



City of Mission Viejo Master Fee Schedule

BUILDING FEES				
Fee #	Description	Adopted Fee Effective 4/1/2023	Unit	Notes
ADMINISTRATION				
1	Record Management: Per 8 1/2" x 11" Page	\$0.25	per page	
2	Record Management: Per 8 1/2" x 14" Page	\$0.30	per page	
3	Record Management: Per 11" x 17" Page	\$0.40	per page	
4	Non-sufficient funds (NSF)	\$25.00		

CERTIFICATES AND REPORTS				
1	Certificate Of Occupancy	\$250.00	Each	
2	Temporary Certificate of Occupancy	\$250.00		Partial or temporary occupancy approval prior to final.
3	Renewable Temporary Certificate of Occupancy	\$75.00		
4	Change Permit Holder/reissuance Fee	\$35.00	Per hour	
5	Senate Bill 1473 (SB 1473 Green Building Code): Based on Project Valuation	\$0-\$25,000 = \$1.00 \$25,001 - \$50,000 = \$2.00 \$50,001 - \$75,000 = \$3.00 \$75,001 - \$100,000 = \$4.00 Add \$1.00 for each \$25,000 or fraction thereof over \$100,000		Applied to all permits except for Electrical, Mechanical or Plumbing Permits.
6	Scanning Fee	\$1.00	per page	
7	Technology Fee	\$30.00/\$15.00	Per application	Applicable to all projects requiring Plan Check and Permits.
8	CASp Fee	\$4.00/\$1.00		\$4 through December 31, 2023 \$1 after January 1, 2024 Does not apply to trade only permits
9	Residential SMIP (Strong-Motion Instrumentation and Seismic Hazard Mapping Fee)	1 to 3 story residential (Valuation Amount) X 0.00013 = Fee Amount		California Geological Survey Applied to all permits except for Electrical, Mechanical or Plumbing Permits.
10	Commercial SMIP (Strong-Motion Instrumentation and Seismic Hazard Mapping Fee)	Over 3 story Residential and all Commercial (Valuation Amount) X 0.00028 = Fee Amount		California Geological Survey Applied to all permits except for Electrical, Mechanical or Plumbing Permits.
11	Bonds: Signs	\$300.00		Cash deposit for incomplete work.
12	Bonds: Swimming Pool/Spa	\$500.00		Cash deposit for incomplete work.



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PLAN REVIEWS				
1	Preliminary Plan Review	\$155.00	Per hour	Fee Per Staff Member, Per Hour, One Hour Minimum
2	Plan Check Hourly Rate	\$155.00	Per hour	
3	Additional Plan Review And Rechecks In Excess Of 3	\$155.00	Per hour	Required by Revisions After the First Approval of Drawings Or Excessive Rechecks Due to Unsolved Corrections Fee Per Hour, Minimum Half Hour
4	Overtime Plan Review	1.5 X Regular Plan Check Fees, \$288 minimum	Per hour	Request To Expedite Plan Check and Work Overtime
5	Plan Review/Permit Extension	\$35.00		Request to extend plan check or permit.
6	Plan Review Renewal	100% of Plan Review Fee		
7	Plan Review	65% of Plan Check Fee		
8	Building Permit	35% of Building/MEP Fee		
9	Building Permit Renewal	0.5 X Permit/MEP Fee		
10	As-Built Building Permit	2 x Calculated Building Fee		For after the fact permits.
11	Repetitive Plan Review	25% of Plan Check Fee		
12	Energy Compliance Review	0.05% of Construction Cost		Minimum \$55. Maximum for 1 & 2 dwelling \$261. \$469 maximum for all
13	Disabled Access Compliance Review	0.1% of Construction Cost		Minimum \$80. Maximum \$803.
14a	Residential Solar Systems up to and including 15KW (AB 1414)	\$450.00	Each	In accordance with AB 1414 building fees: Residential photovoltaic systems up to 15 kW \$450, \$15 per kW above 15kW; Commercial photovoltaic systems up to 50 kW \$1,000, 51 kW – 250 kW \$7 per kW above 250 kW \$5 per KW
14b	Residential Solar Systems per kW above 15kW (AB 1414)	\$15.00	per KW	
14c	Commercial Solar System up to and including 50kW (AB 1414)	\$1,000.00	Each	
14d	Commercial Solar System 50kW - 250kw (AB 1414)	\$7.00	per KW	
14e	Commercial Solar System 250kW+ (AB 1414)	\$5.00	per KW	
15	Electrical Plan Review: Code Compliance Review of Electrical Plans	65% of Total Electrical Permit Fee		Does not apply to over-the-counter plan review
16	Mechanical Plan Review: Code Compliance Review of HVAC Plans	65% of Total Mechanical Permit Fee		Does not apply to over-the-counter plan review



