

RESOLUTION NO. 11481

A RESOLUTION TO REPLACE RESOLUTION NO. 11356 AND NO. 11365 AND ADOPT A NEW USER FEE SCHEDULE FOR COMMUNITY DEVELOPMENT SERVICES

WHEREAS, City of Folsom Municipal Code Section 3.50.020 states “The city manager is hereby directed to recommend to the council the adjustment of fees and charges to recover the percentage of costs reasonably borne in providing the regulation, products or services enumerated in this chapter and on the schedule of rate review as hereinafter established in this chapter”; and

WHEREAS, the City Council on October 28, 2025, held a public hearing on the proposed fee updates for the Community Development Department and considered public comment; and

WHEREAS Resolution No. 11356, adopted by City Council on April 22, 2025, set the most recent User Fee schedule for the Community Development Department Planning and Engineering Services; and

WHEREAS Resolution No. 11365 adopted by City Council on May 28, 2025, set the most recent User Fee schedule for the Community Development Department Building Services; and

WHEREAS, the City performed a reasonableness test on the proposed fees and this test confirmed that fees do not exceed the actual staff costs associated with this work and are consistent with State law; and

WHEREAS, the proposed fees are in line with those charged by other jurisdictions in the Sacramento region; and

WHEREAS notice has been given at the time and in the manner required by State Law and City Code; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom hereby adopts Resolution No. 11481 including the amended user fee schedule for Community Development Department services, as shown in Exhibit “A”.

BE IT FURTHER RESOLVED that those fees identified in Exhibit “A” to Resolution No. 11481 shall be adjusted annually based on changes in the Consumer Price Index.

PASSED AND ADOPTED this 28th day of October 2025, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Exhibit A

Amended Community Development Department User Fees

City of Folsom

ENGINEERING AND ENCROACHMENT PERMIT FEES

#	Description	Fee	Fee Structure	Note
1	Assessment District/CFD Payment Processing	\$4,800	Fixed Fee	[c]
2	Encroachment Permit			[c]
	a) Encroachment Contract for Parking/Staging			
	i. 0-6 calendar days	\$50	Fixed Fee	
	ii. 7-14 calendar days	\$100	Fixed Fee	
	iii. 14+days	\$200	Fixed Fee	
	b) Utility Work/Connections (Individual Permits)			
	i. Wet Utilities/Service Connections		Fixed Fee	
	a. Base Fee	\$200		
	b. Plus per LF of Trench in ROW/City Easement	\$5.00		
	ii. Dry Utilities (per site/location)		Fixed Fee	
	a. Base Fee	\$200		
	b. Plus per LF of Trench in ROW/City Easement	\$5.00		
	iii. Misc. per LF of Trench in ROW/City Easement	\$5.00	Fixed Fee	
	iv. Inspections and Testing (when applicable)	\$400	Fixed Fee	
	c) Driveways/Minor Frontage Improvements			
	i. Residential (per driveway)	\$400	Fixed Fee	
	ii. Commercial (per driveway)	\$400	Fixed Fee	
	d) Pools and Spas (in ground)	\$400	Fixed Fee	
	e) Traffic Control/Equipment Staging			
	i. Isolated Site	\$200	Fixed Fee	
	ii. Multiple Closures/Staging	\$1,000	Fixed Fee	
	f) Permit Extensions			
	i. Active Work Zone	\$50	Fixed Fee	
	ii. Inactive Work Zone (4+ months inactivity)	\$200	Fixed Fee	
	g) Annual Permits			
	i. Wet Utilities	\$6,000	Fixed Fee	
	ii. Dry Utilities	\$20,800	Fixed Fee	
	iii. General Maintenance/Misc. (Not Wet or Dry Utilities)	T&M	T&M	[a]
	iv. Vegetation Management (Utilities)	\$20,800	Fixed Fee	
	v. Long Term/Revocable Encroachments (paid annually)	\$200	Fixed Fee	
	h) Long Term/Revocable Encroachments (new permits only)	\$2,400	Fixed Fee	[b]

City of Folsom

ENGINEERING AND ENCROACHMENT PERMIT FEES

#	Description	Fee	Fee Structure	Note
3	Engineering and Landscape Plan Check and Inspection (Fee Includes Up to 3 Cycle Reviews - Hourly Billing Applies for Reviews Required Beyond 3rd Cycle)			
	a) Project Value Up to \$10,000	8.00%	Fixed Fee	
	b) Project Value \$10,001 - \$100,000			
	i. Base Fee for First \$10,000	\$800	Fixed Fee	
	ii. Fee for Each Add'l \$1 Up to \$100,000	8.00%	Fixed Fee	
	c) \$100,001 - \$199,999			
	i. Base Fee for First \$100,000	\$8,000	Fixed Fee	
	ii. Fee for Each Add'l \$1 Up to \$200,000	6.40%	Fixed Fee	
	d) \$200,001 - \$299,999			
	i. Base Fee for First \$200,000	\$14,400	Fixed Fee	
	ii. Fee for Each Add'l \$1 Up to \$300,000	4.80%	Fixed Fee	
	e) \$300,000 or more			
	i. Base Fee for First \$300,000	\$19,200	T & M with Initial Deposit	
	ii. Fee for Each Add'l \$1	3.60%	T & M with Initial Deposit	
	f) Miscellaneous Landscape Plan Review			
	i. Non-Development Landscape Plan Review	\$200	Per Hour	
	ii. New Custom Home	\$1,100	Fixed Fee	
	iii. Production Home/Subdivision (Typ. Tract Home)			
	a. 0-4 Planting Schemes/Master Plans	\$2,300	Fixed Fee	
	b. 5+ Planting Schemes/Master Plans	\$2,500 + 10% per Scheme above 5 Schemes	Fixed Fee	
4	Final Map and Parcel Map			[c]
	a) Parcel Map Check	\$8,050	Fixed Fee	
	b) Final Map Check			
	i. Base Fee/Final Map Amendment	\$11,500	Fixed Fee	
	ii. Plus, Per Lot Fee	\$144	Fixed Fee	
	c) Certificate of Correction/Certificate of Compliance (including Parcel Mergers)	\$2,000	T & M with Initial Deposit	
5	d) Lot Line Adjustment Check	\$8,050	Fixed Fee	
	Right of Ways (ROW) and Easements			[c]
	a) Review of ROW/Easement Documents	\$3,450	Fixed Fee	
	b) ROW/Easement Abandonment	\$5,750	Fixed Fee	

