

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

DEPT: Planning and Community Development

BOARD AGENDA: 5.B.11  
AGENDA DATE: March 31, 2026

**SUBJECT:**

Approval to Set a Public Hearing on April 28, 2026, 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

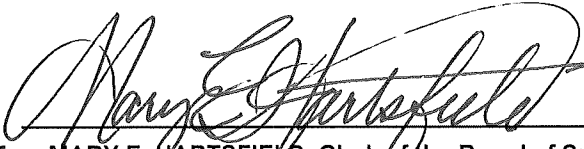
**BOARD ACTION AS FOLLOWS:**

**RESOLUTION NO. 2026-0138**

On motion of Supervisor Withrow ----- Seconded by Supervisor B. Condit -----  
and approved by the following vote,  
Ayes: Supervisors: B. Condit, Withrow, Grewal, C. Condit, and Chairman Chiesa -----  
Noes: Supervisors: None -----  
Excused or Absent: Supervisors: None -----  
Abstaining: Supervisor: None -----

- 1)  Approved as recommended
- 2)  Denied
- 3)  Approved as amended
- 4)  Other:

**MOTION:**

  
ATTEST: MARY E. HARTSFIELD, Clerk of the Board of Supervisors

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

DEPT: Planning and Community Development

BOARD AGENDA:5.B.11  
AGENDA DATE: March 31, 2026

CONSENT:

CEO CONCURRENCE: YES

4/5 Vote Required: No

---

**SUBJECT:**

Approval to Set a Public Hearing on April 28, 2026, 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 28, 2026, 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.
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 20, 2025. 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 value averages of construction costs throughout the United States. 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. The August 2020 BVD (Attachment 2) is available online (<https://www.iccsafe.org/wp-content/uploads/BVD-BSJ-AUG20-pdf.pdf>).

Building Permit Services is proposing to increase all fees, valuation and flat-rate, by an average of 5% (Attachment 1). The Department undertook a comprehensive update of the Building Permit Services Fee Schedule (hereafter "the Fee Schedule") in 2020. Since the comprehensive update, the Department has annually, except for 2023, amended the fees based on the projected increases in the Consumer Price Index (CPI) and weighted labor rates (WLR) during the prior fee period. Because proposed fees are typically set using January or February data and do not become effective until July, the true changes in operational costs are unknown. In 2025, the Department adjusted its fees to account for under adjustments that had occurred since the 2020 update. As of January 2026, the average CPI since the Fee Schedule was last updated is 3%; however, as of February 2026, the increase in WLR for staff assigned to Building Permit

Services has been 4.7%. Building Permit Services does not receive any General Fund dollars to cover costs of operations.

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

<b>Construction/Permit Type</b>	<b>Existing fee</b>	<b>Proposed Fees</b>	<b>Difference</b>
Single Family Dwelling*	\$6,274.00	\$6,775.00	\$332.00
Agricultural Storage Building**	\$2,491.00	\$2,628.00	\$137.00
Tenant Improvement***	\$1,710.00	\$1,796.00	\$86.00
3,500 Sq. Ft. Garage	\$2,787.00	\$2,928.00	\$141.00
2,500 Sq. Ft. Garage	\$2,239.00	\$2,351.00	\$112.00
1,500 Sq. Ft. Garage	\$1,614.00	\$1,697.00	\$83.00
HVAC System Replacement	\$262.75	\$276.25	\$13.50
Water Heater Replacement	\$161.75	\$169.75	\$8.00
Electrical Service Upgrade	\$180.00	\$188.75	\$8.75
Re-Roof	\$245.55	\$257.55	\$12.00

\*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.

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 2026, the Department's Planning Services fee for review of a building/grading permit and landscape plan review is proposed to increase from \$97 to \$102.

Staff is proposing the addition of one new fee to cover the cost of an appeal to the County's Building Code Appeals Board. While the appeals board has not had occasion to meet in over a decade, the option to appeal a determination of the County's Building Official, including determinations relating to code enforcement actions, exists and the Department does not currently have a mechanism to charge a fee. The Department is proposing a flat fee of \$2,600 for which a refund may be issued if actual costs are lower than the fee collected. The proposed fee is consistent to the fee charged for an appeal of a staff determination to the County's Planning Commission.

