



BUILDING PERMIT FEE RESTRUCTURE SIGNIFICANT CHANGES

The City of Folsom Community Development Department adopted a revised Building Fee structure on May 25th, 2024. The revised Fee Structure will go into effect on August 1, 2024. Key changes include the following:

\$77 PROCESSING FEE DUE AT THE TIME OF APPLICATION

The revised fee structure has introduced a flat processing fee of \$77 (subject to increase with CPI each year) to cover the cost of intaking and reviewing applications. This fee will be collected at the time of application submittal for most projects. Projects that do not require a flat fee at intake are new commercial buildings, commercial additions or alterations, commercial swimming pools, and cell towers.

FLAT PERMIT FEE FOR RESIDENTIAL MINOR PERMITS

The fee schedule has adopted flat permit fees for many residential minor permits. This fee, along with the \$77 processing fee and any city/state mandated fees will be collected at the time of application. Collecting these fees at application allows staff to issue the permit if the application is complete, expediting the permit issuance process. The total fee may vary slightly as some state and city mandated fees are based on valuation. Below is the permit fee including a projects:

	Total Fee*
Residential Flat Fee Permits	
HVAC Changeout	\$ 336.00
Water Heater Changeout	\$ 290.00
Re-roof	\$ 474.00
Siding Replacement	\$ 474.00
Service Panel Upgrade	\$ 382.00
Battery Backup Storage	\$ 474.00
EV Charger	\$ 474.00
Generator	\$ 474.00
Fences Requiring a Permit	\$ 474.00
Electrical/Irrigation Pedestals	\$ 382.00
Pool Solar	\$ 290.00
Swimming Pool Replaster/Equipment Changeout	\$ 566.00
Swimming Pool Remodel (i.e. change shape, add cabo shelf, etc.)	\$ 1,026.00

*Total fee excludes state mandated fees that vary from \$1.50 to \$17.00 for valuations up to \$100,000

NEW PERMIT SUBTYPES ADDED TO ALTERATIONS – RESIDENTIAL PERMIT TYPE

There are three new permit subtypes added to the Alterations-Residential Permit Type. This is to allow easy application for new flat fee projects:

Service Panel Changeout/Upgrade – Flat \$276 Permit Fee*

Generator – Flat \$386 Permit Fee*

ESS Battery Only – Flat \$368 Permit Fee*

Fences over 7 ft – Flat \$368 Permit Fee*

*Does not include state and city mandated fees

FLAT PERMIT FEE FOR ACCESSORY DWELLING UNITS (ADUs)

Detached, attached and junior ADUs now have a flat fee to cover the cost of plan check and inspection. Half of the cost will be due at the time of application. The second half will be due at the time of issuance. Revising this process expedites the plan review process and eliminates the requirement to calculate a valuation prior to plan review.

Accessory Dwelling Unit Fee Schedule	Payment at Application	Payment at Issuance*
Detached ADU	\$ 2,377.00	\$ 2,593.00
Attached ADU	\$ 2,377.00	\$ 2,593.00
Junior ADU	\$ 1,181.00	\$ 1,277.40

*Includes state mandated fees based on \$200,000 valuation

OTHER FLAT FEE PROJECTS BASED ON THE COMPLEXITY/SIZE

Flat permit fees have also been introduced for residential retaining walls and solar photovoltaic systems (both residential and commercial). The base permit fee is collected at submittal with the \$77 processing fee. State/City mandated fees and any additional permit fee based on the size of the project are collected at issuance.

Residential Retaining Walls - \$552 Base Permit fee with additional \$276 per wall configuration (determined in plan review)

Example Valuation	\$ 80,000.00
Number of Wall Configurations	3
Fee Collected at Application Submittal (Processing and Flat Fee)	\$ 629.00
Additional Permit Fees due at Issuance (\$276 per wall config.)	\$ 552.00
State and City Mandated Fees	\$ 71.00
Total Fees Due at Issuance	\$ 623.00
Total Permit Fees for Retaining Wall Permit	\$ 1,252.00

Residential Window Replacements - \$184 Base fee with additional \$37 per window over 5 windows

Example Valuation	\$ 15,000.00
Number of Windows	15
Fee Collected at Application Submittal (Processing, Permit, and State/City Fees)	\$ 292.95
Additional Permit Fees due at Issuance (due to system size)	\$ 370.00
Total Permit Fees for Retaining Wall Permit	\$ 662.95