City of Folsom

ENGINEERING AND ENCROACHMENT PERMIT FEES

#	Description	Fee	Fee Structure	Note
6	Agreement Processing	\$5,750	Fixed Fee	[c]
7	Transportation Permit (Per State Regulation)			
	a) Permit	\$16	Fixed Fee	
	b) Annual Permit	\$90	Fixed Fee	

City of Folsom

ENGINEERING AND ENCROACHMENT PERMIT FEES

#	Description	Fee	Fee Structure	Note
8	Tree Removal/Work Permit			[c]
	a) Permitted Pruning/Cabling	\$40	Fixed Fee	
	b) Permitted Removal/Work			
	i. Existing Occupied Structure			
	a. 0-4 Trees	\$100	Fixed Fee	
	b. 5+ Trees	\$150 + 10% per	Fixed Fee	
	c. "In Decline" Tree	\$100	Fixed Fee	
	ii. New Construction (e.g. Custom Home, Subdivision, Parcel			
	a. 0-4 Trees	\$1,200	Fixed Fee	
	b. 5+ Trees	\$1,400 + 10% per	Fixed Fee	
	iii. Misc.	\$200	Per Hour	
	c) w/o Permit (Does not include sanctions or mitigation) Double the Permit Rate	2x permit amount	Fixed Fee	
Other Fees for Service				[c]
9	Research of Engineering Records	\$200	Per Hour	
10	Miscellaneous Engineering Services	\$200	Per Hour	
11	Excess Plan Review Fee (4th and subsequent)	\$200	Per Hour	
12	Revisions	\$200	Per Hour	
13	After Hours Inspection (per hour) (2-hour minimum)	\$240	Per Hour	
14	Re-inspection Fee (2nd Time or More) (each)	\$200	Each	
15	Missed Inspection Fee	\$200	Each	
16	Expedited Services Fee	1.5x Regular Fee	Fixed Fee	
17	Residential Landscape Review	Hourly Rate of Arborist	Per Hour	
18	Technical Assistance/Third Party Review or Inspection	Actual Cost	T & M	

[a] Use time and materials with initial deposit to be determined by City Engineer, based on anticipated scope of work.

[b] Encroachment agreement required in addition to insurance (e.g., parklets).

[c] Fee is subject to annual updates based on changes to the Consumer Price Index (CPI).

City of Folsom

BUILDING FEES, effective July 1, 2025

A. Fees for Commonly Requested Building Permit Types. Fees shown in this section (Section A.) include all applicable inspection, and plan review fees. Additional permit processing fees apply. Additional fees may apply for services provided by other City Departments (e.g. Planning Review), and Fees Collected on Behalf of Other Agencies (e.g. State of California).

Fee Description	Fee	Charge Basis	Note	CPI
1 HVAC Change-Out - Residential	\$235	per permit		Y
2 Water Heater Change-Out - Residential	\$188	per permit		Y
3 Residential Re-Roof	\$377	per permit		Y
4 Siding Replacement	\$330	per permit		Y
5 Service Panel Upgrade - Residential	\$283	per permit		Y
6 Battery Backup Storage	\$377	per permit		Y
7 Electric Vehicle Charger	\$138	per permit		Y
8 Generator	\$377	per permit		Y
9 Residential Solar Photovoltaic System - Solar Permit				
a) Plan Review				
i) Base Fee for 15kW or Less	\$200	per permit	[a],[b]	N
ii) Fee for Each Additional kW above 15kW	\$15	per permit	[a],[b]	N
b) Permit	\$250	per permit	[a],[b]	N
10 Commercial Solar Photovoltaic System - Solar Permit				
a) Plan Review				
i) Base Fee 50kW or Less	\$444	per permit	[a],[b]	N
ii) Fee for Each Add'l kW above 50kW up to 250kW	\$7	per permit	[a],[b]	N
ii) Fee for Each Add'l kW above 250kW	\$5	per permit	[a],[b]	N
b) Permit	\$556	per permit	[a],[b]	N
11 Pool Solar	\$188	per permit		Y
12 Swimming Pool Replaster / Equipment Change-Out	\$470	per permit		Y
13 Swimming Pool Remodel (e.g., Changing Pool Shape, Adding Cabo Shelf, etc.)	\$941	per permit		Y
14 Retaining Wall				
a) One Type of Retaining Wall Type/Configuration	\$565	per permit		Y
b) Each Additional Wall Type/Configuration	\$282	per permit		Y
15 Window / Sliding Glass Door - Retrofit / Repair				
a) Up to 5	\$188	per permit		Y
b) Per Window Over 5 Windows	\$37	per permit		Y
16 Fences Requiring a Building Permit	\$376	per permit		Y
17 Electrical and Irrigation Pedestals per pedestal	\$282	per permit		Y
18 Detached and Attached ADUs	\$4,709	per permit		Y
19 Junior ADUs	\$2,260	per permit		Y

[a] Total fees shall not exceed amounts outlined in California Government Code 66015(a)(1).

