

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
BOARD ACTION SUMMARY**

DEPT: Planning and Community Development

BOARD AGENDA: 6.B.20  
AGENDA DATE: March 26, 2024

**SUBJECT:**

Approval to Set a Public Hearing on April 30, 2024, at the 9:00 A.M. Meeting to Introduce and Waive the First Reading of an Ordinance to Amend Existing Fees for Building Permit Services

**BOARD ACTION AS FOLLOWS:**

**RESOLUTION NO. 2024-0137**

On motion of Supervisor B. Condit Seconded by Supervisor Withrow  
and approved by the following vote.

Ayes: Supervisors: B. Condit, Chiesa, Withrow, C. Condit, and Chairman Grewal

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) \_\_\_\_\_ Denied

3) \_\_\_\_\_ Approved as amended

4) \_\_\_\_\_ Other:

**MOTION:**

ATTEST: Kelly Rodriguez  
KELLY RODRIGUEZ, Assistant Clerk of the Board of Supervisors

File No. ORD-58-K-2

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS**  
**AGENDA ITEM**

DEPT: Planning and Community Development

BOARD AGENDA:6.B.20  
AGENDA DATE: March 26, 2024

CONSENT: ☒

CEO CONCURRENCE: YES

4/5 Vote Required: No

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**SUBJECT:**

Approval to Set a Public Hearing on April 30, 2024, at the 9:00 A.M. Meeting to Introduce and Waive the First Reading of an Ordinance to Amend Existing Fees for Building Permit Services

**STAFF RECOMMENDATION:**

1. Set a public hearing on April 30, 2024, at 9:00 a.m. to introduce and waive the first reading of an ordinance to amend existing fees for building permit services.
2. Authorize the Clerk of the Board to publish notice as required by law.

**DISCUSSION:**

The Board of Supervisors approved the last update to the Department of Planning and Community Development's Building Permits Services fees on May 24, 2022. Building Permit Services fee structure is comprised of both valuation based and flat-rate fees (approximately 90% and 10% respectively). Valuation based fees are based on the value of construction and applied to a multiplier associated with the percentage of departmental costs that must be obtained from building permit fees. Building Valuation Data (BVD) is published by the International Code Council (ICC), updated at six-month intervals, and the data is based on market values averages of construction costs throughout the United States. The BVD is a published industry standard used by jurisdictions throughout the state and is available on the ICC website: <https://www.iccsafe.org/>. The department is currently utilizing the August 2020 BVD and no change in the BVD is being proposed, however, an increase to the valuation fee, based on the multiplier, is being proposed.

Building Permit Services is proposing to increase all fees by 3.4% reflecting the increase in the Consumer Price Index. Building Permit Services is also proposing one new fee for Cannabis Enforcement General Inspections at \$245 with an additional \$75 for each additional unit. Building Permit Services have incurred increased costs related to Cannabis Enforcement inspections.

As discussed above, 90% of the Building Permit Services fee structure is comprised of valuation based fees applied to a multiplier associated with the percentage of departmental costs that must be obtained from building permit fees. The table below illustrates the proposed 3.4% increase to the valuation based fees:

TOTAL VALUATION	EXISTING	PROPOSED
\$1 to \$500	\$ 25.60	\$ 26.50
\$501 to \$2,000	\$25.60 for the first \$500 plus \$3.32 for each additional \$100 or fraction thereof, to and including \$2,000	\$26.50 for the first \$500 plus \$3.43 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$75.50 for the first \$2,000 plus \$15.30 for each additional \$1,000 or fraction thereof, to and including \$25,000	\$78.00 for the first \$2,000 plus \$15.82 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$426.80 for the first \$25,000 plus \$11.02 for each additional \$1,000 or fraction thereof, to and including \$50,000	\$441.30 for the first \$25,000 plus \$11.39 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$702.25 for the first \$50,000 plus \$7.65 for each additional \$1,000 or fraction thereof, to and including \$100,000	\$726.15 for the first \$50,000 plus \$7.91 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$1,084.00 for the first \$100,000 plus \$6.12 for each additional \$1,000 or fraction thereof, to and including \$500,000	\$1,120.85 for the first \$100,000 plus \$6.33 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,527.60 for the first \$500,000 plus \$5.18 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	\$3,647.50 for the first \$500,000 plus \$5.36 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,0001 and Up	\$6,118.40 for the first \$1,000,001 plus \$3.43 for each additional \$1,000 or fraction thereof	\$6,326.40 for the first \$1,000,001 plus \$3.55 for each additional \$1,000 or fraction thereof

