

City of Auburn

BUILDING FEES

May 24, 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	\$126	per permit		Y
2 Water Heater Change-Out - Residential	\$126	per permit		Y
3 Residential Re-Roof	\$190	per permit		Y
4 Residential Siding	\$190	per permit		Y
5 Service Panel Upgrade - Residential	\$169	per permit		Y
6 Temporary Electrical Service/Pole/Construction Power	\$169	per permit		Y
7 Battery Backup Storage - Residential	\$169	per permit		Y
8 Electric Vehicle Charger - Residential	\$169	per permit		Y
9 Generator - Residential	\$169	per permit		Y
10 Residential Solar Photovoltaic System - Solar Permit Ground or Roof Mounted				
a) 15kW or less	\$338	per permit	[a]	Y
b) Above 15kW	\$450 base fee, plus \$15 per kW for each kW above 15kW	per permit	[a]	N
11 Commercial Solar Photovoltaic System - Solar Permit				
a) 50kW or less	\$1,000	per permit	[a]	N
b) 51kW – 250kW	\$1,000 base fee, plus \$7 per kW for Each kW above 51kW	per permit	[a]	N
c) Above 250kW	\$1,000 base fee, plus \$7 per kW for Each kW above 51kW & \$5 per kW for each kW above 250 kW	per permit	[a]	N
12 Commercial Thermal Systems				
a) 30kWth or less	\$1,000	per permit	[a]	N
b) 30kWth - 260kWth	\$1,000 base fee, plus \$7 per kWth for Each kWth above 30kWth	per permit	[a]	N
c) Above 260kWth	\$1,000 base fee, plus \$7 per kWth for each kWth above 30kWth & \$5 for each kWth above 260 kWth	per permit	[a]	N
13 Swimming Pool/Spa Equipment Change-out Only	\$169	per permit		Y
14 Swimming Pool Replaster	\$169	per permit		Y
15 New Swimming Pool/Spa	1.65% valuation	per permit		N
16 Wall - Retaining / CMU				
a) Wall Under 6' in height	\$338	per permit		Y
b) Wall Over 6' in height				
i) Up to 100 LF	\$676	per permit		Y
ii) Each Additional 100 LF	\$42	per permit		Y

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

17	Window / Sliding Glass Door - Retrofit / Repair			
	a) Up to 5	\$254	per permit	Y
	b) Over 5	See Permit Fee Table	per permit	Y
18	Fences Requiring a Building Permit	\$169	per permit	Y

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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	\$169.00				
\$2,001 to \$25,000	\$250.00 for the first \$2,000	plus	\$6.52 for each add'l \$1,000 or fraction thereof, to and including \$25,000		N
\$25,001 to \$50,000	\$400.00 for the first \$25,000	plus	\$14.00 for each add'l \$1,000 or fraction thereof, to and including \$50,000		N
\$50,001 to \$100,000	\$750.00 for the first \$50,000	plus	\$10.00 for each add'l \$1,000 or fraction thereof, to and including \$100,000		N
\$100,001 to \$500,000	\$1,250.00 for the first \$100,000	plus	\$9.38 for each add'l \$1,000 or fraction thereof, to and including \$500,000		N
\$500,001 to \$1,000,000	\$5,000.00 for the first \$500,000	plus	\$4.00 for each add'l \$1,000 or fraction thereof, to and including \$1,000,000		N
\$1,000,001 and up	\$7,000.00 for the first \$1,000,000	plus	\$2.80 for each add'l \$1,000 or fraction thereof, to and including \$5,000,000		N

For permits for new construction, additions, tenant improvements or residential remodels requiring plumbing, electric, or mechanical review, the following percentages shall be added to the base permit fee

Plumbing inspection fee = Base permit fee x .10	N
Electrical inspection fee = Base permit fee x .10	N
Mechanical inspection fee = Base permit fee x .10	N

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C. Permit Fee for Stand-Alone or Combination Permits Not Identified Elsewhere in this Schedule

Note: For construction projects with permit fees calculated using Section C, 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. Staff should use this table when project valuation is not available or useful for fee setting.

