

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 HOMES¹

	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

¹ 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 ²	\$ 65.00	\$ 68.25
Cannabis Enforcement	\$ 450.00	\$ 472.50
Each Additional Unit ²	\$ 81.25	\$ 85.25

² A duplex shall be considered a single unit for purposes of this fee.

MOVE IN DWELLING OR STRUCTURE (PRE-MOVE INSPECTION AND REPORT)³

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

³ 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.

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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

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\$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

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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

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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 System⁴

Total Kilowatts

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

Residential Ground Mount System⁴

Total Kilowatts

	Additional Cost Per Kilowatt			
	BASE COST	BASE COST PROPOSED	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

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Commercial Ground Mount System⁴

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

⁴ 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 **\$8.50** 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.

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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 ⁵

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

⁵ 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