[b] The City will not collect additional permit processing fees. Amounts shown are total amount due for permit processing, plan review, and permit.

City of Folsom

BUILDING FEES, effective July 1, 2025

Determination of Valuation for Fee-Setting Purposes

● Project valuations shall be based on the total value of all construction work, including all finish work, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official. For determining project valuations for new construction, the Building Official may use data published by the International Code Council (ICC) (building valuation data table, typically updated in February and August of each year). The final building permit valuation shall be set at an amount that allows the City to recover its costs of applicant plan check, permit and inspection activities.

Note: For construction projects with permit fees calculated using Section B, additional fees apply for permit issuance. Additional fees may apply for services provided by other City Departments (e.g. Planning Review), and Fees Collected on Behalf of Other Agencies (e.g. State of California). Additional fees apply for plan review, when applicable.

B. Permit Fee for New Buildings, Additions, Tenant Improvements, Residential Remodels, and Combined Mechanical, Electrical, and/or Plumbing Permits

Total Valuation		Permit Fee				CPI
\$1	to \$2,000	\$138.00				
\$2,001	to \$25,000	\$138.00	for the first \$2,000	plus \$10.00	for each add'l \$1,000 or fraction thereof, to and including \$25,000	N
\$25,001	to \$50,000	\$368.00	for the first \$25,000	plus \$11.04	for each add'l \$1,000 or fraction thereof, to and including \$50,000	N
\$50,001	to \$100,000	\$644.00	for the first \$50,000	plus \$9.20	for each add'l \$1,000 or fraction thereof, to and including \$100,000	N
\$100,001	to \$500,000	\$1,104.00	for the first \$100,000	plus \$7.36	for each add'l \$1,000 or fraction thereof, to and including \$500,000	N
\$500,001	to \$1,000,000	\$4,048.00	for the first \$500,000	plus \$6.62	for each add'l \$1,000 or fraction thereof, to and including \$1,000,000	N
\$1,000,001	to \$5,000,000	\$7,360.00	for the first \$1,000,000	plus \$5.52	for each add'l \$1,000 or fraction thereof, to and including \$5,000,000	N
\$5,000,001	and up	\$29,440.00	for the first \$5,000,000	plus \$4.11	for each additional \$1,000 or fraction thereof over \$5,000,000	N

City of Folsom

BUILDING FEES, effective July 1, 2025

D. Building Plan Review Fees

Activity Description	Fee	Charge Basis	Note	CPI
1 Building Plan Check Fees - Building				
a) Plan Review Fee, if applicable	80%		[a]	N
b) Expedited Plan Check - At Application Submittal (when applicable)	1.5x standard plan check fee			N
c) Tract Home / Master Plan Construction (Production Units)	20% of standard plan check fee		[b]	N
d) Production Permit for Multi-family permit	\$1,507			Y
e) Production Permit for Fire permits and other misc. permits	\$471			Y
f) Alternate Materials and Methods Review (per hour)	\$188			Y
g) Excess Plan Review Fee (4th and subsequent) (per hour)	\$188			Y
h) Revisions to an Approved Permit (per hour)	\$188			Y
i) Deferred Submittal (per hour)	\$188			Y

When applicable, plan check fees shall be paid at the time of application for a building permit.
The plan checking fee is in addition to the building permit fee

[a] Includes up to three plan checks. The City will bill hourly for additional plan review required.

[b] For identical buildings built by the same builder on the same lot or in the same tract and for which building permits are issued at the same time.

City of Folsom

BUILDING FEES, effective July 1, 2025

E. Other Fees

Activity Description		Fee	Note	CPI
1	Permit Processing Fee	\$79		Y
2	Strong Motion Instrumentation (SMI) Fee Calculation		[a]	
	a) Residential	\$0.50 or valuation x .00013	[a]	N
	b) Commercial	\$0.50 or valuation x .00028	[a]	N
3	Building Standards (SB 1473) Fee Calculation (Valuation)		[a]	
	a) \$1 - \$25,000	\$1	[a]	N
	b) \$25,001 - \$50,000	\$2	[a]	N
	c) \$50,001 - \$75,000	\$3	[a]	N
	d) \$75,001 - \$100,000	\$4	[a]	N
	e) Each Add'l \$25,000 or fraction thereof	Add \$1	[a]	N
4	Business License Fee	\$25		N
5	CASP Training Fund Fee	\$3.60		N
6	State Disability Access Fee	\$0.40		N
7	General Plan/Zoning Code Update Fee (percent of building permit fee)	5%	[b]	N
8	Temporary Certificate of Occupancy (Phasing Plan) Fee	\$942		Y
9	Permit Extension	\$0		Y
10	Permit Reactivation Fee			
	a) Reactivation Fee if All Inspections Have Been Performed and Approved Up to But Not Including Final Inspection	\$184		Y
	b) Reactivation Fee - All Other Scenarios			
	i) Permit Expired Up to One Year	50% of Original Base Building Permit Fee		N
	ii) Permit Expired More than One Year	100% of Original Base Building Permit Fee		N
11	Permit Reissuance Fee	\$188		Y
12	Damaged Building Survey (Fire, Flood, Vehicle Damage, Etc.) (per hour)	\$188		Y
Other Fees				
13	Phased Inspection Fee (per inspection)	\$188		Y
14	After Hours Inspection (per hour) (4-hour minimum)	\$226		Y
15	Re-inspection Fee (2nd Time or More) (each)	\$188	[c]	Y
16	Missed Inspection Fee	\$188		Y
17	Duplicate Copy of Permit	\$79		Y

City of Folsom
BUILDING FEES, effective July 1, 2025

E. Other Fees

18	Duplicate Copy of Certificate of Occupancy	\$79	Y
19	Fees for Services Not Listed in this Fee Schedule (per 1/2 hour) Violation Fees	\$94	Y
20	Investigation Fee For Work Done Without Permits (In addition to applicable permit fees)	equal to permit fee	N

[a] Amounts established by State of California. In the case of discrepancy between this schedule and amounts established by the State, State amounts shall supersede these amounts.