The following is a summary of valuation based and flat-rate permit fee increases based on the common construction/permit types:

Construction/Permit Type	Existing Fee	Proposed Fees	Difference
Single Family Dwelling*	\$ 5,511.68	\$ 5,699.08	\$ 187.40
Agricultural Storage Building**	\$ 1,949.97	\$ 2,016.27	\$ 66.30
Tenant Improvement***	\$ 1,524.10	\$ 1,575.92	\$ 51.82
3,500 sq. ft. Garage	\$ 2,470.07	\$ 2,554.05	\$ 83.98
2,500 sq. ft. Garage	\$ 1,985.25	\$ 2,052.75	\$ 67.50
1,500 sq. ft. Garage	\$ 1,432.13	\$ 1,480.82	\$ 48.69
HVAC - System Replacement	\$ 220.34	\$ 227.83	\$ 7.49
Water Heater Replacement	\$ 137.75	\$ 142.43	\$ 4.68
Electrical Service Upgrade	\$ 145.57	\$ 150.52	\$ 4.95
Re-roof	\$ 220.34	\$ 227.83	\$ 7.49

\*Based on a 3,300 Square Feet (sq. ft.) dwelling, with a 1,350 sq. ft. garage, and a 740 sq. ft. patio.

\*\*Based on a 5,000 sq. ft. building.

\*\*\*Based on a 1,200 sq. ft. of warehouse to office space conversion.

All of the department's proposed updates to its Building Permit Services Fees are reflected in Attachment 1 – *Proposed Ordinance and 2024 Building Permit Services Fee Schedule*. Other fees that may be applied at the time of building permit issuance, and are not reflected in Attachment 1, are those charged by other County departments (e.g., Departments of Environmental Resources, Public Works, and the Fire Warden), fire and school districts, and the County's Public Facilities Fees. For Fiscal Year 2024, the Planning Services fee for review of a building/grading permit and landscape plan review is also proposed to increase by 3.4% from \$89 to \$92.

Upon setting of the public hearing for consideration of this request, the department will send notices of the proposed amendments to persons and firms known as regular applicants seeking building permit services. The department will also send notices to the Stanislaus County Farm Bureau and the California Building Industry Association. Any comments and/or concerns received as a result of this notification process will be presented by staff to the Board of Supervisors at the public hearing.

#### **POLICY ISSUE:**

Building Permits, and associated fees, are authorized under California Health and Safety Code Section 19130 et seq. Prior to levying a new fee, or amending an existing fee, Stanislaus County is required by California Government Code Section 54985 et seq. and 66016, to hold a scheduled public hearing as part of a regularly scheduled meeting of the Board of Supervisors. At that time, the Board may introduce and waive the first reading of an ordinance to amend the department's existing building permit services fees. In accordance with Government Code Section 66017, building permit fees become effective on July 20, 2024, sixty days after the adoption date of May 21, 2024.

#### **FISCAL IMPACT:**

If approved as proposed, staff will initiate the public hearing process and return with a resolution to amend the department's current fee schedule on April 30, 2024. The increase in revenue resulting from the approval of this proposal is anticipated to provide \$85,000 in increased estimated revenue for Fiscal Year 2025 based on Fiscal Year 2024 permit revenue projections. The estimated increased revenue of \$85,000 will help offset the Fund Balance needed to fund operations in the Building Permits Division in Fiscal Year 2025. The estimated Building Division fund balance as of July 1, 2024 is \$2,548,067. The fund balance includes \$1,638,686 tied to building permits that have not been finalized (building inspections and other services not yet delivered). The remaining fund balance amount of \$909,381 will be used to fund the department's front counter remodel, vehicle, and computer refresh, and to cover general administrative costs associated with the cyclical highs and lows in permit volumes.

#### **BOARD OF SUPERVISORS' PRIORITY:**

These recommended actions are consistent with the Board's priorities of *Developing a High-Performing Economy*, *Delivering Efficient Public Services*, and *Enhancing Community Infrastructure* by providing for cost recovery needed to allow the department

to continue providing high quality, streamlined permit processing services for the benefit of all our customers.

**STAFFING IMPACT:**

Planning and Community Development Department staff is responsible for the implementation of any fee changes.