Activity Description	Fee	Charge Basis	Note	CPI
1 Stand-Alone or Combination Permit Fees (Alternative Calculation)				
a) One Inspection Required	\$169	per permit		Y
b) Two Inspections Required	\$254	per permit		Y
c) Three Inspections Required	\$338	per permit		Y
d) Four Inspections Required	\$423	per permit		Y
e) Each Additional Inspection	\$85	per permit		Y

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D. Building Plan Review Fees

Activity Description	Fee	Charge Basis	Note	CPI
1 Building Plan Check Fees - Building	65%		[a]	N
a) Plan Review Fee, if applicable				
b) Revision Application Fee (per hour) (1-hour minimum)	\$169			N
c) Tract Home / Master Plan Construction (Production Units)	25% of standard plan check fee		[b]	N
d) Alternate Materials and Materials Review (per hour)	\$169			N
e) Excess Plan Review Fee (4th and subsequent) (per hour)	\$169			N
f) Revisions (per hour)	\$169			N

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. Model units pay standard plan check fee, identical units to model pay production unit fee (per unit).

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E. Other Fees

Activity Description		Fee	Note	CPI
1	Permit Processing Fee	\$70		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	Temporary Certificate of Occupancy (per 90 Days)	\$254		Y
5	Permit Extension	\$169		Y
6	Permit Reactivation Fee			
	a) Reactivation Fee if All Inspections Have Been Performed and Approved Up to But Not Including Final Inspection	\$169		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
7	Permit Reissuance Fee	\$70		Y
8	Damaged Building Survey (Fire, Flood, Vehicle Damage, Etc.)	\$254		Y
9	Demolition Permit	\$169		Y
Other Fees				
10	Phased Inspection Fee (per inspection)	\$85		Y
11	After Hours Inspection (per hour) (4-hour minimum)	\$203		Y
12	Re-inspection Fee (2nd Time or More) (each)	\$85	[b]	Y
13	Duplicate Copy of Permit	\$56		Y
14	Duplicate Copy of Certificate of Occupancy	\$28		Y
15	Construction and Demolition Waste Management Review Fee	\$85		Y
16	Fees for Services Not Listed in this Fee Schedule (per 1/2 hour)	\$85		Y
Violation Fees				
17	Investigation Fee For Work Done Without Permits (In addition to applicable permit fees)	equal to permit fee		N
Refunds				
18	Refunds			
	a) Fees Erroneously Paid or Collected by the City	100% refund		N
	b) Refund of Plan Review Fees - Prior to Plan Review Commencing	up to 80% refund		N
	c) Refund of Permit Fees - Prior to Inspection Commencing	up to 80% refund		N
	d) 180 Days After Payment of Fees	no refund		N

[a] Fee amount established by State of California.

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

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#	Description	Fee	Fee Structure	Note
Administrative Permit				
1	Administrative Permit to Approved Project	\$265	Fixed Fee	
2	Short-Term Rental with Public Hearing	\$796	Fixed Fee	
Amendment				
3	Amendment	\$531	Fixed Fee	
4	Amendment with Public Hearing	\$1,327	Fixed Fee	
5	Amendment In Historic District - New Construction	\$1,327	Fixed Fee	
6	Amendment In Historic District - All Other Construction	\$531	Fixed Fee	
Annexation				
7	Annexation	Actual Cost; \$7,500 Deposit	Actual Cost with Initial Deposit	[a]
Appeal				
8	Appeal of Planning Commission Decision	\$1,000	Fixed Fee	[b]
9	Appeal of Historic Design Review Commission Decision	\$1,000	Fixed Fee	[b]
10	Appeal of Director's Decision (e.g., signs; tree violations)	\$400	Fixed Fee	[b]
11	Appeal of Director's Decision Pursuant to AMC Chapter 162	\$796	Fixed Fee	[b]
Conditional Use Permit (CUP)				
12	CUP - Class A	\$3,983	Fixed Fee	[c]
13	CUP - Class B	\$3,186	Fixed Fee	[c]
14	CUP - Class C	\$1,593	Fixed Fee	[c]
Design Review Permit (DRP) - Citywide				
15	Type A - New Construction (PC Approval)	\$3,983	Fixed Fee	
16	Type B - New Construction (PC Approval)	\$3,186	Fixed Fee	
17	Type C - New Construction (PC Approval)	\$1,593	Fixed Fee	
18	Minor Additions, Alterations, Remodeling (PC Approval)	\$1,327	Fixed Fee	
19	Administrative Approval - Minor Projects Under 4,999 Sq. Ft. (e.g., similar materials / colors)	\$265	Fixed Fee	
20	Administrative Approval - Larger Projects (e.g., alterations / remodeling)	\$531	Fixed Fee	
Design Review Permit - Historic District				
21	New Construction (HDRC Approval)	See DRP - Citywide	Fixed Fee	
22	Additions, Alterations, Remodeling (HDRC Approval)	\$750	Fixed Fee	
23	Administrative Approval - Minor Issues	\$265	Fixed Fee	
24	Voluntary Residential Review	\$265	Fixed Fee	
Development Agreement				
25	Development Agreement in Conjunction with an Application	Actual Cost; \$5,000 Deposit	Actual Cost with Initial Deposit	