[b] Fee applies to new construction, additions, tenant improvements, and residential remodels requiring building permits.

[c] Reinspection fee applies after the first re-inspection.

City of Folsom

BUILDING FEES, effective July 1, 2025

Building Valuation Data Table									
Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	335.89	324.58	316.94	304.93	286.87	278.00	295.62	266.02	257.55
A-1 Assembly, theaters, without stage	307.39	296.08	288.44	276.42	258.37	249.50	267.12	237.51	229.05
A-2 Assembly, nightclubs	269.94	261.93	254.48	245.85	230.56	223.99	237.02	209.57	202.79
A-2 Assembly, restaurants, bars, banquet halls	268.94	260.93	252.48	244.85	228.56	222.99	236.02	207.57	201.79
A-3 Assembly, churches	311.88	300.57	292.93	280.91	263.30	254.43	271.60	242.45	233.98
A-3 Assembly, general, community halls, libraries, museums	266.07	254.76	246.12	235.10	216.33	208.46	225.80	195.47	188.01
A-4 Assembly, arenas	306.39	295.08	286.44	275.42	256.37	248.50	266.12	235.51	228.05
B Business	260.69	251.13	241.86	231.65	210.99	202.73	222.56	186.21	177.81
E Educational	273.46	263.96	255.62	245.04	228.69	217.00	236.61	200.36	193.94
F-1 Factory and industrial, moderate hazard	160.20	152.78	143.34	138.64	123.55	117.41	132.48	102.44	95.93
F-2 Factory and industrial, low hazard	159.20	151.78	143.34	137.64	123.55	116.41	131.48	102.44	94.93
H-1 High Hazard, explosives	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	0.00
H234 High Hazard	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	85.50
H-5 HPM	260.69	251.13	241.86	231.65	210.99	202.73	222.56	186.21	177.81
I-1 Institutional, supervised environment	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
I-2 Institutional, hospitals	434.15	424.59	415.32	405.12	383.35	0.00	396.02	358.57	0.00
I-2 Institutional, nursing homes	302.01	292.45	283.18	272.97	253.83	0.00	263.88	229.05	0.00
I-3 Institutional, restrained	295.86	286.31	277.03	266.83	247.95	238.69	257.74	223.17	212.77
I-4 Institutional, day care facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
M Mercantile	201.37	193.36	184.91	177.28	161.72	156.15	168.45	140.73	134.95
R-1 Residential, hotels	264.67	255.41	246.77	238.13	218.35	212.40	238.17	196.75	190.67
R-2 Residential, multiple family	221.32	212.06	203.42	194.78	175.96	170.01	194.82	154.36	148.28
R-3 Residential, one- and two-family	209.61	203.74	198.94	195.12	188.41	181.45	191.77	175.86	165.67
R-4 Residential, care/assisted living facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
S-1 Storage, moderate hazard	148.46	141.04	131.60	126.90	112.12	105.97	120.74	91.00	84.50
S-2 Storage, low hazard	147.46	140.04	131.60	125.90	112.12	104.97	119.74	91.00	83.50
U Utility, miscellaneous	114.09	107.37	99.89	95.60	85.13	79.54	90.99	67.39	64.19

City of Folsom

ENGINEERING AND ENCROACHMENT PERMIT FEES

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	i. 0-6 calendar days	\$50	Fixed Fee	
	ii. 7-14 calendar days	\$100	Fixed Fee	
	iii. 14+days	\$200	Fixed Fee	
	b) Utility Work/Connections (Individual Permits)			
	i. Wet Utilities/Service Connections		Fixed Fee	
	a. Base Fee	\$200		
	b. Plus per LF of Trench in ROW/City Easement	\$5.00		
	ii. Dry Utilities (per site/location)		Fixed Fee	
	a. Base Fee	\$200		
	b. Plus per LF of Trench in ROW/City Easement	\$5.00		
	iii. Misc. per LF of Trench in ROW/City Easement	\$5.00	Fixed Fee	
	iv. Inspections and Testing (when applicable)	\$400	Fixed Fee	
	c) Driveways/Minor Frontage Improvements			
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	e) Traffic Control/Equipment Staging			
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	g) Annual Permits			
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	iii. General Maintenance/Misc. (Not Wet or Dry Utilities)	T&M	T&M	[a]
	iv. Vegetation Management (Utilities)	\$20,800	Fixed Fee	
	v. Long Term/Revocable Encroachments (paid annually)	\$200	Fixed Fee	
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City of Folsom

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	a) Project Value Up to \$10,000	8.00%	Fixed Fee	
	b) Project Value \$10,001 - \$100,000			
	i. Base Fee for First \$10,000	\$800	Fixed Fee	
	ii. Fee for Each Add'l \$1 Up to \$100,000	8.00%	Fixed Fee	
	c) \$100,001 - \$199,999			
	i. Base Fee for First \$100,000	\$8,000	Fixed Fee	
	ii. Fee for Each Add'l \$1 Up to \$200,000	6.40%	Fixed Fee	
	d) \$200,001 - \$299,999			
	i. Base Fee for First \$200,000	\$14,400	Fixed Fee	
	ii. Fee for Each Add'l \$1 Up to \$300,000	4.80%	Fixed Fee	
	e) \$300,000 or more			
	i. Base Fee for First \$300,000	\$19,200	T & M with Initial Deposit	
	ii. Fee for Each Add'l \$1	3.60%	T & M with Initial Deposit	
	f) Miscellaneous Landscape Plan Review			
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4	Final Map and Parcel Map			[c]
	a) Parcel Map Check	\$8,050	Fixed Fee	
	b) Final Map Check			
	i. Base Fee/Final Map Amendment	\$11,500	Fixed Fee	
	ii. Plus, Per Lot Fee	\$144	Fixed Fee	
	c) Certificate of Correction/Certificate of Compliance (including Parcel Mergers)	\$2,000	T & M with Initial Deposit	
5	d) Lot Line Adjustment Check	\$8,050	Fixed Fee	
	Right of Ways (ROW) and Easements			[c]
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City of Folsom

