Building Division

Building and Structure Permits

Fee Schedule

Effective

August 16, 2021

Available online at

http://www.sanjoseca.gov/buildingfees

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BUILDING RESIDENTIAL FEES

Permit Issuance Fees shall be $193 per hour for processing and coordination time expended or the amounts set forth below, whichever is greater. Minimum permit issuance fee for all permits using Online Permits service is 50% of the specified processing fee. Plan Review Fees shall be $272 per hour (with 15 minute minimum for over-the-counter reviews and one hour minimum for review intakes) or fees listed in the table below, whichever is greater. Building Inspection Fees shall be $279 per hour for inspection time expended or the amounts set forth below, whichever is greater.

Single Family Residential – New Construction:	Permit Issuance (per building for models)	Plan Review (per building for models)	Inspection (per building)
0 - 1,000 sq. ft.	$772	$2,176	$3,906
1,001 sq. ft. - 3,000 sq. ft.	$1,158	$4,080	$4,743
> 3,000 sq. ft.	$1,158	$4,896	$5,928

Accessory Dwelling Unit "ADU" – New/Alteration:	Permit Issuance*	Plan Review	Inspection**
< 750 sq. ft.	$386	$952	$1,534
750 sq. ft. - 1,200 sq. ft.	$579	$1,632	$2,232

*Includes Addressing assignment for the unit.
*Includes Meter Release Inspection.

Single Family Residential – Addition/Alteration*	Permit Issuance	Plan Review	Inspection
0 - 750 sq. ft.	$193	$952	$1,534
751 sq. ft. - 2,250 sq. ft.	$386	$1,632	$2,232
> 2,250 sq. ft.	$579	$2,448	$3,208

*Residential garages, unfinished basements and accessory dwelling units use the addition/alteration tables based on their square footages.

Multifamily Residential – New Construction	Permit Issuance	Plan Review	Inspection
0 - 10,000 sq. ft.	$1,158	$14,688	$10,881
10,001 - 20,000 sq. ft.	$1,930	$23,664	$24,133
20,001 - 40,000 sq. ft.	$2,702	$35,904	$45,198
Each additional 1,000 sq. ft. over 40,000 sq. ft.	-	$462	$558

The following table is based on an assumed average permit issuance, plan review and inspection process time per category and hourly rates of $193, $272 and $279 respectively. Service hours equivalent to the base hours will be allotted. If

additional categories are identified that are not listed above, the same fee methodology will be applied. While this table is intended to calculate fees for various project types, if the scope of work necessary for a particular project is significantly more or less than the fee calculated herein provides, the Building Official may adjust the fee assessment to better reflect the scope of service.

Building Inspection fees calculated by the Alterations and Site Accessory table are subject to a cap. The Inspection fees for a permit with more than one alteration will take the cost of the first Inspection fee amount and add 25% of the Inspection fee amount for each additional alteration from the table. That amount will then be multiplied by the Unit Bracket Percentage Multiplier based on the number of units in the permit.

# of Units in Permit	Unit Bracket Percentage Multiplier
1	100%
2-4	60%
5-10	55%
11-20	53%
21-40	52%
41+	51%

Alterations and Site Accessory	**Permit Issuance**	**Plan Review**	**Inspection (Trades)**
Accessory Structure (wood)	$96	$589	$604 (B)
Accessory Structure (masonry)	$193	$589	$604 (B)
Alteration Nonstructural	$96	$181	$186 (B)
Alteration Structural (A1 or A2)	$193	$589	$604 (BPME)
Antenna Tower (≤ 30’)	$193	$317	$325 (B)
Antenna Tower (>30’)	$193	$589	$325 (B)
Attic Conversion	$193	$589	$604 (BME)
Awnings (aluminum/canvas)	$96	$181	$186 (B)
Balcony	$193	$589	$325 (B)
Bath (major alt / minor alt)	$96	$181	$604 (BPME)
Bay Windows	$193	$181	$325 (B)
Bay Windows (w/ floor)	$193	$181	$604 (B)
Covered Porches	$96	$181	$604 (B)
Decks (1st Story / detached)	$193	$589	$325 (B)
Decks (2nd Story)	$193	$589	$604 (B)
Dishes > 2”#	$96	$181	$186 (B)

Alterations and Site Accessory	Permit Issuance	Plan Review	Inspection (Trades)
Fence	$96	$181	$325 (B)
Fireplace (chimney rebuild)	$96	$181	$325 (B)
Foundation (bolting, pier blocks, or pier posts)	$193	$317	$325 (B)
Foundation (repair posts)	$193	$589	$604 (B)
Garage Conversions	$193	$589	$604 (BME)
Kitchen Major (Structural Alteration)	$193	$181	$604 (BPME)
Kitchen Minor	$96	$181	$604 (BPME)
Patio Covers (lattice)	$96	$317	$186 (B)
Patio Covers (metal)	$96	$181	$186 (B)
Patio Covers (wood)	$193	$317	$325 (B)
Re-siding/Stucco	$96	$181	$325 (BE)
Re-roof, Residential	$96	If required	$209 for up to 2 inspections plus $139 per ½ hour for each additional inspection
Roof Structural Replacement	$193	$317	$604 (B)
Retaining Walls (masonry)	$96	$589	$604 (B)
Retaining Walls (wood)	$96	$589	$604 (B)
Screen Room (2 sided)	$96	$589	$604 (BE)
Screen Room (3 sided)	$193	$589	$604 (BE)
Skylights domes	$96	$181	$186 (B)
Skylights non-structural	$96	$181	$325 (B)
Skylights structural	$193	$317	$325 (B)
Spa/Hot Tub (Plaster)	$96	$181	$604 (BPE)
Storage Shed	$193	$589	$604 (B)
Swimming Pool (fiberglass)	$96	$181	$604 (BPE)
Swimming Pool (plaster)	$96	$589	$604 (BPE)

