



## CITY OF SAN PABLO COMMUNITY DEVELOPMENT BUILDING FEES NEW CONSTRUCTION (INSPECTION)

07/1/2026-06/30/2027

3.5% ECI December 2021

**FY 2027**

Service Name	Fee Description	Base Fee	Incremental Fee		
Assembly (1,000 sf)	Sq Ft	\$5,736.00	plus	\$ 0.28	per sq ft over 1,000
Assembly (5,000 sf)	Sq Ft	\$6,865.00	plus	\$ 0.37	per sq ft over 5,000
1 Assembly (10,000 sf)	Sq Ft	\$8,692.00	plus	\$ 0.37	per sq ft over 10,000
Business (1,000 sf)	Sq Ft	\$5,021.00	plus	\$ 0.25	per sq ft over 1,000
Business (5,000 sf)	Sq Ft	\$6,010.00	plus	\$ 0.32	per sq ft over 5,000
2 Business (10,000 sf)	Sq Ft	\$7,608.00	plus	\$ 0.32	per sq ft over 10,000
Educational (1,000 sf)	Sq Ft	\$4,000.00	plus	\$ 0.53	per sq ft over 1,000
Educational (2,500 sf)	Sq Ft	\$4,789.00	plus	\$ 0.51	per sq ft over 5,000
3 Educational (5,000 sf)	Sq Ft	\$6,064.00	plus	\$ 0.85	per sq ft over 10,000
Educational (10,000 sf)	Sq Ft	\$10,308.00	plus	\$ 0.85	per sq ft over 20,000
Factory Industrial (1,000 sf)	Sq Ft	\$4,791.00	plus	\$ 0.24	per sq ft over 1,000
Factory Industrial (5,000 sf)	Sq Ft	\$5,737.00	plus	\$ 0.31	per sq ft over 5,000
4 Factory Industrial (10,000 sf)	Sq Ft	\$7,263.00	plus	\$ 0.51	per sq ft over 10,000
Factory Industrial (20,000 sf)	Sq Ft	\$12,347.00	plus	\$ 0.51	per sq ft over 20,000
High Hazard Group (1,000 sf)	Sq Ft	\$4,830.00	plus	\$ 0.24	per sq ft over 1,000
High Hazard Group (5,000 sf)	Sq Ft	\$5,782.00	plus	\$ 0.31	per sq ft over 5,000
5 High Hazard Group (10,000 sf)	Sq Ft	\$7,319.00	plus	\$ 0.51	per sq ft over 10,000
High Hazard Group (20,000 sf)	Sq Ft	\$12,446.00	plus	\$ 0.51	per sq ft over 20,000
Institutional (1,000 sf)	Sq Ft	\$6,359.00	plus	\$ 0.31	per sq ft over 1,000
Institutional (5,000 sf)	Sq Ft	\$7,614.00	plus	\$ 0.40	per sq ft over 5,000
6 Institutional (10,000 sf)	Sq Ft	\$9,638.00	plus	\$ 0.40	per sq ft over 10,000
Mercantile (1,000 sf)	Sq Ft	\$5,134.00	plus	\$ 0.25	per sq ft over 1,000
Mercantile (5,000 sf)	Sq Ft	\$6,147.00	plus	\$ 0.33	per sq ft over 5,000
7 Mercantile (10,000 sf)	Sq Ft	\$7,782.00	plus	\$ 0.33	per sq ft over 10,000
Residential - Hotels/Motels (2,000 sf)	Sq Ft	\$7,669.00	plus	\$ 0.19	per sq ft over 2,000
Residential - Hotels/Motels (10,000 sf)	Sq Ft	\$9,180.00	plus	\$ 0.24	per sq ft over 10,000
8 Residential - Hotels/Motels (20,000 sf)	Sq Ft	\$11,621.00	plus	\$ 0.24	per sq ft over 20,000
Residential - Multi-Family (2,000 sf)	Sq Ft	\$7,166.00	plus	\$ 0.35	per sq ft over 2,000
Residential - Multi-Family (6,000 sf)	Sq Ft	\$8,579.00	plus	\$ 0.25	per sq ft over 6,000
9 Residential - Multi-Family (15,000 sf)	Sq Ft	\$10,860.00	plus	\$ 0.25	per sq ft over 15,000
R-3 Custom (1,000 sf)	Sq Ft	\$3,241.00	plus	\$ 0.57	per sq ft over 1,000



**CITY OF SAN PABLO COMMUNITY DEVELOPMENT  
BUILDING FEES NEW CONSTRUCTION (INSPECTION)**

07/1/2026-06/30/2027

3.5% ECI December 2021

**FY 2027**

Service Name	Fee Description	Base Fee	Incremental Fee
10 R-3 Custom (2,500 sf)	Sq Ft	\$4,103.00	plus \$ 1.78 per sq ft over 2,500
R-3 Custom (4,000 sf)	Sq Ft	\$6,771.00	plus \$ 1.78 per sq ft over 4,000
R-3 Models, First Master Plan (1,000 sf)	Sq Ft	\$3,783.00	plus \$ 0.67 per sq ft over 1,000
11 R-3 Models, First Master Plan (2,500 sf)	Sq Ft	\$4,790.00	plus \$ 2.08 per sq ft over 2,500
R-3 Models, First Master Plan (4,000 sf)	Sq Ft	\$7,905.00	plus \$ 2.08 per sq ft over 4,000
R-3 Production Phase (1,000 sf)	Sq Ft	\$1,825.00	plus \$ 0.32 per sq ft over 1,000
12 R-3 Production Phase (2,500 sf)	Sq Ft	\$2,311.00	plus \$ 1.00 per sq ft over 2,500
R-3 Production Phase (4,000 sf)	Sq Ft	\$3,816.00	plus \$ 1.00 per sq ft over 4,000
R-3 New ADU (1,000 sf)	Sq Ft	\$3,483.00	plus \$ 0.62 per sq ft over 1,000
13 R-3 New ADU (2,500 sf)	Sq Ft	\$4,408.00	plus \$ 1.91 per sq ft over 2,500
R-3 New ADU (4,000 sf)	Sq Ft	\$7,278.00	plus \$ 1.91 per sq ft over 4,000
R-3 Room Addition (100 sf)	Sq Ft	\$1,671.00	plus \$ 2.16 per sq ft over 100
14 R-3 Room Addition (500 sf)	Sq Ft	\$2,533.00	plus \$ 3.30 per sq ft over 500
R-3 Room Additions (1,000 sf)	Sq Ft	\$4,182.00	plus \$ 3.30 per sq ft over 1,000
Residential - Assisted Living (1,000 sf)	Sq Ft	\$6,922.00	plus \$ 0.34 per sq ft over 1,000
Residential - Assisted Living (5,000 sf)	Sq Ft	\$8,287.00	plus \$ 0.44 per sq ft over 5,000
15 Residential - Assisted Living 6-16 persons (10,000 sf)	Sq Ft	\$10,492.00	plus \$ 0.44 per sq ft over 10,000
Storage (1,000 sf)	Sq Ft	\$4,104.00	plus \$ 0.20 per sq ft over 1,000
Storage (5,000 sf)	Sq Ft	\$4,913.00	plus \$ 0.26 per sq ft over 5,000
16 Storage (10,000 sf)	Sq Ft	\$6,221.00	plus \$ 0.44 per sq ft over 10,000
Storage (20,000 sf)	Sq Ft	\$10,576.00	plus \$ 0.44 per sq ft over 20,000
Accessory (1,000 sf)	Sq Ft	\$2,441.00	plus \$ 0.63 per sq ft over 1,000
17 Accessory (2,000 sf)	Sq Ft	\$3,090.00	plus \$ 0.97 per sq ft over 2,000
Accessory (4,000 sf)	Sq Ft	\$5,102.00	plus \$ 0.97 per sq ft over 4,000
Shell Buildings (1,000 sf)	Sq Ft	\$4,167.00	plus \$ 0.21 per sq ft over 1,000
Shell Buildings (5,000 sf)	Sq Ft	\$4,990.00	plus \$ 0.27 per sq ft over 5,000
18 Shell Buildings (10,000 sf)	Sq Ft	\$6,316.00	plus \$ 0.44 per sq ft over 10,000
Shell Buildings (20,000 sf)	Sq Ft	\$10,741.00	plus \$ 0.44 per sq ft over 20,000
Tenant Improvement: Non Structural (500 sf)	Sq Ft	\$1,650.00	plus \$ 2.14 per sq ft over 500
Tenant Improvement: Non Structural (1,000 sf)	Sq Ft	\$2,759.00	plus \$ 0.13 per sq ft over 1,000
Tenant Improvement: Non Structural (5,000 sf)	Sq Ft	\$3,303.00	plus \$ 0.17 per sq ft over 5,000