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	a) Permitted Pruning/Cabling	\$40	Fixed Fee	
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	i. Existing Occupied Structure			
	a. 0-4 Trees	\$100	Fixed Fee	
	b. 5+ Trees	\$150 + 10% per	Fixed Fee	
	c. "In Decline" Tree	\$100	Fixed Fee	
	ii. New Construction (e.g. Custom Home, Subdivision, Parcel			
	a. 0-4 Trees	\$1,200	Fixed Fee	
	b. 5+ Trees	\$1,400 + 10% per	Fixed Fee	
	iii. Misc.	\$200	Per Hour	
	c) w/o Permit (Does not include sanctions or mitigation) Double the Permit Rate	2x permit amount	Fixed Fee	
Other Fees for Service				[c]
9	Research of Engineering Records	\$200	Per Hour	
10	Miscellaneous Engineering Services	\$200	Per Hour	
11	Excess Plan Review Fee (4th and subsequent)	\$200	Per Hour	
12	Revisions	\$200	Per Hour	
13	After Hours Inspection (per hour) (2-hour minimum)	\$240	Per Hour	
14	Re-inspection Fee (2nd Time or More) (each)	\$200	Each	
15	Missed Inspection Fee	\$200	Each	
16	Expedited Services Fee	1.5x Regular Fee	Fixed Fee	
17	Residential Landscape Review	Hourly Rate of Arborist	Per Hour	
18	Technical Assistance/Third Party Review or Inspection	Actual Cost	T & M	

[a] Use time and materials with initial deposit to be determined by City Engineer, based on anticipated scope of work.

[b] Encroachment agreement required in addition to insurance (e.g., parklets).

[c] Fee is subject to annual updates based on changes to the Consumer Price Index (CPI).

City of Folsom

BUILDING FEES, effective July 1, 2025

A. Fees for Commonly Requested Building Permit Types. Fees shown in this section (Section A.) include all applicable inspection, and plan review fees. Additional permit processing fees apply. Additional fees may apply for services provided by other City Departments (e.g. Planning Review), and Fees Collected on Behalf of Other Agencies (e.g. State of California).

Fee Description		Fee	Charge Basis	Note	CPI
1	HVAC Change-Out - Residential	\$235	per permit		Y
2	Water Heater Change-Out - Residential	\$188	per permit		Y
3	Residential Re-Roof	\$377	per permit		Y
4	Siding Replacement	\$330	per permit		Y
5	Service Panel Upgrade - Residential	\$283	per permit		Y
6	Battery Backup Storage	\$377	per permit		Y
7	Electric Vehicle Charger	\$138	per permit		Y
8	Generator	\$377	per permit		Y
9	Residential Solar Photovoltaic System - Solar Permit				
	a) Plan Review				
	i) Base Fee for 15kW or Less	\$200	per permit	[a],[b]	N
	ii) Fee for Each Additional kW above 15kW	\$15	per permit	[a],[b]	N
	b) Permit	\$250	per permit	[a],[b]	N
10	Commercial Solar Photovoltaic System - Solar Permit				
	a) Plan Review				
	i) Base Fee 50kW or Less	\$444	per permit	[a],[b]	N
	ii) Fee for Each Add'l kW above 50kW up to 250kW	\$7	per permit	[a],[b]	N
	ii) Fee for Each Add'l kW above 250kW	\$5	per permit	[a],[b]	N
	b) Permit	\$556	per permit	[a],[b]	N
11	Pool Solar	\$188	per permit		Y
12	Swimming Pool Replaster / Equipment Change-Out	\$470	per permit		Y
13	Swimming Pool Remodel (e.g., Changing Pool Shape, Adding Cabo Shelf, etc.)	\$941	per permit		Y
14	Retaining Wall				
	a) One Type of Retaining Wall Type/Configuration	\$565	per permit		Y
	b) Each Additional Wall Type/Configuration	\$282	per permit		Y
15	Window / Sliding Glass Door - Retrofit / Repair				
	a) Up to 5	\$188	per permit		Y
	b) Per Window Over 5 Windows	\$37	per permit		Y
16	Fences Requiring a Building Permit	\$376	per permit		Y
17	Electrical and Irrigation Pedestals per pedestal	\$282	per permit		Y
18	Detached and Attached ADUs	\$4,709	per permit		Y
19	Junior ADUs	\$2,260	per permit		Y

[a] Total fees shall not exceed amounts outlined in California Government Code 66015(a)(1).

[b] The City will not collect additional permit processing fees. Amounts shown are total amount due for permit processing, plan review, and permit.

City of Folsom

BUILDING FEES, effective July 1, 2025

Determination of Valuation for Fee-Setting Purposes

• Project valuations shall be based on the total value of all construction work, including all finish work, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official. For determining project valuations for new construction, the Building Official may use data published by the International Code Council (ICC) (building valuation data table, typically updated in February and August of each year). The final building permit valuation shall be set at an amount that allows the City to recover its costs of applicant plan check, permit and inspection activities.