Alterations and Site Accessory	Permit Issuance	Plan Review	Inspection (Trades)
Swimming Pool (vinyl)	$96	$181	$604 (BPE)
Walls (bearing)	$96	$317	$604 (BE)
Walls (non-bearing)	$96	$181	$604 (BE)
Walls (plumbing)	$96	$181	$604 (BPE)
Windows/Doors #1-10	$193	$181	$325 (B)
Windows/Doors #11-20	$193	$181	$604 (B)
Windows/Doors #21-50	$193	$181	$604 (B)
Windows/Doors # >50	$193	$181	$604 (B)
Work Shop	$193	$589	$604 (B)

Residential -- Sub-Trade Permits

Plumbing, Mechanical and Electrical Permits Residential - New Construction/Additions/Alterations are $279 per hour of required inspection time.

Electrical Permits

Electrical Permit Fees (site construction and other miscellaneous electrical permits) not involving the addition of new building footage shall be the greater of (a) a minimum of $279 per hour of required inspection time, or (b) calculated on an itemized basis as listed below. These Permit Fees are in addition to the Permit Issuance Fees.

Fixture-Based Time Assessments – Electrical

Electrical Fixture	Minimum (min.)	Time (min.)/Unit
Add Air Conditioning	30	20
Appliance New	30	20
Appliance, Replacement	30	20
Appliance Replacement (Multi Unit)	30	20
Billboards	60	50
Damage Survey Inspection	30	20
Elec Equipment reinstall (w/reroof)	30	20
Elec repair (w/reroof)	30	20
Generators up to 5KW	30	20
Generators up to 10KW	30	20

Electrical Fixture	Minimum (min.)	Time (min.)/Unit
Generators up to 150KW	30	20
Generators over 150KW	50	40
House Move	60	40
Landscape Partitions (per connection)	30	20
Light fixtures (New)	30	20
Light Fixtures (Replacement)	30	20
Light Poles	60	20
Modular Building	60	40
Motors up to 1/2HP	30	15
Motors up to 10HP	30	20
Motors up to 25HP	30	20
Motors up to 40HP	30	20
Motors up to 55HP	30	20
Motors up to 75HP	30	20
Motors over 75HP	60	50
Panel, Panel boards, Switchboard, Etc.	30	20
Photovoltaic System (Single Family)	60	50
Photovoltaic System (Multi Fam/Com/Ind)	130	120
Receptacles/Switches, New	30	15
Receptacles/Switches, Replacement	30	10
Service/Survey 1 meter up to 200A	30	20
Service/Survey 1 meter to 600A	40	30
Service/Survey1 meter up to 1,200A	80	70
Service/Survey 1 meter up to 1,800A	80	70
Service/Survey 1 meter to 2,500A	120	110
Service/Survey 1 meter over 2,500A	120	110
Service/Survey additional meter	30	15
Signs/Outline Lighting	30	20
Solar System (Hot Water)	30	20

Electrical Fixture	Minimum (min.)	Time (min.)/Unit
Spa/Hot tub Package Unit	60	50
Special Circuits	30	20
Spray Booth	60	50
Swimming Pool Bond only	30	20
Temporary Power 1 meter up to 200A	30	20
Temporary Power 1 meter up to 600A	40	30
Temporary Power 1 meter over 600A	50	40
Transformers up to 5KVA	30	20
Transformers up to 10KVA	30	20
Transformers up to 150KVA	50	40
Transformers over 150KVA	60	50
Welding outlets	30	15

Mechanical Permits

Mechanical Permit Fees (site construction and other miscellaneous mechanical permits) not involving the addition of new building footage shall be the greater of (a) a minimum of $279 per hour of actual inspection time, or (b) calculated on an itemized basis as listed below. These Mechanical Permit Fees are in addition to the Permit Issuance Fees.

Fixture-Based Time Assessments - Mechanical

Mechanical Fixture	*Minimum (min.)*	*Time (min.)/Unit*
Add Air Conditioning	30	15
Appliance, New	30	15
Appliance, Replacement	30	15
Appliance Replacement (Multi-Unit)	30	15
Cooling Tower	60	50
Condensate Waste & or Inlet Drain	30	15
Decorative Gas Appliance	30	15
Dry Well/French Drains	30	10
Ducts and Flues Alteration	30	15
Evaporative Cooler	30	20
Exhaust Duct (type 2)	30	20

Mechanical Fixture	*Minimum (min.)*	*Time (min.)/Unit*
Exhaust Fan	30	15
Exhaust Hood	90	60
Fan Coil	30	20
Furnace, New	60	50
Furnace, Replacement	50	40
Furnace, Replacement SFR	50	40
Gas Line Extension (Final)	30	20
Gas Line Extension (Rough & Final)	30	20
Gas Line Retest	30	20
Heating & Cooling App to 500K BTU	30	20
Heating & Cooling App to 1000K BTU	30	20
Heating & Cooling App to 17500K BTU	30	20
Heating & Cooling App over 1750K BTU	30	20
Heat Pump (includes condensate)	30	20
Mechanical by Inspection	30	20
Mech Equipment Reinstall (w/reroof)	30	20
Mech Repair (w/reroof)	30	20
Product Conveying system	70	50
Spray Booth	70	50

Plumbing Permits

Plumbing Permit Fees (site construction and other miscellaneous plumbing permits) not involving the addition of new building footage shall be the greater of (a) a minimum of $279 per hour of actual inspection time, or (b) calculated on an itemized basis as listed below. These Plumbing Permit Fees are in addition to the Permit Issuance Fees.