**CONTACT PERSON:**

Angela Freitas, Planning and Community Development Director  
Telephone: (209) 525-6330

**ATTACHMENT(S):**

1. Proposed Ordinance and 2024 Building Permit Services Fee Schedule

## ORDINANCE NO. C.S. \_\_\_\_\_

**AN ORDINANCE TO ADOPT A REVISED FEE SCHEDULE FOR BUILDING PERMIT SERVICES BY THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA, ORDAINS AS FOLLOWS:**

**Section 1.** The Board of Supervisors hereby adopts the Department of Planning and Community Development 2024 Building Permit Services Fee Schedule for building permit services, attached as Exhibit A and incorporated by reference, a copy of which is on file with the Clerk of the Board of Supervisors and is available for public inspection and copying in that office in accordance with the California Public Records Act.

**Section 2.** This ordinance shall be published once before the expiration of 15 days after passage of this ordinance, with the names of the members voting for and against the same, in the Modesto Bee, a newspaper published in the County of Stanislaus, State of California, and the ordinance shall take effect either (a) pursuant to Section 25123 of the Government Code, 30 days after the date of publication, or (b) pursuant to Section 66017 of the Government Code, 60 days following the final action on the adoption of the fees or charges, whichever date occurs last.

Upon motion of Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, the foregoing resolution was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, the \_\_\_\_ day of \_\_\_\_\_ 2024, by the following called vote:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

ABSTAINING: Supervisors:

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Mani Grewal,  
Chairman of the Board of Supervisors,  
of the County of Stanislaus,  
State of California


Ordinance No. C.S. \_\_\_\_\_  
Adopted May 21, 2024  
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ATTEST:

Elizabeth A. King,  
Clerk of the Board of Supervisors,  
of the County of Stanislaus,  
State of California

By: \_\_\_\_\_  
Deputy Clerk of the Board

APPROVED AS TO FORM:  
Thomas E. Boze,  
County Counsel

By:   
Robert J. Taro,  
Assistant County Counsel

## Stanislaus County Building Permit Services Fee Schedule - Effective July 20, 2024

The fees captured in this schedule are for building permit services delivered by the Stanislaus County Planning and Community Development Department's Building Permit Division only. Additional fees from other County Departments, Fire Districts, School District, and/or County Public Facilities Fees may be applicable.

### GENERAL APPLICATION PROCESSING FEE AND PER HOUR RATE - APPLICABLE TO ALL PERMIT TYPES

	EXISTING	PROPOSED
Application Processing Fee - Per Application	\$ 49.00	\$ 50.50
Field Inspection Hourly Rate	\$ 107.50	\$ 111.00
Plan Review (PC) Hourly Rate	\$ 107.50	\$ 111.00

### MANUFACTURED HOMES<sup>1</sup>

The fee for a Manufactured Home set up permit on private property shall be stipulated in the Mobile Home Parks Act, Title 25 of the California Administrative Code section 1020.1. (excluding the re-inspection fee). The re-inspection fee is based on the County's approved re-inspection fee included herein. The fee's indicated in section 1020.1 include inspection of utilities, sewage, and setup.

	EXISTING	PROPOSED
Mobile Home Plan Review Fee - Actual cost with deposit fee based on a 3/4 of a hour minimum.	\$ 80.50	\$ 83.50
Additional Plan Review Fee - Actual cost with deposit fee based on a 1/2 of a hour minimum	\$ 54.00	\$ 56.00
Electrical Service	\$ 88.50	\$ 91.50
Mobile Home Inspection Fee	\$ 360.00	NO CHANGE
Mobile Home Permanent Foundation System Fee	\$ 121.50	\$ 125.50

<sup>1</sup> California Department of Housing and Community Development Fee will be collected by the County at the rate set by the State.

### GENERAL INSPECTIONS

General Inspections included, but are not limited to, fire damage evaluation inspections, minor repairs, and inspection of smoke and carbon monoxide detectors. Each inspection includes a written staff report to the applicant. **A general inspection fee for cannabis related enforcement shall be applicable when a property is actively the subject of any law or code enforcement action resulting from any non-permitted on-site cannabis activity.**

	EXISTING	PROPOSED
Site or Structure - Non-Cannabis Related Enforcement	\$ 136.50	\$ 141.00
Each Additional Unit <sup>2</sup> - Non-Cannabis Related Enforcement	\$ 58.00	\$ 60.00
<b>Site or Structure - Cannabis Related Enforcement</b>	\$ -	<b>\$ 245.00</b>
<b>Each Additional Unit<sup>2</sup> - Cannabis Related Enforcement</b>	\$ -	<b>\$ 75.00</b>

<sup>2</sup> A duplex shall be considered a single unit for purposes of this fee.

