PLANNING AND COMMUNITY DEVELOPMENT

1010 10th Street, Suite 3400
Modesto, CA 95354

ACCESSORY DWELLING UNIT (A.D.U.)

Contact Stanislaus County Planning 209-525-6330 to verify requirements and eligibility

Building Fees estimated for an accessory dwelling unit only. No garage, patio covers, carports etc. included (Includes: Building, Electrical, Plumbing, Mechanical, G.I.S., Building Standards Fund, General Plan Update, One Stop Shop, and Strong Motion Tax)

1000 sq. ft. or less = $2,625 (this includes up to $300 in plumbing, mechanical and electrical)
1100 sq. ft. = $3,300 1200 sq. ft. = $3,500

County Impact Fees – New Home Sites Only – Replacements Exempt

Unincorporated Area	$10,171	Accessory Dwelling Unit (A.D.U.)	$ 3,061

A.D.U.'s 750 sq. ft. or less are exempt from impact fees

Other County Department Fees - Review fees may apply if departmental review is required.

Planning	$102.00 for 1st Hour	Addressing	$60.50 for 1st ½ Hour
Public Works	$164.00 for 1st Hour	Flood Plain Admin	$60.00 for 1st ¾ Hour
Fire Marshal Review	$110.00 Per Hour	Fire Marshal Inspection	Varies Based on sq. ft.
Environmental Resources	$75 for 1st ½ Hour	New Septic System	$900.00
Septic System Demolition	$450.00	Upgrade Existing Septic	$600.00

Fire Districts - Contact your local fire district to verify any applicable development fees

Denair	209-345-9253	Salida Fire Protection	209-497-2389
Hughson	209-883-2863	Stanislaus Consolidated	209-869-7470
Keyes	209-634-7690	West Stanislaus	209-895-8130
Mountain View	209-634-4766	Westport	209-537-1391
Oakdale Rural	209-845-3584	Woodland	209-497-2389

School Districts - Contact your local school district to verify any applicable development fees

Ceres Unified	209-556-1560	Oakdale Joint Unified	209-848-4884 ext 115
Denair Unified	209-632-7514 ext 1203	Patterson Joint Unified	209-895-7700
Empire Union	209-521-2800	Riverbank Unified	209-869-2538
Hughson Unified	209-883-4428 ext 103	Salida School District	209-545-0339
Modesto City Schools	209-492-1685	Turlock Joint Unified	209-667-0632 ext 2303
Newman - Crows Landing Unified	209-862-2933	Waterford Unified	209-874-1809

Empire and Salida School District may require a release from Modesto City Schools District

Other jurisdictions or entities to contact regarding development or additional fees:
Servicing agency for water & sewer – must provide proof of payment or obtain a will serve letter
Local City Sphere of influence

Any fees provided prior to plan approval are estimates only, may not include all applicable fees, and are subject to change.