## CITY OF SAN PABLO COMMUNITY DEVELOPMENT BUILDING FEES NEW CONSTRUCTION (INSPECTION)

07/1/2026-06/30/2027

3.5% ECI December 2021

**FY 2027**

Service Name	Fee Description	Base Fee	Incremental Fee		
19 Tenant Improvement: Non Structural (10,000 sf)	Sq Ft	\$4,183.00	plus	\$ 0.29	per sq ft over 10,000
Tenant Improvement: Non Structural (20,000 sf)	Sq Ft	\$7,114.00	plus	\$ 0.18	per sq ft over 20,000
Tenant Improvement: Non Structural (50,000 sf)	Sq Ft	\$12,557.00	plus	\$ 0.18	per sq ft over 50,000
Tenant Improvement: Structural (500 sf)	Sq Ft	\$1,951.00	plus	\$ 2.62	per sq ft over 500
Tenant Improvement: Structural (1,000 sf)	Sq Ft	\$3,262.00	plus	\$ 0.16	per sq ft over 1,000
Tenant Improvement: Structural (5,000 sf)	Sq Ft	\$3,905.00	plus	\$ 0.21	per sq ft over 5,000
20 Tenant Improvement: Structural (10,000 sf)	Sq Ft	\$4,944.00	plus	\$ 0.35	per sq ft over 10,000
Tenant Improvement: Structural (20,000 sf)	Sq Ft	\$8,408.00	plus	\$ 0.35	per sq ft over 20,000
Building Hourly Rate - \$170					
<b>Projects over \$1,000,000</b>					
Any Project Exceeding \$1,000,000 in valuation : Base fee	Sq Ft	\$12,884.00	plus	\$ 12.88	per \$1000 in valuation
Any Project Exceeding \$10,000,000 in valuation : Base fee	Sq Ft	\$128,840.00	plus	\$ 10.30	per \$1000 in valuation
<b>Additional Permit Fees When Applicable</b>					
Mechanical Plan Check	4 % of Permit fee				
Electrical Plan Check	4% of Permit fee				
Plumbing Plan Check	4% of Permit fee				
ADA	5% of Permit fee				
Title 24	4% of Permit fee				
<b>SURCHARGES (applicable to all permits)</b>					
Record Retention Surcharge	4%				
Technology Enhancement Surcharge	5%				

**Footnotes**

1. For any services requested of City staff that are not listed in this fee schedule, the City Manager or the City Manager's designee shall determine the appropriate fee based on the established hourly rates for the relevant department or division. In addition, the City shall pass through to the applicant any specific costs incurred from the use of external service providers and applicable City time and materials costs when such costs are necessary to process the application.
2. For Construction Types I-A,II-A,III-A, I-B,II-B,III-B and I-V an additional 20% will be added to the fee total.
3. Permit Fee covers a maximum of two inspection trips to the property. Any additional inspections will be charged based on inspection hourly rate.
4. General Plan fee update: 7% fee will be charged on all Building permit activity items.
5. Affordable Housing Fee Reduction: 10% reduction in planning, plan check and building permit fees is available for projects with at least four units and at least 25% of units deed-restricted to Lower Income residents (80% or less of Area Median Income, adjusted for household size).
6. Fee listed above does not include MEP fees.
7. A processing fee of \$155 is applicable to all permits.
8. Permit Refunds: The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment. The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected. The Building Official may authorize the refunding of not more than 80% of permit fee paid when no work has been done under a permit issued in accordance with this chapter. The Building Official may authorize the refunding of not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan checking is done.



## CITY OF SAN PABLO COMMUNITY DEVELOPMENT BUILDING FEES NEW CONSTRUCTION (PLAN CHECK)

07/01/2026-06/30/2027

3.5% ECI December 2020

**FY 2027**

Service Name	Fee Description	Base Fee		Incremental Fee	
Assembly (1,000 sf)	Sq Ft	\$3,108.00	plus	\$ 0.15	per sq ft over 1,000
1 Assembly (5,000 sf)	Sq Ft	\$3,720.00	plus	\$ 0.20	per sq ft over 5,000
Assembly (10,000 sf)	Sq Ft	\$4,710.00	plus	\$ 0.20	per sq ft over 10,000
Business (1,000 sf)	Sq Ft	\$2,721.00	plus	\$ 0.13	per sq ft over 1,000
2 Business (5,000 sf)	Sq Ft	\$3,257.00	plus	\$ 0.17	per sq ft over 5,000
Business (10,000 sf)	Sq Ft	\$4,123.00	plus	\$ 0.17	per sq ft over 10,000
Educational (1,000 sf)	Sq Ft	\$2,168.00	plus	\$ 0.28	per sq ft over 1,000
Educational (2,500 sf)	Sq Ft	\$2,595.00	plus	\$ 0.28	per sq ft over 5,000
3 Educational (5,000 sf)	Sq Ft	\$3,286.00	plus	\$ 0.46	per sq ft over 10,000
Educational (10,000 sf)	Sq Ft	\$5,586.00	plus	\$ 0.46	per sq ft over 20,000
Factory Industrial (1,000 sf)	Sq Ft	\$2,596.00	plus	\$ 0.13	per sq ft over 1,000
Factory Industrial (5,000 sf)	Sq Ft	\$3,109.00	plus	\$ 0.17	per sq ft over 5,000
4 Factory Industrial (10,000 sf)	Sq Ft	\$3,936.00	plus	\$ 0.28	per sq ft over 10,000
Factory Industrial (20,000 sf)	Sq Ft	\$6,691.00	plus	\$ 0.28	per sq ft over 20,000
High Hazard Group (1,000 sf)	Sq Ft	\$2,617.00	plus	\$ 0.13	per sq ft over 1,000
High Hazard Group (5,000 sf)	Sq Ft	\$3,133.00	plus	\$ 0.17	per sq ft over 5,000
5 High Hazard Group (10,000 sf)	Sq Ft	\$3,966.00	plus	\$ 0.28	per sq ft over 10,000
High Hazard Group (20,000 sf)	Sq Ft	\$6,744.00	plus	\$ 0.28	per sq ft over 20,000
Institutional (1,000 sf)	Sq Ft	\$3,446.00	plus	\$ 0.17	per sq ft over 1,000
6 Institutional (5,000 sf)	Sq Ft	\$4,126.00	plus	\$ 0.22	per sq ft over 5,000
Institutional (10,000 sf)	Sq Ft	\$5,223.00	plus	\$ 0.22	per sq ft over 10,000
Mercantile (1,000 sf)	Sq Ft	\$2,782.00	plus	\$ 0.14	per sq ft over 1,000
7 Mercantile (5,000 sf)	Sq Ft	\$3,331.00	plus	\$ 0.18	per sq ft over 5,000
Mercantile (10,000 sf)	Sq Ft	\$4,217.00	plus	\$ 0.18	per sq ft over 10,000
Residential - Hotels/Motels (2,000 sf)	Sq Ft	\$4,156.00	plus	\$ 0.10	per sq ft over 2,000
8 Residential - Hotels/Motels (10,000 sf)	Sq Ft	\$4,974.00	plus	\$ 0.13	per sq ft over 10,000
Residential - Hotels/Motels (20,000 sf)	Sq Ft	\$6,298.00	plus	\$ 0.13	per sq ft over 20,000
Residential - Multi-Family (2,000 sf)	Sq Ft	\$3,883.00	plus	\$ 0.19	per sq ft over 2,000
9 Residential - Multi-Family (6,000 sf)	Sq Ft	\$4,649.00	plus	\$ 0.14	per sq ft over 6,000
Residential - Multi-Family (15,000 sf)	Sq Ft	\$5,885.00	plus	\$ 0.14	per sq ft over 15,000
R-3 Custom (1,000 sf)	Sq Ft	\$1,756.00	plus	\$ 0.31	per sq ft over 1,000
10 R-3 Custom (2,500 sf)	Sq Ft	\$2,223.00	plus	\$ 0.96	per sq ft over 2,500



