



**City of Laguna Woods
Building and Planning Services
Fee Schedule**

EFFECTIVE JULY 20, 2015

City of Laguna Woods

Schedule of Building Fees - Mechanical, Electrical, Plumbing, and Miscellaneous Items

Fee Description	Fee *	Notes
1 Water Heater Change Out (Non-Program)	\$84	
2 Water Heater Change Out (Program) - First Unit	\$39	[a]
3 Water Heater Change Out (Program) - Each Add'l Unit	\$11	[a]
4 Water Heater Relocation	\$141	
5 Dishwasher Change Out	\$84	
6 Tub to Tub Insert Only	\$141	
7 Tub to Tub Tile Back Only	\$197	
8 Shower to Shower Insert Only	\$141	
9 Shower to Shower Tile Only	\$254	
10 Tub to Shower Only	\$254	
11 Water/Drain Line (Install/Alter/Repair) w/out Structural	\$84	
12 Water/Drain Line (Install/Alter/Repair) with Structural	\$238	
13 Line Repair (CIPP)/Svc Install - First 30 LF	\$84	
14 Line Repair (CIPP)/Svc Install - Each Add'l 30 LF	\$57	
15 New HVAC (Central System) - Residential	\$141	
16 New HVAC (All Others) - Residential	\$84	
17 HVAC Change Out - Residential	\$141	
18 Electrical - Fixtures and Receptacles	\$84	
19 Washer/Dryer Hook Up	\$112	
20 Electrical Wheelchair Lift	\$413	
21 Re-Roof (Tile, Single-Ply) - First 1,000 SF	\$141	[b]
22 Re-Roof (Tile, Single-Ply) - Each Add'l 1,000 SF *	\$27	[b]
23 Re-Roof (All Other) - First 1,000 SF	\$141	[b]
24 Re-Roof (All Other) - Each Add'l 5,000 SF *	\$27	[b]
25 Fenestration - Skylights/Solartubes	\$182	
26 Fenestration - Doors/Windows	\$210	
27 Structural/Drywall	\$125	
28 Structural, Insulation	\$182	
29 Lath	\$182	
30 Structural, Insulation, Lath	\$295	
31 Structural, Insulation, Shear, Lath	\$488	
32 Framing/Structural - 1 inspection **	\$261	
33 Framing/Structural - 2 inspections **	\$318	
34 Framing/Structural - 3 inspections **	\$374	
35 Temporary Shade Structure (Commercial)	\$220	
36 Patio/Balcony Cover/Enclosure - Standard, Open, Pre-Engineered	\$175	
37 Patio/Balcony Cover/Enclosure - Standard, Enclosed, Pre-Engineered	\$265	
38 Patio/Balcony Cover/Enclosure - Site Specific Engineering	\$441	
39 Alteration - Residential (Res.) Kitchen	\$352	
40 Alteration - Res. Kitchen, plus HVAC OR Fenestration	\$408	
41 Alteration - Res. Kitchen, plus HVAC AND Fenestration/Other	\$465	
42 Alteration - Res. Kitchen, plus 1 Bath	\$408	
43 Alteration - Res. Kitchen, plus 2+ Bath (Includes bathroom splits)	\$465	

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Schedule of Building Fees - Mechanical, Electrical, Plumbing, and Miscellaneous Items

