



CITY OF  
**MODESTO**  
COMMUNITY & ECONOMIC  
DEVELOPMENT

**Building Safety Division Fee Schedule**

*Effective July 1, 2022 to June 30, 2023*

## Residential Fees

### ***Custom Residential Dwelling including Duplex (includes Mechanical Plumbing Electrical)***

Fees below are per building based on square footage (sf) and due at Time of Application.

<b>Size of Dwelling</b>	<b>Fee</b>	<b>Per</b>
Accessory Dwelling Units and small dwellings up to 1,200 sf	\$2,241.00	<i>Permit</i>
Dwellings up to 5,000 sf	\$3,284.00	<i>Permit</i>
Dwellings 5,000 sf or greater	\$3,284.00	<i>Deposit</i>

### ***Residential Dwelling – Tract Homes (includes Mechanical Plumbing Electrical)***

Fees below are due at Time of Application.

<b>Type of Home</b>	<b>Fee</b>	<b>Per</b>
Master Plan Review per Development	\$2,393.00	<i>Review</i>
Production Home	\$2,209.00	<i>each</i>

### ***Residential Additions, Remodels, Minor Improvements and Repairs***

Fees below are due at Time of Application.

<b>Type of Project</b>	<b>Fee</b>	<b>Per</b>
Additions less than or equal to 500 square feet (includes Mechanical Plumbing Electrical)	\$1,749.00	<i>Permit</i>
Additions greater than 500 square feet (includes Mechanical Plumbing Electrical)	\$2,349.00	<i>Deposit</i>
Residential Remodel - No structural review needed (includes Mechanical Plumbing Electrical)	\$813.00	<i>Permit</i>

For information call 209-577-5232.

***Residential Additions, Remodels, Minor Improvements and Repairs Continued***

Fees below are per Permit and due at Time of Application.

<b>Type of Project</b>	<b>Fee</b>
Improvements: Decks, Patio Enclosures and Covers, Carports, Covered Porch, and so forth.	\$459.00
Accessory Buildings: 120 to 500 square feet (Greater than 500 square feet, see Garage)	\$603.00
Garage	\$880.00
Re-Roofing	\$322.00
Mobile Home Installation (Park Installation and permanent foundation)	\$615.00

**Commercial Fees**

***New Construction (includes Mechanical Plumbing Electrical)***

Fees below are per Deposit and due at Time of Application.

<b>Type of Building</b>	<b>Fee</b>
New Building without Interior Improvements (Shell)	\$5,324.00
New Building with Interior Improvements	\$17,007.00
Apartment/Condo	\$5,342.00
Hotel/Motel	\$31,774.00

**Commercial Additions**

Fees below based on square footage (sf) and due at Time of Application.

<b>Addition Type</b>	<b>Fee</b>	<b>Per</b>
Up to 3,000 sf (includes Mechanical Plumbing Electrical)	\$2,478.00	<i>Permit</i>
Greater than 3,000 sf (includes Mechanical Plumbing Electrical)	\$2,478.00	<i>Deposit</i>

**Commercial Remodels, Tenant Improvements, Minor Improvements and Repairs**

Fees below are due at Time of Application.

<b>Type of Project</b>	<b>Fee</b>	<b>Per</b>
Tenant Improvement 500 to 3,000 square feet (includes Mechanical Plumbing Electrical)	\$1,835.00	<i>Permit</i>
Tenant Improvement Greater than 3,000 square feet (includes Mechanical Plumbing Electrical)	\$2,234.00	<i>Deposit</i>
Minor Improvements and Remodels: Decks, Awnings, Single interior partition and demising walls, tenant improvements up to 500 square feet	\$1,228.00	<i>Permit</i>
Accessory Buildings less than or equal to 500 square feet (Greater than 500 square feet, see Garage)	\$603.00	<i>Permit</i>
Garage (up to 720 square feet and no occupancy)	\$1,189.00	<i>Permit</i>
Re-Roofing	\$515.00	<i>Permit</i>

### ***Accessibility Review***

Fees below are due at Permit Issuance.

