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

MANUFACTURED / MOBILE HOME BUILDING FEES

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

Building Fees estimated for manufactured home only. Fees do not include any decks or awnings.
(Includes: Building, Electrical, Plumbing, Mechanical, G.I.S., Building Standards Fund, General Plan Update, One Stop Shop, and Strong Motion Tax)

Single Unit (1000 sq. ft.) = $1,100 Double Unit (2000 sq. ft.) = $1,300

Triple Unit (3000 sq. ft.) = $1,500 Quad Unit (4000 sq. ft.) = $1,700

County Impact Fees – New Home Sites Only – Replacements Exempt

Unincorporated Area $10,171 Accessory Dwelling Unit (A.D.U.) $ 3,061

A.D.U.'s 750 Sq. Ft or less are exempt from impact fees

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

Fire Districts - Contact your local fire 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
Local City Sphere of influence

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.