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#	Description	Fee	Fee Structure	Note
Environmental Review				
26	Categorical Exemption	\$199	Fixed Fee	
27	Negative Declaration	Actual Cost; \$5,000 Deposit	Actual Cost with Initial Deposit	
28	Mitigated Negative Declaration	Actual Cost; \$7,500 Deposit	Actual Cost with Initial Deposit	
29	Environmental Impact Report	Actual Cost; \$10,000 Deposit	Actual Cost with Initial Deposit	
Extension of Time				
30	DRP/Subdivision/CUP	\$1,593	Fixed Fee	
31	Parcel Map/Development Agreement	\$1,062	Fixed Fee	
32	Historic Design Review Permit - New Construction	\$1,593	Fixed Fee	
33	Historic Design Review Permit - Other Types of Construction	\$265	Fixed Fee	
General Plan Amendment / Change of Zone				
34	General Plan Amendment (GPA)	Actual Cost; \$6,000 Deposit	Actual Cost with Initial Deposit	
35	GPA Combined with Rezone	Actual Cost; \$9,000 Deposit	Actual Cost with Initial Deposit	
Home Occupation Permit				
36	Home Occupation Permit	\$66	Fixed Fee	
Historic Designation				
37	Historic Designation	\$3,186	Fixed Fee	
38	Historic Register Amendment/Rescission	\$1,593	Fixed Fee	
Ordinance Amendment				
39	Ordinance Amendment	\$5,310	Fixed Fee	
Predevelopment Review				
40	Administrative/Staff Review of Misc. Plans	\$796	Fixed Fee	[d]
41	Staff Review with Commission Hearing	\$1,593	Fixed Fee	[d]
Rezone/Prezone				
42	Rezone/Prezone	\$3,186	Fixed Fee	
Sign Permit and Special Permits				
43	Temporary Sales and Outdoor Seating (Under 12)	\$199	Fixed Fee	
44	Sign Permit	\$199	Fixed Fee	

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#	Description	Fee	Fee Structure	Note
Subdivisions				
45	Minor Boundary Line Adjustment	\$2,124	Fixed Fee	
46	Certificate of Compliance	\$1,593	Fixed Fee	
47	Minor Land Division (Parcel Map: 1-4 Lots)	\$3,186	Fixed Fee	
48	Major Land Division (Tentative Map: 5+ Lots)			
	a) Base Fee	\$4,248	Fixed Fee	
	b) Plus, Add'l Fee for Each Lot Up to 25 Lots	\$89	Fixed Fee	
	c) Plus, Add'l Fee for Each Lot Over 25 Lots	\$44	Fixed Fee	
Tree Permit				
49	Administrative Tree Permit - Staff Review for Minor Encroachment	\$199	Fixed Fee	
50	Tree Permit - Commission Review for Removals or Significant	\$1,062	Fixed Fee	
51	Tree Permit - Individual Home (Lesser of a or b)			
	a) Per Tree Fee	\$112	Fixed Fee	
	b) Maximum Fee	\$300	Fixed Fee	
Variance				
52	Residential/Commercial Minor Setback/Sign Variances	\$796	Fixed Fee	
53	Other Residential/Commercial/Industrial Variances (e.g., Parking, etc.)	\$2,655	Fixed Fee	
Other				
54	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)			
	a) In-House Planning Staff	\$177	Per Hour	
	b) Contract Service Support	Actual Cost + 15% Admin	Time & M'tls	

* In addition to the fee amounts listed in this schedule, applicant is responsible for all costs of outside agency review/services, including but not limited to, County Recording Costs, specialized attorney review, Placer County Airport Land Use Commission (PCTPA) fees, LAFCO, Board of Equalization Fees, Department of Fish and Wildlife Fees, etc.

