



Sonoma County Permit and Resource Management Department

Building Construction Services

Adopted by Board of Supervisors Ordinance No. #####; Effective 07/01/2023

All Building Plan Check and Permit / Inspection fees are based on International Building Code Building Valuation Data Table per section 109.2 and 109.3.

Note: Each section within Permit Sonoma may have to review and approve issuance of a permit. These review fees are not included in the Building Plan Check and Building Permit/Inspection fees.

Building Plan Check

Fee ID	Description	Fee Amount	
0060-	Plan Check Fee - Residential (Based on total valuation)		
005	Valuation	Minimum Fee	Additional Fee Amount per Amount of Valuation
	\$1.00 to and including \$500	\$63.00	plus \$0.00
	\$501 to and including \$2,000	\$63.00	plus \$3.33 for each additional \$100 or fraction thereof
	\$2,001 to and including \$25,000	\$113.00	plus \$21.91 for each additional \$1,000 or fraction thereof
	\$25,001 to and including \$50,000	\$617.00	plus \$12.12 for each additional \$1,000 or fraction thereof
	\$50,001 to and including \$100,000	\$920.00	plus \$6.52 for each additional \$1,000 or fraction thereof
	\$100,001 to and including \$500,000	\$1,246.00	plus \$5.79 for each additional \$1,000 or fraction thereof
	\$500,001 to and including \$1,000,000	\$3,564.00	plus \$6.93 for each additional \$1,000 or fraction thereof
	\$1,000,001 to and including \$5,000,000	\$7,029.00	plus \$1.85 for each additional \$1,000 or fraction thereof
	\$5,000,001 and up	\$14,456.00	plus \$2.89 for each additional \$1,000 or fraction thereof
0060-	Plan Check Fee - Commercial (Based on total valuation)		
010	Valuation	Minimum Fee	Additional Fee Amount per Amount of Valuation
	\$1.00 to and including \$500	\$63.00	plus \$0.00
	\$501 to and including \$2,000	\$63.00	plus \$3.33 for each additional \$100 or fraction thereof
	\$2,001 to and including \$25,000	\$113.00	plus \$21.91 for each additional \$1,000 or fraction thereof
	\$25,001 to and including \$50,000	\$617.00	plus \$15.80 for each additional \$1,000 or fraction thereof
	\$50,001 to and including \$100,000	\$1,012.00	plus \$10.94 for each additional \$1,000 or fraction thereof
	\$100,001 to and including \$500,000	\$1,559.00	plus \$8.77 for each additional \$1,000 or fraction thereof
	\$500,001 to and including \$1,000,000	\$5,068.00	plus \$7.37 for each additional \$1,000 or fraction thereof
	\$1,000,001 to and including \$5,000,000	\$8,754.00	plus \$2.85 for each additional \$1,000 or fraction thereof
	\$5,000,001 and up	\$20,189.00	plus \$4.04 for each additional \$1,000 or fraction thereof
0061	Plan Check Renewal Fee	25% of calculated Building Permit Plan Check Fee	
0080	Green Building - Residential Plan Review	\$ 125.00	
	Accessory Structures (Reduce fee by 50%)	\$ 69.00	
0082	Green Building - Commercial Plan Review (at cost*, min. deposit)	\$ 374.00	
0094	Accessibility Verification Under Threshold	\$ 595.00	
0095	Accessibility Verification Over Threshold	\$ 655.00	
0093	Accessibility Consultation (minimum)	\$ 364.00	
0067	Verification Plan Review	\$ 844.00	
0100	Building Site Review / Elevation Certificate	\$ 198.00	
0150	Project Revision Review (2-hour minimum, \$248.50 per hour)	\$ 497.00	
0062	Additional Plan Check (1/2-hour minimum, \$184.00 per hour)	\$ 92.00	

Building Permit / Inspection

Fee ID Description

Fee Amount

0132- **Building Permit - New Construction - Residential** (Based on total valuation)

001 Note: Each section within Permit Sonoma may have to review and approve issuance of a permit. These review fees are not included in the Building Plan Check and Building Permit/Inspection fees.

