

DEVELOPMENT SERVICES FY2025/2026	
Effective Date: July 1, 2025	
BUILDING DIVISION	
Building Permit	
<b>Valuation based on price per square foot of construction. Minimum valuation for new residential and commercial construction is \$576.97 per square-foot.</b>	
Total Valuation	
\$1.00 - \$3,000.00	\$245.73
\$3,001.00 - \$25,000.00	
First \$3,000	\$245.73
Each Additional \$1,000	\$31.70
\$25,001.00 - \$50,000.00	
First \$25,000	\$943.08
Each Additional \$1,000	\$32.65
\$50,001.00 - \$100,000.00	
First \$50,000	\$1,759.38
Each Additional \$1,000	\$17.75
\$100,001.00 - \$500,000.00	
First \$100,000	\$3,552.06
Each Additional \$1,000	\$7.76
\$500,001.00 - \$1,000,000.00	
First \$500,000	\$7,722.65
Each Additional \$1,000	\$12.61
\$1,000,001.00 and up	
First \$1,000,000	\$14,605.15
Each Additional \$1,000	\$6.31
ADU Building Permit	\$0.00
Electrical, Mechanical or Plumbing Permit	
\$1.00 - \$3,000.00	\$208.70
\$3,001.00 - \$25,000.00	
First \$3,000	\$398.89
Each Additional \$1,000	\$24.74

\$25,001.00 - \$50,000.00	
First \$25,000	\$943.08
Each Additional \$1,000	\$26.10
\$50,001.00 - \$100,000.00	
First \$50,000	\$1,595.55
Each Additional \$1,000	\$53.68
\$100,001.00 and up	1.62%
ADU Electrical, Mechanical or Plumbing Permit	\$0.00
<b>Plan Check</b>	
<b>ADU Plan Check</b>	\$0.00
<b>Building Plan Check</b>	135.00%
<b>Energy Plan Check (Title 24)</b>	25.00%
<b>Solar/Photovoltaic Permit</b>	
<b>Residential</b>	
15 kw or less	\$306.90
15kw - 50kw	\$306.90
Per kw above 15kw	\$10.23
51kw - 250kw	\$511.50
Per kw above 50kw	\$5.12
250+ kw	\$511.50
Per kw above 250kw	\$5.12
<b>Commercial</b>	
50kw or less	\$306.90
50kw - 250kw	\$511.50
Per kw above 50 kw	\$5.12
250+ kw	\$511.50
Per kw above 250 kw	\$5.12
<b>Standalone Building Permits</b>	

<b>Water Heater</b>	\$153.45
<b>Water Line/Sewer Line</b>	\$308.95
<b>Electric Vehicle (EV) Charging Station</b>	\$306.90
<b>Energy Storage System</b>	\$409.20
<b>Demolition Permit</b>	
<b>Single Family</b>	\$238.36
<b>Commercial/Mixed-Use/Multifamily</b>	\$364.19
<b>Inspections</b>	
<b>Re-inspection Request</b>	\$253.70
<b>Inspections Outside of Normal Business Hours</b> (Minimum Charge of 2 hours)	\$589.25
<b>Each Additional Hour</b>	\$294.62
<b>Expired Permits</b>	
<b>Expired Permit Fees</b>	Based on Original Permit Fees
<b>Penalty for Expired Permits</b>	
0 to 30 days	\$0.00
31st day through 60th day	\$200.00/per day
61st day through 120th day	\$400.00/per day
121st day and everyday thereafter	\$800.00/per day
<b>Misc. Building Fees</b>	
<b>Alternate Means and Methods Request (AMMR)</b>	\$454.21
<b>Certificate of Occupancy</b>	\$111.51
<b>Temporary Certificate of Occupancy</b>	\$668.02

<b>Duplicate Permit Request</b>	\$111.51
<b>Street Address Change</b>	\$742.70
<b>Stop Work Penalties</b>	2-4x All Plan review and Permit Fees
<b>In House Plan Check Review</b>	\$302.81/per hour
<b>Consultant Review</b>	Actual Cost
<b>Building Code Compliance Review</b>	\$151.40
<b>Fees Assessed at Time of Building Permit Issuance</b>	
<b>California Green Building Fund</b>	Assessed at the rate of \$4.20 per \$100,000 in valuation, with appropriate fractions thereof, but not less than \$1.00 per every \$25,000 in valuation
<b>Construction Tax</b> (Established per LAMC Chapter 3.24)	
Residential Square Footage	\$0.42/per Square Foot
Commercial Square Footage	\$0.70/per Square Foot
<b>Strong Motion and Seismic Hazard Mapping</b>	
<b>Strong Motion Instrumentation &amp; Seismic Hazard Mapping Fees – SMIP</b> (1-3 Story Residential)	Valuation Amount x 0.00013 (Minimum Fee \$0.50)
<b>Strong Motion Instrumentation &amp; Seismic Hazard Mapping Fees – SMIP</b> (Over 3 story residential & all commercial)	Valuation Amount x 0.00028 (Minimum Fee \$0.50)
<b>General Plan Maintenance Fee</b> (Charged based Building Permit Fee)	7.00%
<b>Technology Surcharge Fee</b> (Charged based on Building Permit Fee)	5.00%
<b>ENGINEERING DIVISION</b>	
<b>Encroachment Permit</b>	

