



City of Mission Viejo Master Fee Schedule

BUILDING FEES				
Fee #	Description	Adopted Fee Effective 9/1/2019	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	

CERTIFICATES AND REPORTS				
1	Certificate Of Occupancy	\$250.00		
2	Temporary Certificate of Occupancy	Estimated Amount		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/\$15		Applicable to all projects requiring Plan Check and Permits.
8	Minor Project - NPDES (Non-Grading)	\$217.00		
9	NPDES Permit (Building Rvw only) - DEPOSIT	\$1,450.00		
10	Green Building Fee (when applicable)	5% of bldg fee		Mandated by State
11	Bonds: Signs	\$300.00		Cash deposit for incomplete work.
12	Bonds: Swimming Pool/Spa	\$500.00		Cash deposit for incomplete work.

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, \$233 minimum		Request to expedite plan check and work overtime.
5	Plan Check Extension	\$35.00		Request to extend plan check.
6	Plan Review	65% of Building Permit Fee		



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7	Repetitive Plan Review	25% of Plan Check Fee		
8	Energy Compliance Review	0.05% of Construction Cost		Minimum \$55. Maximum for 1 & 2 dwelling \$261. \$469 maximum for all others.
9	Disabled Access Compliance Review	0.1% of Construction Cost		Minimum \$80. Maximum \$803.
10a	Residential Solar Systems up to and including 15kW (AB 1414)	\$450.00	ea	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
10b	Residential Solar Systems per kW above 15kW (AB 1414)	\$15.00	per kW	
10c	Commercial Solar System up to and including 50kW (AB 1414)	\$1,000.00	ea	
10d	Commercial Solar System 50kW - 250kW (AB 1414)	\$7.00	per kW	
10e	Commercial Solar System 250kW+ (AB 1414)	\$5.00	per kW	
11	Electrical Plan Review: Code Compliance Review of Electrical Plans	65% of Total Permit Fee		
12	Mechanical Plan Review: Code Compliance Review of HVAC Plans	65% of Total Permit Fee		
13	Plumbing Plan Review: Code Compliance Review of Plumbing Plans	65% of Total Permit Fee		
14	Water Quality Management Plan Review (Commercial Or Residential Projects) Code Compliance Review/Inspections-Building Fee	\$217.00		All projects disturbing 120 sf or more of Earth. Retaining Walls >20 lf, Swimming Pools & Spas, Exterior or Interior Plastering
15	Construction & Demolition Recycling Fee: Administration Fee Demolition	\$100.00		Assessed if recycling to other than Waste Management.

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.

ELECTRICAL PERMIT FEES				
1	Issuance Fee	\$25.00		



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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	
3.c	Temporary Trailer Inspection (Pre-site; not construction type; open to public)	\$100.00	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 appliances	\$55.00	Each	For fixed residential appliances or receptacle outlets not exceeding one HP in rating.
6	Nonresidential appliances	\$55.00	Each	For nonresidential appliances and self-contained factory wired appliances not exceeding one horsepower (HP), kilowatt (KW) or kilovoltampere (KVA).
7.a	Power Apparatus - Up to and Including 1HP	\$75.00	Each	For motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment and other apparatus.
7.b	Power Apparatus - Over 1 HP and not over 10 HP	\$100.00	Each	
7.c	Power Apparatus - Over 10 HP and not over 100 HP	\$125.00	Each	
7.d	Power Apparatus - Over 100 HP and not over 500 HP	\$150.00	Each	
7.e	Power Apparatus - Over 500 HP	\$175.00	Each	
8	Busways - For trolley and plug-in busways	\$35.00	Each	Each 100 feet or fraction thereof.
9.a	Signs, Outline Lighting and Marques	\$100.00	Each	One sign and one transformer.
9.b	Signs, Outline Lighting and Marques	\$50.00	Each	Additional sign and transformer per address.
9.c	Signs, Outline Lighting and Marques (Alteration/Relocation)	\$50.00	Each	Alterations to existing signs.
9.d	Signs, Outline Lighting and Marques (Time Clock)	\$25.00	Each	
10.a	Services Panels/Meters/Disconnect Switches/Switch Gear/ Battery/Transformer/EV charger	\$125.00	Each	For services of 600 volt or less and not over 200 amp.
10.b	Services Panels/Meters/Disconnect Switches/Switch Gear/ Battery/Transformer/EV charger	\$150.00	Each	For services of 600 volt or less and over 200 amps and up to 500 amps.



