

Building Division



Building and Structure Permits Fee Schedule

Effective

August 12, 2024

Available online at

<http://www.sanjoseca.gov/buildingfees>

Table of Contents

BUILDING RESIDENTIAL FEES	3
Residential -- Sub-Trade Permits	4
BUILDING COMMERCIAL & INDUSTRIAL FEES	6
BUILDING SPECIAL AND MISCELLANEOUS FEES	9
Special Services Permit Issuance Fee Table	9
Special Inspection and Permit Fees	9
Special Plan Review Services.....	10
Record Retention Fees.....	11
Deposit – Construction & Demolition Diversion Program.....	12
Deposit – New Construction Green Building	13
Miscellaneous Fees.....	14
Fire Plan Review and Inspection Fees for Building Permit Application	15
Architectural Plan Check Base Fees	15
Architectural Inspection Base Fees.....	17
Special Use and Hazardous Materials Architectural Inspection Base Fees	20
Planning Review of Building Application Fees	21
Public Works Review of Building Application Fees	21
Flood Fees	21
Storm Drainage Fees.....	22
Sanitary Sewer Fees.....	22
Sewage Treatment Plant Connection Fees	22
CITY OF SAN JOSÉ DEVELOPMENT TAXES	24
City of San José ICC Group Square Foot Construction Costs (Effective July 1, 2024)	25
Valuation for Miscellaneous Structures.....	27

BUILDING RESIDENTIAL FEES

Permit Issuance Fees shall be \$227 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 \$325 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 \$315 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.	\$908	\$2,600	\$4,410
1,001 sq. ft. - 3,000 sq. ft.	\$1,362	\$4,875	\$5,355
Greater than 3,000 sq. ft.	\$1,362	\$5,850	\$6,693

*Modular fees are 10% lower for plan review and 20% lower for inspections.

Accessory Dwelling Unit “ADU” – New/Alteration:	Permit Issuance*	Plan Review***	Inspection**/**
0 - 750 sq. ft.	\$454	\$1,137	\$1,732
751 sq. ft. - 1,200 sq. ft.	\$681	\$1,950	\$2,520

*Includes Addressing assignment for the unit.

**Includes Meter Release Inspection.

*** Modular fees are 10% lower for plan review and 20% lower for inspections.

Single Family Residential – Addition/Alteration*	Permit Issuance	Plan Review**	Inspection**
0 - 750 sq. ft.	\$227	\$1,137	\$1,732
751 sq. ft. - 2,250 sq. ft.	\$454	\$1,950	\$2,520
Greater than 2,250 sq. ft.	\$681	\$2,925	\$3,622

*Residential garages, unfinished basements and garage/basement/attic conversions use the addition/alteration tables based on their square footages.

** Modular fees are 10% lower for plan review and 20% lower for inspections.

Multifamily Residential – New Construction	Permit Issuance	Plan Review*	Inspection*
0 - 10,000 sq. ft.	\$1,362	\$17,550	\$12,285
10,001 - 20,000 sq. ft.	\$2,270	\$28,275	\$27,247
20,001 - 40,000 sq. ft.	\$3,178	\$42,900	\$51,030
Each additional 1,000 sq. ft. over 40,000 sq. ft.	-	\$552	\$630

*Modular fees are 10% lower for plan review and 20% lower for inspections.

Exterior and/or site alterations, such (but not limited to) an accessory structure (shed, etc.), balconies and decks, porches, windows, pools, etc. will be charged a base permit issuance fee of \$227 and a base plan review fee of \$325. Exterior and/or

site alterations that only require a building permit will be charged a base Inspection fee of \$367. If a plumbing, mechanical, or electrical permit is also required, the total base inspection fee will be \$682. 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 for exterior and/or site alterations and/or kitchen and bath remodels are subject to a cap. The Inspection fees for a permit with more than one alteration will take the cost of the base Inspection fee amount and add 25% of the Inspection fee amount for each additional alteration. 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%

Residential -- Sub-Trade Permits

Plumbing, Mechanical and Electrical Permits Residential - New Construction/Additions/Alterations are \$315 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 \$315 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. All items default to a minimum time allocation of 30 minutes of inspection time (20 minutes minimum per unit if more than 1) except for the following:

Fixture-Based Time Assessments – Electrical

Electrical Fixture	Minimum (min.)	Time (min.)/Unit
Billboards	60	50
Generators over 150KW	50	40
House Move	60	40
Light Poles	60	20
Modular Building	60	40
Motors over 75HP	60	50
Photovoltaic System (Single Family)	60	50
Photovoltaic System (Multi Fam/Com/Ind)	130	120
Service/Survey 1 meter to 600A	40	30
Service/Survey 1 meter up to 1,200A	80	70

Electrical Fixture	Minimum (min.)	Time (min.)/Unit
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
Spa/Hot tub Package Unit	60	50
Spray Booth	60	50
Temporary Power 1 meter up to 600A	40	30
Temporary Power 1 meter over 600A	50	40
Transformers up to 150KVA	50	40
Transformers over 150KVA	60	50

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 \$315 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. All items default to a minimum time allocation of 30 minutes of inspection time (20 minutes minimum per unit if more than 1) except for the following:

Fixture-Based Time Assessments - Mechanical

Mechanical Fixture	Minimum (min.)	Time (min.)/Unit
Cooling Tower	60	50
Exhaust Hood	90	60
Furnace, New	60	50
Furnace, Replacement	50	40
Furnace, Replacement SFR	50	40
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 \$315 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. All items default to a minimum time allocation of 30 minutes of inspection time (20 minutes minimum per unit if more than 1) except for the following:

Fixture-Based Time Assessments - Plumbing

Plumbing Fixture	Minimum (min.)	Time (min.)/Unit
Boiler	70	50
Chemical Waste Piping	80	60
Chemical Waste Treatment System	80	60
Chemical Waste Secondary Containment	60	40
Fixture, New	75	45
Grease Trap	70	50
Interceptor	70	50
Lift station	50	30
Re-Pipe	60	20
Re-Pipe W/Gyp Repair	90	60
Re-Pipe W/Gyp & Shear Repair	120	60
Re-Pipe W/Shear	90	60
Sanitary Sewer Disposal System	60	50
Septic tank/abatement/sewer survey	60	40
Spray Booth	60	40
Steam/Hot Water System (Hydronics)	60	50

BUILDING COMMERCIAL & INDUSTRIAL FEES

Permit Issuance Fees shall be \$227 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 \$325 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 \$315 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.	\$908	\$5,687	\$3,780
2,501 sq. ft. - 10,000 sq. ft.	\$1,816	\$10,887	\$6,930
10,001 sq. ft. - 20,000 sq. ft.	\$2,724	\$17,225	\$15,041
20,001 sq. ft. - 40,000 sq. ft.	\$3,632	\$21,937	\$18,427
Each additional 1,000 sq. ft. over 40,00 sq. ft.	-	\$227	\$141

*Modular fees are 10% lower for plan review and 20% lower for inspections.

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 – 1,000 sq. ft.	\$227	\$1,950	\$1,102
1,001 – 2,500 sq. ft.	\$454	\$3,900	\$1,102
2,501 sq. ft. - 10,000 sq. ft.	\$454	\$6,500	\$3,543
10,001 sq. ft. - 20,000 sq. ft.	\$681	\$10,725	\$8,111
20,001 sq. ft. - 40,000 sq. ft.	\$908	\$16,412	\$18,427
Each additional 1,000 sq. ft. over 40,00 sq. ft.	-	\$227	\$252