Fixture-Based Time Assessments - Plumbing

Plumbing Fixture	Minimum (min.)	Time (min.)/Unit
Backflow/Vacuum breaker	30	15
Boiler	70	50
Chemical Waste Piping	80	60
Chemical Waste Treatment System	80	60

Plumbing Fixture	Minimum (min.)	Time (min.)/Unit
Chemical Waste Secondary Containment	60	40
Condensate waste & or inlet drain	30	15
Dry Well or French drains	30	15
DWV/Water Alteration	30	20
Fixture, New	75	45
Fixture, Replacement	30	15
Fixture, Replacement (Multi Unit)	30	15
Gas, Earthquake Valve	30	15
Gas Log Lighters	30	15
Gas Piping Extension (Final)	30	20
Gas Piping Extension (Rough & Final)	30	20
Gas Retest	30	20
Grease Trap	70	50
Indirect waste	30	15
Interceptor	70	50
Lift station	50	30
Plumb By Inspection	30	20
Property Line Clean Out	30	15
Re-Pipe	60	10
Re-Pipe W/Gyp Repair	90	60
Re-Pipe W/Gyp & Shear Repair	120	60
Re-Pipe W/Shear	90	60
Roof Drain/Rainwater Leaders	30	20
Sanitary Sewer Disposal System	60	50
Sanitary or Storm Sewer Manhole	30	20
Sanitary Sewer per Bldg	30	20
Sanitary Sewer (Common Lateral)	30	20
Sanitary Sewer plug	30	15
Sanitary Sewer, Replacement	30	20

Plumbing Fixture	Minimum (min.)	Time (min.)/Unit
Sanitary or Storm Sewer connection	30	20
Septic tank/abatement/sewer survey	60	40
Solar Systems (Hot water)	30	20
Spray Booth	60	40
Steam/Hot Water System (Hydronics)	60	50
Storm Sewer Inlets	30	15
Storm Sewer Area Drains	30	15
Water Heater New	30	20
Water Heater Replacement	30	20
Water Heater Replacement SFR	30	20
Water Service Main (per outlet)	30	15
Water service replacement	30	15
Water treatment Equipment	30	15

BUILDING COMMERCIAL & INDUSTRIAL FEES

Permit Issuance Fees shall be $193 per hour for processing and coordination time expended or the amounts set forth below, whichever is greater. Minimum permit issuance fee for all permits using Online Permits service is 50% of the specified processing fee. Plan Review Fees shall be $272 per hour (with 15 minute minimum for over-the-counter reviews and one hour minimum for review intakes) or fees listed in the table below, whichever is greater. Building Inspection Fees shall be $279 per hour for inspection time expended or the amounts set forth below, whichever is greater. New commercial/industrial garages use the new construction – shell and commercial garage table.

New Construction – Shell & Commercial Garage:	Permit Issuance	Plan Review	Inspection
0 – 2,500 sq. ft.	$772	$4,760	$3,348
2,501 sq. ft. - 10,000 sq. ft.	$1,544	$9,112	$6,138
10,001 sq. ft. - 20,000 sq. ft	$2,316	$14,416	$13,332
20,001 sq. ft. - 40,000 sq. ft	$3,088	$18,360	$16,321
Each additional 1,000 sq. ft. over 40,00 sq. ft	-	$190	$125

Commercial/Industrial garages use the finished interior/tenant improvement table based on their square footages for all non-new construction permits.

Finished Interior & Tenant Improvement:	Permit Issuance	Plan Review	Inspection
0 – 2,500 sq. ft.	$386	$3,264	$976
2,501 sq. ft. - 10,000 sq. ft.	$386	$5,440	$3,138
10,001 sq. ft. - 20,000 sq. ft	$579	$8,976	$7,184
20,001 sq. ft. - 40,000 sq. ft	$772	$13,736	$16,321
Each additional 1,000 sq. ft. over 40,00 sq. ft	-	$190	$223

Prescriptive Items - Scope of Work	**Permit Issuance**	**Plan Review** ***(Trades)***	**Inspection** ***(Trades)***
Antenna Tower	$96	$589 (BE)	$1,162 (BE)
ADA Upgrade	$96	$589 (BP)	$1,162 (BPE)
Awnings/Trellis(s)/Patio Covers	$96	$589 (B)	$604 (BE)
Canopy Structure	$193	$1,133 (B)	$604 (B)
Deck Repairs	$96	$589 (B)	$604 (BE)
Façade Changes	$193	$1,133 (B)	$1,162 (BE)
Permit to Final	$193	$317 (B)	$325 (BPME)
Re-roof, Commercial/Industrial	$96	If required	$348 for up to 2 inspections plus $139 per ½ hour for each additional inspection
Retaining/Sound Walls	$96	$589 (B)	$325 (B)
Signs	$96	$317 (B)	$325 (BE)
Skylights	$96	$589 (B)	$325 (BE)
Swimming Pool	$193	$1,133 (BPE)	$1,162 (BPE)
Trailers Installed	$96	$317 (B)	$1,162 (BPE)

BUILDING SPECIAL AND MISCELLANOUS FEES

Permit Issuance Fees shall be $193 per hour for processing and coordination time expended or the amounts set forth below, whichever is greater. Minimum permit issuance fee for all permits using Online Permits service is 50% of the specified processing fee. Plan Review Fees shall be $272 per hour (with 15 minute minimum for over-the-counter reviews and one hour minimum for review intakes) or fees listed in the table below, whichever is greater. Building Inspection Fees shall be $279 per hour for inspection time expended or the amounts set forth below, whichever is greater. New commercial/industrial garages use the new construction – shell and commercial garage table.