### **Building Comparative Survey**

Staff has conducted a survey of fees of the County's eight comparison counties: Fresno County, Kern County, Madera County, Merced County, Monterey County, Sacramento County, San Joaquin County, and Tulare County; and the cities of Ceres, Hughson, Modesto, Patterson, and Riverbank (Attachment 3). At the time this agenda item was

prepared, fee information for Madera and Merced was still pending and the information will be provided, if available, at the April 28, 2026, public hearing.

The survey focuses on common construction/permit types typically utilized by the County to show the impact of proposed fee amendments. The survey shows that the County's fees are in line with jurisdictions surveyed, with some fees higher than other counties and other fees lower.

The variation in fees among the various jurisdictions can be the result of many factors including, but not limited to, if a jurisdiction's fees are based on the actual cost of providing services; and the staffing levels, salary levels, and indirect overhead costs associated with operations necessary for service delivery. As mentioned earlier, the County's Building Permit Services is 100% funded by fees and does not receive any General Fund dollars to cover costs of operations.

The following is an overview of how the County's proposed fees compare to the highest and lowest fees of the comparison counties and cities as reflected in Attachment 3:

<b>Construction/Permit Type</b>	<b>Highest Fee</b>	<b>Lowest Fee</b>	<b>Stanislaus Proposed Fees</b>
Single Family Dwelling*	\$27,305 (Monterey)	\$2,768 (Tulare)	\$6,775
Agricultural Storage Building**	\$13,503 (Monterey)	\$1,526 (Kern)	\$2,628
Tenant Improvement***	\$13,628 (Patterson)	\$943 (Kern)	\$1,796
3,500 Sq. Ft. Garage	\$9,452 (Monterey)	\$1,463 (Tulare)	\$2,928
2,500 Sq. Ft. Garage	\$6,752 (Monterey)	\$1,250 (Tulare)	\$2,351
1,500 Sq. Ft. Garage	\$6,647 (Patterson)	\$1,034 (Tulare)	\$1,697
HVAC System Replacement	\$348 (Sacramento)	\$120 (San Joaquin)	\$276
Water Heater Replacement	\$249 (Ceres)	\$33 (Kern)	\$170
Electrical Service Upgrade	\$249 (Ceres)	\$37 (Kern)	\$189
Re-Roof	\$356 (Riverbank)	\$125 (Kern)	\$258

\*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.

Some of the factors considered with this year's survey include the use of different BVD's, reflecting differences in regional market value averages of construction costs, or the application of flat-rate fees in lieu of valuation-based fees.

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 to the Department as regular representatives and applicants seeking building permit services. The Department will also send notice 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 of Supervisors 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, the Fee Schedule would become effective on July 18, 2026, sixty days after the anticipated adoption date of May 19, 2026.

**FISCAL IMPACT:**

The increase in revenue resulting from the approval of this proposal is estimated to be \$132,161, based on 2025 calendar year permit activity, and will help offset the fund balance needed to fund operations in the Building Permits Division in Budget Year 2027. The estimated Building Division fund balance as of July 1, 2026, is \$1,334,860. The fund balance includes \$728,500 tied to building permits that have not been finalized (building inspections and other services not yet delivered). The remaining fund balance amount will be used to refresh the Department's vehicle and computer workstations, as well as to cover general administrative costs associated with the cyclical fluctuations in permit services 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 ensuring cost recovery 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 (209) 525-6330  
Denny Ferreira, Planning and Community Development Building Official (209) 525-6330  
Carmen Murillo, Deputy Director of Finance and Operations (209) 525-6330

**ATTACHMENT(S):**

1. Proposed Ordinance and 2026 Building Permit Services Fee Schedule
2. Building Valuation Data
3. County and City Planning Services Fee Survey

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 2026 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 \_\_\_\_\_ 2026, by the following called vote:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

ABSTAINING: Supervisors:

Ordinance No. C.S. \_\_\_\_\_  
Adopted May 19, 2026  
Page 2

\_\_\_\_\_  
Vito Chiesa,  
Chairman of the Board of Supervisors,  
of the County of Stanislaus,  
State of California

//

ATTEST:

Mary E. Hartsfield,  
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 18, 2026

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	\$ 54.75	\$ 57.50
Field Inspection Hourly Rate	\$ 120.25	\$ 126.25
Plan Review (PC) Hourly Rate	\$ 135.50	\$ 142.25