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17	Plumbing Plan Review: Code Compliance Review of Plumbing Plans	65% of Total Plumbing Permit Fee		Does not apply to over-the-counter plan review
18	Water Quality Management (Commercial Or Residential Projects) Code Compliance Inspections-	\$217.00		All projects disturbing 120 sf or more of Earth.
19	Construction & Demolition Recycling Fee: Administration Fee Demolition	\$100.00		Assessed If Recycling to Other Than Waste Management
20	Construction & Demolition: New Construction	\$1,000.00		Residential or commercial =>250 sq feet and valuation => \$10,000
21	Construction & Demolition: Renovation of Existing Structure	\$500.00		Residential or commercial =>250 sq feet and valuation => \$10,000
22	Construction & Demolition: Accessory Structure/Addition	\$750.00		Residential or commercial =>250 sq feet and valuation => \$10,000
23	Construction & Demolition: Demolition Only	\$1,000.00		Residential or commercial =>250 sq feet and valuation => \$10,000
24	Construction & Demolition: Re-Roof	\$500.00		Removal of existing roof
25	Temporary Modular/Trailer Mechanical, Electrical, Plumbing Inspection	\$100.00	Each Trade	MEP only
26	Temporary Modular/Trailer (does not include MEP fees)	\$580.00	Each	Per Title 25

INSPECTIONS				
1	Off-Hours Inspection Request	\$155.00	Per hour	4 hour minimum.
2	Other Inspections/Reinspection Fee	\$155.00		Per hour inspections not otherwise specified. One hour minimum.



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ELECTRICAL PERMIT FEES				
1	Issuance Fee	\$25.00		
2	Supplemental Permits Issuance, Fee for Each Permit	\$20.00	Each	
3.a	Temporary service pole or pedestal including meter	\$65.00	Each	
3.b	Temporary sub poles including switches and outlets	\$35.00	Each	
4.a	Receptacle, Switch, and Lighting Outlets (1-20)	\$8.00	Each	Fee For Each Outlets, First 20
4.b	Receptacle, Switch, and Lighting Outlets (20+)	\$5.00	Each	Fee For Each Outlets, After First 20
5	Residential/Nonresidential appliances	\$55.00	Each	For fixed appliances and self-contained factory wired appliances.
6	Power Apparatus - Up to 500 HP	\$150.00	Each	For motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment and other apparatus.
7	Busways - For trolley and plug-in busways	\$35.00	Each	Each 100 feet or fraction thereof
8a	Signs, Outline Lighting and Marques	\$100.00	Each	First sign and transformer.
8b	Signs, Outline Lighting and Marques (New/Alteration/Relocation)	\$50.00	Each	Each additional sign and transformer after the first. Alterations to existing signs.
9a	Services Panels/Meters/Disconnect Switches/Switch Gear/ Battery/Transformer/EV charger	\$125.00	Each	Electrical rating of 600 volt or less and not over 225 amps.
9b	Services Panels/Meters/Disconnect Switches/Switch Gear/ Battery/Transformer/EV charger	\$150.00	Each	Electrical rating of 600 volt or less and over 225 amps and up to 500 amps.
9c	Services Panels/Meters/Disconnect Switches/Switch Gear/ Battery/Transformer/EV charger	\$200.00	Each	Electrical rating of 600 volts or less and over 500 amps up to 1000 amps.
9d	Services Panels/Meters/Disconnect Switches/Switch Gear/ Battery/Transformer/EV charger	\$225.00	Each	Electrical rating of 600 volts or less and over 1000 amps.
9e	Services Panels/Meters/Disconnect Switches/Switch Gear/ Battery/Transformer/EV charger	\$250.00	Each	Electrical rating over 600 volts and over 1000 amps.
10	Apparatus or equipment (each)	\$125.00	Each	Misc. for which a permit is required but for which no fee is set forth
11	Conduits and conductors Each 50 Feet or Fraction Thereof	\$35.00	Each	
12	Private street lights	\$35.00	Each	
13a	Pool/Spa - Electrical - Residential	\$100.00	Each	