## CITY OF SAN PABLO COMMUNITY DEVELOPMENT BUILDING FEES NEW CONSTRUCTION (PLAN CHECK)

07/01/2026-06/30/2027

3.5%

ECI December 2020

**FY 2027**

Service Name	Fee Description	Base Fee		Incremental Fee	
R-3 Custom (4,000 sf)	Sq Ft	\$3,669.00	plus \$	0.96	per sq ft over 4,000
R-3 Models, First Master Plan (1,000 sf)	Sq Ft	\$2,050.00	plus \$	0.36	per sq ft over 1,000
11 R-3 Models, First Master Plan (2,500 sf)	Sq Ft	\$2,596.00	plus \$	1.13	per sq ft over 2,500
R-3 Models, First Master Plan (4,000 sf)	Sq Ft	\$4,284.00	plus \$	1.13	per sq ft over 4,000
R-3 Production Phase (1,000 sf)	Sq Ft	\$989.00	plus \$	0.18	per sq ft over 1,000
12 R-3 Production Phase (2,500 sf)	Sq Ft	\$1,252.00	plus \$	0.54	per sq ft over 2,500
R-3 Production Phase (4,000 sf)	Sq Ft	\$2,068.00	plus \$	0.54	per sq ft over 4,000
R-3 New ADU (1,000 sf)	Sq Ft	\$1,888.00	plus \$	0.33	per sq ft over 1,000
13 R-3 New ADU (2,500 sf)	Sq Ft	\$2,389.00	plus \$	1.04	per sq ft over 2,500
R-3 New ADU (4,000 sf)	Sq Ft	\$3,944.00	plus \$	1.04	per sq ft over 4,000
R-3 Room Addition (100 sf)	Sq Ft	\$905.00	plus \$	1.17	per sq ft over 100
14 R-3 Room Addition (500 sf)	Sq Ft	\$1,372.00	plus \$	1.79	per sq ft over 500
R-3 Room Additions (1,000 sf)	Sq Ft	\$2,266.00	plus \$	1.79	per sq ft over 1,000
Residential - Assisted Living (1,000 sf)	Sq Ft	\$3,751.00	plus \$	0.19	per sq ft over 1,000
Residential - Assisted Living (5,000 sf)	Sq Ft	\$4,491.00	plus \$	0.24	per sq ft over 5,000
15 Residential - Assisted Living 6-16 persons (10,000 sf)	Sq Ft	\$5,685.00	plus \$	0.24	per sq ft over 10,000
Storage (1,000 sf)	Sq Ft	\$2,224.00	plus \$	0.11	per sq ft over 1,000
Storage (5,000 sf)	Sq Ft	\$2,662.00	plus \$	0.14	per sq ft over 5,000
16 Storage (10,000 sf)	Sq Ft	\$3,371.00	plus \$	0.24	per sq ft over 10,000
Storage (20,000 sf)	Sq Ft	\$5,731.00	plus \$	0.24	per sq ft over 20,000
Accessory (1,000 sf)	Sq Ft	\$1,323.00	plus \$	0.35	per sq ft over 1,000
17 Accessory (2,000 sf)	Sq Ft	\$1,674.00	plus \$	0.55	per sq ft over 2,000
Accessory (4,000 sf)	Sq Ft	\$2,765.00	plus \$	0.55	per sq ft over 4,000
Shell Buildings (1,000 sf)	Sq Ft	\$2,258.00	plus \$	0.11	per sq ft over 1,000
Shell Buildings (5,000 sf)	Sq Ft	\$2,704.00	plus \$	0.14	per sq ft over 5,000
18 Shell Buildings (10,000 sf)	Sq Ft	\$3,423.00	plus \$	0.24	per sq ft over 10,000
Shell Buildings (20,000 sf)	Sq Ft	\$5,820.00	plus \$	0.24	per sq ft over 20,000
Tenant Improvement: Non Structural (500 sf)	Sq Ft	\$894.00	plus \$	1.20	per sq ft over 500
Tenant Improvement: Non Structural (1,000 sf)	Sq Ft	\$1,495.00	plus \$	0.07	per sq ft over 1,000
Tenant Improvement: Non Structural (5,000 sf)	Sq Ft	\$1,790.00	plus \$	0.10	per sq ft over 5,000
19 Tenant Improvement: Non Structural (10,000 sf)	Sq Ft	\$2,267.00	plus \$	0.16	per sq ft over 10,000
Tenant Improvement: Non Structural (20,000 sf)	Sq Ft	\$3,855.00	plus \$	0.10	per sq ft over 20,000



## CITY OF SAN PABLO COMMUNITY DEVELOPMENT BUILDING FEES NEW CONSTRUCTION (PLAN CHECK)

07/01/2026-06/30/2027

3.5% ECI December 2020

**FY 2027**

Service Name	Fee Description	Base Fee	Incremental Fee		
Tenant Improvement: Non Structural (50,000 sf)	Sq Ft	\$6,805.00	plus	\$ 0.10	per sq ft over 50,000
Tenant Improvement: Structural (500 sf)	Sq Ft	\$1,057.00	plus	\$ 1.42	per sq ft over 500
Tenant Improvement: Structural (1,000 sf)	Sq Ft	\$1,768.00	plus	\$ 0.09	per sq ft over 1,000
Tenant Improvement: Structural (5,000 sf)	Sq Ft	\$2,116.00	plus	\$ 0.11	per sq ft over 5,000
20 Tenant Improvement: Structural (10,000 sf)	Sq Ft	\$2,679.00	plus	\$ 0.19	per sq ft over 10,000
Tenant Improvement: Structural (20,000 sf)	Sq Ft	\$4,556.00	plus	\$ 0.19	per sq ft over 20,000
Plan Check Fee - \$270					
<b>Projects over \$1,000,000</b>					
Any Project Exceeding \$1,000,000 in valuation : Base fee	Sq Ft	\$6,982.00	plus	\$ 6.98	per \$1000 in valuation
Any Project Exceeding \$10,000,000 in valuation : Base fee	Sq Ft	\$69,821.00	plus	\$ 5.58	per \$1000 in valuation
<b>Additional Plan Check Fees When Applicable</b>					
Mechanical Plan Check	4% of Plan Check fee				
Electrical Plan Check	4% of Plan Check fee				
Plumbing Plan Check	4% of Plan Check fee				
ADA	5% of Plan Check fee				
Title 24	4% of Plan Check fee				
<b>SURCHARGES (applicable to all permits)</b>					
Record Retention Surcharge	4%				
Technology Enhancement Surcharge	5%				

**Footnotes**

1. For any services requested of City staff that are not listed in this fee schedule, the City Manager or the City Manager's designee shall determine the appropriate fee based on the established hourly rates for the relevant department or division. In addition, the City shall pass through to the applicant any specific costs incurred from the use of external service providers and applicable City time and materials costs when such costs are necessary to process the application.
2. For Construction Types I-A, II-A, III-A, I-B, II-B, III-B and I-V an additional 20% will be added to the fee total.
3. Permit Fee covers a maximum of two inspection trips to the property. Any additional inspections will be charged based on inspection hourly rate.
4. General Plan fee update: 7% fee will be charged on all Building permit activity items.
5. Affordable Housing Fee Reduction: 10% reduction in planning, plan check and building permit fees is available for projects with at least four units and at least 25% of units deed-restricted to Lower Income residents (80% or less of Area Median Income, adjusted for household size).
6. Fee listed above does not include MEP fees.
7. A processing fee of \$155 is applicable to all permits.
8. Permit Refunds: The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment. The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected. The Building Official may authorize the refunding of not more than 80% of permit fee paid when no work has been done under a permit issued in accordance with this chapter. The Building Official may authorize the refunding of not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan checking is done.



CITY OF SAN PABLO  
City of New Directions

## CITY OF SAN PABLO COMMUNITY DEVELOPMENT BUILDING MISCELLANEOUS FEES

07/01/2026-06/30/2027

3.5%

**FY 2027**

ITEM/DESCRIPTION	Plan Check Building	Plan Check Planning	Building Inspection	Subtotal
<b>MASONRY FENCES/BLOCK WALLS/RETAINING WALLS</b>				
Masonry Wall -City Standard -First 100 lineal feet	\$0	\$101	\$257	\$358
each additional 100 ft	\$0	\$0	\$58	\$58
Masonry Wall -Special Design- ≤ 6ft high-First 100 lineal feet	\$270	\$101	\$431	\$802
each additional 100 ft	\$63	\$0	\$83	\$146
Retaining Wall-City Standard -First 100 lineal ft	\$0	\$101	\$343	\$444
each additional 100 ft	\$0	\$0	\$119	\$119
Retaining Wall-Special Design-≤6 ft high-First 100 lineal feet	\$395	\$205	\$343	\$943
each additional 100 ft	\$63	\$0	\$125	\$188
Retaining wall-Special design-over 6 ft up to 10 feet high per 100 lineal feet	\$531	\$205	\$691	\$1,427
each additional 100 ft	\$133	\$0	\$83	\$216
<b>FIREPLACES</b>				
Fireplace - Special Design - Freestanding	\$531	\$205	\$518	\$1,254
Factory built fireplace	\$531	\$205	\$431	\$1,167
<b>PATIOS RESIDENTIAL/NON RESIDENTIAL</b>				
Residential Patio Cover-City Std-lattice First 500 sq ft	\$0	\$205	\$518	\$723
each additional 500 sq ft	\$0	\$0	\$83	\$83
Residential Patio Cover City Std-Solid roof-first 500 sq ft	\$0	\$205	\$518	\$723
each additional 500 sq ft	\$0	\$0	\$100	\$100
Residential Patio Cover Special Design-Lattice-first 500 sq ft	\$797	\$205	\$518	\$1,520
each additional 500 sq ft	\$63	\$0	\$100	\$163
Residential Patio Cover Special Design-Solid roof-first 500 sq ft	\$797	\$205	\$518	\$1,520
each additional 500 sq ft	\$63	\$0	\$125	\$188
Commercial Patio Cover Special Design-Lattice-first 500 sq ft	\$797	\$205	\$518	\$1,520
each additional 500 sq ft	\$63	\$0	\$100	\$163
Commercial Patio Cover Special Design-Solid roof-first 500 sq ft	\$797	\$205	\$518	\$1,520
each additional 500 sq ft	\$63	\$0	\$125	\$188
Patio Enclosure First 500 sq ft - ICC	\$395	\$205	\$431	\$1,031
each additional 500 sq ft	\$0	\$0	\$125	\$125
Patio Enclosure First 500 sq ft - Conventional/Special Design	\$1,066	\$205	\$691	\$1,962