Special Services Permit Issuance Fee Table

Category	Fee
Permit Processing Services for which no fee is otherwise specified (minimum charge – 30 minutes)	$193 per hour
Permit Time Extension (180 days)	$96
Document Research (minimum charge – 30 minutes)	$46 plus additional time at $93 per hour (clerical) or $96 per ½ hour (Permit Specialist)
Addressing	$386 minimum (2 hours) additional time is $193 per hour
Plan Copy Authorization Process	$96 per affidavit

Special Inspection and Permit Fees

Category	Fee
Inspections outside of normal business hours (minimum charge - 4 hours)	$418 per hour
Re-inspection Fee (min. charge – 30 minutes)	$279 per hour
Inspection services for which no fee is otherwise specified (minimum charge – 30 minutes)	$279 per hour
Expedited Inspection (min. charge – 30 minutes)	$418 per hour
Building, Plumbing, Mechanical or Electrical Survey Requests, including Fire Surveys (minimum charge - 30 minutes)	$279 per hour
Priority Inspection Program	Additional 25% of building and sub-trade permit fee costs
Temporary Certificate of Occupancy Application	$558
Compliance Reports	$837 per inspection (3 hours)

Category	Fee
Fee for work without a permit	An amount equal to the permit issuance, Plan Review and permit fees, regardless of whether a permit is subsequently issued. In addition to the permit fee, a survey fee may also be assessed for inspections performed prior to permit issuance
Replacement Permit Fee	$272 plus the difference between current fees and previously paid unused fees (to be eligible, the expired permit must have been issued within the past 3 years and prior to any major code change as determined by the Building Official).

Special Plan Review Services

Category	Fee
Factory built dwelling or mobile home installed on a permanent foundation	$272 per hour of review time
Subdivisions Plot Review	$272 per hour (15-minute minimum)
Preliminary Plan Review	$272 per hour (1 hour minimum)
Alternate Materials and Methods of Construction Application	$544 base fee (2 hours minimum) plus additional time at $272 per hour
Expedited Plan Review	
Express Plan Review	1.5 times the current plan review fee (1 hour minimum)
Expedited Plan Review	1.5 times the current plan review fee
Special Handling Plan Review	1.5 times the current plan review fee (1 hour minimum)
Accessibility Exemption Application	$272 per application
Condominium Conversion	$272 per hour
Rough Framing Fee	$272 per hour (30 minute minimum)

Category	Fee
Replacement Permit Fee	$272 plus the difference between current fees and previously paid unused fees (To be eligible, the expired permit must have been issued within the past 3 years and prior to any major code change as determined by the Building Official).
Plan Review Extension	$96 per extension
Plan Review Services – for which no other fee is specified	$272 per hour (30 minute minimum)

Record Retention Fees

Category	Fees
Building/Plumbing/Mechanical/Electrical Permits	10% of Permit cost with $20.00 minimum and $2,000 maximum

Deposit – Construction & Demolition Diversion Program

Any alteration or demolition work for residential and non-residential projects requiring a building permit also requires a CDDD Deposit. This is a deposit that is returned to applicants that meet the refund requirements set forth in the CDDD guidelines. Information on this program can be found at https://www.sanjoseca.gov/your-government/environment/recycling-garbage/construction-demolition-debris .

Building Segment	Deposit per Sq. Ft.	Minimum Valuation	Maximum Sq. Ft. Subject to Deposit
Residential alterations	$1.16	$2,000	None
Non-Residential alterations	$0.35	$5,000	None
Residential demolition	$0.35	None	None
Non-residential demolition	$0.10	None	None
Roofing	No fee	Not Applicable	Not Applicable

CDD Review Fee for All New Construction and TI improvement projects

All new construction and TI projects requiring a building permit will be charged a non-refundable, administrative Waste Diversion Compliance Review (CalGreen) fee, also known as the CDD Review fee and process. Information on this program can be found at https://www.sanjoseca.gov/your-government/environment/recycling-garbage/construction-demolition-debris

Building Segment	Non-Refundable Administrative Fee	Minimum Valuation	Additional Criteria
Residential New Construction	$158.00	None	None
Non-Residential New Construction	$158.00	None	None
Non-Residential New Construction TI	$158.00	$200,000	and/or > 1000 sq ft new construction

Deposit – New Construction Green Building

All projects requiring a building permit which involve new construction ≥10 of residential units or new construction of ≥25,000 square feet of nonresidential space also require a Green Building Deposit. This is a deposit that is returned to applicants that meet the refund requirements set forth in the Green Building guidelines. Information on this program can be found at https://www.sanjoseca.gov/your-government/departments-offices/environmental-services/energy/green-building/private-sector-green-building

Building Segment	***Deposit per Sq. Ft.***	***Maximum Sq. Ft. per Building Permit Subject to Deposit***
≥10 New Construction Residential units	$0.30	100,000 square feet
≥25,000 square feet New Construction Non-residential (office, industrial, commercial)	$0.30	100,000 square feet

