wall (cost per item)	\$298
08. Manufactured/Mobile Home not on permanent foundation (cost per unit) (See Note 2)	\$595
09. Demolition Permit	
Accessory Buildings < 250 sq. ft. or removal of garage conversion	\$197
All other demolitions (including pool demolition)	\$357
If planning review is needed add	\$119
10. Special inspection charge applies to Pre-Application Site Inspections, Occupancy Change Inspections, House Moving Inspections, Reinspections, One-Hour Inspection Rate	\$197
11. Geotechnical Report Review	
Small Projects (e.g., pools with engineered fill or decks)	\$197
Accessory Dwelling Units	\$892
New Residential/Commercial Structures	\$1,785
Residential/Commercial Structures in Hazard Zone/Location	\$3,569

SERVICE	FEE
12. Stormwater and Drainage Review	
Basic Drainage Review (150 – 750 sq. ft. impervious and/or retaining walls)	\$197
Full Drainage Review (greater than 750 sq. ft. or projects that undergo prescriptive or standard drainage review)	\$589
C.3 Stormwater Treatment Review	\$1,046
Each review after 2 nd resubmittal	\$131
Operations & Maintenance Annual Report Review, cost per review	\$60
Inspection (for projects requiring inspection)	\$197
13. Geologist review for external geology review	Cost plus 20%
14. Landscape review (applicable for landscaping of 500 sq. ft. or greater of irrigated landscaping, excluding retaining walls)	Cost plus 20%
15. FEMA Special Hazards Zone Plan Review, per hour	\$232
16. Plan Revisions after permit issuance	
Minimum Building Plan Review. Additional fees shall be based on the scope of the changes in accordance with this fee schedule.	\$279
17. Property Addressing Service (applies to each assignment or change of each street address):	
Residential (non-refundable)	\$197
Commercial (non-refundable)	\$216
18. Establishment of RV Park or Manufactured Home Park (not including structures. See Schedule B Square Footage Schedule - Commercial Building)	\$238
19. Inspection of Hotels, Motels, and RV Parks, cost per inspector per hour	\$197
20. Temporary Occupancy Deposit or Bond (refundable)	\$5,000
21. Document Storage Fee	2% of Planning and Building fees
22. Technology Fee	4% of Planning and Building fees
23. Property Research (non-refundable) (see note 3)	
Cost per photocopy	\$0.30
Staff Labor (if research exceeds 30 minutes), cost per hour	\$197
24. Non-refundable Credit Card Processing	3% of transaction
25. Returned Payment	\$25
26. Legal Counsel Surcharge	5% of Planning and Building fees
27. Minimum fee required when a Stop Work Notice has been issued (maximum fee to an individual permit is \$3,000)	\$197
28. Reinstatement Permit	One-half of original permit fees
29. Planning Administration (See Note 4)	10% of Building fees

OTHER AGENCY FEES (SEE NOTE 8)

THE FOLLOWING FEES ARE SET BY OTHER ORDINANCES OR LAWS AND ARE SUBJECT TO CHANGE

California Strong-Motion Instrumentation Program Fee

Residential 1-3 Story (Valuation amount x \$0.00013) (minimum \$0.50)

All Others (Valuation amount x \$0.00028) (minimum \$0.50)

California Building Standard Fee (\$1 for every \$25,000 in valuation or fraction thereof) (minimum \$1)

Environmental Health Services

Building Permit Application Review \$1,968

Services Resubmittal \$1,640

Department of Public Works

Review Fee \$400

Each additional service \$100

Sustainability Department Waste Management

\$95

MITIGATION/IMPACT FEES THAT MAY APPLY IN THE BUILDING PERMIT PHASE

Affordable Housing Impact fees are calculated based on Ordinance 4758 adopted June 7, 2016. These fees apply to residential and non-residential development and are calculated as described at <https://www.smcgov.org/planning/fees>.

Mid-Coast Park and Recreation Development fees are calculated based on Ordinance 4155 adopted January 28, 2003. These fees apply to (1) new residential development and (2) residential reconstruction or remodeling projects that increase the assessable space of an existing residence in the unincorporated Mid-Coast area of the County (i.e., the communities of Montara, Moss Beach, El Granada, Miramar, and Princeton). Farm labor housing projects and lower-income housing projects are exempt from the fee. (Ordinance Code § 2.64.060).

Roadway mitigation fees are established by Ordinance 3277 adopted November 20, 1990. They are calculated based on square footage (assessable space of the proposed building). Farm Labor housing projects, lower-income housing projects, and green houses are exempt from the fee. (Section 14 of Ordinance No. 03277)

NOTES

1. Application filing fee is due upon submittal and is non-refundable. Unless otherwise stated, the application filing fee applies to each filing of a separate permit application, whether for one or several permits, and is applied in addition to the fees identified by the applicable fee schedules.
2. For a mobile home not located within Title 25-regulated parks (without permanent foundation).
3. The research fee does not apply to Public Records Act requests, which are charged based on photocopying costs.
4. Planning Administration fee applies to all residential and non-residential new and/or major addition building permits, and non-residential change of occupancy permits; standalone minor permits such as solar, plumbing, water heaters, kitchen remodels) are exempt.
5. The Director of Planning and Building is authorized to adjust Building fees in unusual circumstances when the regular fees listed above would clearly be excessive for a minor project requiring limited service. In such cases, the Director of Planning and Building is authorized to reduce the fees to reflect actual staff costs. In other cases, when County costs for reviewing a major project will clearly exceed revenues from the regular fees, the Director of Planning and Building is authorized to increase the fees to reflect actual staff costs, including time, material, and overhead for additional work not listed in this schedule. Any adjustment in fees shall be documented by the Director of Planning and Building in writing.
6. All Planning and Building Department fees are waived for 1) new affordable housing projects, as mandated by Board of Supervisors Resolution No. 62405, and 2) farm labor housing permits and renewals, as mandated by Board of Supervisors Resolution No. 54443. Fees imposed by other County departments and non-County agencies may still apply, such as California Building Standard fee, fire, public works, and environmental health.
7. For after-the-fact permit fees, please refer to the latest San Mateo County Ordinance Code, Title 10 (Building Regulations).

NOTES

08. Additional development impact fees or mitigation fees, including State mandated impact fees may apply depending on the location and scope of a project. Applicants are advised to anticipate these costs as part of the overall project costs. Additional impact or mitigation fees will be determined prior to permit issuance.
09. Refund Policy: The Building Official may authorize a refund to an applicant of 75 percent of the permit fee, if all of the following conditions are met: building permit fees (not including plan check, filing, energy compliance, microfilming, geotechnical, or other ancillary fees) are greater than \$500; the refund request occurs within 90 days of permit issuance; no construction or demolition work has been performed under the permit; the permit has not expired or been canceled; the permit was not issued as part of an Information Notice or Stop Work Notice. The refund of such fees shall not include plan check, filing, energy compliance, microfilming, geotechnical, or other ancillary fees. Refund is made to the payer for the permit fee or other person specified by the payer.
10. The Director of Planning and Building is authorized to waive up to 35% of building fees for projects undertaken by another public agency or community-based non-profit agencies/organizations that provide services resulting in public benefits.
11. Department of Public Works Review Fee includes one review of applicant's proposed project and two site inspections. County Staff time beyond these services will be charged \$100.00 for each additional review or site inspection.