



**City of San Leandro**  
**Building & Safety Services**  
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<http://www.sanleandro.org/depts/cd/bldg>

**Building Fees**  
Permit Fee Schedule

Effective 7/1/2018 to 6/30/2019

**Filing and Issuance Fee:** The fee for a building permit shall include a *Filing and Issuance* fee of \$123.00 plus the applicable fees listed below.

**Re-Filing Fee:** A charge of 50% of the normal Filing and Issuance Fee will be charged for each and every re-submittal beyond the first re-submittal for re-checks on the same project.

**Building Permit Fee:** Determination of Valuation for Fee-Setting Purposes: Valuation shall be based on total value of all construction work, as determined by the Building Official, including all finish work, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment). For new construction project valuations which the Building Official believes are understated at submittal, valuation may be determined using the most current International Code Council (ICC) valuation table modified to account for a regional construction cost modifier of 16% or the most currently available regional construction cost modifier (i.e. construction value in ICC Table \* 1.16). For tenant improvement, residential remodels, or other projects that do not involve new square footage project valuations which the Building Official believes are understated at submittal, valuation may be determined using, up to 50% of, the most current International Code Council (ICC) valuation table modified to account for a regional construction cost modifier of 16% or the most currently available regional construction cost modifier (i.e. up to 50% of construction value in ICC Table \* 1.16).

**Note: The Building Official may adjust the plan checking/permit fee for an individual project when costs to the City are not congruent with this fee schedule.**

**Building Permit Fee-** New Buildings, Additions, Tenant Improvements, Residential Remodels, and Combined Mechanical, Electrical and/or Plumbing permits.

\$1.00 to \$5000	\$184.00
\$5,001 to \$10,000	\$184 for the first \$5,000 plus \$55.11 for each additional \$1,000 or fraction thereof, to and including \$10,000.
\$ 10,001 to \$50,000	\$459 for the first \$10,000 plus \$16.08 for each add. \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$1,102 for the first \$50,000 plus \$14.70 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$1,837 for the first \$100,000 plus \$11.94 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
\$500,001 to \$1,000,000	\$6,613 for the first \$500,000 plus \$4.41 for each additional \$1,000 or fraction thereof, To and including \$1,000,000.
\$1,000,001 and up	\$8,817 for the first \$1,000,000 plus 4.19 for each additional \$1,000 or fraction thereof, over \$1,000,000.

**Stand –Alone Plumbing Permit**

Up to \$2,000	\$92
\$2,001 to \$5,000	\$184
\$5,001 to 10,001	\$184 for the first \$5,000 plus \$356.74 for each add'l \$1,000 or fraction thereof, to and including \$10,000

\$10,001 and up \$367 for the first \$10,000 plus \$12.25 for each additional \$1,000 or fraction thereof over \$10,000

**Stand –Alone Electrical Permit**

Up to \$2,000 \$92

\$2,001 to \$5,000 \$184

\$5,001 to 10,001 \$184 for the first \$5,000 plus \$36.74 for each add'l \$1,000 or fraction thereof, to and including \$10,000

\$10,001 and up \$367 for the first \$10,000 plus \$12.25 for each additional \$1,000 or fraction thereof over \$10,000

**Stand –Alone Mechanical Permit**

Up to \$2,000 \$92

\$2,001 to \$5,000 \$184

\$5,001 to 10,001 \$184 for the first \$5,000 plus \$36.74 for each add'l \$1,000 or fraction thereof, to and including \$10,000

\$10,001 and up \$367 for the first \$10,000 plus \$12.25 for each additional \$1,000 or fraction thereof over \$10,000

**Residential 1 and 2 Family Re-Roof**

**a)** Main dwelling roof \$256 all sizes and materials

**b)** Detached garages and \$82

accessory structures on same property as main dwelling and done at the same time as the main.