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

	EXISTING	PROPOSED
Mobile Home Plan Review Fee - Actual cost with deposit fee based on a 3/4 of a hour minimum.	\$ 90.50	\$ 95.00
Additional Plan Review Fee - Actual cost with deposit fee based on a 1/2 of a hour minimum	\$ 60.50	\$ 63.50
Electrical Service	\$ 99.00	\$ 104.00
Mobile Home Inspection Fee	\$ 481.00	\$ 505.00
Mobile Home Permanent Foundation System Fee	\$ 136.00	\$ 142.75

<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	\$ 152.75	\$ 160.50
Each Additional Unit <sup>2</sup>	\$ 65.00	\$ 68.25
<b>Cannabis Enforcement</b>	\$ 450.00	\$ 472.50
Each Additional Unit <sup>2</sup>	\$ 81.25	\$ 85.25

<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	\$ 152.75	\$ 160.50
Structure or House to be Moved Into the County	\$ 232.25	\$ 243.75

<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 18, 2026

### 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	\$ 179.70	\$ 188.75
Minimum Charge - Based on a three hour minimum.	\$ 538.50	\$ 565.50

### 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	\$ 152.75	\$ 160.40
\$501 to \$2,000	\$152.75 for the first \$500 plus \$3.60 for each additional \$100 or fraction thereof, to and including \$2,000	\$160.40 for the first \$500 plus \$3.78 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$206.75 for the first \$2,000 plus \$11.74 for each additional \$1,000 or fraction thereof, to and including \$25,000	\$217.10 for the first \$2,000 plus \$12.33 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$476.75 for the first \$25,000 plus \$12.33 for each additional \$1,000 or fraction thereof, to and including \$50,000	\$500.59 for the first \$25,000 plus \$12.95 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$785.00 for the first \$50,000 plus \$8.56 for each additional \$1,000 or fraction thereof, to and including \$100,000	\$824.34 for the first \$50,000 plus \$8.99 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$1,213.00 for the first \$100,000 plus \$6.85 for each additional \$1,000 or fraction thereof, to and including \$500,000	\$1,273.84 for the first \$100,000 plus \$7.19 for each additional \$1,000 or fraction thereof, to and including \$500,000

**Stanislaus County Building Permit Services Fee Schedule - Effective July 18, 2026**

\$500,001 to \$1,000,000	\$3,953.00 for the first \$500,000 plus \$5.80 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	\$4,149.84 for the first \$500,000 plus \$6.09 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and Up	\$6,853.00 for the first \$1,000,001 plus \$3.80 for each additional \$1,000 or fraction thereof	\$7,194.00 for the first \$1,000,001 plus \$3.99 for each additional \$1,000 or fraction thereof

**ACCESSORY DWELLING UNITS 1,000 SQUARE FEET OR LESS**

Square footage shall be based on habitable space only, and does not include any accessory uses. The minimum permit fee includes plan check, inspections, and up to \$300.00 of plumbing, mechanical, or electrical fixtures and equipment. Additional fees, including re-inspection fees, may be applied as set forth in this fee schedule.

	EXISTING	PROPOSED
Accessory Dwelling Unit 1,000 square feet or less	\$ 2,500.00	\$ 2,625.00

**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	\$ 135.50	\$ 142.25
Field Inspections Minimum Charge	\$ 90.50	\$ 95.00
Per Piece of Mechanical Equipment to be Inspected	\$ 17.50	\$ 18.50

**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	\$ 135.50	\$ 142.25
Field Inspections Minimum Charge	\$ 90.50	\$ 95.00
Per Electrical Motor, Generator, Transformer, Machine Fixture or Device Requiring an Inspection	\$ 17.25	\$ 18.00
Electrical Service Greater Than 1,000 amps	\$ 164.50	\$ 172.75
New Electrical Service or the Replacement of, Temporary Power, and Electrical Pumps	\$ 99.00	\$ 104.00

**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	\$ 135.50	\$ 142.25
Field Inspections Minimum Charge	\$ 90.50	\$ 95.00
Per Fixture or Trap or Device Requiring an Inspection	\$ 8.10	\$ 8.50

## Stanislaus County Building Permit Services Fee Schedule - Effective July 18, 2026

### **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	\$ 135.50	\$ 142.25
Field Inspections Minimum Charge	\$ 90.50	\$ 95.00

### **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	\$ 135.50	\$ 142.25
Field Inspections Minimum Charge	\$ 90.50	\$ 95.00