Key Changes for Building Permits Related to Subdivision Development

PROCESSING FEE AND PLAN CHECK FEE DUE AT SUBMITTAL OF APPLICATION

For all permits in the SUBDIVISION DEVELOPMENT Permit Type, a minimum \$77 fee shall be collected at application. Previously, no fees were collected at the time of submittal. The fee collection for each subtype shall be as follows:

Subdivision Development Permit Types	Fee at Application
Master Plan	\$ 77.00
Production Permit*	\$ 477.00
Production Permit - Multi-generational*	\$ 477.00
Production Permit - Model Home*	\$ 477.00
Model Home Complex (sitework)	Based on Valuation, min. \$110.40
Model Home Conversion	Based on Valuation, min. \$110.40
Temporary Power	Based on Valuation, min. \$110.40
Sales Trailer	Based on Valuation, min. \$110.40
Construction Trailer	Based on Valuation, min. \$110.40
Utilities Pedestal (valuation of \$2,500)	\$ 391.50

*A portion of the plan check fee is collected at application and the remaining will be collected prior to issuance

Master Plans – The \$77 processing fee will be collected at application. The remaining plan check fee will be collected once square footages are verified and valuation is calculated. Plan check fee will be due prior to plan review commencing. No fees are collected prior to approval unless Fire Dept. review is required, or a 4th plan review cycle is required.

Production Permits (including Multi-gen and Model Homes) - \$77 processing fee and \$400 of the plan review fee is collected at application submittal. The plan review fee is 20% of the master plan – plan review fee. The remaining plan review fee, state and city mandated fees, and issuance fee will be collected at issuance when impact fees are collected.

Example of Fee Collection Schedule and Total Fees for Production Home

Production Home Valuation	\$ 425,600.00
Master Plan PC Fee	\$ 3,500.00
Prod. Permit PC Fee (20% of Master Plan PC Fee)	\$ 700.00
Fee Collected at Application Submittal	\$ 477.00
Additional PC Fee due at Issuance	\$ 300.00
Issuance Fee	\$ 3,500.42
State and City Mandated Fees	\$ 276.37
Total Fees Due at Issuance	\$ 4,076.79
Total Permit Fees for Production Home	\$ 4,553.79

Model Home Complex, Conversions, Temp Power, Sales/Construction Trailers - \$77 processing fee and plan review fee is collected at time of application. If the valuation is deemed inaccurate, additional plan review fees may be collected when the state and city mandated fees and issuance fees are collected once the permit is approved, prior to issuance.

Utilities/Irrigation Pedestals - A flat fee of \$391.50 is collected at submittal based on a valuation input of \$2,500. Once approved, the permit will be automatically issued with no additional fees required to be collected prior to issuance.

Key Changes for Building Permits Related to Apartment Complexes

FLAT PLAN CHECK FEES FOR REPETATIVE MULTI-FAMILY BUILDING AND FIRE SUBMITTALS

Large multi-family apartment complexes can sometimes submit plans as a master plan. This happens when one building type is repeated multiple times on a parcel. The master plan is charged a plan check fee based on the valuation of one building alone, not on the entire project.

When a master plan is approved, the applicant can then pull a "Production Permit" referencing the master plan number. These projects will have a flat plan check fee (\$1472.00) and processing fee (\$77.00) collected at application. All other fees are collected prior to issuance when the impact fees are collected.

For Fire Submittals in repetitive buildings, the flat plan check fee (\$460.00) and processing fee (\$77.00) are collected at application as well. All other fees are collected prior to issuance (no impact fees apply to fire submittals).

With this change comes two new permit subtypes:

Permit Type: FIRE SUBMITTALS

New Permit Subtype: PRODUCTION PERMIT FOR FIRE

This new permit subtype is to pull a production permit on a fire submittal that has already been reviewed. When buildings are repeated, there is only one plan check required. However, the same set of plans can apply to multiple buildings since the same system is installed in all buildings. Once the "master plan" of the fire submittal is reviewed, an applicant can then pull each "production permit" related to each main building permit.

Permit Type: NEW MULTI-FAMILY CONSTRUCTION

New Permit Subtype: PRODUCTION PERMIT FOR MF

This new permit subtype is to pull a production permit on a multi-family (MF) submittal that has already been reviewed. When buildings are repeated, there is only one plan check required. However, the same set of plans can apply to multiple buildings since they are the exact, same building. Once the "master plan" is reviewed, an applicant can then pull each "production permit" for each individual building. NOTE: The California Building Code requires EACH STRUCTURE MUST HAVE ITS OWN BUILDING PERMIT ISSUED.