

COMMERCIAL Building permit fees as of July 1, 2008

BUILDING PERMIT APPLICATIONS WILL NOT BE ACCEPTED WITHOUT PAYMENT OF A PLAN CHECK FEE

This fee will be forfeited by the applicant if the application expires or is withdrawn.

PERMIT FEES: There are a number of different fees charged for the review, issuance and inspection of building permits. Each fee is based on specific criteria, and not every fee is charged for every permit.

- **Permit Fees:**
 - Base building Permit:** based on project cost (see fee schedule for specific amounts)
 - Electrical Permit:** \$83.00 minimum fee or 10% of valuation fee whichever is greater,
 - Plumbing Permit:** \$83.00 minimum fee or 10% of valuation fee whichever is greater
 - Mechanical Permit:** \$83.00 minimum fee or 10% of valuation fee whichever is greater
 - Energy Insulation Permit:** \$83.00 base fee or 10% of valuation fee whichever is greater
- **Plan check fee** 65% of the permit fees above, due when application submitted, or actual cost to the jurisdiction plus 5% overhead
- **Ordinance 428** Based on new square footage, \$0.15/sq. ft.
- **SMIP** (Strong-Motion Instrumentation and Seismic Hazard Mapping Fee, required by the State), \$.21 for every \$1000 of work, \$.50 minimum
- **Plan Retention** Cost to microfiche plans, \$2.20/sheet, \$5.00 minimum
- **Planning review** Planners hourly rate x time spent reviewing project
- **Engineer review** Engineers hourly rate x time spent reviewing project
- **Outside plan check** Consultant's cost to review plans
- **Business License fee** \$.50 for every \$1000 of work
- **Street/Rdway Impact Fee** 0.75% x job valuation (for any valuation \$10,000 and over)
- **General Plan Maint. Fee** 0.25% of job valuation
- **Penalty fees** Charged for work started before obtaining a permit. Double all permit fees, including electrical, plumbing, mechanical.

EXAMPLE : The fees for an interior tenant improvement, valued at \$60,000

PERMIT FEES

Permit fee	\$857.70
Plan check	\$724.76
Electrical	\$85.77
Plumbing.....	\$85.77
Mechanical	\$85.77
SMIP	\$12.60
Plan Retention (2 pages).....	\$5.00
Business Fee.....	\$30.00
Street/Roadway Fee	\$450.00
GP Maintenance Fee.....	\$150.00
Total Permit Fees	\$2,487.37

OTHER FEES AND COSTS

1. **Developer impact fees:** fees paid to the school district for new commercial construction. Larkspur School District (covers most of Larkspur) fees are currently \$0.47/ new square foot.
2. **Traffic impact fees:** may be required for new construction or a change in use. Contact the Planning Dept. for more information.
3. **Fees required by other agencies:** The Sanitary District, Marin Municipal Water District, County of Marin Dept. of Environmental Health. Contact these agencies directly for more information.
4. **Special Inspection fees:** fees to cover special inspections as required by the building, planning, or public works department, the planning commission, or city council