Note: For construction projects with permit fees calculated using Section B, additional fees apply for permit issuance. Additional fees may apply for services provided by other City Departments (e.g. Planning Review), and Fees Collected on Behalf of Other Agencies (e.g. State of California). Additional fees apply for plan review, when applicable.

B. Permit Fee for New Buildings, Additions, Tenant Improvements, Residential Remodels, and Combined Mechanical, Electrical, and/or Plumbing Permits

Total Valuation		Permit Fee				CPI
\$1	to \$2,000	\$138.00				
\$2,001	to \$25,000	\$138.00	for the first \$2,000	plus \$10.00	for each add'l \$1,000 or fraction thereof, to and including \$25,000	N
\$25,001	to \$50,000	\$368.00	for the first \$25,000	plus \$11.04	for each add'l \$1,000 or fraction thereof, to and including \$50,000	N
\$50,001	to \$100,000	\$644.00	for the first \$50,000	plus \$9.20	for each add'l \$1,000 or fraction thereof, to and including \$100,000	N
\$100,001	to \$500,000	\$1,104.00	for the first \$100,000	plus \$7.36	for each add'l \$1,000 or fraction thereof, to and including \$500,000	N
\$500,001	to \$1,000,000	\$4,048.00	for the first \$500,000	plus \$6.62	for each add'l \$1,000 or fraction thereof, to and including \$1,000,000	N
\$1,000,001	to \$5,000,000	\$7,360.00	for the first \$1,000,000	plus \$5.52	for each add'l \$1,000 or fraction thereof, to and including \$5,000,000	N
\$5,000,001	and up	\$29,440.00	for the first \$5,000,000	plus \$4.11	for each additional \$1,000 or fraction thereof over \$5,000,000	N

City of Folsom

BUILDING FEES, effective July 1, 2025

D. Building Plan Review Fees

Activity Description	Fee	Charge Basis	Note	CPI
1 Building Plan Check Fees - Building				
a) Plan Review Fee, if applicable	80%		[a]	N
b) Expedited Plan Check - At Application Submittal (when applicable)	1.5x standard plan check fee			N
c) Tract Home / Master Plan Construction (Production Units)	20% of standard plan check fee		[b]	N
d) Production Permit for Multi-family permit	\$1,507			Y
e) Production Permit for Fire permits and other misc. permits	\$471			Y
f) Alternate Materials and Methods Review (per hour)	\$188			Y
g) Excess Plan Review Fee (4th and subsequent) (per hour)	\$188			Y
h) Revisions to an Approved Permit (per hour)	\$188			Y
i) Deferred Submittal (per hour)	\$188			Y

When applicable, plan check fees shall be paid at the time of application for a building permit.
The plan checking fee is in addition to the building permit fee

[a] Includes up to three plan checks. The City will bill hourly for additional plan review required.

[b] For identical buildings built by the same builder on the same lot or in the same tract and for which building permits are issued at the same time.

City of Folsom

BUILDING FEES, effective July 1, 2025

E. Other Fees

Activity Description		Fee	Note	CPI
1	Permit Processing Fee	\$79		Y
2	Strong Motion Instrumentation (SMI) Fee Calculation		[a]	
	a) Residential	\$0.50 or valuation x .00013	[a]	N
	b) Commercial	\$0.50 or valuation x .00028	[a]	N
3	Building Standards (SB 1473) Fee Calculation (Valuation)		[a]	
	a) \$1 - \$25,000	\$1	[a]	N
	b) \$25,001 - \$50,000	\$2	[a]	N
	c) \$50,001 - \$75,000	\$3	[a]	N
	d) \$75,001 - \$100,000	\$4	[a]	N
	e) Each Add'l \$25,000 or fraction thereof	Add \$1	[a]	N
4	Business License Fee	\$25		N
5	CASP Training Fund Fee	\$3.60		N
6	State Disability Access Fee	\$0.40		N
7	General Plan/Zoning Code Update Fee (percent of building permit fee)	5%	[b]	N
8	Temporary Certificate of Occupancy (Phasing Plan) Fee	\$942		Y
9	Permit Extension	\$0		Y
10	Permit Reactivation Fee			
	a) Reactivation Fee if All Inspections Have Been Performed and Approved Up to But Not Including Final Inspection	\$184		Y
	b) Reactivation Fee - All Other Scenarios			
	i) Permit Expired Up to One Year	50% of Original Base Building Permit Fee		N
	ii) Permit Expired More than One Year	100% of Original Base Building Permit Fee		N
11	Permit Reissuance Fee	\$188		Y
12	Damaged Building Survey (Fire, Flood, Vehicle Damage, Etc.) (per hour)	\$188		Y
	Other Fees			
13	Phased Inspection Fee (per inspection)	\$188		Y
14	After Hours Inspection (per hour) (4-hour minimum)	\$226		Y
15	Re-inspection Fee (2nd Time or More) (each)	\$188	[c]	Y
16	Missed Inspection Fee	\$188		Y
17	Duplicate Copy of Permit	\$79		Y

City of Folsom
BUILDING FEES, effective July 1, 2025

E. Other Fees

18	Duplicate Copy of Certificate of Occupancy	\$79	Y
19	Fees for Services Not Listed in this Fee Schedule (per 1/2 hour) Violation Fees	\$94	Y
20	Investigation Fee For Work Done Without Permits (In addition to applicable permit fees)	equal to permit fee	N

[a] Amounts established by State of California. In the case of discrepancy between this schedule and amounts established by the State, State amounts shall supersede these amounts.

[b] Fee applies to new construction, additions, tenant improvements, and residential remodels requiring building permits.

[c] Reinspection fee applies after the first re-inspection.