Fee Description	Fee *	Notes
44 Alteration - Res. Kitchen, plus 1 Bath, plus HVAC OR Fenestration	\$465	
45 Alteration - Res. Kitchen, plus 2+ Bath, plus HVAC OR Fenestration	\$522	
46 Alteration - Res. Kitchen, plus 1 Bath, plus HVAC AND Fenestration/Other	\$522	
47 Alteration - Res. Kitchen, plus 2+ Bath, plus HVAC AND Fenestration/Other	\$579	
48 Alteration/Remodel - Res. 1 Bath	\$238	
49 Alteration/Remodel - Res. 2+ Baths (includes bathroom splits)	\$352	
50 Alteration - Res. 2+ Baths (incl. split), plus HVAC/Other	\$408	
51 Room Addition	\$817	
52 Alteration/Remodel w/ Room Addition	\$1,157	
53 Sign (Wall) - First	\$152	
54 Sign (Wall) - Each Add'l	\$11	
55 Sign (Monument) - First	\$243	
56 Sign (Monument) - Each Add'l	\$23	
57 Parking - Recoating and Restriping	\$186	
58 Antenna - Telecommunications	\$470	
59 Antenna - Equipment Shelter	\$209	
60 Solar - Residential Systems	\$390	
61 Solar - Commercial Systems	\$1,000	
62 Demolition	\$182	
63 Certificate of Occupancy - Temporary	\$84	
64 Certificate of Occupancy	\$254	
65 Miscellaneous/All Other - First Inspection	\$84	
66 Miscellaneous/All Other - Each Add'l Inspection	\$57	
67 Miscellaneous/All Other - Plan Check (Per Hr)	\$136	
68 Work Without Permit	\$163	
69 Re-Inspection - Missed Appointment	\$57	
70 Additional Inspections	\$84	
71 Replacement Job Card	\$20	
72 Cancelled Permit Refund Processing Fee	\$20	
73 State Energy Form Assistance (Upon Request)	\$4	[c]
74 Building and Safety Appeal Application	\$136	
75 Alternate Materials Method Review (Per Hr)	\$136	
76 Inspection Outside of Normal Business Hours (Per Hr)	\$170	

* The City uses specialized service providers to process certain plan review and inspection activities. These specialized services include, but are not limited to, structural engineering review services and specialized inspection services. The proposed fees are intended to reflect the estimated costs of all typical plan review and inspection services. However, for projects requiring the use of outside service providers, or projects that are more complex than typical, the City will collect fees that represent the actual costs incurred by the City.

[a] Photo inspection.

[b] For purposes of calculating re-roof fees, fractional square footages shall be rounded up to the nearest 1,000 SF. For example 1,600 SF shall be rounded to 2,000 SF.

[c] Fee is per page.

** Examples of items included in this fee include post, beam, beamtail, raftertail, corbel, shearpanel, and truss repair/replacement

City of Laguna Woods

Schedule of Building Fees - New Construction and Non-Residential Tenant Improvements

Description	Project Size Threshold	Plan Check		Permit		Total	
		Fee	Fee Per Add'l 100 SF	Fee	Fee Per Add'l 100 SF	Fee	Fee Per Add'l 100 SF
1 Shell Building New Construction	500	\$1,021	\$23.82	\$1,021	\$44.24	\$2,042	\$68.07
	2,000	\$1,378	\$15.31	\$1,685	\$18.72	\$3,063	\$34.03
	5,000	\$1,838	\$9.19	\$2,246	\$11.23	\$4,084	\$20.42
	10,000	\$2,297	\$4.25	\$2,808	\$12.76	\$5,105	\$17.02
	20,000	\$2,723	varies	\$4,084	varies	\$6,807	varies
	> 20,000	varies		varies		varies	
2 Accessory/Utility (e.g. Private garage, gatehouse) New Construction	100	\$238	\$79.41	\$442	\$147.48	\$681	\$226.89
	250	\$357	\$47.65	\$664	\$88.49	\$1,021	\$136.13
	500	\$476	\$23.82	\$885	\$44.24	\$1,361	\$68.07
	1,000	\$596	\$11.12	\$1,106	\$20.65	\$1,702	\$31.76
	2,500	\$762	varies	\$1,416	varies	\$2,178	varies
	> 2,500	varies		varies		varies	
3 All Other New Construction	500	\$1,634	\$38.12	\$1,634	\$70.79	\$3,267	\$108.90
	2,000	\$2,205	\$24.50	\$2,695	\$29.95	\$4,901	\$54.45
	5,000	\$2,940	\$14.70	\$3,594	\$17.97	\$6,534	\$32.67
	10,000	\$3,676	\$6.81	\$4,492	\$20.42	\$8,168	\$27.23
	20,000	\$4,356	varies	\$6,534	varies	\$10,890	varies
	> 20,000	varies		varies		varies	
4 Tenant Improvements New Construction	250	\$191	\$38.12	\$354	\$70.79	\$545	\$108.90
	500	\$286	\$19.06	\$531	\$35.39	\$817	\$54.45
	1,000	\$381	\$6.35	\$708	\$11.80	\$1,089	\$18.15
	2,500	\$476	\$6.19	\$885	\$11.50	\$1,361	\$17.70
	5,000	\$631	varies	\$1,172	varies	\$1,804	varies
	> 5,000	varies		varies		varies	