Valuation	Minimum Fee	Additional Fee Amount per Amount of Valuation
\$1.00 to and including \$500	\$98.00	plus \$0.00
\$501 to and including \$2,000	\$98.00	plus \$5.33 for each additional \$100 or fraction thereof
\$2,001 to and including \$25,000	\$178.00	plus \$34.86 for each additional \$1,000 or fraction thereof
\$25,001 to and including \$50,000	\$980.00	plus \$13.16 for each additional \$1,000 or fraction thereof
\$50,001 to and including \$100,000	\$1,309.00	plus \$13.70 for each additional \$1,000 or fraction thereof
\$100,001 to and including \$500,000	\$1,994.00	plus \$4.36 for each additional \$1,000 or fraction thereof
\$500,001 to and including \$1,000,000	\$3,739.00	plus \$2.49 for each additional \$1,000 or fraction thereof
\$1,000,001 to and including \$5,000,000	\$4,985.00	plus \$0.99 for each additional \$1,000 or fraction thereof
\$5,000,001 and up	\$8,973.00	plus \$1.79 for each additional \$1,000 or fraction thereof

0132- **Building Permit - New Construction - Commercial** (Based on total valuation)

Valuation	Minimum Fee	Additional Fee Amount per Amount of Valuation
\$1.00 to and including \$500	\$98.00	plus \$0.00
\$501 to and including \$2,000	\$98.00	plus \$5.33 for each additional \$100 or fraction thereof
\$2,001 to and including \$25,000	\$178.00	plus \$17.86 for each additional \$1,000 or fraction thereof
\$25,001 to and including \$50,000	\$589.00	plus \$18.00 for each additional \$1,000 or fraction thereof
\$50,001 to and including \$100,000	\$1,039.00	plus \$14.66 for each additional \$1,000 or fraction thereof
\$100,001 to and including \$500,000	\$1,772.00	plus \$7.80 for each additional \$1,000 or fraction thereof
\$500,001 to and including \$1,000,000	\$4,895.00	plus \$0.22 for each additional \$1,000 or fraction thereof
\$1,000,001 to and including \$5,000,000	\$5,005.00	plus \$0.84 for each additional \$1,000 or fraction thereof
\$5,000,001 and up	\$8,365.00	plus \$1.67 for each additional \$1,000 or fraction thereof

Fee ID Description

Fee Amount

0132- **Building Permit - Repair In Kind**

	Fee
025 \$1.00 to and including \$500	..... \$ 98.00
\$501 to and including \$2,000	..... \$ 191.00
\$2,001 to and including \$8,000	..... \$ 351.00
\$8,001 and above	..... \$ 482.00

0132 Swimming Pool (based on pool valuation table plus minimum fees for plumbing, electrical and mechanical)

0132 Manufactured Home (Mobile Home)

Installation Fee (per section) \$ 165.00

HCD 433 Recordation Fee - paid at the Sonoma County Recorder's Office
(for first page)

Set by Recorder's Office

Each additional page

Set by Recorder's Office

HCD 433 Filing Fee - payable to the State of California (per section)

Set by State

0132 Building Permit - Floating Homes (each)

..... \$ 174.00

0132 Temporary Trailer/Mobile Home Setup (per section)

..... \$ 98.00

1165 Zoning Permit Level I (no notice; including Hosted Rentals)

..... \$ 189.00

0372 Field Clearance - Building Permit

..... \$ 565.00

0012 Inspections - Non-Business Hours (2-hour minimum, \$182.00 per hour)

..... \$ 364.00

0011 Inspections - Reinspection, Extra (1-hour minimum, \$182.00 per hour)

..... \$ 182.00

0170 Temporary Occupancy

Residential

..... \$ 278.00

	Commercial	.....	\$ 1,038.00
0081	Green Building - Residential Inspection with 3rd Party Verification	.....	\$ 42.00
	Accessory Structures (Reduce fee by 50%)	.....	\$ 21.00
0083	Green Building - Commercial Inspection with 3rd Party Verification (at cost*, min. deposit)	.....	\$ 125.00
0040	Agricultural Permit Exemption	.....	\$ 278.00
0045	Demolition Permit (per building / structure)	.....	\$ 172.00
0063	Additional Permit/Inspection	.....	\$ 206.00

