PLANNING AND COMMUNITY DEVELOPMENT

1010 10th Street, Suite 3400
Modesto, CA 95354

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	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

These fees are not for converting a garage to a separate dwelling. For fees converting a garage to a separate dwelling please see the Conversion of Accessory Building to Dwelling for an estimate.

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