### MOVE IN DWELLING OR STRUCTURE (PRE-MOVE INSPECTION AND REPORT)<sup>3</sup>

A fee for each inspection and permit shall be paid in accordance to the following:

	EXISTING	PROPOSED
Structure or House to be Moved Currently Exists Within the County	\$ 136.50	\$ 141.00
Structure or House to be Moved Into the County	\$ 207.50	\$ 214.50

<sup>3</sup> A completion guarantee deposit shall be posted with the County's Chief Building Official when the building permit application purposes to relocate an existing structure for human occupancy. The amount of the guarantee shall not be less than \$5.00 per square-foot for the structure, nor less than \$5,000.00. The guarantee deposit shall be in the form of a "TIME CERTIFICATE OF DEPOSIT" or an "ASSIGNED PASSBOOK" account. The construction for which the guarantee deposit is posted shall be completed within one year. On a showing of good cause the construction time may be extended by the Chief Building Official for an additional period not to exceed one year. In the case on non-compliance of work within the one year, the Chief Building Official may use the guarantee deposit to either complete the work or demolish the unfinished structure. The guarantee deposit, or unused portion thereof, will be returned to the depositor upon final inspection and acceptance of the work performed.



## Stanislaus County Building Permit Services Fee Schedule - Effective July 20, 2024

### **AFTER HOURS (5:00 P.M. TO 7:00 A.M.) AND WEEKEND INSPECTIONS, EXCLUDING HOLIDAYS**

After hours and emergency inspections subject to staff availability. This fee is to be paid prior to the inspection being made and the inspection request shall be submitted during normal business hours 24 hours prior to inspection date. The fee for after hours inspections shall be as follows:

	EXISTING	PROPOSED
Hourly Rate	\$ 160.50	\$ 166.00
Minimum Charge - Based on a three hour minimum.	\$ 481.00	\$ 497.50

### **CALCULATED VALUATION BASED PERMITS**

The County's Building Official shall make the determination of value or valuation under any of the provisions of this code. The value to be used in computing the building permit and building plan review fees shall be the total value of all the construction work for which the permit is issued as well as: all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment authorized by Government Code Section 66016 and Health and Safety Code Section 19130-19138. The Chief Building Official shall use the August 2020 building valuation data found in the "Building Safety Journal" published by the International Code Council (ICC).

TOTAL VALUATION	EXISTING	PROPOSED
\$1 to \$500	\$ 25.60	\$ 26.50
\$501 to \$2,000	\$25.60 for the first \$500 plus \$3.32 for each additional \$100 or fraction thereof, to and including \$2,000	\$26.50 for the first \$500 plus \$3.43 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$75.50 for the first \$2,000 plus \$15.30 for each additional \$1,000 or fraction thereof, to and including \$25,000	\$78.00 for the first \$2,000 plus \$15.82 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$426.80 for the first \$25,000 plus \$11.02 for each additional \$1,000 or fraction thereof, to and including \$50,000	\$441.30 for the first \$25,000 plus \$11.39 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$702.25 for the first \$50,000 plus \$7.65 for each additional \$1,000 or fraction thereof, to and including \$100,000	\$726.15 for the first \$50,000 plus \$7.91 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$1,084.00 for the first \$100,000 plus \$6.12 for each additional \$1,000 or fraction thereof, to and including \$500,000	\$1,120.85 for the first \$100,000 plus \$6.33 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,527.60 for the first \$500,000 plus \$5.18 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	\$3,647.50 for the first \$500,000 plus \$5.36 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and Up	\$6,118.40 for the first \$1,000,001 plus \$3.43 for each additional \$1,000 or fraction thereof	\$6,326.40 for the first \$1,000,001 plus \$3.55 for each additional \$1,000 or fraction thereof

## Stanislaus County Building Permit Services Fee Schedule - Effective July 20, 2024

### **BUILDING INSPECTION FEES - MECHANICAL**

The minimum mechanical fee for each permit shall not be less than the County's actual cost of inspection and plan review computed at the hourly rates as set forth in this fee schedule:

	EXISTING	PROPOSED
Plan Review Fee (if required) - Minimum 1/2 Hour Charge	\$ 107.50	\$ 111.00
Field Inspections Minimum Charge	\$ 80.50	\$ 83.50
Per Piece of Mechanical Equipment to be Inspected	\$ 15.50	\$ 16.00

