



CITY OF MANTECA DEVELOPMENT FEE SCHEDULE

Values listed reflect the rates in effect at the time of publication and are subject to change without notification.

Effective February 4, 2018

City of Manteca Building Permit Fee Schedule

Fee Description	Fee Code	Unit	Cost
TOTAL VALUATION-BUILDING PERMIT FEES			
Residential & Commercial New Construction and Additions (Permit Fee)	New Const Permit	Permit Fee	0.47% of valuation
Residential & Commercial New Construction and Additions (Plan Review Fee)	New Const PC	Plan review Fee	85% of permit fee
Residential Remodels and Commercial TI's (Permit Fee)	Remodel Permit	Permit Fee	0.47% of valuation
Residential Remodels and Commercial TI's (Plan Review Fee)	Remodel PC	Plan review Fee	85% of permit fee
Permit Administration Fee	Permit Admin	Flat	\$ 70
Minimum Permit Fee	-	Flat	\$ 560
SINGLE FAMILY DWELLING FEES			
Single Family Production Repeat	SFD Prod Repeat	Permit	0.47% of valuation
Production Repeat Single Family Dwelling Administrative Fee	SFD Repeat Admin	Flat	\$ 305
MWELo Landscape Fee - Residential	MWELo Residential	MWELo Fee	11% of permit fee
Plot Plan Revision	Plot Plan Rev	Per app	\$ 70
Master Plan Check Fees (SFD Track Housing)	Master Plan PC	Plan Check	1.41% of valuation
RESIDENTIAL FLAT FEES			
Bathroom Remodel Or Repair	Bathroom Remodel	Per app	\$ 255
CMU Wall (First 100 Lf)	CMU Wall Res	Per app	\$ 395
CMU Wall (Each Additional 100 Lf)		Per app	\$ 128
Electrical Appliances	Electrical App	Per app	\$ 79
Electrical Circuits (First)	Electrical Circ	Per app	\$ 100
Electrical Circuits (Each Additional)		Per app	\$ 12
Electrical Panels	Elec Panel Res	Per app	\$ 112
EV Charging Station	EV Charg Station	Per app	\$ 336
Fence	Fence	Per app	\$ 205
Fireplace Insert	Fireplace Insert	Per app	\$ 137
Flag Pole	Flag Pole Res	Per app	\$ 314
Gas Piping System	Gas Piping	Per app	\$ 152
Grading Permit Fee (Building Admin Department)	Grading Permit	Per app	\$ 35
Hot Tub / Spa Portable	Spa/Hot Tub Port	Per app	\$ 75
HVAC System Replacement	HVAC Residential	Per app	\$ 75
Kitchen Remodel Or Repair (W/O Structural Modifications)	Kitchen Remodel	Per app	\$ 292
Misc. Inspection	Misc Insp Res	Per app	\$ 110
Misc. Each Additional Inspection		Per app	\$ 75
Patio Covers & Gazebos	Patio Cover	Per app	\$ 357
Patio Covers & Gazebos (ICC/IAPMO Approved)	Patio Cover ICC	Per app	\$ 165
Plumbing Fixture	Plumbing Fixture	Per app	\$ 38
Re-Roof Residential	Reroof Resident	Per app	\$ 112
Sewer Repair	Sewer Repair	Per app	\$ 75
Shed	Shed	Per app	\$ 509
Shower / Bathtub Replacement	Shower/Bath Rep	Per app	\$ 120
Solar Photovoltaic - Residential (Rooftop)	Solar PV Resid	Per app	\$ 383
Solar Pool Heating System	Solar Pool Heat	Per app	\$ 117
Stucco or Siding	Stucco / Siding	Per app	\$ 112
Swimming Pool (No Master Plan)	Swimming Pool	Per app	\$ 576
Swimming Pool Master Plan	Swimming Pool MP	Per app	\$ 246
Swimming Pool With Approved Master Plan	Swim Pool w/ MP	Per app	\$ 331
Temp Power Pole	Temp Power Pole	Per app	\$ 38

