



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

**MANUFACTURED / MOBILE HOME BUILDING FEES**

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

**Building Fees** estimated for manufactured home only. Fees do not include any decks or awnings.  
 (Includes: Building, Electrical, GIS Fee, Building Standards Fund, General Plan Update and Strong Motion Tax)

Single Unit (1000 Sq Ft)	Double Unit (2000 Sq Ft)	Triple Unit (3000 Sq Ft)	Quad Unit (4000 Sq Ft)
\$650	\$700	\$800	\$850

**County Impact Fees – New Home Sites Only – Replacements Exempt**

Unincorporated Area \$10,974.00

**Other County Department Fees**

*(Please note that each of these departments may require a review of the submitted plans therefore their review fee may be charged)*

Planning	\$82.00 for 1 <sup>st</sup> hr.	Sheriff Fee	\$339.00
Public Works	\$95.00 for 1 <sup>st</sup> hr.	New Septic System	\$535.00
Flood Plain Admin.	\$60.00 for 1 <sup>st</sup> ¾ hr.	Septic System Demolition	\$228.00
D.E.R.	\$40.00 for 1 <sup>st</sup> ½ hr.	Upgrade Existing Septic	\$340.00
Fire Marshal Review	\$110.00 per hr.	General Plan Update Fee = \$1.28 per \$1,000 valuation	
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
- Local City Sphere of influence

\*\* Contact Stanislaus County Planning Department at 209-525-6330 for possible zoning requirements or limitations on installation of manufactured homes.

All manufactured homes shall be considered personal property upon initial installation. A separate permit, fees and inspections must be obtained after final on the initial installation permit to cover the status of the structure to real property.

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.