Miscellaneous Fees

Category	***Fees***
Returned Check – Additional	$14.75
Refund Processing	Service Fees, including but not limited to Permit Processing and Record Retention are not refundable. Plan Review fees are refundable up to 80% when the project is cancelled prior to the plan review being started. Permit fees are refundable up to 80% when no work has started and no inspection has been requested. In the event of staff or system error the erroneously p is 100% refundable.
Citywide Planning Fee – all other projects	11.97% of application initial plan review and/or permi
Duplicating Fees	
Photocopies (8 1/2:” x 11” or 8 1/2”x14”) Black & White	$0.08 for each 8 1/2:” x 11” page / $0.09 for each 8 1/2”x14”
Photocopies (8 1/2:” x 11” or 8 1/2” x 14”) Color	$0.10 for each 8 1/2:” x 11” page / $0.11 for each 8 1/2”x14”
Photocopies (11” x 17”) Black & White	$0.09 for each page
Photocopies (11” x 17”) Color	$0.11 for each page
Photocopies (11” x 17”) Z fold	$0.33 for each page
Document scanning (all sizes) Black & White / Color	$0.34 for first page, $0.07 per additional page plus co of Electronic Media
Electronic Media - 8 GB Thumb Drive	$6.38 plus per page Document Scanning Fee
Electronic Media - 16 GB Thumb Drive	$7.26 plus per page Document Scanning Fee
Electronic Media – 32 GB Thumb Drive	$11.15 plus per page Document Scanning Fee
Microfiche Record Copies	$2.50 for first page and $0.26 for each additional page
Microfilm Record Copies	$4.50 for first page and $0.26 for each additional page
Optical Image Reproduction - 8 1/2:” x 11”	$0.20 for each page
Optical Image Reproduction - Plans/Drawings	$4.50 for each page
Document copies on CD	Document Research fee plus $0.79 per disk
Fax copies to Public	$1.89 for first page, $0.06 per additional page
Document Certification	$11.02 plus cost of document photocopying

Fire Plan Review and Inspection Fees for Building Permit Application

The following tables are based on the average plan check hours per category and a billable hourly rate of $269.00 per hour.

Architectural Plan Check Base Fees

R3 Occupancies			
Type	**Base Hours**	**Base Fees**	**Modifier**
Custom Single Family Dwelling	2	$538.00	
Single Family Tracts	3	$807.00	

Multi-Family Buildings*			
Area in Sq-Ft	**Base Hours**	**Base Fees**	**Size Modifier**
0-10,000	8	$2,152.00	
10,001 to 20,000	8	$2,152.00	plus 0.0006 hour per sq-ft over 10,000
20,001 to 40,000	14	$3,766.00	plus 0.0005 hour per sq-ft over 20,000
>40,000	24	$6,456.00	plus 0.0005 hour per sq-ft over 40,000

*High-Rise Building Modifier - 1.1

Commercial, Industrial, and Garage - New Buildings (Shell) and Additions*			
Area in Sq-Ft	**Base Hours**	**Base Fees**	**Size Modifier**
0-10,000	6	$1,614.00	
10,001 to 20,000	6	$1,614.00	plus 0.0005 hour per sq-ft over 10,000
20,001 to 40,000	11	$2,959.00	plus 0.0004 hour per sq-ft over 20,000
>40,000	19	$5,111.00	plus 0.0004 hour per sq-ft over 40,000

*High-Rise Building Modifier - 1.1

Tenant Improvement, Alteration, and Interior Finish (All Occupancies except R3)			
Area in Sq-Ft	**Base Hours**	**Base Fees**	**Size Modifier**
1 to 10,000	2.5	$672.50	
10,001 to 20,000	4	$1,076.00	plus 0.0003 hour per sq-ft over 10,000
20,001 to 40,000	7	$1,883.00	plus 0.00025 hour per sq-ft over 20,000
>40,000	12	$3,228.00	plus 0.00025 hour per sq-ft over 40,000

Use Modifier for Tenant Improvement, Alteration, and Interior Finish			
Agricultural	1.0	Parking Garage (Closed)	1.0
Antenna/Cell Site	1.0	Parking Garage (Open)	1.0
Assembly	1.1	Recreation	1.1
Auditorium	1.2	R & D	1.1
Bank	1.0	Repair Garage	1.1
Bowling Alley	1.1	Restaurant	1.1
Canopy Building	1.0	Retail/Store	1.0
Cafeteria	1.1	School/Daycare	1.1
Church	1.2	Service Station	1.0
Hazardous Use	1.2	Theatre	1.2
Health Club	1.1	Tilt-Up Office	1.0
Industrial	1.1	Tilt-Up Warehouse	1.1
Manufacturing	1.0	Unidentified/Speculative	1.0
Medical/Dental	1.0	Warehouse	1.1
Office	1.0		
Mixed Use - use modifier of occupancy with the largest area			

Complexity Modifier for Tenant Improvement, Alteration, and Interior Finish			
Major Modifications	1.20	Minor Modifications	0.75
Standard Modifications	1.00	Very Simple Modifications	0.50

Other Plan Review Services		Fee	
Architectural Express Plan Check		1.5 times the architectural plan check fee	
Architectural Intermediate/Coordinated Check		1.5 times the architectural plan check fee	
Architectural Special Tenant Improvement		1.5 times the architectural plan check fee	

Architectural Inspection Base Fees

The following tables above are based on the average inspection hours per category and a billable hourly rate of $302.00 per hour. The total hours purchased (fee paid/$302.00) will limit the available inspection service allowed. All fractions of inspection hours will be rounded up to the next whole hour.

