



City of Mission Viejo

Building Fee Schedule

GENERAL INSTRUCTIONS

1. This pamphlet lists Building Division Fees and Schedules for determining Permit Fees for your project.
2. Plan Check Fees or Deposits are required at time of submittal. The amount of the Permit Fee is determined by project valuation and/or fee schedule.
3. Permit Fees are based on the cost to administer the required plan check and inspections.
4. All fees and charges are subject to periodic review and update.

Fees identified in this fee schedule were established by City Council Resolution No. 19-13 adopted on June 11, 2019.



City of Mission Viejo

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City of Mission Viejo Building 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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Fee #	Description	Adopted Fee Effective 9/1/2019	Unit	Notes
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.



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Fee #	Description	Adopted Fee Effective 9/1/2019	Unit	Notes
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	
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.



City of Mission Viejo Building Fee Schedule

BUILDING FEES				
Fee #	Description	Adopted Fee Effective 9/1/2019	Unit	Notes
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.
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		



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Fee #	Description	Adopted Fee Effective 9/1/2019	Unit	Notes
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, 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.



City of Mission Viejo Master Fee Schedule

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	
50% of new construction based on the latest edition of the ICC BVD.		
Tenant Improvement All 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	
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



City of Mission Viejo Master Fee Schedule

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



City of Mission Viejo Master Fee Schedule

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.		