ITEM/DESCRIPTION	Plan Check Building	Plan Check Planning	Building Inspection	Subtotal
each additional 500 sq ft	\$0	\$0	\$125	\$125
Balcony -Special Design-first 500 sq ft	\$797	\$205	\$691	\$1,693
each additional 500 sq ft	\$63	\$0	\$83	\$146
<b>NEW GARAGE/CARPORTS</b>				
Residential Garage - wood frame -first 500 sq ft	\$1,066	\$272	\$951	\$2,289
each additional 500 sq ft	\$63	\$0	\$343	\$406
SFR Carport - City Standard - Solid Roof- first 500 sq ft	\$270	\$272	\$518	\$1,060
each additional 500 sq ft	\$0	\$0	\$100	\$100
SFR Carport - Special Design - first 500 sq ft	\$531	\$363	\$518	\$1,412
each additional 500 sq ft	\$63	\$0	\$83	\$146
MFR/Comm Carport - first 500 sq ft	\$797	\$363	\$518	\$1,678
each additional 500 sq ft	\$63	\$0	\$83	\$146
Wood frame first 500 sq ft	\$797	\$363	\$691	\$1,851
each additional 500 sq ft (any material)	\$63	\$0	\$83	\$146
Masonry	\$797	\$363	\$691	\$1,851
Metal/other	\$797	\$363	\$518	\$1,678
Loft - Special Design - first 500 sq ft	\$1,066	\$363	\$691	\$2,120
each additional 500 sq ft	\$0	\$0	\$125	\$125
<b>GARAGE CONVERSIONS</b>				
Garage Conversion into bedroom/bathroom not ADU - Conventional Construction- First 500 sq ft	\$1,066	\$363	\$691	\$2,120
each additional 500 sq ft	\$0	\$41	\$125	\$166
Garage Conversion into bedrooms/bathrooms not ADU- Special Design - first 500 sq ft	\$1,066	\$363	\$691	\$2,120
each additional 500 sq ft	\$0	\$41	\$125	\$166
Existing Garage Conversion into Accessory Dwelling Unit ADU	\$1,600	\$730	\$1,385	\$3,715
Each Additional 500 sq ft	\$0	\$107	\$125	\$232
New Accessory Dwelling Unit ADU (fee as a new SFD per sq. ft.)	\$0	\$0	\$0	\$0
<b>SWIMMING POOLS</b>				
Swimming Pool-Private-First 800 sq ft	\$663	\$205	\$1,039	\$1,907
each additional 500 sq ft	\$30	\$0	\$257	\$287
Swimming Pool Fiberglass / Vinyl	\$531	\$205	\$691	\$1,427
Swimming Pool-Public-First 800 Sq ft	\$1,066	\$205	\$1,211	\$2,482
each additional 500 sq ft	\$30	\$0	\$257	\$287
Swimming pool grotto or additional structural/water features - each	\$270	\$0	\$343	\$613
Swimming pool misc structure or code upgrade/modifications	\$133	\$0	\$343	\$476
Ponds/Fountains 200 sq ft or less	\$133	\$0	\$431	\$564

ITEM/DESCRIPTION	Plan Check Building	Plan Check Planning	Building Inspection	Subtotal
<b>MISCELLANEOUS INSPECTION HOURS</b>				
Room Addition Single Family Dwelling - first 500 sq ft	\$1,332	\$363	\$1,211	\$2,906
each additional 500 sq ft	\$133	\$0	\$343	\$476
Foundation Repair /seismic upgrade/per 200 lineal ft of foundation	\$270	\$0	\$518	\$788
<b>WINDOWS</b>				
Window Residential-new/changeout/skylights 1 to 10	\$63	\$0	\$343	\$406
Window Residential-new/changeout/skylights additional each 10	\$0	\$0	\$257	\$257
Window Non-Residential-new/changeout/skylights (Each storefront)	\$395	\$272	\$343	\$1,010
<b>RE-ROOF RESIDENTIAL COMP OVER 1 EXISTING LAYER</b>				
first 3,000 sq ft.	\$0	\$0	\$343	\$343
<b>RE-ROOF RESIDENTIAL COMP TEAR OFF AND RESHEATH/SHEATING REPAIR</b>				
first 3,000 sq ft.	\$0	\$0	\$431	\$431
each additional 1500 sq ft	\$0	\$0	\$39	\$39
<b>RE-ROOF RESIDENTIAL SPECIAL DESIGN TILE ETC</b>				
first 3000 sq ft	\$133	\$0	\$343	\$476
each additional 1500 sq ft	\$21	\$0	\$13	\$34
<b>RE-ROOF MULTI-FAMILY RESIDENTIAL AND COMMERCIAL</b>				
first 20,000 sq ft	\$270	\$0	\$691	\$961
each additional 20,000 sq ft	\$9	\$0	\$125	\$134
<b>STORAGE RACKS 6FT AND HIGHER - INTERIOR</b>				
first 500 lineal ft	\$1,066	\$0	\$518	\$1,584
each additional 500 ft	\$63	\$0	\$125	\$188
<b>STORAGE RACKS 6FT AND HIGHER - EXTERIOR</b>				
first 500 lineal ft	\$797	\$363	\$518	\$1,678
each additional 500 ft	\$63	\$41	\$83	\$187
<b>CELL SITE/ANTENNA NEW &amp; MODIFICATION</b>				
Cell Site/commercial antenna structure-each (NEW)	\$1,066	\$363	\$1,039	\$2,468
Cell Site/commercial antenna structure-each (MODIFICATION TO EXISTING SITE)	\$797	\$205	\$343	\$1,345
<b>COMMERCIAL/INDUSTRIAL CANOPY</b>				
first 1000 sq ft	\$797	\$363	\$691	\$1,851
each additional 1000 sq ft	\$133	\$101	\$125	\$359
Fueling Station Canopy per 2000 sq ft	\$1,066	\$363	\$865	\$2,294
<b>SIGN- NON-ELECTRICAL 200 SQ FT OR LESS</b>				
Sign - Non-Electrical 200 sq ft or less refacing only	\$0	\$101	\$343	\$444
Wall mounted	\$133	\$101	\$257	\$491

ITEM/DESCRIPTION	Plan Check Building	Plan Check Planning	Building Inspection	Subtotal
monument 6 ft high or less	\$270	\$101	\$343	\$714
Pole sign 200 sq ft or less and 20 ft high or less	\$395	\$205	\$343	\$943
each additional 200 sq ft and/or each additional 20 ft height	\$63	\$41	\$83	\$187
<b>SITE ACCESSIBILITY IMPROVEMENTS</b>				
per ramp	\$531	\$0	\$257	\$788
per stairway	\$531	\$0	\$518	\$1,049
per Accessible parking	\$531	\$0	\$343	\$874
per elevator/lift	\$1,066	\$0	\$1,039	\$2,105
parking lot restripe per 100 parking spaces	\$270	\$101	\$171	\$542
<b>DEMOLITION</b>				
Pool Demo without Compaction Report	\$63	\$0	\$257	\$320
Pool Demo with Compaction report	\$270	\$0	\$257	\$527
Residential Demo (Interior Only)	\$270	\$0	\$343	\$613
Residential Demo (Exterior Only)	\$270	\$0	\$343	\$613
Residential Demo (Whole Structure)	\$270	\$0	\$518	\$788
Non-Res Demo (Interior Only) up to 20,000 square feet	\$270	\$0	\$343	\$613
Non-Res Demo whole structure	\$531	\$0	\$518	\$1,049
Non-Res Demo (Exterior Only)	\$0	\$0	\$489	\$489
<b>MANUFACTURED HOME NEW INSTALLATION OR REPLACEMENT</b>				
<b>PER HCD FEES</b>				
first Section 12'x60' (720 sq ft)				\$0
each additional section				\$0
<b>MANUFACTURED HOME FOUNDATION SYSTEM HCD APPROVED ONLY</b>				
<b>PER HCD FEES</b>				
first Section 12'x60' (720 sq ft)				\$0
each additional section				\$0
Manufactured home set up fee/foundation/accessory (not in MHP)	\$0	\$0	\$965	\$965
<b>VAULT</b>				
underground	\$531	\$0	\$518	\$1,049
above ground	\$531	\$0	\$518	\$1,049
<b>SINGLE FAMILY, MULTIFAMILY AND GARAGE FIRE DAMAGE</b>				
Up to 30% Fire Damage Miscellaneous - includes 3 plan checks/inspections only	\$797	\$0	\$1,039	\$1,836
Up to 30%-70% Fire Damage	\$1,066	\$205	\$1,385	\$2,656
Up to 70%-100% Fire Damage (Fee for new single family dwelling and new garage will apply)				\$0
<b>STUCCO/SIDING</b>				
Repair up to 500 square feet	\$0	\$0	\$518	\$518