Ventilation Fan	Ventilation Fan	Per app	\$	75
Water Heater Replacement - (Like For Like)	Water Heater	Per app	\$	75
Water Piping System	Water Piping Sys	Per app	\$	152
Water Softener	Water Softener	Per app	\$	75
Window Replacements (First 5 Windows)	Window Replace	Per app	\$	55
Window Replacements (Each Additional Window)		Per app	\$	12
Permit Administration Fee	Permit Admin	Flat	\$	70
COMMERCIAL FLAT FEES				
Awning (First)	Awning	Per app	\$	215
Awning (Each Additional)		Per app	\$	60
Cell Tower	Cell Tower	Per app	\$	726
CMU Wall (First 100 Lf)	CMU Wall Com	Per app	\$	469
CMU Wall (Each Additional 100 Lf)		Per app	\$	224
Commercial Coach	Commercial Coach	Per app	\$	490
Electrical Panel	Electric Pan Com	Per app	\$	199
Flag Pole	Flag Pole Com	Per app	\$	327
HVAC System Replacement	HVAC Commercial	Per app	\$	75
HVAC Replacement - Each Additional		Per app	\$	45
Misc. Inspection (1 Stop)	Misc Insp Com	Per app	\$	116
Misc. Inspection (Each Additional Inspection)		Per app	\$	75
Photovoltaic System - Up To 50 Kw.	Solar PV Com	Per app	\$	950
Photovoltaic System - Each Additional 25 Kw.		Per app	\$	175
Reroof - First 10 Squares	Reroof Com	Per app	\$	112
Reroof - Each Additional 10 Squares		Per app	\$	38
Sewer Repair	Sewer Repair	Per app	\$	75
Sign - Free Standing / Pole	Sign - Free/Pole	Per app	\$	285
Sign (Illuminated)	Sign - Illumin	Per app	\$	280
Sign (Non-Illuminated)	Sign - Non Illum	Per app	\$	180
Storage Racking (First Rack per type)	Storage Racking	Per app	\$	314
Storage Racking (Each additional 5 racks per type)		Per app	\$	157
Swimming Pool - Less Than 1000 Sf	Swim Pool Com <	Per app	\$	909
Swimming Pool - Over 1000 Sf	Swim Pool Com >	Per app	\$	1,132
Tank Installation	Tank Install	Per app	\$	180
Temp Power Pole	Temp Power Pole	Per app	\$	38
Water Heater Replacement - (Like For Like)	Water Heater	Per app	\$	75
Permit Administration Fee	Permit Admin	Flat	\$	70
OTHER/MISCELLANEOUS FEES				
Board Of Appeals Application Fee	Board Appeals Ap	Per app	\$	1,487
Business License Inspection	Bus Lic Inspect	Per app	\$	90
Fee Deferral	Fee Deferral	Per app	\$	441
Fee For Additional Plan Checking And For Plan Revisions: (Actual Cost)	Add Plan Check	Per hour	\$	246
Misc. Inspection (Hourly Rate)	Misc Insp hr	Per hour	\$	149
Misc. Plan Check (Hourly Rate)	Misc PC hr	Per hour	\$	211
Permit Reissuance (Permits expired less than 1 Year with no changes to plans)	Permit Reissue	Per app	\$	327
Permit Extension / Application Extension (Subject to approval of Building Official)	Permit/App Exten	Per app	\$	63
Plan Retention / Technology Fee	Plan Retention	Per app	\$	5% of permit fees
Reinspection Fee	Reinspection	Per unit	\$	110
Service Requested Outside Of Regular Working Hours (3 Hour Min)	Outside Reg Hour	Per app	\$	670
Special Inspection Application (For City List)	Spec Insp App	Per app	\$	211
For services required but not listed above (at the applicable hourly rate)	-			Hourly Rate
DEMOLITION PERMIT FEES				
Small Residential (i.e. Patio Cover, Shed, etc.)	Small Res Demo	Per app	\$	50
Single Family Dwelling	Single Fam Demo	Per app	\$	110
Commercial Demolition	Commercial Demo	Per app	\$	320
Demolition Permits for Removal Of Underground Tanks	Demo Tank	Per app	\$	149
Multifamily Demolition	Multi Fam Demo	Per app	\$	2,925

HOURLY RATES BY POSITION			
Chief Building Official	Hour by Position	per hour	\$ 249
Senior Plan Check Engineer		per hour	\$ 211
Building Inspector		per hour	\$ 149
Development Services Technician		per hour	\$ 140

