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

Garage Conversion to Living Space

Building Fees estimated for converting an existing garage into living space only.
(Includes: Building, Electrical, Plumbing, Mechanical, G.I.S., Building Standards Fund, General Plan Update, One Stop Shop, and Strong Motion Tax)

200 sq. ft. = $1,100	400 sq. ft. = $1,300	600 sq. ft. = $1,500
800 sq. ft. = $1,800	1000 sq. ft.= $2,100	1200 sq. ft. = $2,400

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 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 - 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 x 2303
Newman - Crows Landing Unified	(209)862-2933	Waterford Unified	(209)874-1809

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

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

These fees are not for converting a garage to a separate dwelling. For fees converting a garage to a separate dwelling please see the single-family dwelling fees for an estimate.

Please be advised that each project and parcel is unique. Any fees provided prior to plan approval are estimates only, may not include all applicable fees, and are subject to change.