



Department of Planning and Community Development
Building Permits Division
1010 10th Street, Suite 3400
Modesto, CA 95354
(209) 525-6557 Fax (209) 525-7759

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.
\$1,500	\$1,800	\$2,200	\$2,600	\$2,900	\$3,200

County Impact Fees – New Home Sites Only – Replacements Exempt

Unincorporated Area	\$10,171.00	Accessory Dwelling Unit (ADU)	\$ 3,061
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	\$92.00 for 1 st Hr.	Fire Marshal Review	\$110.00 Per Hr.
Public Works	\$152.00 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	\$822.00
DER	\$68.50 for 1 st ½ Hr.	Septic System Demolition	\$411.00
Addressing	\$56.00 for 1 st ½ Hr.	Upgrade Existing Septic	\$548.00

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

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

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

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

* Two school releases may be required. Release from Modesto City Schools 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.