



Department of Planning and Community Development
Building Permits Division
 1010 10th Street, Suite 3400
 Modesto, CA 95354
 (209) 525-6557 Fax (209) 525-7759

Garage Conversion to Living Space

These figures are for ESTIMATING purposes only. All fees are subject to change.

Building Fees estimated for converting an existing garage into living space only.

(Includes: Building, Electrical, Plumbing, Mechanical, GIS Fee, Building Standards Fund, General Plan Update and Strong Motion Tax)

200 sq ft	400 sq ft	600 sq ft	800 sq ft	1000 sq ft
\$453	\$701	\$918	\$1101	\$1265

Other County Department Fees

Planning	\$82.00	for 1 st hr.	New Septic System	\$535.00
Public Works	\$95.00	for 1 st hr.	Septic System Demolition	\$228.00
Flood Plain Admin.	\$60.00	for 1 st ¾ hr.	Upgrade Existing Septic	\$340.00
D.E.R.	\$40.00	for 1 st ½ hr.	General Plan Update Fee = \$1.28 per \$1,000 valuation	
Fire Marshal Review	\$110.00	per hr.		
Fire Marshal Inspect	Varies Based on sq ft			

Fire Districts

Denair Fire	632-5032	Salida Fire Protection	552-3600
Hughson Fire	883-2863	Stanislaus Consolidated Fire	869-7470
Keyes Fire	634-7690	West Stanislaus Fire	892-5621
Mountain View	634-4766	Westport Fire	537-1391
Oakdale Rural Fire	847-6898	Woodland Fire	524-4239

School Districts

Ceres Unified	556-1560	Oakdale Joint Unified	848-4884
Denair Unified	632-7514	Patterson Joint Unified	895-7700
Empire Union *	521-2800	Riverbank Unified	869-2538
Hughson Unified	883-4428	Salida School District *	545-0339
Modesto Union High School	576-4032	Turlock Joint Unified	667-0645
Newman - Crows Landing Unified	862-2933	Waterford Unified	874-1809

* Two school releases may be required. Empire Union and Salida Union School Districts may require a release from the Modesto Union High School District.

Other jurisdictions or entities to contact regarding development or additional fees:

School District

Fire District

Servicing agency for water & sewer – must provide proof of payment or obtain a will serve letter

Fees are not for converting a garage to a separate dwelling. For fees on this type of work please see the single family dwelling fees for an estimate.

Please be advised that each project and parcel is unique in and of itself therefore: any fees given prior to plan approval are for estimating purposes only. These fees may not be all inclusive and could be subject to change.

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