PLANNING DIVISION FEES APPLICABLE TO BUILDING PERMITS			
Commercial, Multi-Family, Mixed (New)	Plan Com M-F/Mix	Per app	\$ 1,038
Commercial (Tenant Infill - Occupancy)	Plan Com TI-Occ	Per app	\$ 249
Residential (Addition - Minor)	Plan Res Add	Per app	\$ 111
Single Family Dwelling (Tract - Plot Plan)	Plan SFD Plot PI	Per app	\$ 48
Signs	Plan Signs	Per app	\$ 166
Residential Master Plan - Plan Review	Plan MP Review	Per app	\$ 408
Long Range Planning Surcharge (per square foot, all new construction)	Plan Long Range	Per Sq. Ft.	\$ 0.20
MWELo Landscape Fee - Residential (if applicable)	MWELo Resi	MWELo Fee	11% of permit fee
MWELo Landscape Fee - Commercial (if applicable)	MWELo Com	MWELo Fee	5% of permit fee

Fire Facilities Fee (rates effective 2/4/18 per City of Manteca Ordinance 1500)			
Residential			
Single-Family	\$ 0.29	per s.f. bldg.	
Multi-Family	\$ 0.35	per s.f. bldg.	
Nonresidential			
Commercial	\$ 0.21	per s.f. bldg.	
Office	\$ 0.28		
Industrial	\$ 0.10	per s.f. bldg.	
Assisted Living/Nursing	\$ 2,141.19	per bed	
Mobile Home Parks/Modular/Campsites	\$ 711.36	per unit	

Park Acquisition & Improvements Fee (rates effective 1/1/18)			
Single Family Residence	\$ 3,888	per dwelling unit	
Multiple Family Residence	\$ 2,715	per dwelling unit	
Commercial/Industrial	\$ -	per s.f. bldg.	

Neighborhood Park-in-Lieu Fee (rates effective 1/1/18)			
Single Family Residence	\$ 3,541	per dwelling unit	
Multiple Family Residence	\$ 2,473	per dwelling unit	
Commercial/Industrial	\$ -	per s.f. bldg.	

Existing Fee Parks (Only applicable to some projects) (rates effective 1/1/18)						
	Neighborhood Park Portion		Community Park Portion		Total	
Single Family Residence	\$ 1,828.12	per dwelling unit	\$ 1,997.51	per dwelling unit	\$ 3,825.63	per dwelling unit
Multiple Family Residence	\$ 1,265.61	per dwelling unit	\$ 1,382.89	per dwelling unit	\$ 2,648.50	per dwelling unit
Commercial/Industrial	\$ -	per s.f. bldg.	-		-	

Residential Construction Business License Tax (as originally adopted 6/20/94)			
Low or Very Low Density Residential	\$ 900	per dwelling unit	
Medium or High Density Residential	\$ 625	per dwelling unit	

Government Building Facilities Fee (rates effective 1/1/18 per City of Manteca Ordinance No. 1479)			
Low or Very Low Density Residential	\$ 4,759.00	per dwelling unit	
Medium Density Residential	\$ 4,759.00	per dwelling unit	
High Density Residential	\$ 3,968.76	per dwelling unit	
Commercial Mixed Use	\$ 3,571.75	per dwelling unit	
General Commercial	\$ 1.34	per s.f. bldg.	
Neighborhood Commercial	\$ 1.34	per s.f. bldg.	
Commercial Mixed Use	\$ 1.34	per s.f. bldg.	
Heavy Industrial	\$ 0.51	per s.f. bldg.	
Light Industrial	\$ 0.70	per s.f. bldg.	
Business Park Industrial	\$ 1.34	per s.f. bldg.	
Business Professional	\$ 1.76	per s.f. bldg.	

Land Use	Zone 21	Zone 22	Zone 24	Zone 25	Zone 26		
Very Low Density Residential	\$ 320	\$ 1,983	\$ 1,511	\$ 359	\$ 1,234		per dwelling
Low Density Residential	\$ 320	\$ 1,983	\$ 1,511	\$ 359	\$ 1,234		per dwelling
Medium Density Residential	\$ 234	\$ 1,451	\$ 1,105	\$ 262	\$ 903		per dwelling
High Density Residential	\$ 234	\$ 1,451	\$ 1,105	\$ 262	\$ 903		per dwelling
Non-residential	\$ 2.00	\$ 12.40	\$ 9.44	\$ 2.24	\$ 7.72		per gallon per day

Storm Drainage PFIP Fee: Public Facilities Implementation Program Fees (rates effective 1/1/2018, per Resolution No. R2013-31)

Development fee to pay for storm drainage pipelines and channels. This fee is charged when a parcel of land is paved over or built upon, as for a commercial development, or for each home within a subdivision as it is built. Water that would have been absorbed into the ground is now runoff that must be handled by the City's drainage system. This fee does not apply to new construction on a site that is already paved (for example, existing buildings were demolished and are being replaced).