Prescriptive Items - Scope of Work	Permit Issuance	Plan Review (Trades)	Inspection (Trades)
Antenna Tower	\$227	\$650 (BE)	\$682 (BE)
ADA Upgrade	\$227	\$650 (BP)	\$682 (BPE)
Awnings/Trellis(s)/Patio Covers	\$227	\$650 (B)	\$682 (BE)
Canopy Structure (includes solar canopy)	\$227	\$1,300 (B)	\$1,312 (B)
Cooling Tower	\$227	\$650	\$682(B)
Damage Repairs	\$227	\$650	\$682(B)
Deck Repairs	\$227	\$650 (B)	\$682 (BE)
Demising Walls	\$227	\$650	\$682(BE)
Demo Interior Walls	\$227	\$650	\$682(B)
Façade Changes	\$227	\$1,300 (B)	\$1,312 (BE)
Fountains	\$227	\$650	\$682(B)
Hood Installations	\$227	\$650	\$682(B)
HVAC Systems	\$227	\$650	\$682(B)
Masonry Fence (100 ft increments)	\$227	\$650	\$682(B)
Occupancy Changes	\$227	\$650	\$682(B)
Permit to Final	\$227	\$650 (B)	\$682 (BPME)
Racks	\$227	\$650	\$682(B)
Restroom Alteration	\$227	\$1,300	\$1,312(BEPM)
Re-roof, Commercial/Industrial	\$227	If required	\$393 for up to 2 inspections plus \$157 per ½ hour for each additional inspection
Retaining/Sound Walls	\$227	\$650 (B)	\$682 (B)
Seismic Upgrade	\$227	\$1,300	\$1,312(B)
Signs	\$227	\$650 (B)	\$682 (BE)
Skylights	\$227	\$650 (B)	\$682 (BE)
Spray Booth	\$227	\$650	\$682
Swimming Pool	\$227	\$1,300 (BPE)	\$1,312 (BPE)
T-Bar Ceiling	\$227	\$650	\$682(B)
Tools	\$227	\$650	\$682
Trailers Installed	\$227	\$1,300 (B)	\$1,312 (BPE)

BUILDING SPECIAL AND MISCELLANEOUS FEES

Permit Issuance Fees shall be \$227 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 with the exception of water heater replacements which costs \$0. Plan Review Fees shall be \$325 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 \$315 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)	\$227 per hour
Permit Time Extension (180 days)	\$113
Document Research (minimum charge – 30 minutes)	\$227 per hour
Addressing	\$454 minimum (2 hours) additional time is \$227 per hour
Plan Copy Authorization Process	\$110 per affidavit

Special Inspection and Permit Fees

Category	Fee
Re-Roof, Residential	Permit Issuance = \$113 Plan Review = If Required Inspections = \$236 for up to 2 inspections plus \$157 per ½ hour for each additional inspection
Inspections outside of normal business hours (minimum charge - 4 hours)	\$472 per hour
Re-inspection Fee (min. charge – 30 minutes)	\$315 per hour
Inspection services for which no fee is otherwise specified (minimum charge – 30 minutes)	\$315 per hour
Expedited Inspection (min. charge – 30 minutes)	\$472 per hour
Building, Plumbing, Mechanical or Electrical Survey Requests, including damage and Fire Surveys (minimum charge - 30 minutes)	\$315 per hour

Category	Fee
Priority Inspection Program	Additional 25% of building and sub-trade permit fee costs
Temporary Certificate of Occupancy Application	\$630
Compliance Reports	\$946 per inspection (3 hours)
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	\$315 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	\$325 per hour of review time
Subdivisions Plot Review	\$325 per hour (15-minute minimum)
Preliminary Plan Review	\$325 per hour (1 hour minimum)
Alternate Materials and Methods of Construction Application	\$650 base fee (2 hours minimum) plus additional time at \$325 per hour
<i>Expedited Plan Review</i>	
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)

Category	Fee
Accessibility Exemption Application	\$325 per application
Condominium Conversion	\$325 per hour
Rough Framing Fee	\$325 per hour (30 minute minimum)
Replacement Permit Fee	\$325 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	\$113 per extension
Plan Review Services – for which no other fee is specified	\$325 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	\$230.00	None	None
Non-Residential New Construction	\$230.00	None	None
Non-Residential New Construction TI	\$230.00	\$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 $\geq 25,000$ 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
$\geq 25,000$ square feet New Construction Non-residential (office, industrial, commercial)	\$0.30	100,000 square feet