City of Laguna Woods		
Schedule of Building Fees		
Fee Description	Fee *	Notes
Strong Motion Instrumentation (SMI)		
Fee Calculation		
1 Residential	\$0.50 or valuation x .0001	
2 Commercial	\$0.50 or valuation x .00021	
Building Standards Administration Special Revolving Fund (SB 1473) Fee Calculation		
3 Valuation:		[a]
a) \$1 - \$25,000	\$1	
b) \$25,001 - \$50,000	\$2	
c) \$50,001 - \$75,000	\$3	
d) \$75,001 - \$100,000	\$4	
e) Every \$25,000 or fraction thereof above \$100,000	Add \$1	

* Project valuation shall be determined by project amount submitted by permit applicant, or most current International Code Council (ICC) published Building Valuation Table as published in the Building Safety Journal, or by RS Means Square Foot Costs Manual, where ICC data is not available.

[a] Source: California Health and Safety Code Section 18931.6

City of Laguna Woods
Schedule of Planning Fees

Fee Description		Fee	Notes
Fixed Fee Services			
1	Change Plan	\$1,406	
2	Community Facilities Yearly Sign Permit	\$74	
3	Film Permit	\$592	[a]
4	Med. Marijuana Dispensary Permit - Renewal	\$1,850	
5	Notice of Exemption **	\$296 + **	[b]
6	Outdoor Seating Permit	\$370	
7	Sign Permit - Part of Sign Program	\$74	
8	Sign Permit - Permanent	\$296	
9	Sign Permit - Temporary	\$74	
10	Special Event Permit	\$296	
11	Temporary Use Permit	\$592	
12	Tree Removal Permit	\$222	
13	Zoning Letter	\$185	
14	Appeal (City Council)	\$500	

Fee Description		Initial Deposit *	Notes
Deposit-Based Fee Services			
15	Conditional Use Permit	\$4,000	
16	Development Agreement	\$10,000	
17	Environmental Impact Report	\$10,000	
18	General Plan or Zoning Code Amendment	\$10,000	
19	Initial Study/Neg. Dec./Mitigated Neg Dec.	\$5,000	
20	Med. Marijuana Dispensary Permit - Initial	\$4,000	
21	Sign Program	\$2,500	
22	Site Development Permit	\$4,000	
23	Specific Plan	\$10,000	
24	Variance	\$3,500	
25	Zone Change	\$10,000	
26	Other Application/Permit Types Not Identified In this Schedule	varies	

* For deposit-based fees, the City intends to recover 100% of the costs of service including the actual costs of any contract service providers and internal City support. The typical billed hourly rate for deposit-based services, including estimated city support, will be \$134. Occasionally, consulting staff members performing application review may bill at rates exceeding the typical hourly rate. In these circumstances, the applicant will be responsible for paying any hourly consulting costs incurred, in excess of \$134 per hour. For example, if the City receives a bill for services at \$180 per hour, the applicant will be responsible for paying this amount. This is intended to ensure the City recovers the actual costs to the jurisdiction for the use of contract service providers performing as-needed applicant project review services.

[a] Film permit fee applies for major filming (production).
 [b] Proposed notice of exemption fee includes a pass-through of any County filing fees.