City of Folsom

BUILDING FEES, effective July 1, 2025

Building Valuation Data Table									
Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	335.89	324.58	316.94	304.93	286.87	278.00	295.62	266.02	257.55
A-1 Assembly, theaters, without stage	307.39	296.08	288.44	276.42	258.37	249.50	267.12	237.51	229.05
A-2 Assembly, nightclubs	269.94	261.93	254.48	245.85	230.56	223.99	237.02	209.57	202.79
A-2 Assembly, restaurants, bars, banquet halls	268.94	260.93	252.48	244.85	228.56	222.99	236.02	207.57	201.79
A-3 Assembly, churches	311.88	300.57	292.93	280.91	263.30	254.43	271.60	242.45	233.98
A-3 Assembly, general, community halls, libraries, museums	266.07	254.76	246.12	235.10	216.33	208.46	225.80	195.47	188.01
A-4 Assembly, arenas	306.39	295.08	286.44	275.42	256.37	248.50	266.12	235.51	228.05
B Business	260.69	251.13	241.86	231.65	210.99	202.73	222.56	186.21	177.81
E Educational	273.46	263.96	255.62	245.04	228.69	217.00	236.61	200.36	193.94
F-1 Factory and industrial, moderate hazard	160.20	152.78	143.34	138.64	123.55	117.41	132.48	102.44	95.93
F-2 Factory and industrial, low hazard	159.20	151.78	143.34	137.64	123.55	116.41	131.48	102.44	94.93
H-1 High Hazard, explosives	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	0.00
H234 High Hazard	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	85.50
H-5 HPM	260.69	251.13	241.86	231.65	210.99	202.73	222.56	186.21	177.81
I-1 Institutional, supervised environment	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
I-2 Institutional, hospitals	434.15	424.59	415.32	405.12	383.35	0.00	396.02	358.57	0.00
I-2 Institutional, nursing homes	302.01	292.45	283.18	272.97	253.83	0.00	263.88	229.05	0.00
I-3 Institutional, restrained	295.86	286.31	277.03	266.83	247.95	238.69	257.74	223.17	212.77
I-4 Institutional, day care facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
M Mercantile	201.37	193.36	184.91	177.28	161.72	156.15	168.45	140.73	134.95
R-1 Residential, hotels	264.67	255.41	246.77	238.13	218.35	212.40	238.17	196.75	190.67
R-2 Residential, multiple family	221.32	212.06	203.42	194.78	175.96	170.01	194.82	154.36	148.28
R-3 Residential, one- and two-family	209.61	203.74	198.94	195.12	188.41	181.45	191.77	175.86	165.67
R-4 Residential, care/assisted living facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
S-1 Storage, moderate hazard	148.46	141.04	131.60	126.90	112.12	105.97	120.74	91.00	84.50
S-2 Storage, low hazard	147.46	140.04	131.60	125.90	112.12	104.97	119.74	91.00	83.50
U Utility, miscellaneous	114.09	107.37	99.89	95.60	85.13	79.54	90.99	67.39	64.19

City of Folsom

PLANNING FEES

#	Description	Fee	Fee Structure	Note
1	Annexation Processing	\$17,000	Deposit	[a]
2	Appeal			
	a) Appeal of Director Decision to City Manager	\$432	Fixed Fee	[c]
	b) Appeal of City Manager Decision to City Council	\$1,500	Fixed Fee	[c]
	c) Appeal of Director Decision to Commission	\$1,500	Fixed Fee	[c]
	d) Appeal of Commission Decision to City Council	\$1,500	Fixed Fee	[c]
3	Code Amendment	\$8,500	Fixed Fee	
4	Conditional Use Permit (CUP)			[b]
	a) CUP Review (Major)	\$5,100	Fixed Fee	
	b) CUP Review (Minor)	\$2,500	Fixed Fee	
	c) CUP Modification	\$2,500	Fixed Fee	
5	Condominium Conversion Fee	\$17,000	Fixed Fee	[f]
6	Design Review/Architectural Review			[b]
	a) New Multi-Family/Commercial Structure/Single-Family Subdivision (Commission Level)	\$5,100	Fixed Fee	
	b) Existing Multi-Family/Commercial Structure (Commission Level)	\$2,210	Fixed Fee	
	c) New Single and Two Family Dwelling (Commission Level)	\$800	Fixed Fee	
	d) Existing Single and Two Family Dwelling/Accessory Structure/Non-Exempted ADU (Director Level)	\$400	Fixed Fee	
	e) Historic District New Multi-Family/Commercial Structure (Commission Level)	\$5,100	Fixed Fee	
	f) Historic District Existing Multi-Family/Commercial Structure (Commission Level)	\$2,210	Fixed Fee	
	g) Historic District Existing Multi-Family/Commercial Structure (Director Level)	\$864	Fixed Fee	
	h) Historic District Single- and Two-Family Dwelling, Non-Exempted ADU (Commission Level)	\$800	Fixed Fee	
	i) Historic District Existing Single and Two Family Dwelling/New or Existing Accessory Structure (Director Level)	\$432	Fixed Fee	
	j) Historic District Demolition	\$216	Fixed Fee	
	k) Ministerial Design Review (Director Level)	\$864	Fixed Fee	
7	Development Agreement Processing	\$10,000	Deposit	[a]
8	Entertainment Permit	\$200	Fixed Fee	
9	Entitlement Noticing	\$200	Fixed Fee	