ITEM/DESCRIPTION	Plan Check Building	Plan Check Planning	Building Inspection	Subtotal
Additional square feet up to 1,500	\$0	\$0	\$257	\$257
Replacement up to 2000 square feet	\$0	\$0	\$865	\$865
<b>PERMIT AND PLAN CHECK ESTENSIONS</b>				
Permit/Plan Check Renewal within 6 months after permit expiration	\$0	\$0	\$171	\$171
Permit/Plan Check Renewal after 6 months- staff time plus outstanding inspections/plan check	\$0	\$0	\$171	\$171
<b>DRYROT/TERMITE REPAIR</b>				
Dryrot/Termite Repair value of <\$10,000 like for like	\$0	\$0	\$691	\$691
Dryrot/Termite Repair value of <\$10,000 with plan check	\$531	\$0	\$691	\$1,222
Balcony Repair per unit like for like	\$0	\$0	\$865	\$865
Balcony Repair per unit with plan check	\$531	\$0	\$865	\$1,396
<b>DECK/STAIRS REPAIR</b>				
Walkway including decking, guard rails. Like for like (First walkway up to 500 square feet)	\$0	\$0	\$865	\$865
Like for like (each additional deck)	\$0	\$0	\$171	\$171
Stairs and hand/guard rails. Like for like (First flight of stairs)	\$0	\$0	\$691	\$691
Like for like (each additional flight of stairs)	\$0	\$0	\$171	\$171
Walkway including decking, guard rails. With Plan Check (First walkway up to 500 square feet)	\$531	\$0	\$691	\$1,222
Each additional deck	\$133	\$0	\$343	\$476
Stairs and hand/guard rails. With Plan Check (First flight of stairs)	\$531	\$0	\$343	\$874
Each additional flight of stairs	\$0	\$0	\$171	\$171
<b>INVESTIGATION INSPECTIONS</b>				
Investigation Inspection residential single family dwelling	\$0	\$0	\$691	\$691
Investigation Inspection residential Multifamily up to 20 units	\$0	\$0	\$1,039	\$1,039
Investigation Inspection non-residential	\$0	\$0	\$865	\$865
<b>OTHER PROCESSES</b>				
Permit Transfer	\$0	\$0	\$0	10% * Original Permit including Plan Check
Change of Contractor	\$291	\$0	\$0	\$291
Address Assignments Commercial	\$0	\$0	\$859	\$859
Address Assignments Residential	\$0	\$0	\$343	\$343
Refunds 80% of inspection/Plan check fees if no inspections/plan check was performed	\$0	\$0	\$0	\$0
Temporary Certificate of Occupancy	\$270	\$0	\$518	\$788
New Construction Certificate of Occupancy or duplication/Issuance after special Occupancy Inspection	\$0	\$0	\$171	\$171
Occupancy Inspection for business license	\$0	\$0	\$171	\$171

ITEM/DESCRIPTION	Plan Check Building	Plan Check Planning	Building Inspection	Subtotal
Double fees Double the permit fees for work performed prior to obtaining the required permit	\$0	\$0	\$0	\$0
Duplication of job cards/documents	\$0	\$0	\$83	\$83
Duplication of plans –fee +28%	\$0	\$0	\$0	\$0
Research fee hourly minimum 1 hour	\$0	\$0	\$171	\$171
Special Inspection and Testing Agency Approval ( approval for 2 years)	\$0	\$0	\$489	\$489
sheds over 120 square feet up to 500 square feet	\$797	\$363	\$691	\$1,851
Flag pole - Special Design - each	\$270	\$101	\$257	\$628
Silo - Per 5000 Cu ft volume	\$1,066	\$205	\$518	\$1,789
Miscellaneous - includes 3 plan checks/inspections only	\$797	\$730	\$865	\$2,392
Bleachers per 1000 sq ft	\$797	\$205	\$691	\$1,693
CASP Review - Per Hour	\$0	\$0	\$0	Consultant Cost plus 10%
Code Compliance Inspection, Stop Work Order Fine per hour	\$0	\$0	\$171	\$171
Stand Alone Plan Check -per hour plus permit tech processing fee	\$270	\$0	\$0	\$270
Boarding	\$0	\$0	\$251	\$251
Soils review processing by City staff	\$476	\$0	\$0	\$476
Trash enclosure	\$810	\$73	\$1,344	\$2,227
FEMA flood review	\$476	\$0	\$0	\$476
Additional plan review by consultant after the third re-check	\$0	\$0	\$0	Consultant Cost plus 30%
Commercial Vapor Recovery Systems	\$0	\$0	\$714	\$714
Listed Factory Build Spa (each)	\$0	\$0	\$363	\$363
Fire Hazard Severity Zone Review	\$238	\$0	\$0	\$238
Water Efficient Landscape Review (MWEL0)	\$0	\$0	\$476	\$476
Construction Waste Management	\$113	\$0	\$125	\$238
Hearing Fee	\$0	\$0	\$0	Cost of Citation
Inspections outside of normal business hours, 0-4 hours (minimum charge)	\$0	\$0	\$691	\$691
Reinspection Fee (per hour)	\$0	\$0	\$171	\$171
Inspections for which no fee is specifically indicated, per hour (minimum charge = 1 hour)	\$0	\$0	\$171	\$171
Additional Plan Review required by changes, additions, or revisions to approved plans, per hour (minimum charge = 1 hour)	\$270	\$0	\$0	\$270
Building Hourly Rate	\$0	\$0	\$171	\$171
<b>REMODEL</b>				
Kitchen/Bath Remodel/ non structural (per room)	\$0	\$0	\$687	\$687
House Remodel/ plan check required(3000sf) does not include M, P, E	\$1,850	\$0	\$1,198	\$3,048
<b>DEFERRED SUBMITTAL PLANCHECKS</b>				
Residential Trusses	\$531	\$0	\$0	\$531

ITEM/DESCRIPTION	Plan Check Building	Plan Check Planning	Building Inspection	Subtotal
Non Residential Trusses	\$531	\$0	\$0	\$531
Alternate means and methods review	\$531	\$0	\$0	\$531
Document archive fee/ scanning per page	\$1	\$0	\$0	\$1
<b>RESIDENTIAL HEALTH AND SAFETY</b>				
Rental Re-Sale Property Application/Inspection SFR/Condo/TownHome/Duplex - Section 15.52	\$0	\$0	\$587	\$587
Rental Re-Sale Property Application/Inspection Multi-family up to 10 Units - Section 15.52	\$0	\$0	\$841	\$841
Additional Per Dwelling Units (Rental/Re-sale) Duplex/Multiple Units - Section 15.52	\$0	\$0	\$95	\$95
Re-inspection per hour	\$0	\$0	\$171	\$171
<b>PLANNING FINAL INSPECTION FOR BUILDING</b>				
Minor (SFR, ADUs & Duplexes)	\$0	\$272	\$0	\$272
Major (all others)	\$0	\$545	\$0	\$545
<b>PUBLIC WORKS FINAL INSPECTION FOR BUILDING</b>				
Minor (SFR, ADUs & Duplexes)	\$0	\$0	\$0	\$0
Major (all others)	\$0	\$0	\$0	\$0
<b>SURCHARGES (applicable to all permits)</b>				
Record Retention Surcharge (4%)				
Technology Enhancement Surcharge (5%)				

**Footnotes**

1. For any services requested of City staff that are not listed in this fee schedule, the City Manager or the City Manager's designee shall determine the appropriate fee based on the established hourly rates for the relevant department or division. In addition, the City shall pass through to the applicant any specific costs incurred from the use of external service providers and applicable City time and materials costs when such costs are necessary to process the application.
2. The plan check fee includes 3 reviews. Should there be more than 3 reviews, additional hourly fees will be charged based on current billable hourly rates for City of San Pablo reviewers or actual hourly contracted rates for consultant reviews.
3. Where plans are incomplete or changed so as to require additional plan checking, an additional plan check fee shall be charged at the rate established by the Fee Schedule.
4. A processing fee of \$155 is applicable to all permits.
5. General Plan update fee: 7% fee will be charged to all Building permit activity items.
6. Permit fee covers a maximum of two inspection trips to the property. Any additional inspections will be charged based on inspection hourly rate.
7. See Public Works Fee Schedule for applicable Public Works Plan Check Fees.
8. Permit Refunds: The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment. The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected. The Building Official may authorize the refunding of not more than 80% of permit fee paid when no work has been done under a permit issued in accordance with this chapter. The Building Official may authorize the refunding of not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan checking is done.



**CITY OF SAN PABLO COMMUNITY DEVELOPMENT  
BUILDING FEES:  
MECHANICAL, PLUMBING & ELECTRICAL PERMITS**

7/01/2026 - 6/30/27

3.5%

F

**FY 2027**

ITEM/DESCRIPTION	Inspection Fee	Plan Check Fee	Sub Total
<b>ELECTRICAL</b>			
Stand Alone Plan Check -per hour	\$0	\$270	\$270
<b>Single Family Residential</b>			
New Service-Single Family Dwelling 225 amp or less service (includes Circuits, Outlets, Switches, etc no sub-panels included)	\$343	\$395	\$738
Sub-Panels-Single family Single phase 225 amps or less	\$171	\$133	\$304
New Service-Single Family Single phase Services 400 amps or less	\$343	\$270	\$613
Service Change-Out -Single Family Single phase	\$171	\$0	\$171
Residential rewire without panel change out minimum fee from 500 to 3,000 square feet (includes Circuits, Outlets, Switches, etc and 1 sub-panels included)	\$431	\$0	\$431
Residential rewire with panel change out minimum fee from 500 to 3,000 square feet (includes Circuits, Outlets, Switches, etc and (1) sub-panels included)	\$518	\$0	\$518
Residential rewire with panel change out minimum fee from 3,500 to 5,000 square feet (includes Circuits, Outlets, Switches, etc and 1 sub-panels included)	\$603	\$0	\$603
400 Amps	\$171	\$395	\$566
600 Amps	\$257	\$531	\$788
<b>Commercial/Industrial and all three phase - "service only" change out</b>			
225 Amps or less	\$171	\$133	\$304
400 Amps	\$171	\$270	\$441
600 Amps	\$257	\$270	\$527
800 Amps	\$343	\$270	\$613
1000 Amps	\$518	\$531	\$1,049
1200 Amps	\$691	\$531	\$1,222
1600 Amps	\$691	\$663	\$1,354
each 1000 Amps over 1600	\$171	\$270	\$441