### **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	\$ 74.75	\$ 78.50
Research Minimum Charge	\$ 38.00	\$ 40.00

### **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	\$ 119.50	\$ 125.50
Second Re-Inspection Fee for Same Item	\$ 238.15	\$ 250.00
Third Re-Inspection Fee for Same Item	\$ 360.50	\$ 378.50

### **DOCUMENT ARCHIVING**

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

	EXISTING	PROPOSED
Counter Permit (No Plans)	\$ 4.25	\$ 4.50
Residential	\$ 7.25	\$ 7.50
Commercial	\$ 7.25	\$ 7.50
Plus a Per Sheet Cost on Plans	\$ 2.00	\$ 2.25

## Stanislaus County Building Permit Services Fee Schedule - Effective July 18, 2026

### 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)	\$ 135.50	\$ 142.25

### 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

	EXISTING	PROPOSED
Plan Review Fee (if required) - Minimum 1/2 Hour Charge	\$ 135.50	\$ 142.25
Field Inspections Minimum Charge	\$ 90.50	\$ 95.00

### PHOTOVOLTAIC

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

Total Kilowatts

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

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

Total Kilowatts

	BASE COST	BASE COST PROPOSED	Additional Cost Per Kilowatt	
			EXISTING	PROPOSED
0 to 15	\$ 798.00	\$ 838.00	\$0.00	\$0.00
16 and Up	\$ 798.00	\$ 838.00	\$16.90 for each KW over 15 KW	\$17.75 for each KW over 15 KW

## Stanislaus County Building Permit Services Fee Schedule - Effective July 18, 2026

### 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	\$7.90 Per Kilowatt over 50	NO CHANGE
251 to 1,000	\$ 3,035.00	\$4.50 Per Kilowatt over 250	NO CHANGE
1,001 to 5,000	\$ 6,410.00	\$1.70 Per Kilowatt over 1,000	NO CHANGE
5,001 to 25,000	\$ 13,210.00	\$0.50 Per Kilowatt over 5,000	NO CHANGE
25,001 to 75,000	\$ 23,210.00	\$0.25 Per Kilowatt over 25,000	NO CHANGE
75,001 to 150,000	\$ 35,710.00	\$0.25 Per Kilowatt over 75,000	NO CHANGE
150,001 and Up	\$ 54,460.00	\$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	\$0.00
51 to 250	\$ 1,000.00	\$7.90 for Each KW over 50 KW	NO CHANGE
251 to Up	\$ 2,580.00	\$5.65 for Each KW over 250 KW	NO CHANGE

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

### APPEAL TO THE BUILDING CODE APPEALS BOARD

The maximum fee to be charged for an appeal to the Stanislaus County Building Appeals Board or for any action presented by the County in response to a Code Enforcement case. The fee may be partially refunded if the actual costs are lower than the fee collected. If an action by the Building Code Appeals Board is in response to a Code Enforcement action, the fee may be charged to the property owner as part of the abatement costs approved by the Board of Supervisors.

	EXISTING	PROPOSED
Appeal to the Building Code Appeals Board	No Fee	\$2,600
Action by the Building Code Appeals Board relating to a Code Enforcement Case	No Fee	\$2,600

### 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 FEE

An additional charge of ~~\$8.00~~ **\$8.50** 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 18, 2026

### ADDRESSING FEES

	EXISTING	PROPOSED
Addressing Hourly Rate	\$ 120.00	\$ 126.00
New Address Request - Deposit based on 1/2 hour minimum charge.	\$ 60.50	\$ 63.50
Address Reassignment - Deposit based on 1/2 hour minimum charge.	\$ 60.50	\$ 63.50
Address Research - Deposit based on 1/2 hour minimum charge.	\$ 60.50	\$ 63.50

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

Fees are based on Section 2.96.010 - Fee Schedule of the Stanislaus County Code.