[a] Includes related applications an LAFCO fees.

[b] 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.

[c] Residential/Commercial PUD fee is 50% of amount listed if accompanying a subdivision map.

[d] Fee is credited to any subsequent application fee if filed within six (6) months for the same or substantially similar proposal.

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Design Review Permits

Class	<u>Class A</u>	<u>Class B</u>	<u>Class C</u>
Residential Buildings	30+ Units	10 - 29 Units	1 - 9 Units
Commercial Buildings	20,000+ SF	5,000 - 19,999 SF	Up to 4,999 SF
Industrial Buildings	50,000+ SF	10,000 - 49,999 SF	Up to 9,999 SF

Types of Use Permits

#	<u>Type A</u>	<u>Type B</u>	<u>Type C</u>
1	Airport Structures	Apartment/Rental Housing in the "C-1" District	Day Nurseries
2	Auto Repair Shops	Charitable or Unique Facilities in the "OSC" District	Foster and Day Care Home
3	Auto Service Stations	Churches	Guest Houses
4	Bitumen Paving Plants	Cleaning Plants	Hardship Mobile Homes
5	Bowling Alleys	Commercial PUD - 10 Acres or Less	Living Quarters Accessory to and in a Commercial Building
6	Commercial PUD over 10 acres	Commercial Uses in the "M" District	Minor Amendment to Existing Res/Comm PUD w/no New
7	Conditionally Permitted Uses In Riparian Zones	Communication, Utility Bldgs and Substations	Outdoor Merchandising / Vending in a "C" District
8	Creameries	Electrical/Plumbing Shops	Outpatient Care Homes
9	Drive-In Facilities	"HS" Uses Within Existing Buildings	Temporary Sales / Contractors Office
10	Drive-In Restaurant	Laundries	Temporary Uses / Outdoor Events
11	Excavation/Quarry Operations	Printing Shops	Mobile Food Vendors, Private Property
12	Feed and Animal Sales Yards	Professional Offices in the "R-3" District	Outdoor Seating 13 and Over
13	Fertilizer Plants	Residential Density Bonus Permit	<i>(multiple properties/locations may be proposed with one application)</i>
14	Guest Ranches	Residential PUD - 20 Units or Less	
15	"HS" Uses with New Buildings	Rest Homes	
16	Hospitals	Rooming and Boarding Houses	
17	Industrial Agriculture Production Plants	Second Living Units	
18	Junk Yards	Sex-Oriented Entertainment Business	
19	Kennels/Animal Hospital	Sheet Metal Shops	
20	Mining Operations	Taverns	
21	Mining Reclamation Plants	Tire Recapping/Sales	
22	Mobile Home Parks		
23	Motorcycle Sales/Repairs		
24	Nurseries and Greenhouses		
25	Petroleum Products Manufacturing		
26	Public Dumps		
27	Recreational Uses in OSC District		
28	Residential PUD Over 20 Units		
29	Slaughter Houses		
30	Smelting		
31	Theaters		
32	Wrecking Yards		

City of Auburn
 User and Regulatory Fee Study
 Building Fees
 Cost of Service Calculation - At Fully-Burdened Hourly Rate

Fee Description		Est. City Staff Labor Hrs	Fully- Burdened Hourly	Est. Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
17	Violation Fees Investigation Fee For Work Done Without Permits (In addition to applicable permit fees)						equal to permit fee			
18	Refunds Refunds a) Fees Erroneously Paid or Collected by the City b) Refund of Plan Review Fees - Prior to Plan Review Commencing c) Refund of Permit Fees - Prior to Inspection Commencing d) 180 Days After Payment of Fees						100% refund up to 80% refund up to 80% refund no refund			

[a] Fee amount established by State of California.
 [b] Reinspection fee applies after the first re-inspection.