### **BUILDING INSPECTION FEES - ELECTRICAL**

The minimum electrical fee for each permit shall not be less than the County's actual cost of inspection and plan review computed at the hourly rates as set forth in this fee schedule:

	EXISTING	PROPOSED
Plan Review Fee (if required) - Minimum 1/2 Hour Charge	\$ 107.50	\$ 111.00
Field Inspections Minimum Charge	\$ 80.50	\$ 83.50
Per Electrical Motor, Generator, Transformer, Machine Fixture or Device Requiring an Inspection	\$ 15.50	\$ 16.00
Electrical Service Greater Than 1,000 amps	\$ 147.00	\$ 152.00
New Electrical Service or the Replacement of, Temporary Power, and Electrical Pumps	\$ 88.50	\$ 91.50

### **BUILDING INSPECTION FEES - PLUMBING**

The minimum plumbing fee for each permit shall not be less than the County's actual cost of inspection and plan review computed at the hourly rates as set forth in this fee schedule:

	EXISTING	PROPOSED
Plan Review Fee (if required) - Minimum 1/2 Hour Charge	\$ 107.50	\$ 111.00
Field Inspections Minimum Charge	\$ 80.50	\$ 83.50
Per Fixture or Trap or Device Requiring an Inspection	\$ 7.00	\$ 7.50

### **MISCELLANEOUS PERMIT FEES**

Miscellaneous permit fees cover all permit types not otherwise identified within this fee schedule. The minimum miscellaneous permit fee for each permit shall not be less than the County's actual cost of inspection and plan review computed at the hourly rates as set forth in this fee schedule:

	EXISTING	PROPOSED
Plan Review Fee (if required) - Minimum 1/2 Hour Charge	\$ 107.50	\$ 111.00
Field Inspections Minimum Charge	\$ 80.50	\$ 83.50

### **GRADING PERMIT FEES**

The minimum grading permit fee for each permit shall not be less than the County's actual cost of inspection and plan review computed at the hourly rates as set forth in this fee schedule:

	EXISTING	PROPOSED
Plan Review Fee (if required) - Minimum 1/2 Hour Charge	\$ 107.50	\$ 111.00
Field Inspections Minimum Charge	\$ 80.50	\$ 83.50

### **RESEARCH FEES**

The minimum research fee shall not be less than the actual cost of conducting and delivering the research at the hourly rate as set forth in this fee schedule. A non-refundable deposit shall be collected before any research work can begin. Any remaining balance due shall be collected upon completion of the research.

	EXISTING	PROPOSED
Research Hourly Rate	\$ 66.50	\$ 69.00
Research Minimum Charge	\$ 34.00	\$ 35.00

## Stanislaus County Building Permit Services Fee Schedule - Effective July 20, 2024

### **INVESTIGATION FEES**

Whenever any work has commenced for which a permit is required by the County's adopted code without first obtaining said permit, an investigation fee shall be imposed. The minimum investigation fee shall be equal to the amount of the permit fee required and shall be collected at the time of building permit application submittal. The payment of any investigation fee shall not exempt any person from compliance with all other provisions of the adopted code, nor from any penalty prescribed by law.

### **RE-INSPECTION FEES**

A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. The fee will be at the following rate:

	EXISTING	PROPOSED
First Re-Inspection Fee	\$ 107.00	\$ 110.50
Second Re-Inspection Fee for Same Item	\$ 212.50	\$ 220.00
Third Re-Inspection Fee for Same Item	\$ 322.00	\$ 333.00

### **MICRO FILM FEES**

A microfilm fee shall be collected for all building permits at the following rate:

	EXISTING	PROPOSED
Counter Permit (No Plans)	\$ 4.00	\$ 4.25
Residential	\$ 7.00	\$ 7.25
Commercial	\$ 7.00	\$ 7.25
Plus a Per Sheet Cost on Plans	\$ 1.75	\$ 2.00

### **PLAN REVIEW FEES**

When plans or their data are required to be submitted by Section 107 of the adopted California Building Code, a plan review fee shall be paid at the time of submitting plans and specifications for review. The Plan Review Fee is in addition to the Building Permit Fees and at no time shall the plan review fee be less than the County's actual cost of plan review computed at the hourly plan review rate.