	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

## Building Valuation Data – AUGUST 2020

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2021. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2018 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

### Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs

include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

### Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

### Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

### Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

### Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.  
2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:  
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:  
B/IIB = \$179.18/sq. ft.
3. Permit Fee:  
Business = 16,000 sq. ft. x \$179.18/sq. ft x 0.0075  
= \$21,502

## Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

### Square Foot Construction Costs <sup>a, b, c</sup>

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	250.39	241.91	235.63	226.10	212.32	206.18	218.83	197.45	190.33
A-1 Assembly, theaters, without stage	229.42	220.94	214.66	205.12	191.35	185.21	197.86	176.48	169.35
A-2 Assembly, nightclubs	196.13	190.29	185.62	178.02	167.82	163.20	171.70	151.89	146.71
A-2 Assembly, restaurants, bars, banquet halls	195.13	189.29	183.62	177.02	165.82	162.20	170.70	149.89	145.71
A-3 Assembly, churches	232.04	223.57	217.29	207.75	194.34	189.19	200.49	179.48	172.35
A-3 Assembly, general, community halls, libraries, museums	194.17	185.69	178.41	169.87	155.09	149.96	162.61	140.23	134.10
A-4 Assembly, arenas	228.42	219.94	212.66	204.12	189.35	184.21	196.86	174.48	168.35
B Business	202.30	194.92	188.44	179.18	163.55	157.42	172.13	143.89	137.46
E Educational	212.03	204.70	198.82	190.25	177.27	168.29	183.70	155.00	150.26
F-1 Factory and industrial, moderate hazard	119.53	113.92	107.38	103.45	92.64	88.38	99.02	76.33	71.73
F-2 Factory and industrial, low hazard	118.53	112.92	107.38	102.45	92.64	87.38	98.02	76.33	70.73
H-1 High Hazard, explosives	111.77	106.15	100.62	95.69	86.11	80.85	91.26	69.81	N.P.
H234 High Hazard	111.77	106.15	100.62	95.69	86.11	80.85	91.26	69.81	64.20
H-5 HPM	202.30	194.92	188.44	179.18	163.55	157.42	172.13	143.89	137.46
I-1 Institutional, supervised environment	199.81	192.96	186.97	179.69	164.91	160.39	179.84	148.44	143.75
I-2 Institutional, hospitals	338.94	331.56	325.08	315.82	299.46	N.P.	308.77	279.79	N.P.
I-2 Institutional, nursing homes	235.48	228.11	221.62	212.37	197.49	N.P.	205.32	177.82	N.P.
I-3 Institutional, restrained	230.03	222.65	216.17	206.91	192.77	185.64	199.86	173.11	164.69
I-4 Institutional, day care facilities	199.81	192.96	186.97	179.69	164.91	160.39	179.84	148.44	143.75
M Mercantile	146.21	140.37	134.70	128.11	117.54	113.93	121.78	101.61	97.44
R-1 Residential, hotels	201.71	194.86	188.87	181.59	166.56	162.04	181.74	150.09	145.40
R-2 Residential, multiple family	168.94	162.09	156.10	148.82	135.04	130.52	148.97	118.57	113.88
R-3 Residential, one- and two-family <sup>d</sup>	157.40	153.13	149.31	145.53	140.33	136.62	143.14	131.34	123.68
R-4 Residential, care/assisted living facilities	199.81	192.96	186.97	179.69	164.91	160.39	179.84	148.44	143.75
S-1 Storage, moderate hazard	110.77	105.15	98.62	94.69	84.11	79.85	90.26	67.81	63.20
S-2 Storage, low hazard	109.77	104.15	98.62	93.69	84.11	78.85	89.26	67.81	62.20
U Utility, miscellaneous	85.53	80.63	75.42	72.03	64.67	60.42	68.74	51.21	48.79

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$22.45 per sq. ft.