City of Folsom

PLANNING FEES

#	Description	Fee	Fee Structure	Note
10	Environmental Review			
	a) Environmental Impact Review & Report	\$10,000	Deposit	[a],[d]
	b) Environmental Mitigation Program Monitoring	\$7,000	Deposit	[a],[d]
	c) Initial Environmental Study/Assessment	\$7,000	Deposit	[a],[d]
	d) Notice of CEQA Determination	\$300	Fixed Fee	
11	General Plan			[b]
	a) General Plan Amendment < 5 acres	\$10,000	Fixed Fee	
	b) General Plan Amendment 5 or more acres	\$13,000	Fixed Fee	
12	Home Occupation Permit Fee	\$60	Fixed Fee	
13	Indoor Marijuana Cultivation Permit	\$500	Fixed Fee	
14	Landmark Tree Classification	\$350	Fixed Fee	
15	Landmark Tree Declassification	\$1,800	Fixed Fee	[e]
16	Large Family Day Care Home	\$100	Fixed Fee	
17	Lot Line Adjustment/Parcel Merger - Planning	\$1,000	Fixed Fee	[f]
18	Minor Administrative Modification	\$400	Fixed Fee	
19	Non-Residential Plan Check Fee	10% of building permit fee	Fixed Fee	
20	Opinion on a Planning Matter	\$200	Fixed Fee	
21	Preliminary Project Review	\$1,000	Fixed Fee	
22	Planned Development			[b]
	a) Planned Development Review			
	i) Base Fee	\$10,000	Fixed Fee	
	ii) Plus, Per Acre Fee	\$500	Fixed Fee	
	b) Planned Development Extension Review	\$3,000	Fixed Fee	
	c) Planned Development Modification Review	\$5,000	Fixed Fee	
23	Rezoning Request			
	a) Rezoning Request Review – 5 acres or less	\$10,000	Fixed Fee	
	b) Rezoning Request Review – 5+ acres	\$13,000	Fixed Fee	
24	Sidewalk Vendor Permit	\$50	Fixed Fee	[b]

City of Folsom

PLANNING FEES

#	Description	Fee	Fee Structure	Note
25	Signs			
	a) Sign Permit - Staff	\$150	Fixed Fee	
	b) Sign Permit Extension	\$100	Fixed Fee	
	c) Special Event Sign Permit	\$100	Fixed Fee	
	d) Historic District Sign Review (Staff Level)	\$150	Fixed Fee	
	e) Historic District Sign Review (Commission Level)	\$800	Fixed Fee	
	f) Planned Development Sign Permit	\$2,500	Fixed Fee	
	g) Temporary Sign Permit	\$40	Fixed Fee	
	h) On-Site Subdivision Signs	\$200	Fixed Fee	
	i) Off-Site Subdivision Signs			
	i) base fee	\$300	Fixed Fee	
	ii) refundable deposit - per sign	\$500	Deposit	
	j) Off-Site Weekend Directional Signs			
	i) base fee	\$300	Fixed Fee	
	ii) refundable deposit	\$200	Deposit	
	k) Uniform Sign Program	\$400	Fixed Fee	
26	Site Design Review			[b]
	a) Site Design Review	\$400	Fixed Fee	
	b) Site Design Review – Planning Commission	\$5,100	Fixed Fee	
27	Special Event Permit	\$63	Fixed Fee	[g]
28	Specific Plan			[b]
	a) Specific Plan Review	\$15,500	Deposit	
	b) Specific Plan Amendment Review	\$10,300	Deposit	
29	Street Name Review/Change	\$800	Fixed Fee	
30	Temporary Outdoor Dining			
	a) Initial Permit (Additional Revocable Permit Fees Apply)	\$400	Fixed Fee	
	b) Renewal	\$200	Fixed Fee	
31	Temporary Use Permit	\$300	Fixed Fee	[b]

City of Folsom

PLANNING FEES

#	Description	Fee	Fee Structure	Note
32	Tentative Map/Parcel/Subdivision Map			[b],[f]
	a) Tentative Parcel Map Review	\$7,700	Fixed Fee	
	b) Tentative Map Amendment Review	\$5,100	Fixed Fee	
	c) Tentative Map Extension Review	\$4,300	Fixed Fee	
	d) Tentative Subdivision Map Review			
	i) Base Fee	\$8,600	Fixed Fee	
	ii) Plus, Per Lot Fee	\$50	Fixed Fee	
33	Unattended Donation Box			
	a) Initial Permit	\$300	Fixed Fee	
	b) Renewal	\$100	Fixed Fee	
34	Variance			[b]
	a) Variance Review – Single Family Dwelling	\$2,500	Fixed Fee	
	b) Variance Review - Other	\$5,100	Fixed Fee	
35	Zoning Verification Review	\$400	Fixed Fee	
36	For Services Requested of City Staff which have no fee listed in this Master Fee Schedule, the City Manager or the City Manager's designee shall determine the appropriate fee based on the following hourly rates for staff time involved in the service or activity (per hour)	\$200	Per Hour	

* In addition to amounts shown above, applicant is responsible for all costs of outside agency review/services, including but not limited to, LAFCO, Board of Equalization Fees, Department of Fish and Wildlife Fees, etc.

[a] The amount shown represents the initial deposit and minimum fee payable. The City reserves the right to collect additional amounts when costs exceed minimum fee/initial deposit. Any requests for additional amounts due will be supported by time & materials billings.

[b] Entitlement plan reviews by the Fire Department in excess of 4 hours shall be charged an hourly Fire Plan Check fee as listed in the City Master Fee schedule

[c] Depending on the subject of the appeal, specialized expertise may be solicited, at the expense of the applicant, for the purpose of providing input to the City Manager, Planning Commission, other Commission or Board, or City Council.

[d] Applicant shall be responsible for additional costs of preparation of the required environment document.

[e] For non-development related declassifications, the fee will be waived if the urban forester finds/agrees the tree is dead/dying with no reasonable expectation of recovery and poses a risk to persons/property. For development-related declassifications, fee is amount shown.

[f] Additional fees apply for Engineering review. See Engineering fee schedule.

[g] Special events that require additional resources beyond those covered the scope of these fees will be charged on an hourly basis.