

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This fee will be forfeited by the applicant if the application expires or is withdrawn.

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 fee
- **Ordinance 428** \$25.00 for every new bedroom, \$75.00 for new master bedroom
- **SMIP** (Strong-Motion Instrumentation and Seismic Hazard Mapping Fee, required by the State), \$.10 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
- **Business License fee** \$.50 for every \$1000 of work
- **Street and Roadway Impact fee** 0.75% x job valuation (for any valuation \$10,000 and over)
- **General Plan Maintenance 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: Remodel/addition; adding 1094 sf and one bedroom. Valuation of \$250,500.

PERMIT FEES:

Permit fee.....	\$2195.85
Plan check:	\$1998.24
Electrical.....	\$219.59
Plumbing.....	\$219.59
Mechanical.....	\$219.59
Energy Insulation.....	\$219.59
Ordinance 428	\$25.00
SMIP	\$25.05
Plan Retention (10 pages)	\$22.00
Planner Review (ex: 2 hours x \$93)	\$186.00
Engineer Review (ex. 5 hours x \$90)	\$450.00
Business Fee.....	\$125.50
Street/Roadway Fee	\$1,878.75
<u>GP Maintenance Fee.....</u>	<u>\$626.25</u>
Total Permit Fees	\$8,411.00

OTHER FEES AND COSTS

1. **Developer impact fees:** paid to the school district for new residences, additions or conversion to habitable space of 500 sq. ft. or more. Larkspur School District (covers most of Larkspur) fees are currently \$2.97/new square foot.
2. **Traffic impact fees:** required for new residential construction that meets one of the following criteria: new subdivisions, no existing residence on the site, or the lot has been vacant for 5 years.
3. **Park In Lieu fees** required for new residential construction that meets one of the following criteria: new subdivisions, no existing residence on the site, or the lot has been vacant for 5 years.
4. **Fees required by other agencies:** Contact the Sanitary District and Marin Municipal Water District directly for more information.
5. **Special Inspection fees:** fees to cover special inspections as required by the building, planning, or public works department, the planning commission, or city council