Photovoltaic and Thermal Systems

Fee ID	Description	Fee Amount
0127	Photovoltaic Residential Roof Mount Systems	
	Up to 15 Kilowatts (minimum)	..... \$ 450.00
	Plus for each kw over 15 Kilowatts	..... \$ 15.00
0128	Photovoltaic Residential Ground Mount Systems	
	Up to 15 Kilowatts (minimum)	..... \$ 450.00
	Plus for each kw over 15 Kilowatts	..... \$ 15.00
0129	Photovoltaic Commercial Roof Mount Systems	
	Up to 50 Kilowatts (minimum)	..... \$ 520.00
	Plus for each kw between 51-250 Kilowatts	..... \$ 7.00
	Plus for each kw over 250 Kilowatts	..... \$ 3.30
0130	Photovoltaic Commercial Ground Mount Systems	
	Up to 50 Kilowatts (minimum)	..... \$ 780.00
	Plus for each kw between 51-250 Kilowatts	..... \$ 7.00
	Plus for each kw over 250 Kilowatts	..... \$ 5.00
0127	Thermal Residential Roof Mount Systems	
	Up to 10 Kilowatts Thermal (minimum)	..... \$ 450.00
	Plus for each KWth over 10 Kilowatts Thermal	..... \$ 15.00
0128	Thermal Residential Ground Mount Systems	
	Up to 10 Kilowatts Thermal (minimum)	..... \$ 450.00
	Plus for each KWth over 10 Kilowatts Thermal	..... \$ 15.00
0129	Thermal Commercial Roof Mount Systems	
	Up to 30 Kilowatts Thermal (minimum)	..... \$ 1,000.00
	Plus for each KWth between 31-260 Kilowatts Thermal	..... \$ 7.00
	Plus for each KWth over 260 Kilowatts Thermal	..... \$ 5.00
0130	Thermal Commercial Ground Mount Systems	
	Up to 30 Kilowatts Thermal (minimum)	..... \$ 1,000.00
	Plus for each KWth between 31-260 Kilowatts Thermal	..... \$ 7.00
	Plus for each KWth over 260 Kilowatts Thermal	..... \$ 5.00

Building Electrical

Fee ID	Description	Fee Amount																					
0122-	Tier 1 (most fixtures) – A-1, A-2, A-3, F-1, F-2, H-1, H-2, H-3, H-4, H-5, I-2, L																						
310	<table> <tr> <th>Building Area</th><th>Minimum Fee</th><th>Additional Fee Amount per Square Foot</th></tr> <tr> <td>Up to and including 500 square feet</td><td>\$125.00 plus</td><td>\$0.00</td></tr> <tr> <td>501 to and including 5,000 square feet</td><td>\$125.00 plus</td><td>\$0.11 for each add'l square foot or fraction thereof</td></tr> <tr> <td>5,001 to and incl. 10,000 square feet</td><td>\$629.00 plus</td><td>\$0.12 for each add'l square foot or fraction thereof</td></tr> <tr> <td>10,001 to and incl. 50,000 square feet</td><td>\$1,258.00 plus</td><td>\$0.12 for each add'l square foot or fraction thereof</td></tr> <tr> <td>50,001 to and incl. 100,000 square feet</td><td>\$6,292.00 plus</td><td>\$0.12 for each add'l square foot or fraction thereof</td></tr> <tr> <td>100,001 square feet and up</td><td>\$12,584.00 plus</td><td>\$0.12 for each add'l square foot or fraction thereof</td></tr> </table>	Building Area	Minimum Fee	Additional Fee Amount per Square Foot	Up to and including 500 square feet	\$125.00 plus	\$0.00	501 to and including 5,000 square feet	\$125.00 plus	\$0.11 for each add'l square foot or fraction thereof	5,001 to and incl. 10,000 square feet	\$629.00 plus	\$0.12 for each add'l square foot or fraction thereof	10,001 to and incl. 50,000 square feet	\$1,258.00 plus	\$0.12 for each add'l square foot or fraction thereof	50,001 to and incl. 100,000 square feet	\$6,292.00 plus	\$0.12 for each add'l square foot or fraction thereof	100,001 square feet and up	\$12,584.00 plus	\$0.12 for each add'l square foot or fraction thereof	
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0122-	Tier 2 (moderate fixtures) – A-4, A-5, B, E, I-3, I-4, M, R-1, R-2, R-2.1, R-3, R-3.1, R-4																						
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Building Mechanical