<b>Parking Stall</b>	
Base	\$297.69
Per Stall Per Day	\$34.78
<b>Special</b>	\$721.22
<b>Miscellaneous</b>	\$1,219.42
<b>Plan Check</b>	
<b>County Sewer Plan Check</b>	\$1,834.24
<b>Public Works Plan Check</b>	Actual Cost
<b>Stormwater Management Plan Check</b>	\$1,916.08
<b>Transportation Plan Check</b>	Actual Cost
<b>Sewer Permit &amp; Fees</b>	
<b>City</b>	\$740.65
<b>County</b>	\$1,630.66
<b>Sewer Tap-in</b>	\$148.34
<b>Sewer Dye Test</b>	\$195.39
<b>Transportation Permits</b>	
<b>Transportation Permits</b>	
Single	\$16.37
Annual	\$92.07
<b>Inspection</b>	
<b>Engineering Inspection Fee</b> (Based on Construction Costs)	6.00%
<b>Additional Inspection Visit</b>	\$360.10
<b>Mapping Fees</b>	

<b>Final Subdivision Map Check</b>	
Base	\$4,800.94
City Land Surveyor (Minimum Deposit)	\$2,046.00
<b>Lot-Line Adjustment</b>	\$2,779.49
<b>Misc. Engineering Fees</b>	
<b>Vacating Easement/Right-of-Way</b>	\$11,399.29
<b>Utility Street Cut Permit</b> (Based on Construction Costs)	\$409.20 + 4%
<b>Temporary Lane Closure Permit</b>	
Application (First Day Only)	\$642.44
Each Additional Day	\$95.14
<b>Fees Assessed at Time of Engineering Permit Issuance</b>	
<b>Technology Surcharge Fee</b> (Charged based on Engineering Permit Fee)	5.00%
<b>PLANNING DIVISION</b>	
<b>General Applications</b>	
<b>Annexation</b>	\$18,415.02
<b>Appeal</b>	\$1,023.00
<b>Application Extension</b>	
Single-Family	\$1,035.28
Commercial/Multi-Family	\$1,742.17
<b>Application Modification</b>	
Single-Family	\$2,394.84
Commercial/Multi-Family	\$5,244.92
<b>Development Agreement</b>	\$14,307.68
<b>Environmental Review</b>	
<b>Flood Hazard Letter</b>	\$706.89

<b>Home Occupation Permit</b>	\$471.60
<b>Preliminary Project Review</b>	
Staff Review	\$6,801.93
Planning Commission	\$11,322.56
<b>SB9 Dual Opportunity Development</b>	\$3,548.79
<b>Zoning Use Compliance</b>	\$471.60
<b>Zoning Verification Letter</b>	\$706.89
<b>Conditional Use Permit</b>	
<b>New Use Permit or Modification</b>	\$9,391.14
<b>New Use Permit or Modification (Non-Profit)</b>	\$9,011.61
<b>Temporary Use Permit</b>	\$461.37
<b>Design Review</b>	
<b>Single-Family</b>	
Administrative (<150 sq. ft.)	\$706.89
Administrative (>150 sq. ft.)	\$3,548.79
Zoning Administrator	\$6,562.55
<b>Commercial/Multi-Family</b>	
Administrative	\$7,295.01
Planning Commission	\$15,165.98
<b>Historic Permit</b>	
<b>Advisory/Alteration Permit</b>	\$7,336.96
<b>Resource/Landmark Designation</b>	\$4,373.33
<b>Mills Act</b>	\$6,730.32
<b>Sign Review</b>	
<b>New Sign</b>	\$706.89

<b>Modification of Existing Sign</b>	\$471.60
<b>New/Modification of Sign Program</b>	\$1,413.79
<b>Public Notification</b>	
<b>Public Notice</b>	\$2.00/per resident or occupant within notification boundary
<b>Tree Removal</b>	
<b>Tree Removal Permit</b>	
First Tree	\$306.90
Each Additional Tree	\$153.45
Invasive Species (subject to verification)	\$0.00
<b>In-Lieu Tree Replacement Fee</b>	\$1,227.60
<b>Consulting Arborist</b>	Actual Cost
<b>Long Range Planning</b>	
<b>General Plan Amendment (Deposit)</b>	Actual Cost
<b>Zone Change (Deposit)</b>	Actual Cost
<b>Zone Text Amendment (Deposit)</b>	Actual Cost
<b>Map Amendment (Deposit)</b>	Actual Cost
<b>Planned Unit Development (Deposit)</b>	Actual Cost
<b>Single-Story Overlay Zone (Deposit)</b>	Actual Cost
<b>Parklet Permit</b>	
<b>Initial Application</b>	\$565.72
<b>Annual Fee</b> (Calculated per Square Foot of Parklet Area)	\$3.07/sq. ft.
<b>Sidewalk Dining</b>	



<b>Sidewalk Permit</b>	
Initial Application	\$565.72
Annual Review	\$365.21
<b>Outdoor Display Permit</b>	
<b>Outdoor Display Permit</b>	\$1,178.50
<b>Subdivision Review</b>	
<b>Certificate of Compliance</b>	\$4,095.07
<b>Reversion to Acreage</b>	\$7,446.42
<b>Tentative Subdivision Map Review</b>	
Tentative Map	\$10,788.56
Parcel Map	\$10,788.56
Urban Lot Split	\$6,124.70
Lot Line Adjustment/Lot Merger	\$5,135.46
<b>Map Extension or Modification</b>	
Administrative	\$3,813.74
Planning Commission/City Council	\$6,827.50
<b>Variance</b>	
<b>Variance</b>	
Single-Family	\$10,838.69
Commercial/Multi-Family	\$13,196.70
<b>Inclusionary Housing In-Lieu Fee</b>	
<b>Multi-Family Rental</b>	\$108.44/per Square Foot
<b>Condominium For Sale</b>	\$117.65/per Square Foot
<b>Townhouse For Sale</b>	\$173.91/per Square Foot
<b>Fees Assessed at Time of Planning Project/Permit Submittal</b>	
<b>Technology Surcharge Fee</b> (Charged based on Planning Project/Permit Fee)	5.00%