ITEM/DESCRIPTION	Inspection Fee	Plan Check Fee	Sub Total
<b><i>Sub-Panels, motor control panels etc. Commercial/Industrial all three phase, includes all circuits</i></b>			
225 Amps or less	\$343	\$531	\$874
400 Amps	\$343	\$531	\$874
600 Amps	\$518	\$531	\$1,049
800 Amps	\$518	\$797	\$1,315
1000 Amps	\$691	\$797	\$1,488
1200 Amps	\$691	\$797	\$1,488
1600 Amps	\$691	\$797	\$1,488
each 1000 Amps over 1600	\$171	\$395	\$566
<b><i>Other Misc Electrical Items</i></b>			
Transformer - each	\$83	\$270	\$353
Generator - Permanent - Each under 400 lbs	\$257	\$395	\$652
Generator - Permanent - Each over 400 lbs	\$343	\$531	\$874
Generator - Permanent - Large Commercial Standby	\$518	\$1,066	\$1,584
Generator - Temp - more than 8kW	\$171	\$63	\$234
Solar - Photovoltaic - Residential (includes plan check and inspection fee)	\$177	\$273	\$450
plus \$ per kW for each kW above 15kW (includes plan check and inspection fee)	\$0	\$15	\$15
Solar - Photovoltaic - Residential Storage Batteries systems - 200 amps or less	\$177	\$273	\$450
Solar - Photovoltaic - Commercial up to 50kW (includes plan check and inspection fee)	\$0	\$1,000	\$1,000
plus \$ per kW for each kW between 51kW and 250 kW (includes plan check and inspection fee)	\$0	\$7	\$7
plus \$ per kW for each kW above 250 kW (includes plan check and inspection fee)	\$0	\$5	\$5
Thermal systems up to 30 kWth (includes plan check and inspection fee)	\$0	\$1,000	\$1,000
plus \$ per kWth for each kWth between 31kWth and 260kWth (includes plan check and inspection fee)	\$0	\$7	\$7
plus \$ per kWth for each kWth above 260kWth (includes plan check and inspection fee)	\$0	\$5	\$5
Temporary Power Pole	\$83	\$61	\$144
Temporary Power Pole - Addtl receptable pole	\$31	\$61	\$92
Light Stand - First 5 poles	\$343	\$382	\$725

ITEM/DESCRIPTION	Inspection Fee	Plan Check Fee	Sub Total
Each Addtl 5 Poles	\$83	\$129	\$212
<b>Electrical Sign-Per Sign 200 sq ft or less/ includes 2 sign transformers</b>			
Wall mounted 200 sq ft or less	\$171	\$464	\$635
Monument 6 ft high or less and 200 sq ft or less	\$343	\$395	\$738
Pole/Monument sign 200 sq ft or less and 20 ft high or less	\$343	\$663	\$1,006
Each addtl 200 sq ft and/or 20 ft	\$83	\$133	\$216
Hazardous Locations Misc Electrical	\$343	\$531	\$874
Fuel Cell - Power Generating System, each 200 amp ac	\$343	\$531	\$874
<b>Electrical Vehicle Charging Station:</b>			
Commercial	\$343	\$797	\$1,140
Residential	\$171	\$270	\$441
EV- only Main Service Panel	\$171	\$270	\$441
Electrical Meter Reset	\$257	\$0	\$257
Misc Electrical circuits-Residential	\$343	\$270	\$613
Misc Electrical circuits- Non Residential	\$343	\$531	\$874
Swimming pool pump motor	\$171	\$133	\$304
<b>PLUMBING</b>			
Stand Alone Plan Check Per Hour	\$0	\$270	\$270
Plumbing fixtures (each)water closet, lavatories, tubs, dishwasher, urinals, showers, floor drains, etc.	\$31	\$0	\$31
Water Heater-storage tank 100 Gal or less	\$83	\$0	\$83
Water Heater-storage tank over 100 Gal	\$83	\$270	\$353
Tankless Water Heater- 199,000 btu or less	\$171	\$270	\$441
Water Heater-Electrical instantaneous (insta hot)	\$31	\$0	\$31
Each Gas Outlet	\$31	\$0	\$31
Hose Bibb	\$31	\$0	\$31
Lawn Sprinkler valve/Backflow device	\$31	\$0	\$31
Building Sewer/Trailer park sewer-per unit	\$83	\$0	\$83

ITEM/DESCRIPTION	Inspection Fee	Plan Check Fee	Sub Total
Septic Tank Demolition	\$171	\$63	\$234
Interceptor-Grease, oil, sand etc	\$257	\$531	\$788
Water Softener	\$31	\$0	\$31
Water Repipe-Single Family Dwelling	\$343	\$133	\$476
Misc piping per 300 lineal ft	\$83	\$63	\$146
Medical Gas/Air outlets each	\$39	\$270	\$309
Gray Water System	\$257	\$270	\$527
Roof Drains - per building	\$257	\$270	\$527
Commercial Reclaimed water system	\$257	\$270	\$527
Water Service	\$31	\$0	\$31
Pressure Regulator	\$31	\$0	\$31
Hot Water Recirculation System	\$31	\$0	\$31
Solar or Hydronic systems Residential up to 10kWth	\$257	\$395	\$652
Backflow valves	\$83	\$133	\$216
Sump Pump - Per Building	\$171	\$531	\$702
Sewage Ejection System/Grinder Pump - Per Site	\$171	\$531	\$702
Swimming pool misc piping/retrofit/repair	\$171	\$63	\$234
Above Ground Storage Tank Install (0-660 gallons)	\$343	\$531	\$874
Above Ground Storage Tank Install (661+ gallons)	\$343	\$797	\$1,140
<b>MECHANICAL</b>			
Stand Alone Plan Check-Per Hour	\$0	\$270	\$270
A/C Unit ≤ 100,000 BTU	\$171	\$270	\$441
A/C Unit >100,000 BTU	\$171	\$395	\$566
A/C Unit >100,000 BTU Roof Top Unit over 400 lbs (each)	\$257	\$531	\$788
FAU Furnace or Heat Pump<100,000 BTU	\$83	\$270	\$353
FAU Furnace or Heat Pump>100,000 BTU	\$83	\$270	\$353
Refrigeration Unit	\$66	\$133	\$199

ITEM/DESCRIPTION	Inspection Fee	Plan Check Fee	Sub Total
Condensers	\$66	\$102	\$168
Boilers 100,000 BTU or less	\$171	\$531	\$702
Boilers 500,000 BTU or less	\$257	\$531	\$788
Boilers 1,000,000 BTU or less	\$343	\$797	\$1,140
Boilers 1,750,000 BTU or less	\$431	\$797	\$1,228
Boilers over 1,750,000 BTU	\$518	\$797	\$1,315
Compressors	\$83	\$133	\$216
Evaporative Coolers-Residential	\$171	\$196	\$367
Evaporative Coolers-Commercial/Industrial	\$171	\$270	\$441
Air Handling Unit	\$83	\$395	\$478
Environmental Air Duct/Vent Fan single duct/Res range exhaust	\$31	\$63	\$94
Type 1 or 2 Hood/Duct system	\$518	\$531	\$1,049
Miscellaneous Duct Work	\$83	\$133	\$216
Special Equipment-Spray Booth (Exterior of Bldg)	\$518	\$1,066	\$1,584
Special Equipment-Spray Booth (Interior of Bldg)	\$518	\$1,066	\$1,584
Unlisted Equipment(Minimum or by the hour)	\$171	\$270	\$441
Wall Heater	\$171	\$270	\$441
Commercial Unit Heater	\$257	\$270	\$527
Cooling Tower/Chiller	\$518	\$797	\$1,315
Dryer Duct	\$31	\$133	\$164
Fueling Station Dispenser/Equipment	\$257	\$531	\$788
Underground Storage Tank (1 tank)	\$343	\$797	\$1,140
Underground Storage Tank (2 tanks)	\$343	\$797	\$1,140
Underground Storage Tank (3 tanks)	\$343	\$797	\$1,140
Underground Storage Tank (add'l tank over 3)	\$39	\$63	\$102

ITEM/DESCRIPTION	Inspection Fee	Plan Check Fee	Sub Total
Above Ground Storage Tank Install (0-660 gallons)	\$343	\$663	\$1,006
Above Ground Storage Tank Install (661+ gallons)	\$343	\$797	\$1,140
Package wall unit heat /cooling ≤ 100,000 BTU	\$171	\$270	\$441
Fireplace-Listed Mechanical per unit	\$171	\$270	\$441
Decorative Gas Appliance	\$171	\$270	\$441
Product -Conveying Duct System-Dust, Vapor, Central Vacuum system (PC based on dust collection)	\$518	\$1,332	\$1,850
Fan - coil unit - residential	\$83	\$270	\$353
Fan - Whole House	\$171	\$270	\$441
Dust Collection System	\$343	\$1,066	\$1,409
Process piping system - 0-500 ft	\$343	\$531	\$874
Process piping system - 501-1,000 ft	\$518	\$531	\$1,049
Process piping system - 1,000+ ft	\$1,039	\$1,332	\$2,371
Swimming Pool Solar System	\$257	\$395	\$652
Residential FAU Change out (Same Location)	\$171	\$133	\$304
Residential A/C Condenser Change Out (same location)	\$171	\$121	\$292
Combo: Residential FAU and/or A/C Condenser Change Out (Same Location)	\$171	\$0	\$171
Non-Residential FAU Change out (Same Location)	\$171	\$133	\$304
Non-Residential A/C Condenser Change Out (same location)	\$171	\$133	\$304
Swimming pool Heater	\$171	\$63	\$234
Industrial Ovens	\$343	\$797	\$1,140
Mini Split Duct	\$125	\$0	\$125
Mini Split Ductless	\$125	\$0	\$125