Miscellaneous Fees

Category	Fees
Returned Check – Additional	\$24.00
Refund Processing	<p>Service Fees, including but not limited to Permit Processing and Record Retention are not refundable.</p> <p>Plan Review fees are refundable up to 80% when the project is cancelled prior to the plan review being started.</p> <p>Permit fees are refundable up to 80% when no work has started and no inspection has been requested.</p> <p>In the event of staff or system error the erroneously paid fee is 100% refundable.</p>
Citywide Planning Fee – all other projects	11.97% of application initial plan review and/or permit fees
Duplicating Fees	
Photocopies (8 1/2:" x 11" or 8 1/2"x14") Black & White	\$0.14 for each 8 1/2:" x 11" page / \$0.15 for each 8 1/2"x14"
Photocopies (8 1/2:" x 11" or 8 1/2" x 14") Color	\$0.17 for each 8 1/2:" x 11" page / \$0.18 for each 8 1/2"x14"
Photocopies (11" x 17") Black & White	\$0.16 for each page
Photocopies (11" x 17") Color	\$0.19 for each page
Document scanning (all sizes) Black & White / Color	\$0.65 for first page, \$0.13 per additional page plus cost of Electronic Media
Electronic Media - 8 GB Thumb Drive	\$4.21 plus per page Document Scanning Fee
Electronic Media - 16 GB Thumb Drive	\$8.13 plus per page Document Scanning Fee
Electronic Media – 32 GB Thumb Drive	\$11.25 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	\$1.03 plus per page Document Scanning Fee
Fax copies to Public	\$2.34 for first page, \$0.06 per additional page
Document Certification	\$10.89 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 \$359.00 per hour.

Architectural Plan Check Base Fees

R3 Occupancies			
Type	Base Hours	Base Fees	Modifier
Custom Single Family Dwelling	2	\$718.00	
Single Family Tracts	3	\$1,077.00	

Multi-Family Buildings*			
Area in Sq-Ft	Base Hours	Base Fees	Size Modifier
0-10,000	8	\$2,892.00	
10,001 to 20,000	8	\$2,892.00	plus 0.0006 hour per sq-ft over 10,000
20,001 to 40,000	14	\$5,026.00	plus 0.0005 hour per sq-ft over 20,000
>40,000	24	\$8,616.00	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	\$2,154.00	
10,001 to 20,000	6	\$2,154.00	plus 0.0005 hour per sq-ft over 10,000
20,001 to 40,000	11	\$3,949.00	plus 0.0004 hour per sq-ft over 20,000
>40,000	19	\$6,821.00	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	\$897.50	
10,001 to 20,000	4	\$1,436.00	plus 0.0003 hour per sq-ft over 10,000
20,001 to 40,000	7	\$2,513.00	plus 0.00025 hour per sq-ft over 20,000
>40,000	12	\$4,308.00	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 \$365.00 per hour. The total hours purchased (fee paid/\$402.00) 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	\$402.00	
Single Family Tracts	2	\$804.00	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	\$804.00	
10,001 to 20,000	2	\$804.00	plus 0.0003 hour per sq-ft over 10,000
20,001 to 40,000	5	\$2,010.00	plus 0.0002 hour per sq-ft over 20,000
>40,000	9	\$3,618.00	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	\$1,206.00	
10,001 to 20,000	3	\$1,206.00	plus 0.0001 hour per sq-ft over 10,000
20,001 to 40,000	4	\$1,608.00	plus 0.000125 hour per sq-ft over 20,000
>40,000	6.5	\$2,613.00	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	\$402.00	
10,001 to 20,000	2.75	\$1,105.50	plus 0.0001 hour per sq-ft over 10,000
20,0001 to 40,000	4	\$1,608.00	plus 0.000125 hour per sq-ft over 20,000
>40,000	6.5	\$2,613.00	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 \$359.00 per hour and \$402.00 per hour, respectively. The total hours purchased (fee paid/\$359.00; fee paid/\$402.00) 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	
	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	\$718.00	1	\$402.00
Hazmat Express Plan Check	1.5 times the hourly rate	\$538.50	1.5 times the hourly rate *	\$603.00
Hazmat Intermediate or Coordinated Plan Check (Min. 2 Hour Plan Check)	1.5 times Hazmat New Construction Total Plan Check Fee	\$1,077.00	1	\$402.00
Hazmat Special Tenant Improvements or Industrial Tool Installation (Min. 2 Hour Plan Check)	1.5 times Hazmat New Construction Total Plan Check Fee	\$1,077.00	1	\$402.00

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)	\$362
New Construction – Major (3 or more residential units or greater than 5,000 square feet of commercial/industrial)	\$2,896
Zoning and Use Conformance	\$362
Planning Historic Review Only	\$90
Plot Plan Review (per plot)	\$90 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 \$205 per hour.