R3 Occupancies			
Type	**Base Hours**	**Base Fees**	**Modifier**
Custom Single Family Dwelling	1	$302.00	
Single Family Tracts	2	$604.00	plus 0.25 hour per unit over 6

Multi-Family Buildings*			
Area in Sq-Ft	**Base Hours**	**Base Fees**	**Size Modifier**
1 to 10,000	2	$604.00	
10,001 to 20,000	2	$604.00	plus 0.0003 hour per sq-ft over 10,000
20,001 to 40,000	5	$1,510.00	plus 0.0002 hour per sq-ft over 20,000
>40,000	9	$2,718.00	plus 0.0002 hour per sq-ft over 40,000

*High-Rise Building Modifier - 1.2

Commercial, Industrial, and Garage - New Buildings (Shell) and Additions*			
Area in Sq-Ft	**Base Hours**	**Base Fees**	**Size Modifier**
1 to 10,000	3	$906.00	
10,001 to 20,000	3	$906.00	plus 0.0001 hour per sq-ft over 10,000
20,001 to 40,000	4	$1,208.00	plus 0.000125 hour per sq-ft over 20,000
>40,000	6.5	$1,963.00	plus 0.000125 hour per sq-ft over 40,000

*High-Rise Building Modifier - 1.2

Tenant Improvement, Alteration, and Interior Finish (All Occupancies except R3)			
Area in Sq-Ft	**Base Hours**	**Base Fees**	**Size Modifier**
1 to 10,000	1	$302.00	
10,001 to 20,000	2.75	$830.50	plus 0.0001 hour per sq-ft over 10,000
20,0001 to 40,000	4	$1,208.00	plus 0.000125 hour per sq-ft over 20,000
>40,000	6.5	$1,963.00	plus 0.000125 hour per sq-ft over 40,000

Use Modifier for Tenant Improvement, Alteration, and Interior Finish			
Agricultural	1.0	Parking Garage (Closed)	1.0
Antenna/Cell Site	1.0	Parking Garage (Open)	1.0
Assembly	1.0	Recreation	1.1
Auditorium	1.1	R & D	1.1
Bank	1.0	Repair Garage	1.1
Bowling Alley	1.1	Restaurant	1.1
Canopy Building	1.0	Retail/Store	1.0
Cafeteria	1.1	School/Daycare	1.1
Church	1.1	Service Station	1.0
Hazardous Use	1.1	Theatre	1.1
Health Club	1.0	Tilt-Up Office	1.0
Industrial	1.1	Tilt-Up Warehouse	1.1
Manufacturing	1.0	Unidentified/Speculative	1.0
Medical/Dental	1.0	Warehouse	1.1
Office	1.0		
Mixed Use - use modifier of occupancy with the largest area			

Complexity Modifier for Tenant Improvement, Alteration, and Interior Finish			
Major Modifications	1.10	Minor Modifications	0.75
Standard Modifications	1.00	Very Simple Modifications	0.50

Special Use and Hazardous Materials Architectural Inspection Base Fees

The following tables are based on the average plan check and inspection hours per category and a billable hourly rate of $269.00 per hour and $302.00 per hour, respectively. The total hours purchased (fee paid/$269.00; fee paid/$302.00) will limit the available plan check service and/or inspections allowed. All fractions of inspection hours will be rounded up to the next whole hour.

Special Use - Architectural Plan Check and Inspection Base Fees

Special Use	Base Fees	
Use	**Plan Check**	**Inspection**
Antenna	2.00	1.00
ATM	1.00	1.00
Canopy Structure	1.50	1.00
Cooling Tower	1.50	1.00
Damage Repair	1.50	1.00
Demising Walls Only	1.50	1.00
Demo Interior Walls	1.50	1.00
Façade Changes	1.50	1.00
Fences/Gates	1.50	1.00
Fountains	1.50	1.00
HVAC Systems	2.00	1.00
Occupancy Changes	1.50	1.00
Occupancy Load Changes	2.00	1.00
Racks	2.50	1.00
Seismic Upgrades	1.50	1.00
Spray Booth	2.50	1.00
Swimming Pools	2.00	1.00
Tools	2.00	1.00

Hazardous Materials Building Plan Check and Inspection Base Fees

Service	Plan Check		Inspection	
	Base Hours	**Base Fees**	**Base Hours**	**Base Fees**
Hazmat New Construction Plan Check and Inspection	2	$538.00	1	$302.00
Hazmat Express Plan Check	1.5 times the hourly rate	$403.50	1.5 times the hourly rate *	$453.00
Hazmat Intermediate or Coordinated Plan Check	1.5 times Hazmat New Construction Plan Check Fee	$807.00	1	$302.00
Hazmat Special Tenant Improvements or Industrial Tool Installation	1.5 times Hazmat New Construction Plan Check Fee	$807.00	1	$302.00

Planning Review of Building Application Fees

Category	*Fees*
Planning Development Permit Conformance:	
New Construction – Minor (Up to 2 residential units or up to 5,000 square feet of commercial/industrial)	$312
New Construction – Major (3 or more residential units or greater than 5,000 square feet of commercial/industrial)	$936
Zoning and Use Conformance	$156
Plot Plan Review (per plot)	$78 per plot

Public Works Review of Building Application Fees

TIME AND MATERIALS
Any service for which there is no fee, or for additional service provided above and beyond the services included in the standard fees, will be billed on a time and materials basis.

Time and Materials rate is $167 per hour.

Flood Fees

Flood Zone	**Building Permits**	**Fee**
Existing Accessory Structure	• Non-Substantial Improv. Req. Detailed Review	$333 per project
	• Non-Substantial Improv. Not Req. Detailed Review	$250 per project
	• Substantial Improv. Reviewed as New	$250 per project
	• Substantial Improv. Review as Planning Application	$250 per project
Existing Structure	• Non-Substantial Improv. Req. Detailed Review	$501 per project
	• Non-Substantial Improv. Not Req. Detailed Review	$250 per project
	• Substantial Improv. Reviewed as New	$333 per project
	• Substantial Improv. Review as Planning Application	$250 per project
Field Inspection	• Finished Construction	$333 per project
New Accessory Structure	• Reviewed as New Engineering Application	$501 per project
	• Reviewed as Planning Application	$333 per project
New Structure	Reviewed as New Engineering Application	$501 per project