	EXISTING	PROPOSED
Plan Review Fees - Based on Building Permit Fee	65%	NO CHANGE
Incomplete Plans or Changed Plans Requiring Additional Plan Review Shall Be Charged an Additional Plan Review Fee (With a Minimum 1/2 Hour Charge)	\$ 107.50	\$ 111.00

### **MASTER PLAN REVIEW**

A Master plan review shall only apply to an individual recorded subdivision. The fee for a Master plan review shall be:

- 1) 65% of the building permit fee for the original plan review, and
- 2) all subsequent permits pulled using a pre-approved plan will be assessed a plan review fee equal to 50% of the full plan review fee.

### **EXPIRATION OF PLAN REVIEW**

In accordance with By Section 105.3.2 California Building Code, applications for which no permits have been issued within 180 days following the date of application, shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Chief Building Official. The Building Official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated. In order to renew action on an application after expiration, the applicant shall be required to submit new plans and pay the new plan review fee in effect at the time of re-submittal.

### **WIND AND GEOTHERMAL ALTERNATIVE ENERGY SYSTEMS PERMIT FEES**

The minimum alternative energy system fee for each permit shall not be less than the County's actual cost of inspection and plan review computed at the following weighted hourly rates as set forth in this fee schedule:

	EXISTING	PROPOSED
Plan Review Fee (if required) - Minimum 1/2 Hour Charge	\$ 107.50	\$ 111.00
Field Inspections Minimum Charge	\$ 80.50	\$ 83.50

## Stanislaus County Building Permit Services Fee Schedule - Effective July 20, 2024

### PHOTOVOLTAIC

#### Residential Roof Mount System<sup>4</sup>

Total Kilowatts	Additional Cost Per Kilowatt		
	BASE COST	EXISTING	PROPOSED
0 to 15	\$ 500.00	\$0.00	NO CHANGE
16 and Up	\$ 500.00	\$16.35 for each KW over 15 KW	\$16.90 for each KW over 15 KW

#### Residential Ground Mount System<sup>4</sup>

Total Kilowatts	Additional Cost Per Kilowatt		
	BASE COST	EXISTING	PROPOSED
0 to 15	\$ 798.00	\$0.00	NO CHANGE
16 and Up	\$ 798.00	\$16.35 for each KW over 15 KW	\$16.90 for each KW over 15 KW

#### Commercial Ground Mount System<sup>4</sup>

Total Kilowatts	Additional Cost Per Kilowatt		
	BASE COST	EXISTING	PROPOSED
0 to 50	\$ 1,447.00	\$0.00	NO CHANGE
51 to 250	\$ 1,447.00	\$7.65 Per Kilowatt over 50	\$7.90 Per Kilowatt over 50
251 to 1,000	\$ 2,847.00	\$4.35 Per Kilowatt over 250	\$4.50 Per Kilowatt over 250
1,001 to 5,000	\$ 5,847.00	\$1.65 Per Kilowatt over 1,000	\$1.70 Per Kilowatt over 1,000
5,001 to 25,000	\$ 11,847.00	\$0.50 Per Kilowatt over 5,000	NO CHANGE
25,001 to 75,000	\$ 21,847.00	\$0.25 Per Kilowatt over 25,000	NO CHANGE
75,001 to 150,000	\$ 34,347.00	\$0.25 Per Kilowatt over 75,000	NO CHANGE
150,001 and Up	\$ 53,097.00	\$0.25 Per Kilowatt over 150,000	NO CHANGE

#### Commercial Roof Mount System

Total Kilowatts	Additional Cost Per Kilowatt		
	BASE COST	EXISTING	PROPOSED
0 to 50	\$ 1,000.00	\$0.00	NO CHANGE
51 to 250	\$ 1,000.00	\$7.65 for Each KW over 50 KW	\$7.90 for Each KW over 50 KW
251 to Up	\$ 2,400.00	\$5.45 for Each KW over 250 KW	\$5.65 for Each KW over 250 KW

<sup>4</sup> Fees above do not include accessory structures associated with project.

### FEE REFUNDS

The Building Official may authorize the refund of any fee paid hereunder, which was erroneously paid or collected. The Building Official may authorize the refund of not more than 80% of the permit fee paid when work has not commenced. The Building Official may authorize the refund of not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid, is withdrawn, or cancelled before any plan review has begun. The Building Official shall not authorize the refund of any fee paid except upon written application filed by the original permit holder no later than 180 days after the date of fee payment. All actual staff and processing fee costs shall be paid in full prior to issuance of any refund and the required microfilm charge shall be retained.