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Fee #	Description	Adopted Fee Effective 4/1/2023	Unit	Notes
13b	Pool/Spa - Electrical - Commercial	\$225.00	Each	

MECHANICAL PERMIT FEES				
1	Issuance Fee	\$25.00	Each	
2	Supplemental Permits Issuance, Fee for Each Permit	\$20.00	Each	
3	Residential air circulation outlets and registers (heating or cooling)	\$45.00	Each	
4	Commercial air distribution system and registers (heating, cooling or ventilation)	\$85.00	Each	Per 1,000 sq. ft.
5a	Commercial Mechanical Equipment up to 1,000,000 BTU/H	\$200.00		Absorption/Package units/Heat pumps/VAV units
5b	Commercial Mechanical Equipment 1,000,001 to 1,750,000 BTU/H	\$225.00		Absorption/Package units/Heat pumps/VAV units
5c	Commercial Mechanical Equipment over 1,750,000 BTU/H	\$250.00		Absorption/Package units/Heat pumps/VAV units
6	Residential air handling unit	\$150.00	Each	FAU (Forced Air Unit)
7	Residential heat pump/Condensing unit (A/C)	\$75.00	Each	A/C
8	Ventilation fans/Ducting to 300 CFM	\$75.00	Each	Including: Residential ducting, bath fans, laundry fans, hood, dryer exhaust
9	Ventilation fans 301 CFM and over	\$100.00	Each	Including: Residential whole-house fans, commercial fans
10	Factory built fireplace/Heating appliance, including vent	\$150.00		
11	Commercial hood (including ducting)/Commercial ducting	\$250.00	Each	Each system
12	Appliances or piece of equipment regulated by this code but not specifically classes or listed	\$150.00		Additional hourly fee to be assessed
13	Fire Dampers	\$125.00	Each	
14	Processing, special, refrigeration, or hydronic piping per 100 ft.	\$75.00		



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PLUMBING PERMIT FEES				
1	Issuance Fee	\$25.00	Each	
2	Supplemental Permits Issuance, Fee for Each Permit	\$20.00	Each	
3	Each plumbing fixture including water, vent, and drainage piping	\$50.00		
4	Cleanout, backwater valve, check valve, new sewer, sewer abandonment	\$125.00	Each	
5	Each private sewage disposal system (septic), grease interceptors, clarifiers, and separators.	\$125.00		Including grease, oil, sand, solid interceptors, etc.
6	Each water heater and/or vent.	\$75.00		
7	Each gas-piping system of 1 to 5 outlets.	\$140.00		
8	Each additional gas piping system outlet, per outlet.	\$25.00		
9	Each medical gas system of 1 to 5 inlets/outlets.	\$215.00		
10	Each additional medical gas inlets/outlets.	\$45.00		
11	For each repair or alteration of drainage or vent piping (each fixture)	\$75.00		
12	Each building water service/backflow device	\$75.00		
13	Installation, alteration or repair of water piping and/or water treating equipment "re-piping" (each)	\$125.00		Repipe within the unit/structure each unit. Water softener, filter, reverse osmosis, etc.
14	Miscellaneous thermal fixtures	\$85.00	Each	Includes thermal solar panels and thermal solar tanks, water softener/water treatment equipment.
15	Graywater System	\$150.00	Each	For each graywater system.
16	Reclaimed water system	\$150.00	Each	For initial installation and testing for a reclaimed water system per hour.