	Reviewed as Planning Application	$333 per project

Storm Drainage Fees

Use	Parcel Size	Fee
Residential – Single Family & Duplex	Less than 9,680 S.F.	$270 per lot
	Greater than 9,680 S.F.	$1,215 per acre
Residential – Multi-Family	Less than 9,720 S.F.	$405 per lot
	Greater than 9,720 S.F.	$1,815 per acre
Non-Residential	Less than 9,720 S.F.	$405 per lot
	Greater than 9,720 S.F.	$1,815 per acre (for each of the first 10 acres + $865 for each acre over 10 acres
Schools		$900 per acre or $205 per lot, whichever is greater

Sanitary Sewer Fees

Use	Parcel Size	Fee
Residential – Single Family & Duplex	Less than 9,780 S.F.	$447 per lot
	Greater than 9,780 S.F.	$1,991 per acre
Residential – Multi-Family	Less than 9,780 S.F.	$447 per lot + $194 for each living unit over 2 units per lot
	Greater than 9,780 S.F.	$1,991 per acre + $194 for each living unit over 7 units per acre
Non-Residential	Less than 9,720 S.F.	$447 per lot + $194 for each "living unit equivalent" over 2 units per lot
	Greater than 9,720 S.F.	$1,991 per acre (for each of the first 10 acres) + $861 for each acre over 10 acres + $194 for each "living unit equivalent" over 7 units per acre
Schools		$1,475 per acre or $333 per lot, whichever is greater
Sanitary Sewer Connection in excess of 25,000 gallons per day (peak flow)		Consult staff for fee calculation, additional fees will apply.

Sewage Treatment Plant Connection Fees

Use	Fee
Residential:	
Single Family Dwelling	$780 per unit
Multiple Family Dwelling	$438 per unit
Mobile Home	$438 per unit
Non-Residential	Computation of this fee requires specific calculations by staff. This fee may vary greatly depending upon the amount of sewage generated by the proposed land use. Consult staff for fee calculation.

For any further questions or inquiries, please contact Public Works Development Services staff.
http://www.sanjoseca.gov/publicworks or (408) 535-3555.

CITY OF SAN JOSÉ DEVELOPMENT TAXES

THE FOLLOWING TAXES ARE COLLECTED AT THE TIME OF PERMIT ISSUANCE:

1. **COMMERCIAL, RESIDENTIAL, MOBILE HOME PARK CONSTRUCTION TAX (Municipal Code, Chapter 4.47)**
   a. Commercial Use - 3% of the Building Valuation
   b. Residential Use - 2 3/4% of 88% of Building Valuation (2.42%)
   c. Office Use – 0.5% of the Building Valuation
2. **BUILDING AND STRUCTURE CONSTRUCTION TAX (Municipal Code, Chapter 4.46)**
   a. Commercial Use – 1 1/2% of the Building Valuation
   b. Industrial Use - 1% of the Building Valuation
   c. Residential Use - 1 3/4% of 88% of Building Valuation (1.54%)
   d. Office Use – 1.5% of the Building Valuation
3. **RESIDENTIAL CONSTRUCTION TAX (Municipal Code, Chapter 4.64)**
   This tax is an additional tax equal to 120% of the Construction Tax listed in Item 4. b) below:

   a. 1 Family - $180.00/unit
   b. 2 Family - $136.80/unit
   c. 3 and 4 Family - $122.10/unit
   d. 5 to 19 Family - $99.00/unit
   e. 20 Family and up - $90.00/unit
4. **CONSTRUCTION TAX (Municipal Code, Chapter 4.54)**
   a. Commercial Use, Industrial and all other non-residential uses $.08/sq. ft. of all new building floor areas.
   b. Residential Uses;
      I. 1 Family - $150.00/unit
      II. 2 Family - $114.00/unit
      III. 3 and 4 Family - $101.75/unit
      IV. 5 to 19 Family - $82.50/unit
      V. 20 Family and up - $75.00/unit
5. **SMIPA (Strong Motion Instrumentation Program Assessment)**
   This is a State of California fee that the City collects and submits to the State at the rate of:

   a. $.10/$1,000,00 Valuation for Residential (Revised 4/1/91) (.0001)
   b. $.28/$1,000.00 Valuation for Commercial (Revised 7/1/14) (.00028)

6. **BSASRF (Building Standard Administration Special Revolving Fund)**
   This is a State of California fee that the City collects and submits to the State at the rate of .004% of the Building Valuation

   This Fee Schedule and other information regarding Building fees, taxes and requirements are available online at http://www.sanjoseca.gov/buildingfees.

City of San José ICC Group
Square Foot Construction Costs
(Effective July 1, 2021)