<b>Type of Review</b>	<b>Fee</b>	<b>Per</b>
Americans with Disabilities Act and California Building Code Chapter 11 Accessibility Review	\$215.00	<i>Hour</i>
Certified Access Specialist Review and Inspection	\$106.00	<i>Hour</i>
Admin Processing Fee	\$38.00	<i>Review</i>

### **Miscellaneous Fees**

#### ***Mechanical Plumbing Electrical***

Fees below are due at Time of Application.

<b>Project Type</b>	<b>Fee</b>	<b>Per</b>
Mechanical Plumbing Electrical – Minor ( <a href="#">See Division Endnotes</a> )	\$223.00	<i>Permit</i>
Water Heater Replacement	\$128.00	<i>Permit</i>
Mechanical Plumbing Electrical - Commercial/Industrial	\$942.00	<i>Permit</i>
Electrical Photovoltaic - Residential	\$307.00	<i>Permit</i>
Electrical Photovoltaic - Commercial	\$1,013.00	<i>Deposit</i>

For information call 209-577-5232.

**Miscellaneous**

<b>Project Type</b>	<b>Fee</b>	<b>Per</b>	<b>Due at</b>
Demolition	\$278.00	<i>Permit</i>	Time of Application
Signs (All types)	\$296.00	<i>Permit</i>	Time of Application
Swimming Pools (All types)	\$507.00	<i>Permit</i>	Time of Application
Vacant Building Registration (Neighborhood Preservation Unit)	\$238.00	<i>Application</i>	Time of Application
Minimum Fee Permit ( <a href="#">See Division Endnotes</a> )	\$223.00	<i>Permit</i>	Time of Application
Strong Motion Tax - Residential	\$1.00	<i>Permit Valuation</i>	Permit Issuance
Inspection	\$199.00	<i>Hour</i>	Prior to Final
Reinspection Fee	\$199.00	<i>Hour</i>	Prior to Final
Rental House Inspection	\$100.00	<i>Application</i>	Time of Application
Plan Review (Non-Structural)	\$215.00	<i>Hour</i>	Permit Issuance
Plan Review (Structural)	\$235.00	<i>Hour</i>	Permit Issuance
General Plan Maintenance Recovery	\$0.55	<i>\$1,000 of Valuation</i>	Time of Application
Strong Motion Tax - Commercial	To Be Determined	<i>Permit Valuation</i>	Permit Issuance

**Green Building Standards Fee**

Fees below are per Permit and due at Permit Issuance.

<b>Description</b>	<b>Fee</b>
\$1 to \$25,000 Permit Valuation	\$1.00
\$25,001 to \$50,000 Permit Valuation	\$2.00
\$50,001 to \$75,000 Permit Valuation	\$3.00
\$75,001 to \$100,000 Permit Valuation	\$4.00
Every \$25,000 or fraction thereof above \$100,000 Permit Valuation	\$1.00

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## **Division Endnotes**

### ***Mechanical Plumbing Electrical - Minor***

This fee includes, but is not limited to, Heating, Venting and Air Conditioning replacements and new systems, plumbing repairs and maintenance, electrical circuitry for new lighting and electrical outlets, service changes and similar projects in residential and small commercial applications. Large commercial systems, such as boilers and advanced mechanical systems, will be assessed at the Mechanical Plumbing Electrical - Commercial/Industrial category.

### ***Minimum Fee Permit***

This fee was established to provide the Building Safety Division flexibility in assisting citizens, contractors, designers and developers with code compliance prior to issuance of a project permit and still recover the cost associated with this service. It is a non-refundable fee and includes, but is not limited to, one-stop inspection, code consultation, re-inspection fee and small projects that do not fit in the fee schedule.

### ***Per Hour Charges***

At the discretion of the Chief Building Official and/or the Community and Economic Development Director, an hourly charge may be applied to provide additional service not already covered by the original permit. It is a non-refundable fee and includes, but is not limited to, Plan Review for revisions of approved plans, unscheduled or out of sequence inspections, after hours inspections, re-inspections, and exceeding the number of inspections typically allotted for each type of permit.