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BUILDING FEES				
Minimum Value	Maximum Value	Base Rate	Plus \$\$	For Every
\$1.00	\$2,000.00	\$88.05		
\$2,001.00	\$25,000.00	\$88.75	\$27.19	\$1,000
\$25,001.00	\$50,000.00	\$711.86	\$28.66	\$1,000
\$50,001.00	\$100,000.00	\$1,428.38	\$10.09	\$1,000
\$100,001.00	\$500,000.00	\$1,932.85	\$5.04	\$1,000
\$500,001.00	\$1,000,000.00	\$3,950.70	\$2.18	\$1,000
\$1,000,001.00	\$5,000,000.00	\$5,039.04	\$1.08	\$1,000
\$5,000,001.00	& over	\$9,392.38	\$0.60	\$1,000



City of Mission Viejo Master Fee Schedule

Building Valuation 2021 (PER SQUARE FOOT)		
Type / Occupancy	Per SF	
Residential Remodel:	\$60.00	
Patio Covers, all materials:		
Open Trellis:	\$30.00	
Solid Roof:	\$60.00	
Patio Enclosure:	\$60.00	
Deck/Balconies	\$60.00	
Garage Conversion	\$75.00	
Loft	\$75.00	
Storage	\$35.50	
Carport Enclosure	\$21.00	
Temporary Shoring: Soldier Pile/ Lagging:	\$50.00	
Residential Dewatering	\$30.00	
Tenant Improvement All Construction	50% of New Construction	
Partition, Interior (up to 30 LF)	\$145.00	
Additional Partition (30 LF increment)	\$43.00	
Storage Rack 8' or less (less than 100 LF)	\$217.00	
Freestanding Masonry Walls	\$14.50	
Freestanding Wood Fence	\$5.50	
Freestanding or Fence 6' high wall (LF) (up to 100 LF)	\$145.00	
Additional fence (50 LF increment)	\$72.50	
Masonry, standard 6' high (up to 100 LF)	\$145.00	
Additional Masonry (50 LF increment)	\$72.50	
Masonry, Special Design >6' high (up to 100 LF)	\$336.20	
Additional Special Masonry (50 LF increment)	\$217.00	
Retaining Walls (per SF)		
0-4' High	\$18.00	
4'1" - 10' High	\$21.00	
10'1" + High	\$27.00	
Pool (Plumb., Mech. Elect. Separate); (Spa Separate)	\$70.50	
Roofing	Without Tear Off	Per SQ (1,000sf)
Built-Up/Rock Roofs		\$355.00
Composition Shingle	\$268.50	\$345.00
Wood Shake/Shingle	\$268.50	\$550.00
Tile, or special Product	\$500.00	\$650.00
Sheathing		\$130.00
Metal Roofing		\$713.00



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Building Valuation 2018 (EACH)	
Miscellaneous Items	Permit Fee Each
Portable Spa / Hot Tub	\$183.15
Sauna/ Steam Room	\$217.00
Gunite Spa (Plumb., Mech., Elect. Separate)	\$261.00
Cellular/ Radio Antenna, EA	\$290.00
Aluminum/Canvas Awing	\$145.00
Bay Window	\$217.00
Close existing Opening	\$145.00
Demolition up to 3,000 SF	\$217.00
Add demo/per sf	\$13.82
Flag Pole	\$217.00
Fireplace, Masonry or Concrete	\$270.00
Fireplace, Factory/Metal	\$217.00
Light Pole with Electrical	\$145.00
Add Light Pole	\$43.00
Pile Foundation, Steel/Concrete (50LF)	\$580.00
Add Pile foundation (50LF incremental)	\$145.00
Remodel	
Residential Kitchen (MEP Included)	\$507.00
Residential Bathroom (MEP Included)	\$507.00
Sign	
Monument (Electrical Not Included)	\$217.00
Channel Letter Wall (Electrical Not Included)	\$145.00
Foam or Wood	\$72.50
Temporary construction Trailer w/ ramp or Per Title 25	\$580.00
Trash enclosure	\$435.00
Retrofit Window, Door & Sliding Glass Door Replacement:	
First 5	\$145.00
Next 5	\$20.00
Each after first 10	\$10.00
Skylights (Each)	
Less than 10 SF No Structural	\$101.00
Greater than 10 SF or Structural	\$174.00
Private Landscape Review (per hour)	\$145.00