# County and City Building Permit (BP) and Plan Check (PC) Fee Survey

Conducted March, 2026

Construction/Permit Type	Valuation Based Permits						Flat Rate Permits			
	Single-Family Dwelling*	Agricultural Storage Building**	Tenant Improvement***	3,500 sq. ft. Garage	2,500 sq. ft. Garage	1,500 sq. ft. Garage	HVAC Change Out	Water Heater	Electrical Service (New and Reconnect)	ReRoof
<b>Stanislaus County</b>										
Current Valuation	\$457,783.00	\$150,000.00	\$82,476.00	\$176,505.00	\$126,075.00	\$75,645.00				
Proposed Valuation	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE				
Current Permit Fee (BP and PC Only)	\$6,274.00	\$2,491.00	\$1,710.00	\$2,787.00	\$2,239.00	\$1,614.00	\$262.75	\$161.75	\$180.00	\$245.50
Proposed Permit Fee (BP and PC Only)	\$6,775.00	\$2,628.00	\$1,796.00	\$2,928.00	\$2,351.00	\$1,697.00	\$276.25	\$169.75	\$188.75	\$257.50
<b>San Joaquin County</b>										
Current Valuation	\$406,081.00	\$154,600.00	\$134,400.00	\$135,275.00	\$96,625.00	\$57,975.00				
Current Permit Fee (BP and PC Only)	\$4,509.09	\$2,185.41	\$1,998.77	\$2,006.85	\$1,641.93	\$1,195.52	\$120.00	\$120.00	\$120.00	\$198.75
<b>Sacramento County</b>										
Current Valuation	\$469,355.00	\$150,000.00	\$82,476.00	\$176,505.00	\$126,075.00	\$75,645.00				
Current Permit Fee (BP and PC Only)	\$8,436.11	\$4,086.88	\$2,868.00	\$4,447.34	\$3,760.39	\$1,899.88	\$348.00	\$104.40	\$116.00	\$290.00
<b>Tulare County</b>										
Current Valuation	FEE BASED	FEE BASED	FEE BASED	FEE BASED	FEE BASED	FEE BASED				
Current Permit Fee (BP and PC Only)	\$2,768.00	\$3,800.00	\$1,548.00	\$1,463.00	\$1,250.00	\$1,034.00	\$262.00	\$148.00	\$195.00	\$248.00
<b>Fresno County</b>										
Current Valuation	\$454,420.00	\$140,000.00	\$124,800.00	\$133,000.00	\$95,000.00	\$57,000.00				
Current Permit Fee (BP and PC Only)	\$4,509.09	\$2,276.46	\$2,126.46	\$2,206.46	\$1,932.71	\$1,362.71	\$143.00	\$109.50	\$116.00	\$179.00
<b>Madera County</b>										
Current Valuation										
Current Permit Fee (BP and PC Only)										
Information Pending										
Information Pending										

\*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

# County and City Building Permit (BP) and Plan Check (PC) Fee Survey

Conducted March, 2026

Construction/Permit Type	Valuation Based Permits					Flat Rate Permits				
	Single-Family Dwelling*	Agricultural Storage Building**	Tenant Improvement***	3,500 sq. ft. Garage	2,500 sq. ft. Garage	1,500 sq. ft. Garage	HVAC Change Out	Water Heater	Electrical Service (New and Reconnect)	ReRoof
<b>Merced County</b>	<i>Building Valuation Data Pending</i>									
Current Valuation	<i>Information Pending</i>									
Current Permit Fee (BP and PC Only)	<i>Information Pending</i>									
<b>Monterey County</b>	<i>February 2026 Building Valuation Data</i>									
Current Valuation	\$718,533.00	\$355,350.00	\$128,400.00	\$248,745.00	\$177,675.00	\$106,605.00				
Current Permit Fee (BP and PC Only)	\$27,305.00	\$13,503.30	\$4,879.20	\$9,452.31	\$6,751.65	\$4,050.99	\$240.34	\$238.62	\$244.46	\$253.96
<b>Kern County</b>	<i>April 1994 Building Valuation Data</i>									
Current Valuation	\$210,667.00	\$104,350.00	\$64,512.50	\$64,470.00	\$46,050.00	\$27,630.00				
Current Permit Fee (BP and PC Only)	\$3,082.06	\$1,526.64	\$943.82	\$943.20	\$673.71	\$404.23	\$125.00	\$33.50	\$37.50	\$125.00
<b>City of Modesto</b>	<i>Building Valuation Data Not Applicable</i>									
Current Valuation	FEE BASED	FEE BASED	FEE BASED	FEE BASED	FEE BASED	FEE BASED				
Current Permit Fee (BP and PC Only)	\$7,299.00	\$7,257.00	\$2,688.00	\$2,265.00	\$2,265.00	\$2,265.00	\$242.00	\$242.00	\$242.00	\$349.00
<b>City of Hughson</b>	<i>City Determined Valuation Data</i>									
Current Valuation	\$457,783.00	\$150,000.00	\$82,476.00	\$176,505.00	\$126,075.00	\$75,645.00				
Current Permit Fee (BP and PC Only)	\$4,945.59	\$2,001.75	\$1,337.08	\$2,346.00	\$1,880.62	\$1,358.40	\$245.25	\$196.25	\$85.00	\$153.25
<b>City of Patterson</b>	<i>February 2026 Valuation Data</i>									
Current Valuation	\$729,072.30	\$241,500.00	\$129,000.00	\$248,745.00	\$177,675.00	\$106,605.00				
Current Permit Fee (BP and PC Only)	\$6,753.19	\$2,539.25	\$13,628.00	\$6,670.75	\$6,659.51	\$6,647.27	\$125.00	\$125.00	\$125.00	\$125.00
<b>City of Ceres</b>	<i>August 2024 Valuation Data</i>									
Current Valuation	\$494,887.30	\$187,350.00	\$82,476.00	\$176,505.00	\$126,075.00	\$75,645.00				
Current Permit Fee (BP and PC Only)	\$7,635.00	\$3,600.89	\$2,089.33	\$3,457.55	\$2,798.04	\$1,943.52	\$300.00	\$249.00	\$249.00	\$337.00
<b>City of Riverbank</b>	<i>February 2025 Valuation Data</i>									
Current Valuation	\$709,188.00	\$348,200.00	\$130,800.00	\$243,740.00	\$174,100.00	\$104,460.00				
Current Permit Fee (BP and PC Only)	\$8,010.88	\$3,611.85	\$1,300.12	\$2,578.02	\$1,887.60	\$1,199.55	\$52.35	\$35.80	\$54.00	\$356.00