ITEM/DESCRIPTION	Inspection Fee	Plan Check Fee	Sub Total
<b>SURCHARGES (applicable to all permits)</b>			
Record Retention Surcharge (4%)			
Technology Enhancement Surcharge (5%)			

**Footnotes**

1. For any services requested of City staff that are not listed in this fee schedule, the City Manager or the City Manager's designee shall determine the appropriate fee based on the established hourly rates for the relevant department or division. In addition, the City shall pass through to the applicant any specific costs incurred from the use of external service providers and applicable City time and materials costs when such costs are necessary to process the application.
2. For fees under \$150, staff will apply a minimum charge of \$150. For fees exceeding \$150 will charge the full calculated amount.
3. Plan check fee on this schedule is for stand alone MEP items. For new construction and tenant improvements refer to the New Constuction Fee Schedule.
4. A processing fee of \$155 is applicable to all permits.
5. Minimum Plan Check fee is \$270 (Full cost plan check fee).
6. General Plan update fee: 7% fee will be charged to all Building permit activity items.
7. Permit Fee covers a maximum of two inspection trips to the property. Any additional inspections will be charged based on inspection hourly rate.
8. For projects involving buildings or structures that are installed specifically for solar energy applications, fees will be charged based upon the type and/or size of the underlying .
9. Permit Refunds: The building official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment. The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected. The Building Official may authorize the refunding of not more than 80% of permit fee paid when no work has been done under a permit issued in accordance with this chapter. The Building Official may authorize the refunding of not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan checking is done.

# CITY OF SAN PABLO COMMUNITY DEVELOPMENT

## PLANNING & ZONING FEES

7/1/2026-6/30/2027



3.5%

FY 2026

FY 2027

ITEM/DESCRIPTION	NOTES	Application Fee	Application Fee
<b>CITY COUNCIL</b>		Requires City Council review and approval	
General Plan Amendment	Fee + Actual Cost	\$13,219	\$13,681
Specific Plan Amendment	Fee + Actual Cost	\$13,219	\$13,681
Zoning Amendment	Fee + Actual Cost	\$10,169	\$10,524
Development Agreement	Fee + Actual Cost	\$12,678	\$13,121
Tentative Subdivision Map - Major (Tract Map up to 30 lots including Vesting Map)	Flat Fee - up to 30 lots	\$11,023	\$11,408
Tentative Subdivision Map - (each additional lot, including Vesting Map)	Per addtl lot	\$2,118	\$2,192
Final Subdivision Map	Flat Fee	\$7,353	\$7,610
<b>PLANNING COMMISSION</b>		Requires Planning Commission review and approval	
Entertainment Permit	Flat Fee	\$3,843	\$3,977
Major Design Review	Flat Fee	\$4,410	\$4,564
Revisions to Approved Plans-Major	Flat Fee	\$3,843	\$3,977
Variance	Flat Fee	\$5,969	\$6,177
Conditional Use Permit	Flat Fee	\$4,906	\$5,077
Amendment to Conditional Use Permit	Flat Fee	\$3,607	\$3,733
Subdivision	Flat Fee	\$7,504	\$7,766
<b>ZONING ADMINISTRATOR</b>		Requires Z. A. (or authorized representative) review and approval	
Home Occupation Permit	Flat Fee	\$251	\$259
Certificate of Compliance (including Conditional)	Flat Fee + Filing Fees	\$2,762	\$2,858
Pre-Application Review	Flat Fee	\$852	\$881
Administrative Use Permit	Flat Fee	\$2,743	\$2,839
Amendment to Administrative Use Permit	Flat Fee	\$1,937	\$2,004
Temporary Use Permit	Flat Fee	\$308	\$318
Zoning Verification Letter	Flat Fee	\$1,160	\$1,200
Similar Use Determination	Flat Fee	\$1,593	\$1,648
Minor Adjustment	Flat Fee	\$1,501	\$1,553
Pre-Construction Meeting	Flat Fee	\$1,006	\$1,041

ITEM/DESCRIPTION	NOTES	Application Fee	Application Fee
Minor Design Review	Flat Fee	\$2,065	\$2,137
Revisions to Approved Plans-Minor	Flat Fee	\$1,006	\$1,041
Official Code Interpretation	Flat Fee	\$1,366	\$1,413
Sign Single	Flat Fee	\$324	\$335
Sign Single -Resubmittal	Flat Fee	\$324	\$335
Sign - Overall Complex	Flat Fee	\$649	\$671
Nonconforming Parcel, Use or Building	Flat Fee	\$1,521	\$1,574
Lot Line Adjustment/Parcel Map	Flat Fee	\$2,182	\$2,258
Lot Merger	Flat Fee	\$1,638	\$1,695
ADU / SB 9	Flat Fee	\$766	\$792
Tree Removal Permit	Flat Fee	\$698	\$722
Landscape Plan Check & Inspection-Minor (NO WELO)	Flat Fee	\$1,786	\$1,848
Wireless Communication Facilities	Flat Fee	\$3,107	\$3,215
Extensions	Flat Fee	\$698	\$722
Expedited Fee	Flat Fee	Original Fee + 50%	Original Fee + 50%
Planning Hourly Rate*	Flat Fee	\$163	\$168
<b>ENVIRONMENTAL REVIEW FEES</b>			
Categorical Exemption	Flat Fee	\$1,447	\$1,497
Categorical Exemption - Expanded	Flat Fee	\$2,968	\$3,071
Initial Study (IS)	Fee + Consult + 17%	\$4,211	\$4,358
IS/Negative Declaration	Fee + Consult + 17%	\$4,981	\$5,155
IS/Mitigated Negative Declaration	Fee + Consult + 17%	\$5,795	\$5,997
Addendum to an EIR	Fee + Consult + 17%	\$7,844	\$8,118
EIR	Fee + Consult + 17%	\$11,154	\$11,544
Environmental Studies	Fee + Consult + 17%	\$4,166	\$4,311
Notice of Exemption	Flat Fee	\$661	\$684
Notice of Determination	Flat Fee	\$661	\$684
Notice of Intent	Flat Fee	\$661	\$684
DiMinimus Certificate	Flat Fee	\$1,359	\$1,406
<b>MAPS/COPIES</b>			
Zoning Map	Actual Cost	Actual Cost	Actual Cost
Zoning Ordinance	Actual Cost	Actual Cost	Actual Cost
Housing Element	Actual Cost	Actual Cost	Actual Cost

ITEM/DESCRIPTION	NOTES	Application Fee	Application Fee
General Plan	Actual Cost	Actual Cost	Actual Cost
General Plan Map - Color	Actual Cost	Actual Cost	Actual Cost
<b>BUSINESS LICENSE AUTHORIZATION</b>			
Zoning Clearance Fee	New Fee	\$698	\$722
<b>APPEALS</b>			
Appeal to City Council	Flat Fee	\$4,238	\$4,386
Appeal to Planning Commission	Flat Fee	\$4,238	\$4,386
All Other Appeals	Flat Fee	\$4,238	\$4,386
<b>MISCELLANEOUS FEES</b>			
Consultant Management	17% of contract cost	17% of contract cost	17% of contract cost
Research Fee	Per Hour	\$163	\$168
<b>GENERAL PLAN UPDATE</b>			
General Plan Update Fee	Percentage of Building Fees	7% of applicable fees	7% of applicable fees
<b>REFUNDS</b>			
<u>REFUND SCHEDULE</u>	<u>PERCENT WITHDRAWN</u>		
Application made and withdrawn	95% of amount paid		
Application file number assigned	90% of amount paid		
Agency Referral	75% of amount paid		
Legal Notice prepared	50% of amount paid		
Staff Report prepared	25% of amount paid		
Placed on Commission Agenda	5% of amount paid		
<b>SURCHARGES (applicable to all planing fees)</b>			
Record Retention Surcharge (4%)			
Technology Enhancement Surcharge (5%)			

**Footnotes:**

1. For any services requested of City staff that are not listed in this fee schedule, the City Manager or the City Manager's designee shall determine the appropriate fee based on the established hourly rates for the relevant department or division. In addition, the City shall pass through to the applicant any specific costs incurred from the use of external service providers and applicable City time and materials costs when such costs are necessary to process the application.
2. The Environmental Review fees that include a consultant cost include a flat application fee and a 17% consultant administration fee.
3. ADUs applicable for streamlined approval are reviewed as part of the Plan Check process, as under the Building Fee Schedule
4. Actual Attorney costs will be collected in addition to the above fees, if applicable.
5. Affordable Housing Fee Reduction: 10% reduction in planning, plan check and building permit fees is available for projects with at least four units and at least 25% of units deed-restricted to Lower Income residents (80% or less of Area Median Income, adjusted for household size).