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10.c	Services Panels/Meters/Disconnect Switches/Switch Gear/ Battery/Transformer/EV charger	\$200.00	Each	For services of 100 volts or less and over 500 amps and up to 1000 amps.
10.d	Services Panels/Meters/Disconnect Switches/Switch Gear/ Battery/Transformer/EV charger	\$225.00	Each	For services of 600 volts or less and over 1000 amps.
10.e	Services Panels/Meters/Disconnect Switches/Switch Gear/ Battery/Transformer/EV charger	\$250.00	Each	For services over 600 volts or over 1000 amps.
11	Apparatus or equipment (each)	\$125.00	Each	Misc. for which a permit is required but for which no fee is set forth.
12	Conduits and conductors Each 50 Feet or Fraction Thereof	\$35.00	Each	Misc. for which a permit is required but for which no fee is set forth.
13	Private street lights	\$35.00	Each	Misc. for which a permit is required but for which no fee is set forth.
14	Under floor raceways Each 100 Feet or Fraction Thereof	\$35.00	Each	Misc. for which a permit is required but for which no fee is set forth.
15.a	Pool/Spa - Electrical - Residential	\$100.00	Each	
15.b	Pool/Spa - Electrical - Commercial	\$225.00	Each	

MECHANICAL PERMIT FEES				
1.a	Absorption Unit 500,001 to 1,000,000 BTU/H	\$200.00		
1.b	Absorption Unit 1,000,001 to 1,750,000 BTU/H	\$225.00		
1.c	Absorption Unit over 1,750,000 BTU/H	\$250.00		
2.a	Air handling unit up to 10,000 CFM	\$100.00	Each	
2.b	Air handling unit over 10,000 CFM	\$150.00	Each	
3	Evaporative cooler (other than portable)	\$75.00	Each	
4	Ventilation fans to 300 CFM on single duct	\$75.00	Each	including dryer exhaust duct
5	Ventilation fans 301 CFM and over	\$100.00	Each	
6	Commercial hood (including ducts)	\$250.00	Each	
7	Appliances or piece of equipment regulated by this code but not specifically classes or listed	\$150.00		Additional hourly fee to be assessed
8	Fire Dampers	\$125.00	Each	
9	Processing, special, or hydronic piping per 100 ft.	\$75.00		

PLUMBING PERMIT FEES				
1	Issuance Fee	\$25.00	Each	
2	Supplemental Permits Issuance, Fee for Each Permit	\$20.00	Each	



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Fee #	Description	Adopted Fee Effective 9/1/2019	Unit	Notes
3	Each plumbing fixture including water, drainage piping and backwater valve, backflow device, check valves, new sewer, sewer abandonment	\$50.00		
4	Each private sewage disposal system, grease interceptors, clarifiers	\$125.00		Grease interceptors and clean outs.
5	Each water heater and/or vent.	\$75.00		
6	Each gas-piping system of 1 to 5 outlets.	\$140.00		
7	Each additional gas piping system outlet, per outlet.	\$25.00		
8	Each medical gas system of 1 to 5 inlets/outlets.	\$215.00		
9	Each additional medical gas inlets/outlets.	\$45.00		
10	For each repair or alteration of drainage or vent piping (each fixture)	\$75.00		
11	Each building water service	\$75.00		
12	Installation, alteration or repair of water piping and/or water treating equipment "re-piping" (each)	\$125.00		Repipe within the unit/ structure each unit.
13	Miscellaneous thermal fixtures	\$85.00	Each	Includes thermal solar panels and thermal solar tanks, water softener/water treatment equipment.
14	Graywater System	\$150.00	Each	For each graywater system.
15	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	\$94.25		
\$2,001.00	\$25,000.00	\$95.00	\$29.10	\$1,000
\$25,001.00	\$50,000.00	\$762.00	\$30.68	\$1,000
\$50,001.00	\$100,000.00	\$1,529.00	\$10.80	\$1,000
\$100,001.00	\$500,000.00	\$2,069.00	\$5.40	\$1,000
\$500,001.00	\$1,000,000.00	\$4,229.00	\$2.33	\$1,000
\$1,000,001.00	\$5,000,000.00	\$5,394.00	\$1.16	\$1,000
\$5,000,001.00	& over	\$10,054.00	\$0.64	\$1,000
Strong Motion Instrumentation (CA State Fee) SMIP	This fee applies to all new construction or structural alterations. Based on latest edition of ICC valuation.		100% of the State Fee. Subject to Change With State adoption.	



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Building Valuation 2018 (PER SQUARE FOOT)		
Type / Occupancy	Per SF	
Residential Remodel:	\$60.00	
Patio Covers, all materials:		
Open Trellis:	\$13.50	
Solid Roof:	\$30.00	
Patio Enclosure:	\$72.00	
Deck/Balconies	\$26.50	
Garage Conversion	\$50.00	
Loft/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 based on the latest edition of the ICC BVD.	
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	
Solar/Photovoltaic Valuation Per kW:		
Residential	up to 15 kW \$450; \$15 per kW above 15kW	
Commercial	up to 50 kW \$1,000; 51 kW – 250 kW \$7 per kW; above 250 kW \$5 per kW	
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
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