Group	Type of Construction								
	IA	*IB*	*IIA*	*IIB*	*IIIA*	*IIIB*	*IV*	*VA*	*VB*
A-1 Assembly, theaters, with stage	263.06	254.15	247.55	237.53	223.05	216.60	229.90	207.42	199.94
A-1 Assembly, theaters, without stage	241.02	232.11	225.51	215.49	194.56	194.56	207.86	185.38	177.89
A-2 Assembly, nightclubs	205.93	199.80	194.89	186.91	176.19	171.34	180.27	159.46	154.02
A-2 Assembly, restaurants, bars, banquet halls	204.93	198.80	192.89	185.91	174.19	170.34	179.27	157.46	153.02
A-3 Assembly, churches	243.83	234.92	228.32	218.30	204.21	198.79	210.67	188.58	181.10
A-3 Assembly, general, community halls, libraries, museums	204.02	195.11	187.51	178.49	163.01	157.56	170.86	147.38	140.89
A-4 Assembly, arenas	240.02	231.11	223.51	214.49	199.01	193.56	206.86	183.38	176.89
B Business	212.46	204.72	197.90	188.18	171.81	165.32	180.77	151.15	144.35
E Educational	222.69	214.99	208.81	199.81	186.17	176.74	192.93	162.78	157.80
F-1 Factory and industrial, moderate hazard	125.58	119.68	112.86	108.68	97.37	92.83	104.02	80.23	75.34
F-2 Factory and industrial, low hazard	124.58	118.68	112.86	107.68	97.37	91.83	103.02	80.23	74.34
H-1 High Hazard, explosives	117.37	111.47	105.65	100.47	90.40	84.87	95.81	73.27	N.P.
H-2, 3, & 4 High Hazard	117.37	111.47	105.65	100.47	90.40	84.87	95.81	73.27	67.37
H-5 HPM	212.46	204.72	197.90	188.18	171.81	165.32	180.77	151.15	144.35
I-1 Institutional, supervised environment	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
I-2 Institutional, hospitals	355.95	348.21	341.39	331.67	314.48	N.P.	324.26	293.82	N.P.
I-2 Institutional, nursing homes	247.27	239.53	232.71	222.99	207.36	N.P.	215.58	186.70	N.P.
I-3 Institutional, restrained	241.59	233.85	227.03	217.31	202.46	194.97	209.90	181.80	173.00
I-4 Institutional, day care facilities	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
M Mercantile	153.55	147.41	141.50	134.53	123.48	119.63	127.88	106.75	102.31
R-1 Residential, hotels	213.59	206.35	200.28	192.29	176.78	171.95	192.54	158.70	154.00
R-2 Residential, multiple family	120.47	120.47	120.47	120.47	120.47	120.47	120.47	120.47	120.47
R-3 Residential, one- and two-family	130.58	130.58	130.58	130.58	130.58	130.58	130.58	130.58	130.58
R-4 Residential, care/assisted living facilities	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
S-1 Storage, moderate hazard	116.37	110.47	103.65	99.47	88.40	83.87	94.81	71.27	66.37
S-2 Storage, low hazard	115.37	109.47	103.65	98.47	88.40	82.87	93.81	71.27	65.37
U Utility, miscellaneous	89.90	84.75	79.27	75.71	67.97	63.50	72.24	53.83	51.28

a. Private Garages use Utility, miscellaneous
b. For shell only buildings deduct 20 percent
c. N.P. not permitted
d. For Interior Finishes and Tenant Improvements, deduct 80 percent
e. R-2 & R-3 Valuation by Ordinance is the VB value for all building types (per ord. 4.46.050)

Valuation for Miscellaneous Structures

	Unit Value	*Value per Sq. Ft.*
Accessory Structure (Wood)		$37.00
Accessory Structure		$37.00
Accessory Structure (Masonry)		$41.50
Alteration Nonstructural		$49.50
Alteration Structural		$81.20
Antenna Tower <=30'	$5,066	
Antenna Tower >30'	$5,066	
Attached Open Carport		$20.31
Attic Conversion		$49.50
Awning Aluminum		$32.50
Awning Canvas		$14.70
Balcony		$27.90
Bathroom Remodel < 4 Fixtures	$11,582	
Bathroom Remodel >= 4 Fixtures	$15,447	
Baths Major Alts (fixtures moved)	$15,100	
Baths Minor Alts	$7,550	
Bay windows #	$3,858	
Bay windows # (w/Floor)	$7,550	
Covered Porch		$27.90
Deck		$18.50
Deck (attached)		$18.90
Deck 1 Story		$18.50
Deck 2 Story		$18.90
Deck Detached		$18.50
Detached Framed		$40.62
Detached Masonry		$51.28
Detached Open Carport		$27.08
Dishes >2' #	$6,221	
Fence (masonry)		$15.50
Fence (wood, chain link)		$5.30
Fence (wrought iron)		$10.20
Fireplace (chimney rebuild) #	$2,656	
Fireplace (complete rebuild) #	$6,712	
Foundation Bolting (LnFt)		$15.10
Foundation Pier Blocks (each)		$75.50
Foundation Repair (LnFt)		$75.50
Garage Conversion		$66.40
Garage move		$18.50
Habitable Area Added		$130.58
Kitchen Remodel	$30,887	
Kitchens Major Alts	$30,200	
Kitchens Minor Alts	$15,100	
Patio cover (lattice)		$10.20
Patio cover (metal)		$12.50
Patio cover (wood)		$18.50
Pool Cabana		$130.58
Residing/Stucco		$10.20
Restroom (Lavatory)	$2,952	

Restroom (Shower)	$3,934	
Restroom (Water Closet)	$3,934	
Retaining wall (masonry)		$27.20
Retaining wall (wood)		$8.70
Roof structural replacement		$22.30
Screen Room (2 sided)		$24.90
Miscellaneous Valuation (Cont'd)	***Unit Value***	***Value per Sq. Ft.***
Screen Room (3 sided)		$27.90
Semi-finished basement to build		$31.00
Semi-Finished Basement to Finish		$71.00
Skylight dome #	$1,314	
Skylight non-structural #	$2,620	
Skylight structural #	$4,349	
Spa/Hot Tub (plaster)		$43.00
Storage Shed (masonry)		$41.50
Storage Shed (wood)		$37.00
Swimming pool (plaster)		$44.20
Swimming pool (vinyl)		$30.20
T-Bar Ceiling		$5.30
Unfinished basement to build		$26.12
Unfinished basement to finish		$104.36.00
Unfinished Room to Build		$15.00
Unfinished room to finish		$15.00
Walls (bearing)		$24.90
Walls (non-bearing)		$20.80
Walls (Plumbing)		$41.50
Windows/Doors #	$778	
Windows/Doors New	$778	
Windows/Doors Repl	$778	
Work Shop		$37.00