**Inspection-** of the installation of an earthquake gas shutoff valve. \$32.40 with no filling and issue fee

**Residential Seismic Retrofit** \$75 plus filling and Issuance Fee and other miscellaneous fees

projects using "Plan set A" (for one and two family residences)

**Photovoltaic Systems**

**a) Residential**

i) Up to 15kW \$276

ii) Each additional kW \$15

Over 15kW

**b) Commercial**

i) Up to 25kW \$400

ii) 26kW – 50kW \$600

iii) Each additional kW (51kW-250kW) \$7

iv) Each additional kW over 250kW \$5

**Note: residential photovoltaic systems, total permit fees including applicable permit issuance, filling, technology, community planning and other mandated fees shall not exceed amounts authorized via Government Code Section 66015**

**Signs-** sign permit fees are based on all signs being on the same property and on the same permit.

**a)** 1<sup>st</sup> Non-energized sign attached to building \$103

**b)** Each additional sign thereafter \$52

**c)** Pylon sign, energized \$218

or not, each

d) Monument sign, \$163

energized or not, each

e) Sign relocation or \$82

Alteration of any electronically or mechanically, but not including replacement of tubing, transformers and such parts subject to failure: or shop inspection by the local inspection department in lieu of UL label (a local electrical inspection department label of approval shall be required). each

### **Demolition**

a) Commercial/Residential \$267  
demo up to 3,000 SQFT

b) Each additional \$184  
10,000 SQFT

### **Plan Checking Fees**

**Note:** Plan checking fees shall be paid at the time of application for a building permit. The plan checking fee is **in addition** to the building permit fees and shall be as follows:

- a) Plan Check Fee, if applicable 80% of building permit fee
- b) For Master Plans (i.e. identical buildings) A full plan check fee shall be paid for each Master Plan when Built by the same builder on the same lot or In the same tract and for which building Permits are issued at the same time More than one building will be built and one-third (33%) of The full plan checking fee shall be paid for each production Phase building at time of application
- c) Changes, revisions, or additions to plans previously plan checked \$184 per hour; 1 hour minimum charge
- d) Additional plan review after the first review \$184 per hour: 1 hour minimum charge
- e) Alternate Methods and Materials \$184 per hour; 1 hour minimum charge
- d) Energy Conservation- for all buildings and projects subjects to the California Energy Commission's conservation Regulations 20% of building permit fee

### **Miscellaneous Fees**

- a) Fee for inspection not otherwise Set forth herein \$184 per hour, 1 hour minimum charge
- b) Fees for inspection conducted Outside of normal business hours \$275 hourly rate, 2 hour minimum charge
- c) Investigation fee for work commenced Without first obtaining permits as required by the San Leandro Municipal Code, whether or not a permit is subsequently issued Up to 3x permit fee; plus any required permit fee
- d) Investigation fee for conditions that are not in compliance with the San Leandro Zoning and/or Municipal Code \$184 per hour; 1 hour minimum charge

**Note: Payment of any investigation fee does not exempt any person from compliance with all other provisions of applicable codes in the execution of the work nor from any other penalties prescribed by law**

### **Other Fees and Charges**

- a) Technology fee 6% of permit fee, minimum \$6.20 per permit type
- b) Community Planning Fee 0.3% of total valuation of construction
- c) Strong Motion Instrumentation Fee: State mandated tax for the California Department of Conservation

i) Residential	0.00013 per \$3850 value or fraction thereof with a \$.50 min
ii) Commercial	0.00028 per \$1786 value or fraction thereof with a 0.50 min
d) SB1473 California Building Standards Commission Fee: State mandated fee for Green Building Standards.	All Residential, Commercial & Industrial permits \$1 dollar per \$25,000 valuation or fraction thereof with a \$1 min.
e) Exception to Noise Ordinance	\$448
f) Certificate of Occupancy	\$184 per hour, 1 hour minimum charge
g) Temporary Certificate of Occupancy Per 30 days	\$184 per hour, 1 hour minimum charge
h) Certificate of Compliance	\$184 per hour, 1 hour minimum charge
i) House Moving Permit	\$184 per hour plus mileage, 1 hour minimum charge
j) Microfilm Copies	\$1.20 per sheet
k) Photocopies	\$0.10 per page

**Note: Microfilming of Permit and Plans includes imaging fee for Fire Permits: (For the purposes of fee charges, each Permit is considered a drawing)**

l) 8 1/2 x 11 or 11 x 7 drawings Including Fire Permits	\$1.90 per sheet
m) All other size drawings	\$2.10 per sheet

<sup>1</sup> **Direct Cost = hourly personnel charge plus a factor of 100% for fringe benefits and indirect costs.**