Flood Fees

Flood Zone	Building Permits	Fee
Existing Accessory Structure	<ul style="list-style-type: none"> Non-Substantial Improv. Req. Detailed Review 	\$513 per structure
	<ul style="list-style-type: none"> Non-Substantial Improv. Not Req. Detailed Review 	\$410 per structure
	<ul style="list-style-type: none"> Substantial Improv. Reviewed as New 	\$718 per structure
	<ul style="list-style-type: none"> Substantial Improv. Review as Planning Application 	\$615 per structure
Existing Structure	<ul style="list-style-type: none"> Non-Substantial Improv. Req. Detailed Review 	\$718 per structure
	<ul style="list-style-type: none"> Non-Substantial Improv. Not Req. Detailed Review 	\$513 per structure
	<ul style="list-style-type: none"> Substantial Improv. Reviewed as New 	\$923 per structure
	<ul style="list-style-type: none"> Substantial Improv. Review as Planning Application 	\$718 per structure
Field Inspection	<ul style="list-style-type: none"> Finished Construction (1st Inspection) 	\$615 per inspection
	<ul style="list-style-type: none"> Finished Construction (2nd Inspection +) 	\$410 per additional inspection

New Accessory Structure	<ul style="list-style-type: none"> Reviewed as New Engineering Application 	\$820 per structure
	<ul style="list-style-type: none"> Reviewed as Planning Application 	\$718 per structure
New Structure	Reviewed as New Engineering Application	\$820 per structure
	Reviewed as Planning Application	\$718 per structure

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 of San José 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 of San José 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, 2024)

Group	Type of Construction								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	330.56	318.80	309.39	297.20	277.71	269.67	287.04	258.79	248.89
A-1 Assembly, theaters, without stage	303.49	291.73	282.32	270.13	250.88	242.84	259.97	231.96	222.06
A-2 Assembly, nightclubs	272.51	264.43	256.91	248.19	232.76	226.12	239.28	211.57	204.72
A-2 Assembly, restaurants, bars, banquet halls	271.51	263.43	254.91	247.19	230.76	225.12	238.28	209.57	203.72
A-3 Assembly, churches	308.01	296.25	286.84	274.65	255.52	247.48	264.49	236.60	226.71
A-3 Assembly, general, community halls, libraries, museums	258.66	246.90	236.50	225.30	205.06	198.01	215.15	186.13	177.24
A-4 Assembly, arenas	302.49	290.73	280.32	269.13	248.88	241.84	258.97	229.96	221.06
B Business	289.51	279.23	269.21	257.82	235.42	227.07	247.91	210.39	200.78
E Educational	276.33	266.73	258.30	247.60	231.08	219.28	239.09	202.46	195.97
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	123.66	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	N.P.
H234 High Hazard	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	85.50
H-5 HPM	289.51	279.23	269.21	257.82	235.42	227.07	247.91	210.39	200.78
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	455.16	444.88	434.86	423.47	399.17	N.P.	413.57	374.14	N.P.
I-2 Institutional, nursing homes	315.97	303.75	293.73	282.34	261.43	N.P.	272.44	236.40	N.P.
I-3 Institutional, restrained	338.01	327.73	317.71	306.32	285.40	276.05	296.41	260.38	248.77
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	203.29	195.21	186.69	178.98	163.28	157.64	170.06	142.09	136.24
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	148.28	148.28	148.28	148.28	148.28	148.28	148.28	148.28	148.28

R-3 Residential, one- and two-family	165.67	165.67	165.67	165.67	165.67	165.67	165.67	165.67	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

- 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)
- f. For Residential Remodeling & Alterations we us 20% of the New Construction rate
- g. All Accessory items will use the U/VB rate to derive their construction value

Valuation for Miscellaneous Structures

	<i>Unit Value</i>	<i>Value per Sq. Ft.</i>
Fireplace (chimney rebuild) #	\$2,656	
Fireplace (complete rebuild) #	\$6,712	