Fee ID	Description	Fee Amount																					
0123-	Tier 1 (most fixtures) – A-1, A-2, A-3, F-1, F-2, H-1, H-2, H-3, H-4, H-5, I-2, L																						
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0123- Tier 3 (least fixtures) – S-1, S-2, U, C

330 Building Area	Minimum Fee	Additional Fee Amount per Square Foot
Up to and including 500 square feet	\$63.00 plus \$0.00	
501 to and including 5,000 square feet	\$63.00 plus \$0.06 for each add'l square foot or fraction thereof	
5,001 to and incl. 10,000 square feet	\$377.00 plus \$0.07 for each add'l square foot or fraction thereof	
10,001 to and incl. 50,000 square feet	\$755.00 plus \$0.04 for each add'l square foot or fraction thereof	
50,001 to and incl. 100,000 square feet	\$2,515.00 plus \$0.02 for each add'l square foot or fraction thereof	
100,001 square feet and up	\$3,752.00 plus \$0.03 for each add'l square foot or fraction thereof	

Building Plumbing**Fee ID Description****Fee Amount**

0124- Tier 1 (most fixtures) – A-1, A-2, A-3, F-1, F-2, H-1, H-2, H-3, H-4, H-5, I-2, L

310 Building Area	Minimum Fee	Additional Fee Amount per Square Foot
Up to and including 500 square feet	\$125.00 plus \$0.00	
501 to and including 5,000 square feet	\$125.00 plus \$0.08 for each add'l square foot or fraction thereof	
5,001 to and incl. 10,000 square feet	\$503.00 plus \$0.12 for each add'l square foot or fraction thereof	
10,001 to and incl. 50,000 square feet	\$1,126.00 plus \$0.11 for each add'l square foot or fraction thereof	
50,001 to and incl. 100,000 square feet	\$5,630.00 plus \$0.11 for each add'l square foot or fraction thereof	
100,001 square feet and up	\$11,261.00 plus \$0.11 for each add'l square foot or fraction thereof	

0124- Tier 2 (moderate fixtures) – A-4, A-5, B, E, I-3, I-4, M, R-1, R-2, R-2.1, R-3, R-3.1, R-4

320 Building Area	Minimum Fee	Additional Fee Amount per Square Foot
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0124- Tier 3 (least fixtures) – S-1, S-2, U, C

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50,001 to and incl. 100,000 square feet	\$4,400.00 plus \$0.08 for each add'l square foot or fraction thereof	
100,001 square feet and up	\$8,800.00 plus \$0.09 for each add'l square foot or fraction thereof	

Electrical/Mechanical/Plumbing Permit (Building Permit w/ No Plan Check)

0131 Base Fees (Apply to all Permits):

Minimum Electrical, Mechanical, Plumbing Inspection/Permit Fee (up to two inspection trips and three individual trade items)◇	..... \$ 327.00
Additional Trade Items on Same Permit◇	..... \$ 63.00
Additional Inspection - (per trip/reinspection)◇	..... \$ 252.00

Temporary Utility

0171 Temporary Utility Permits Electrical (each)	..... \$ 141.00
0172 Temporary Utility Permits Gas (each)	..... \$ 141.00
0173 Temporary Utility Permits Power Pole (each)	..... \$ 141.00