\*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

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on April 28, 2026, 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, Lower Level, 1010 10th St., Modesto, CA, to introduce and waive the first reading of an ordinance to amend existing fees for Building Permit Services.

ADDITIONAL NOTICE IS GIVEN that Planning and Community Development Department 2026 Building Permit Services Fee Schedule will be available for review on March 31, 2026, in the Clerk of the Board Office, 1010 10th Street, Suite 6700, Modesto, CA, 95354.

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 the above ordinance 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. If you have any questions, please call 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., [planning@stancounty.com](mailto:planning@stancounty.com), or visit the office at 1010 10<sup>th</sup> Street, Suite 3400, Modesto, CA.

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: March 31, 2026

ATTEST: MARY E. HARTSFIELD, Clerk of  
the Board of Supervisors  
of the County of Stanislaus,  
State of California

BY: Kelly Rodriguez  
Kelly Rodriguez, Assistant Clerk

## NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that on April 28, 2026, 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 Agriculture and Weights and Measures. The proposed fee adjustments would consist of:

- Increased Weighted Labor Rate of the Department
- Increased Farm Labor Contractor Annual Registration Fee

For further information, please contact Linda Pinfold at (209) 525-4730, [lindap@stancounty.com](mailto:lindap@stancounty.com) or at 3800 Cornucopia Way, Suite B, Modesto, CA.

B. An ordinance to establish new fees and amend existing fees for the Assessor's Office. The proposed fee adjustments would consist of:

- Appraisal Record Reproduction Fee
- Mailing and Electronic Delivery Fee
- Assessor's Parcel Boundary Change Request
- Property Description of Record Report
- Valuation Services
- Research Fees
- Requests by Mail
- Assessor Data Services
- Custom Reports
- Late Filing Fee – Intergeneration Exclusion from Reassessment Claim

For further information, please contact Sarah Lewis at (209) 525-6461, [lewiss@stancounty.com](mailto:lewiss@stancounty.com) or at 1010 10<sup>th</sup> Street, Suite 2400, Modesto, CA.

C. An ordinance to establish new fees, amend existing fees, and eliminate fees for the Department of Environmental Resources. The proposed fee adjustments would consist of:

- Weighted Labor Rate (WLR) increase
- Administrative Fees: Reduction of the Credit Card Surcharge/Convenience Fee
- Hazardous Materials: Increase to the Aboveground Petroleum Storage Act Program, California Accidental Release Program, and Hazardous Waste Generator Program
- Environmental Health: Increase to the Food Program and the Liquid Waste Program
- Milk and Dairy: Clarifying language to the Grade A and B (including Other Hooved Mammals) Quarterly fees

For further information, contact Garrett Hill at (209) 525-6700, [gahill@envres.org](mailto:gahill@envres.org) or at 3800 Cornucopia Way, Suite C, Modesto, CA.

- D. An ordinance to amend existing fees for the Department of Planning and Community Development Building Permit 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 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.
- F. 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 Sam Chrun, Public Works Department Deputy Director, at (209) 525-4302, [chruns@stancounty.com](mailto:chruns@stancounty.com) or at 1716 Morgan Road, Modesto, CA.
- G. An ordinance to amend existing Coroner fees for the Sheriff's Office. For further information, please contact Jonathan Howard at (209) 567-4480 or at 921 Oakdale Road, Modesto, CA.