Land Use	Zone 30	Zone 32	Zone 34	Zone 36	Zone 39		
Very Low Density Residential	\$ 137	\$ 1,652	\$ 1,038	\$ 2,531	\$ 1,040	per dwelling	
Low Density Residential	\$ 54	\$ 660	\$ 416	\$ 1,012	\$ 416	per dwelling	
Medium Density Residential	\$ 456	\$ 5,508	\$ 3,465	\$ 8,442	\$ 3,466	per net acre	
High Density Residential	\$ 597	\$ 7,162	\$ 4,503	\$ 10,973	\$ 4,505	per net acre	
Business Professional	\$ 819	\$ 9,916	\$ 6,236	\$ 15,194	\$ 6,238	per net acre	
Neighborhood Commercial	\$ 819	\$ 9,916	\$ 6,236	\$ 15,194	\$ 6,238	per net acre	
Commercial Mixed Use	\$ 819	\$ 9,916	\$ 6,236	\$ 15,194	\$ 6,238	per net acre	
General Commercial	\$ 819	\$ 9,916	\$ 6,236	\$ 15,194	\$ 6,238	per net acre	
Business Industrial Park	\$ 637	\$ 7,712	\$ 4,850	\$ 11,818	\$ 4,852	per net acre	
Light Industrial	\$ 637	\$ 7,712	\$ 4,850	\$ 11,818	\$ 4,852	per net acre	
Heavy Industrial	\$ 637	\$ 7,712	\$ 4,850	\$ 11,818	\$ 4,852	per net acre	

Transportation PFIP Fee: Public Facilities Implementation Program Fees (rates effective 1/1/2018)

Development fee for construction and maintenance of roadways and improvements.

Land Use						
Single Family Residential	\$ 8,300	per dwelling				
Multi-Family Residential	\$ 5,800	per dwelling unit				
General Office / Business Profess.	\$ 2,180	per 1000 s.f.				
Medical Office	7125	per 1000 s.f.				
Community Commercial	\$ 6,550	per 1000 s.f.				
Regional Commercial	\$ 9,950	per 1000 s.f.				
Church	\$ 1,083	per 1000 s.f.				
Clubhouse	\$ 9,974	per 1000 s.f.				
Hotel	\$ 1,495	per room				
Business Industrial Park	*Subject to Community Development review					
Industrial Park / R&D	\$ 1,495	per 1000 s.f.				
Distribution / High Cube Warehouse	\$ 795	per 1000 s.f.				

Well Water PFIP: Public Facilities Implementation Program Fees (rates effective 1/1/2018, per Resolution No. R2013-31)

Development fee that pays for new water wells and distribution lines (In addition to connection fees above; applies to all land uses)

Meter Size	5/8"x3/4"	1"	1-1/2"	2"	3"	4"	6"	8"
Groundwater Supply Fee	\$ 1,121	\$ 1,870	\$ 3,730	\$ 5,969	\$ 11,201	\$ 18,670	\$ 37,331	\$ 59,732
Peaking Facility Fee	\$ 1,722	\$ 2,877	\$ 5,736	\$ 9,183	\$ 17,231	\$ 28,722	\$ 57,426	\$ 91,885
Distribution System Fee	\$ 725	\$ 1,211	\$ 2,413	\$ 3,861	\$ 7,244	\$ 12,078	\$ 24,148	\$ 38,638
Total	\$ 3,568	\$ 5,958	\$ 11,879	\$ 19,013	\$ 35,676	\$ 59,470	\$ 118,905	\$ 190,255

Strong Motion Instrumentation Program (SMIP): State Earthquake Fee

Residential	0.00013 x building valuation					
Commercial	0.00028 x building valuation					

California Building Standards Commission (CBSC) Green Building Fund Fee (rates effective 1/1/09 per State Bill 1473)							
Valuation	Fee						
\$1 to \$25,000	\$ 1.00						
\$25,001 to \$50,000	\$ 2.00						
\$50,001 to \$75,000	\$ 3.00						
\$75,001 to \$100,000	\$ 4.00						
\$100,001 and up	add \$1.00 for each additional \$25,000 or fraction thereof						

Manteca Unified School District Residential/Commercial Property Developer Fee (rates effective 6/18/17)															
Residential															
Mello Roos Districts (Level 1)	\$ 3.48	per s.f. bldg.													
Non-Mello Roos Districts (Level II)	\$ 3.48	per s.f. bldg.													
Non-Mello Roos Districts (Level III)	\$ 8.10	per s.f. bldg.													
This fee is paid directly to the School District - call 209-825-3200, ext. 50858 for more information.															
								Commercial/Industrial							
								\$ 0.56	per s.f. bldg.						
Self Storage Unit															
	\$ 0.17	per s.f. bldg.													