Building Other

Fee ID Description	Fee Amount
0185 Property Report (3-hour minimum, \$181.67 per hour)	..... \$ 545.00
0065 Alquist Priolo Fault Trace Peer Review - An applicant shall deposit, at the time of submitting an Alquist-Priolo Special Studies Zones fault trace investigation for review by the County, a fee equal to the estimated cost of review. Any portion of this deposit not expended in the review shall be returned to the applicant. Expenses exceeding the estimate shall be paid by the applicant. (minimum deposit)	..... \$ 3,114.00
0066 Alternate Materials and Methods Review (2-hour minimum, \$221.00 per hour)	..... \$ 442.00
0068 Alternate Method Product Evaluation (4-hour minimum, \$248.50 per hour)	..... \$ 994.00
Strong-Motion Instrumentation Program (SMIP) Fees pursuant to California Codes, Public Resources Code Section 2700-2709.1	
0050 S.M.I.P. (Strong-Motion Instrumentation Program) - 1 to 3 Story Residential (minimum, fee = valuation amount x \$0.00013)	..... \$ 0.50
0051 S.M.I.P. (Strong-Motion Instrumentation Program) - Other (minimum, fee = valuation amount x \$0.00028)	..... \$ 0.50
0052 California Building Standards Administration Fee pursuant to Senate Bill 1473, effective January 1, 2009 (minimum, fee = \$1.00 for every \$25,000 in valuation amount or fraction thereof)	..... \$ 1.00
0145 Planning Administration Fee	15% of Building Permit Fee
0059 Certified Access Specialist Training	..... \$ 4.00
0140 Technology Enhancement Surcharge	1.3% of permit fees

*APPLICATIONS CHARGED AT COST – Fees for projects identified within this fee schedule as “CHARGED AT COST” will be charged on an actual cost basis. A minimum fee, as specified within Ordinance No. 6102, shall be required at the time the application for each such project is submitted. After staff review of the application, a preliminary estimate of costs will be provided to the applicant if the costs are expected to exceed the minimum fee. In this case an additional fee will be required prior to completion of work on the project. Minimum initial “At Cost” deposit is nonrefundable. Revisions to previously approved projects remain “At Cost”.

◇Fees added 07/01/2022 using methodology created by NBS Consultants framed to increase cost recovery by using a fully burdened rate rather than a specific job class hourly rate.

Building Valuations

1. Building Valuations shall be derived from the valuations table published by the Building Standards Journal in April 2002 applied to the occupancies and types of construction in the "Square Foot Construction Costs" table published by the International Code Council in February, 2009, as adjusted by the California regional modifier for the San Francisco Bay Area (1.16).
2. Building Valuation is used for purposes of determining fees pursuant to Section 108.2 of the 2007 California Building Code. Valuation for structures not specifically listed above shall be based upon the "Other valuation rates (per square foot of building area)" values in Building Valuation Table. When the type of structure is not shown in the table or below, the valuation shall be based on the occupancy and construction type it most nearly resembles. Additions shall be valued at the same rate per square foot as for new construction.
3. For the category of "Residential, one- and two-family" there shall be two further categories- "Very Good" and "Excellent". "Very Good" shall be valued at 119% of the value in the table. "Excellent" shall be valued at 142% of "Very Good". Tract homes, defined as projects in which at least 10 permits are issued at one time, in which at least 3 of each basic model are constructed, and in which no dwelling is more than 2500 square feet in area, shall be valued at the value in the table. Other dwellings up to 5999 square feet in area shall be valued at the "Very Good" value. Dwellings larger than 5999 square feet shall be valued at the "Excellent" value.
4. Reduce valuation 20% for shell only buildings.
5. Reduce valuation 60% for foundations only.
6. Remodels: (Work on an existing building which does not increase the area of the building.) The valuation of a remodel equals the area of the remodel times 65% of the valuation for a new structure of the same occupancy and construction type. Where no structural floor or roof changes are made, the valuation shall be 45% of new construction. Where no structural changes are made, the valuation shall be the same as a Repair In Kind permit.