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.

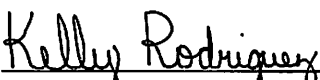
NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given the opportunity to be heard. Material submitted to the Board for consideration (i.e. photos, petitions, etc.) will be retained by the County. If a challenge to one or more of the above items is made in court, persons 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 31, 2026

ATTEST: MARY E. HARTSFIELD, Clerk of  
the Board of Supervisors  
of the County of Stanislaus,  
State of California

BY:   
Kelly Rodriguez, Assistant Clerk

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51463	IPL0328838	Legal Ad - IPL0328838	2026 Fees	2.0	166.0L

ATTENTION: CO STAN BOARD OF SUPERVISORS IP  
 1010 10TH ST STE 6700  
 MODESTO, CA 95354  
 rodrik@stancounty.com

**NOTICE OF PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN that on April 28, 2026, 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 Agriculture and Weights and Measures. The proposed fee adjustments would consist of:

- Increased Weighted Labor Rate of the Department
  - Increased Farm Labor Contractor Annual Registration Fee
- For further information, please contact Linda Pinfold at (209) 525-4730, lindap@stancounty.com or at 3800 Cornucopia Way, Suite B, Modesto, CA.

B. An ordinance to establish new fees and amend existing fees for the Assessor's Office. The proposed fee adjustments would consist of:

- Appraisal Record Reproduction Fee
- Mailing and Electronic Delivery Fee
- Assessor's Parcel Boundary Change Request
- Property Description of Record Report
- Valuation Services
- Research Fees
- Requests by Mail
- Assessor Data Services
- Custom Reports
- Late Filing Fee - Intergeneration Exclusion from Reassessment Claim

For further information, please contact Sarah Lewis at (209) 525-6461, lewiss@stancounty.com or at 1010 10th Street, Suite 2400, Modesto, CA.

C. An ordinance to establish new fees, amend existing fees, and eliminate fees for the Department of Environmental Resources. The proposed fee adjustments would consist of:

- Weighted Labor Rate (WLR) Increase
- Administrative Fees: Reduction of the Credit Card Surcharge/Convenience Fee
- Hazardous Materials: Increase to the Aboveground Petroleum Storage Act Program, California Accidental Release Program, and Hazardous Waste Generator Program
- Environmental Health: Increase to the Food Program and the Liquid Waste Program
- Milk and Dairy: Clarifying language to the Grade A and B (including Other Hooved Mammals) Quarterly fees

For further information, contact Garrett Hill at (209) 525-6700, gahill@envres.org or at 3800 Cornucopia Way, Suite C, Modesto, CA.

D. An ordinance to amend existing fees for the Department of Planning and Community Development Building Permit Services Fees. For further information, please contact Angela Freitas, Director of the Planning and Community Development Department at (209) 625-6330, between the hours of 8:30 a.m. and 4:30 p.m. or send an email to: planning@stancounty.com or at 1010 10th Street, Suite 3400, Modesto, CA.

E. 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) 625-6330, between the hours of 8:30 a.m. and 4:30 p.m. or send an email to: planning@stancounty.com or at 1010 10th Street, Suite 3400, Modesto, CA.

F. 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 Sam Chrun, Public Works Department Deputy Director, at (209) 625-4302, chrun@sstancounty.com or at 1716 Morgan Road, Modesto, CA.

G. An ordinance to amend existing Coroner fees for the Sheriff's Office. For further information, please contact Jonathan Howard at (209) 567-4480 or at 921 Oakdale Road, Modesto, CA.

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) 625-4494. 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 31, 2026. ATTEST: MARY E. HARTSFIELD, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Kelly Rodriguez, Assistant Clerk of the Board IPL0328838  
 Apr 17, 24 2026

Declaration of Publication

C.C.P. §2015.5  
 STATE OF CALIFORNIA )

)ss.

County of Stanislaus )

the undersigned,

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:

2.0 insertion(s) published on:  
 04/17/26 Print, 04/24/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

*Sherry Chasteen*



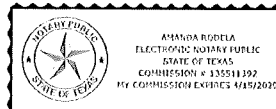
Sherry Chasteen

*Amanda Rodela*



Sworn to and subscribed before me on

Apr 24, 2026, 10:23 AM ED



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®