Ripon Unified School District Residential Property Developer Fee (rates effective 4/14/14)							
Commercial/Industrial							
	\$ 0.56	per s.f. bldg.					
Residential							
Mello Roos Districts (Level 1)	\$ 3.48	per s.f. bldg.					
This fee is paid directly to the School District - call 209-599-2131 for more information.							

San Joaquin County Facilities Fee (rates effective 7/1/17)							
This is a County fee collected by the City of Manteca - call the County at 209-468-3216 for more information.							
Residential							
Single Family	\$ 2,049	per dwelling unit					
Multiple Family	\$ 1,756	per dwelling unit					
Non-Residential							
Retail	\$ 0.47	per s.f. bldg.					
Office	\$ 0.41	per s.f. bldg.					
Industrial	\$ 0.23	per s.f. bldg.					

San Joaquin County Regional Transportation Impact Fee (rates effective 7/1/17)							
This is a County fee collected by the City of Manteca - call the County at 209-468-3913 for more information.							
Residential							
Single Family	\$ 3,311.64	per dwelling unit					
Multiple Family	\$ 1,986.98	per dwelling unit					
Non-Residential							
Retail	\$ 1.32	per s.f. bldg.					
Office/Service	\$ 1.66	per s.f. bldg.					
Commercial/Industrial	\$ 1.00	per s.f. bldg.					
Warehouse	\$ 0.42	per s.f. bldg.					

San Joaquin County Multi-Species Habitat & Open Space Conservation Plan Fee (rates effective 1/1/18)							
This fee is collected by the City of Manteca - call 209-468-3913 (SJ Council of Governments) for more information.							
	Multi-Purpose			Vernal Pool	Vernal Pool		
	Open Space	Natural	Agriculture	(Uplands)	(Wetted)		
	Cat. B/Pay A	Cat. D/Pay B	Cat. C/Pay B	Cat. E/Pay C	Cat. E/Pay C		
All Development	\$ 9,701	\$ 19,400	\$ 19,400	\$ 72,523	\$ 116,871	per gross acre	

Agricultural Mitigation Fee (rates effective 3/1/18) Applies when development converts 'important farmland' to private urban uses.							
All Development	\$ 2,825.45	per gross acre					

FIRE PREVENTION PERMIT FEES			
Fee Description	Fee Code	Unit	Cost
Fire Prevention Plan Review and Inspection (New Commercial)	Fire Prev New Con	Per app	0.2% of valuation
Fire Alarm Systems (new or TI) (plan check and inspection)			

1-50 Devices		Per app	\$	260
> 50 Devices	Fire Alarm	Per app	\$	371
Fire Suppression / Protection Sys.				
Residential - Custom	Fire Sup Res Cus	Per app	\$	60
Residential - Master Plan	Fire Sup Res MP	Per app	\$	250
Fire Suppression / Protection Sys. - Commercial - New				
1 - 100 (plus any consultant fee)		Per app	\$	492
101 - 300 (plus any consultant fee)	Fire Sup Com New	Per app	\$	660
301 - 700 (plus any consultant fee)		Per app	\$	820
>701 (plus any consultant fee)		Per app	\$	1,028
Fire Suppression / Protection Sys. - Commercial - TI				
1 - 10		Per app	\$	141
11 - 50	Fire Sup Com TI	Per app	\$	244
51-100		Per app	\$	315
>101		Per app	\$	473
Automatic Fire Extinguishing System (Halon/Cleaning Agent,				
	Auto Fire Ext Sys	Per app	\$	166
Fire Pump				
	Fire Pump	Per app	\$	363
Tank Installation / Removal				
Underground Install	Tank Below - Fire	Per app	\$	92
Underground Remove	Tank Bel Rem - Fir	Per app	\$	72
Aboveground Install	Tank Above - Fire	Per app	\$	124
Aboveground Remove	Tank Above Rem - Fir	Per app	\$	107
Solar Power Systems				
Commercial	Solar PV Com Fir	Per app	\$	50
Fire Addendums				
	Addendums	Per app	\$	158