# CITY OF SAN PABLO PUBLIC WORKS FEE SCHEDULE

07/01/2026-06/30/2027

**CITY OF SAN PABLO**  
City of New Directions

**FY 2027**

Fee. No.	ITEM/DESCRIPTION	NOTES	Application Fee
<b>1 ENTITLEMENTS</b>			
<i>Design Review:</i>			
1-1	Basic Residential Projects	Per Review	\$187
1-2	Commercial / Multi-Family Projects	2 Reviews	\$794
1-3	Subdivision Projects	2 Reviews	\$982
1-4	Additional Planning review by Engineering Hourly Rate	Per hour	\$220
<b>2 MAPPING REVIEW</b>			
2-1	Final Subdivision Map (Tract Map - up to 30 lots)	Consultant Cost + 30%	
2-2	Final Subdivision Map (each additional lot)	Consultant Cost + 30%	
2-3	Parcel Map	Consultant Cost + 30%	
2-4	Lot Line Adjustment	Consultant Cost + 30%	
2-5	Lot Merger	Consultant Cost + 30%	
<b>3 ENCROACHMENT PERMITS AND INSPECTIONS</b>			

Fee. No.	ITEM/DESCRIPTION	NOTES	Application Fee
3-1	Dumpster, Container, etc. (per site, per week)	Per site, per week	\$151
3-2	Driveway, Sidewalk, Curb and Gutter	Per site	\$594
3-3	Potholing	Per site	\$891
3-4	Minor traffic control only (local streets, pedestrian traffic controls, traffic controls limited to one day)	Per site	\$367
3-5	Traffic control (lane closure, lane shift or detour on collector and arterial streets)	Per week	\$644
3-6	Traffic control each additional day	Additional per day	\$231
3-7	Street Excavation (includes up to 2 inspections during encroachment work plus final inspection)	Per site	\$594
3-8	Major Encroachment and Street Excavation (first 5 working days including up to 3 inspections or site meetings)		\$1,389
3-9	Each subsequent work day		\$226
3-10	Tree planting or landscaping improvement at Residential Frontage (Public ROW) - up to 1-Hour Engineering Review and 1 inspection	Consult Planning and PW staff for types of trees and landscaping improvement	\$0
3-11	For other hardscaping improvement at Residential Frontage (Public ROW), see Sidewalk permit type above.		
3-12	Fee for work without permit - Work underway	Penalty = 2x permit fee	
3-13	Fee for work without permit - Work completed	Penalty = 3x permit fee	
3-14	Fee for work outside of normal business hours	Additional 20% permit fee	
3-15	One-time inspection or site meeting (up to an hour)	Per inspection	\$184

Fee. No.	ITEM/DESCRIPTION	NOTES	Application Fee
3-16	Additional Permit Review by Engineering Tech Hourly Rate	Per hour	\$202
3-17	Additional Inspection by Inspection Hourly Rate	Per hour	\$226
<b>4 SITE IMPROVEMENT PERMITS</b>			
<b><i>Plan Check:</i></b>			
4-1	Residential Interior Remodel, Minor Addition (less than 500 SF), ADU or JADU Conversion, Minor Site Improvement with less than 2,500 SF of new or replaced impervious surfaces		\$303
4-2	New Residential JADU & ADU 500 SF or over, Site Improvement with between 2,500 SF to 5,000 SF of new or replaced impervious surface		\$890
4-3	Residential New Construction SFH with less than 10,000 SF of new or replaced impervious surface		\$1,408
4-4	Residential New Construction 2 Units with less than 5,000 SF of new or replace impervious surface		\$1,901
4-5	Commercial Interior Remodel or Tenant Improvement, Minor Site Improvement less than 2,500 SF of new or replaced impervious surface		\$543
4-6	Commercial Site Improvement, Parking Lot Striping and Traffic Circulation Plan, Landscape or Hardscape, Site Improvement with between 2,500 SF to 5,000 SF of new or replaced impervious surface		\$1,036
<b><i>Commercial Site Improvement for C3 regulated Project with over 5,000 SF:</i></b>			
4-7	First 5,000 SF of new or replaced impervious surface		\$3,363

Fee. No.	ITEM/DESCRIPTION	NOTES	Application Fee
4-8	Subsequent every 1,000 SF of any improvement (pervious and impervious surface) from 5,001 SF to 20,000 SF		\$656
4-9	Subsequent every 1,000 SF of any improvement (pervious and impervious surface) from 20,001 SF to 1 acre		\$256
4-10	Subsequent every 1,000 SF over 1 acre		\$278
4-11	Public Works Plan Check by Consultant	Fee = Consultant cost + 30%	
4-12	Additional Plan Check Review by Engineering Hourly Rate		\$219
4-13	Expedited Plan Check Fee	Additional 50% plan check fee	
<b>Inspection:</b>			
4-14	Residential Interior Remodel, Minor Addition (less than 500 SF), ADU or JADU Conversion, Minor Site Improvement with less than 2,500 SF of new or replaced impervious surfaces		\$189
4-15	New Residential JADU & ADU 500 SF or over, Site Improvement with between 2,500 SF to 5,000 SF of new or replaced impervious surface		\$643
4-16	Residential New Construction SFH with less than 10,000 SF of new or replaced impervious surface		\$1,429
4-17	Residential New Construction 2 Units with less than 5,000 SF of new or replace impervious surface		\$1,635
4-18	Commercial Interior Remodel or Tenant Improvement, Minor Site Improvement less than 2,500 SF of new or replaced impervious surface		\$643
4-19	Commercial Site Improvement, Parking Lot Striping and Traffic Circulation Plan, Landscape or Hardscape, Site Improvement with between 2,500 SF to 5,000 SF of new or replaced impervious surface		\$1,285

Fee. No.	ITEM/DESCRIPTION	NOTES	Application Fee
<b>Commercial Site Improvement for C3 regulated Project with over 5,000 SF:</b>			
4-20	First 5,000 SF of new or replace impervious surface		\$4,505
4-21	Subsequent every 1,000 SF of any improvement (pervious and impervious surface) from 5,001 SF to 20,000 SF		\$920
4-22	Subsequent every 1,000 SF of any improvement (pervious and impervious surface) from 20,001 SF to 1 acre		\$508
4-23	Subsequent every 1,000 SF over 1 acre		\$277
4-24	Public Works Inspection by Consultant	Consultant cost + 30%	
4-25	Additional inspection by Public Works Inspection by Hourly Rate		\$226
<b>Stormwater and C.3. Compliance:</b>			
4-26	C3 O&M Verification (Initial Inspection & one re-inspection)		\$944
4-27	C3 O&M Verification (Additional Inspection)		\$506
<b>Misc permit fees:</b>			
4-28	Fee for no-show inspection or work without scheduling inspection		\$184
4-29	Fee for work without permit - Work underway	Penalty = 2x permit fee	
4-30	Fee for work without permit - Work completed	Penalty = 3x permit fee	
4-31	Fee for work outside of normal business hours	Additional 20% permit fee	
4-32	Expedited Inspection Fee	Additional 50% inspection fee	
<b>Transportation Permit:</b>			

Fee. No.	ITEM/DESCRIPTION	NOTES	Application Fee
4-33	Single Trip	Per Trip	
4-34	Annual	Per Year	
<b>5 ENVIRONMENTAL PROGRAMS</b>			
5-1	Creek Zone Review / Evaluation	Staff Hourly Rate	
5-2	Groundwater Permit	Staff Hourly Rate	
5-3	Title 24 CalGREEN C&D Debris Review		
5-4	SWPPP monthly inspection (Project > 1 acre)		
<b>6 MISCELLANEOUS FEES</b>			
<b><i>Document Copying Fees:</i></b>			
6-1	Standard Sizes (8.5 x 11, 8.5 x 14, 11 x 17) - per sheet	Per Sheet	
<b><i>Scanning / Imaging Fee:</i></b>			
6-2	Standard Sizes (8.5 x 11, 8.5 x 14, 11 x 17)	Per Sheet	
6-3	County Recording Fee	County Cost	
<b>7 SURCHARGES (added to all fees for services rendered by City staff)</b>			
7-1	Technology Enhancement Fee	5% Surcharge	
7-2	Record Retention Fee	4% Surcharge	
<b>8 CONSULTANT RATE AND STAFF HOURLY RATE</b>			

Fee. No.	ITEM/DESCRIPTION	NOTES	Application Fee
	<p>If any of the above services requires the use of outside consultants, the City shall charge a review fee based on the actual cost of the consultant plus an administrative fee and require a \$2,500 deposit; such services may include review of a drainage study, geotechnical study, traffic/circulation study, surveyor's report, and environmental program inspections and expedition of any of the above processes. Staff time will be charged based on the staff hourly rates listed.</p>		
8-1	Engineering General Hourly Rate	Per Hour	\$219
8-2	Engineering Tech Hourly Rate	Per Hour	\$183
8-3	Environmental General Hourly Rate	Per Hour	\$233
8-4	Public Works Inspection Hourly Rate	Per Hour	\$226

**FOOTNOTES**

*1. For any services requested of City staff that are not listed in this fee schedule, the City Manager or the City Manager's designee shall determine the appropriate fee based on the established hourly rates for the relevant department or division. In addition, the City shall pass through to the applicant any specific costs incurred from the use of external service providers and applicable City time and materials costs when such costs are necessary to process the application.*

*2. When consultants are required, the fee amount is the consultant cost plus 30% administrative fee plus any directly charged staff time.*

*3. Any work that does not have the required permit may be shut down until such permit is obtained.*

*4. All encroachments may require the submittal of a 100% performance bond at the discretion of the City Engineer. In order to obtain PW signoff of any encroachment permit, materials testing results may be required or extension of the performance bond to a term determined by the city will be required.*