



Conversion of Accessory Building to Dwelling

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

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

Building Fees estimated for converting an existing accessory structure to a living unit

(Includes: Building, Electrical, Plumbing, Mechanical, GIS, Building Standards Fund, General Plan Update, One Stop Shop, and Strong Motion Tax)

200 sq. ft.	400 sq. ft.	600 sq. ft.	800 sq. ft.	1000 sq. ft.	1200 sq. ft.
\$700	\$1000	\$1200	\$1500	\$1700	\$1900

County Impact Fees – New Home Sites Only – Replacements Exempt

Unincorporated Area	\$10,974.00	Accessory Dwelling Unit (ADU)	\$ 3,061
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ADU's 750 sq. ft. or less are exempt from impact fees

Other County Department Fees

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

Planning	\$82.00 for 1 st Hr.	Fire Marshal Review	\$110.00 Per Hr.
Public Works	\$105.00 for 1 st Hr.	Fire Marshal Inspection	Varies Based on Sq. Ft.
Flood Plain Admin	\$60.00 for 1 st ¾ Hr.	New Septic System	\$618.00
DER	\$60.00 for 1 st ½ Hr.	Septic System Demolition	\$307.50
Addressing	\$51.00 for 1 st ½ Hr.	Upgrade Existing Septic	\$393.00

Fire Districts - Please contact your local fire district to verify if any development or additional fees will be due.

Denair Fire	632-5032	Salida Fire Protection	543-0190
Hughson Fire	883-2863	Stanislaus Consolidated Fire	869-7470
Keyes Fire	634-7690	West Stanislaus Fire	892-5621
Mountain View	634-4766	Westport Fire	537-1391
Oakdale Rural Fire	845-3571	Woodland Fire	524-4239

School Districts - Please contact your local school district to verify if any development or additional fees will be due.

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

* Two school releases may be required. Release from Modesto Union High School District may also be required.

Other jurisdictions or entities to contact regarding development or additional fees:

School District

Fire District

Servicing agency for water & sewer – must provide proof of payment or obtain a will serve letter

Please be advised that each project and parcel is unique in and of itself therefore; any fees given prior to plan approval are for estimating purposes only. These fees may not be all inclusive and could be subject to change.