### CREDIT CARD TRANSACTION FEE

An additional 3.5% charge shall be added to any fees collected by credit card.

### ONE-STOP-SHOP PAYMENT COLLECTION

An additional charge of ~~\$5.00~~ **\$7.50** per permit application shall be charged when fees are collected by Building Permit Services for any other County Departments, Fire Districts, and/or the State of California Department of Housing and Community Development.

## Stanislaus County Building Permit Services Fee Schedule - Effective July 20, 2024

### **ADDRESSING FEES**

	EXISTING	PROPOSED
Addressing Hourly Rate	\$ 107.50	\$ 111.00
New Address Request - Deposit based on 1/2 hour minimum charge.	\$ 53.75	\$ 56.00
Address Reassignment - Deposit based on 1/2 hour minimum charge.	\$ 53.75	\$ 56.00
Address Research - Deposit based on 1/2 hour minimum charge.	\$ 53.75	\$ 56.00

### **PHOTOCOPY CHARGES**<sup>5</sup>

	EXISTING	PROPOSED
8 1/2" X 11" - First Page	\$ 1.00	NO CHANGE
8 1/2" X 11" - Additional Pages (per page cost)	\$ 0.25	NO CHANGE
11" x 17" - First Page	\$ 1.00	NO CHANGE
11" x 17" - Additional Pages (per page cost)	\$ 0.50	NO CHANGE

<sup>5</sup> Large format plans required to be copied off-site will only be provided electronically via email at no charge.

### **STATE FEES REQUIRED TO BE COLLECTED BY THE COUNTY**

#### **Strong Motion Instrumentation Program**

A fee collected on behalf of the California Department of Conservation in accordance with California Public Resources Code Sections 2705-2709.1 for seismic education and preparation for damage assessments after seismic events. Public Resources Code 2705-2709.1: A fee from each building permit shall be equal to the amount of the proposed building construction (Valuation) for which the building permit is issued. The fee amount shall be assessed in the following way:

Group R occupancies, one to three stories in height, except hotels and motels, shall be assessed at a rate of \$13.00 per \$100,000.00, but not less than fifty cents.

All other buildings shall be assessed at the rate of \$28.00 per \$100,000.00 with appropriate fractions thereof, but not less than fifty cents.

For the purpose of this fee, any "Building" is any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.

#### **Building Standards Administration Special Revolving Fund**

A fee collected on behalf of the California Building Standards Commission in accordance with California Health and Safety Code Sections 18931.6-18931.1, The Green Fee or SB 1473 (Calderon, Chapter 719, Statutes of 2008), for the development, adoption, publication, and updating of green building standards, guidelines, educational efforts, including, but not limited to, training for local building officials associated with green building standards.

A fee of four dollars per \$100,000.00 with appropriate fractions thereof, but not less than one dollar shall be assessed on every permit.

#### **California Housing and Community Development (HCD) Manufactured Home Foundation Fee**

Per California Health and Safety Code section 18551, this fee is payable to HCD for each transportable section of a manufactured home, mobile home, or commercial modular being placed on a foundation system.

HCD State Fee Per Unit \$11.00

## NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that on April 30, 2024, at 9:00 a.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, 1010 10th St., Modesto, CA, to consider the introduction and waiving of the first reading of the following proposed ordinances:

- A. An ordinance to amend existing fees for the Department of Public Works as they relate to development permits, grading permits, building permits, encroachment permits, and other projects involving construction activities in Stanislaus County. For further information, please contact Andrew Malizia, Public Works Department Deputy Director, at (209) 525-4302, [maliziaa@stancounty.com](mailto:maliziaa@stancounty.com) or at 1716 Morgan Road, Modesto, CA.
- B. An ordinance to amend existing fees for the Department of Agriculture and Weights and Measures. The proposed fee adjustments would consist of:
- Increased Weighted Labor Rate of the Department
  - Changes in Commercial Device Registration Fees
  - Changes in Commercial Device Registration Penalty Fees
- For further information, please contact Dave Singh at (209) 525-4730, [daves@stancounty.com](mailto:daves@stancounty.com) or at 3800 Cornucopia Way, Suite B, Modesto, CA.
- C. An ordinance to amend existing fees for the Department of Planning and Community Development Planning Services Fees. For further information, please contact Angela Freitas, Director of the Planning and Community Development Department at (209) 525-6330, between the hours of 8:30 a.m. and 4:30 p.m. or send an email to: [planning@stancounty.com](mailto:planning@stancounty.com) or at 1010 10th Street, Suite 3400, Modesto, CA.
- D. An ordinance to amend existing fees for the Department of Planning and Community Development Building Services Fees. For further information, please contact Angela Freitas, Director of the Planning and Community Development Department at (209) 525-6330, between the hours of 8:30 a.m. and 4:30 p.m. or send an email to: [planning@stancounty.com](mailto:planning@stancounty.com) or at 1010 10th Street, Suite 3400, Modesto, CA.
- E. An ordinance to amend existing fees for the Department of Treasurer-Tax Collector. The proposed fee adjustments would consist of:
- Business Licenses (new and renewals)
  - Bingo Permits (new and renewals)
  - Carnival Permits
  - Massage Establishment Permits not licensed through the state program (new and renewals)
  - Dance Hall Permits (per quarter and single dance)
  - Taxicab Permits (each vehicle)
  - Peddler's Permits (10 days, 30 days, and 1 year)
  - Scrap Metal Dealer License/Permit (new and renewal)
  - Parcel Map Clearance Application (fast track and standard)
  - Parties of interest (tax-defaulted properties)
  - Property Tax File (secured /unsecured)
  - Property Tax Research Fee
  - Returned Check/Electronic Payment Fee
- For further information, please contact Donna Riley at (209) 525-4463, [rileyd@stancounty.com](mailto:rileyd@stancounty.com) or at 1010 10th Street, Suite 2500, Modesto, CA 95354.

ADDITIONAL NOTICE IS GIVEN that the proposed Ordinances and Fee Schedules are available for review, in the Clerk of the Board Office, 1010 10th Street, Suite 6700, Modesto, CA.

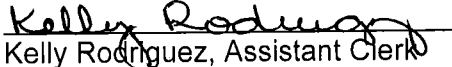
NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given the opportunity to be heard. Material submitted to the Board for consideration (i.e. photos, petitions, etc.) will be retained by the County. If a challenge to one or more of the above items is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk of the Board at (209) 525-4494. Notification 72 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting.

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: March 26, 2024

ATTEST: ELIZABETH A. KING,  
Clerk of the Board of Supervisors  
of the County of Stanislaus,  
State of California

BY:   
Kelly Rodriguez, Assistant Clerk



The Beaufort Gazette  
The Belleville News-Democrat  
Bellingham Herald  
Centre Daily Times  
Sun Herald  
Idaho Statesman  
Brantford Herald  
The Charlotte Observer  
The State  
Ledger-Enquirer

Durham | The Herald-Sun  
Fort Worth Star-Telegram  
The Fresno Bee  
The Island Packet  
The Kansas City Star  
Lexington Herald-Leader  
The Telegraph - Macon  
Merced Sun-Star  
Miami Herald  
El Nuevo Herald

The Modesto Bee  
The Sun News - Myrtle Beach  
Raleigh News & Observer  
Rock Hill | The Herald  
The Sacramento Bee  
San Luis Obispo Tribune  
Tacoma | The News Tribune  
Tri-City Herald  
The Wichita Eagle  
The Olympian

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36857	537816	Print Legal Ad-IPL01670220 - IPL0167022		\$1,282.98	2	69 L

Attention: Kelly Rodriguez  
CO STAN BOARD OF SUPERVISORS  
1010 10TH ST STE 6700  
MODESTO, CA 95354

rodrik@stancounty.com

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BY ORDER OF THE BOARD OF SUPERVISORS, DATED: March 26, 2024. ATTEST: ELIZABETH A. KING, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Kelly Rodriguez, Assistant Clerk of the Board  
IPL0167022

Apr 17, 22 2024

### Declaration of Publication

C.C.P. S2015.5

STATE OF CALIFORNIA )

) ss.

County of Stanislaus )

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Modesto Bee, a newspaper of general circulation, printed and published in the city of Modesto, County of Stanislaus, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Stanislaus, State of California, under the date of February 25, 1951 Action No. 46453 that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

2 insertion(s) published on:

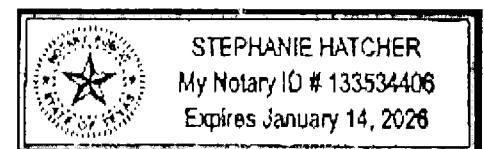
04/17/24, 04/22/24

I certify (or declare) under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Dallas, Texas on:

Date: 22nd, day of April, 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
Legal document please do not destroy!