Building Valuations Table

Square Foot Construction Costs Effective July 1, 2023

		Construction Type								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
	Group (2006 International Building Code)									
1	A-1 Assembly, theaters, with stage	127.37	127.37	127.37	92.45	92.80	88.39	87.87	87.35	82.59
2	A-1 Assembly, theaters, without stage	121.57	121.57	121.57	88.04	92.57	87.81	88.16	88.51	82.59
3	A-2 Assembly, nightclubs	118.32	118.32	103.99	85.09	102.78	98.48	97.24	95.99	91.00
4*	A-2 Assembly, restaurants, bars, banquet halls	116.70	116.70	95.21	83.61	112.98	109.16	106.31	103.47	99.41
5	A-3 Assembly, churches	115.07	115.07	86.42	82.13	93.96	89.78	88.80	87.81	82.59
6	A-3 Assembly, general, community halls, libraries, museums	123.89	123.89	102.27	88.04	96.98	92.26	91.85	91.45	86.38
7	A-4 Assembly, arenas	194.15	186.35	179.76	171.36	157.45	152.54	145.98	139.42	133.67
8*	B Business	144.36	144.36	108.11	103.50	116.41	111.13	108.72	106.31	101.85
9	E Educational	128.99	128.99	88.04	86.13	94.19	90.60	89.44	88.28	84.22
10*	F-1 Factory and industrial, moderate hazard	85.34	85.34	55.76	52.16	61.56	58.62	57.86	57.11	53.51
11*	F-2 Factory and industrial, low hazard	66.00	66.00	45.94	42.22	50.58	47.68	47.68	47.68	43.62
12	H-1 High Hazard, explosives	62.47	62.30	43.23	39.62	47.26	44.36	44.12	43.88	39.87
13	H-2,3,4 High Hazard	62.47	62.30	43.23	39.62	47.26	44.36	44.12	43.88	39.87
14	H-5 HPM	109.99	111.18	78.58	72.04	86.63	83.37	85.13	86.90	81.98
15	I-1 Institutional, supervised environment	120.29	120.29	97.67	93.50	101.73	97.56	97.90	98.25	94.89
16	I-2 Institutional, hospitals	189.31	189.31	189.31	NP	156.72	NP	NP	149.52	NP
17	I-2 Institutional, nursing homes	161.47	161.47	112.06	NP	114.84	NP	NP	108.23	NP
18	I-3 Institutional, restrained	184.56	184.56	184.56	NP	168.78	NP	NP	126.56	NP
19	I-4 Institutional, day care facilities	120.29	120.29	97.67	93.50	101.73	97.56	97.90	98.25	94.89
20*	M Mercantile	95.58	95.58	58.46	57.19	71.11	66.70	63.28	59.86	55.33
21	R-1 Residential, hotels	117.16	117.16	101.50	96.74	101.50	96.74	92.57	88.39	86.65
22	R-2 Residential, multiple family	126.67	126.67	126.67	126.67	102.89	102.89	99.01	95.12	95.12
23**	R-3 Residential, one- and two-family	NA	NA	NA	NA	NA	NA	NA	NA	107.18
24	R-4 Residential, care/assisted living facilities	120.29	120.29	97.67	93.50	101.73	97.56	97.90	98.25	94.89
25	S-1 Storage, moderate hazard	57.30	57.30	33.99	31.90	38.51	36.66	35.32	33.99	31.90
26	S-2 Storage, low hazard	57.30	57.30	33.99	31.90	38.51	36.66	35.32	33.99	31.90
27***	U Utility, miscellaneous	NA	NA	NA	NA	NA	NA	NA	NA	28.19
28	Other Valuations (PRMD Fee Ord Pg 8)									
	Barns - Type II-N	17.30								
	Barns - Type III-N	32.11								
	Barns - Type V-N	17.28								
	Bridges - Concrete	25.00								
	Bridges - Wood	15.00								
	Commercial Greenhouse	18.18								
	Fence (per linear ft)	3.00								
	Foundations - Perimeter (per linear ft)	88.00								
	Foundations - Slab	10.19								
	Foundations - Caisson/grade beam (per lineal ft)	105.00								
	Industrial Plants - Type II (stock)	43.05								
	Residential Covered Porch/Patio, Commercial Canopy	23.61								
	Residential Deck	11.82								
****	Residential Porch/Patio, Commercial Canopy, Dirt Floor	14.01								
*****	Residential Storage Area w/Floor	17.88								
	Retaining Wall - Concrete	16.27								
	Retaining Wall - Wood	12.19								
				NP	Not Permitted					
				NA	Not Applicable					