



**BUILDING AND
DEVELOPMENT
SERVICES
FEE GUIDE**

Development Services

Building Division
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Fees are collected at various stages of development projects. This guide provides information on those permit fees, plan check fees, and development impact fees applicable to projects that involve building permits.

Building Permit Plan Check and Permit Fees. This section applies to processing building permit applications and fees required for administrative and overhead services, including, but not limited to:

- | | |
|---|--|
| <input type="checkbox"/> Building Plan Check Fee | <input type="checkbox"/> Building Permit Fee |
| <input type="checkbox"/> Fire Building Plan Check Fee | <input type="checkbox"/> Mechanical Fee |
| <input type="checkbox"/> Planning Building Plan Check Fee | <input type="checkbox"/> Plumbing Fee |
| <input type="checkbox"/> Engineering Plan Check Fee | <input type="checkbox"/> Electrical Fee |
| | <input type="checkbox"/> Stormwater Fee |

Development Impact Fees. This section applies to all development fees imposed by the city for the purpose of financing capital improvements, the need for which is attributable to such development, including, but not limited to:

- | | |
|--|---|
| <input type="checkbox"/> Community Facilities (CFD No.1) Fee | <input type="checkbox"/> Traffic Impact Fee (inc. RTCIP Fee) |
| <input type="checkbox"/> Local Facilities Management Zone (LFMZ) Fee | <input type="checkbox"/> Transportation System Management Fee |
| <input type="checkbox"/> Public Facilities Fee (inside CFD; outside CFD) | <input type="checkbox"/> Water Connection Fee |
| <input type="checkbox"/> Bridge and Thoroughfare Fee | <input type="checkbox"/> Water Meter Fee |
| <input type="checkbox"/> Sewer Benefit Area Fee | <input type="checkbox"/> Water Treatment and Capacity Fee |
| <input type="checkbox"/> Sewer Connection Fee | <input type="checkbox"/> Drainage Fee |
| | <input type="checkbox"/> Park-in-Lieu Fee |

There could be other development related fees charged to implement your project that are not covered in this *Development Services Fee Guide*. You are responsible for any additional fees to be incorporated that are found to be necessary, including but not limited to the following:

- | | |
|---|--|
| <input type="checkbox"/> Business License Fee | <input type="checkbox"/> Engineering Fee (Title 15 approvals) |
| <input type="checkbox"/> Pass Through Fee(s) | <input type="checkbox"/> Stormwater Fee (SWPPP / SWQMP) |
| <input type="checkbox"/> State Seismic Fee | <input type="checkbox"/> Planning Fee (Title 21 approvals) |
| <input type="checkbox"/> State Green Building Fee | <input type="checkbox"/> Housing Fee |
| <input type="checkbox"/> School Fee | <input type="checkbox"/> Habitat Management Plan Fee |
| <input type="checkbox"/> Air Pollution Control District (SDAPCD) | <input type="checkbox"/> Village Parking Fee |
| <input type="checkbox"/> SDCWA System Capacity Fee (Currently collected with water meter charges) | <input type="checkbox"/> Environmental Mitigation Fee(s) |
| <input type="checkbox"/> San Diego County Health (Hazardous Materials; Environmental Services) | <input type="checkbox"/> Taxes or Special Assessments Levied |
| <input type="checkbox"/> Code Enforcement Fees/Fines | <input type="checkbox"/> Fees Collected Under Development Agreements Adopted Pursuant to GOV Code §§ 65864 et seq. |

SECTION 1. Disclaimer.

The fees in this *Development Services Fee Guide* or any estimates provided to you by city staff are only informational purposes, made during the effective dates of the FY 2023-24 *Master Fee Schedule*. All fees are subject to change on or after Sep. 1 of each year. Fee estimates created prior to Sep. 1 may no longer be valid and the fees that are due to the city may be higher than initially estimated. For a complete list of all city fees, see the most recently adopted *Master Fee Schedule*.

FINAL PROJECT FEES ARE THOSE FEES IN EFFECT AT THE TIME OF PAYMENT.

SECTION 2. Information about the fees.

1. **Building Plan Check Fee.** For applications requiring a building plan review, a Plan Check Fee will be due upon acceptance of the plans and specifications for review. The city has contracted with True North Compliance Services to perform building plan review services. Outsourcing this service gives the city access to specialized technical expertise and helps ensure that new construction is professionally reviewed for compliance with all state and local codes, including seismic, accessibility, plumbing, mechanical, electrical and life safety provisions.

In general, the plan review fee is set at 65% of the building permit fee and is collected at intake.

2. **Building Permit Fee.** The Building Division assigns a Permit Fee, which may be a flat rate or based on a square foot basis based on the type and size of the project. The fee is derived from the current *Master Fee Schedule* and is subject to a calculation done by the Building Official or designee. After review and approval of the permit application documents, Building Division staff shall notify the project applicant that the permits for the project are ready to be issued. Payment of all applicable Building Permit Fees that remain unpaid shall be due at this time.
3. **Development Impact Fees.** Development Impact Fees are one-time payments required for the purpose of providing new or expanded public capital facilities required to serve that development. The fees typically require cash payments in advance of the completion of development, are based on a “proportionate share” methodology and calculation derived from the cost of the facility and the nature and size of the development, and are used to finance improvements offsite of, but to the benefit of the development. As such, Development Impact fees are additional and supplemental to, and not in substitution of, on-site facility requirements imposed by the city pursuant to zoning, subdivision, or other city ordinances and regulations.

The city’s impact fee program exists to finance the cost of new roads, parks, fire services, etc. necessitated by development activity within the city, unless expressly herein exempted, including, but not limited to:

- A. Thoroughfare and bridge fees imposed pursuant to Chapter 20.08 of the Carlsbad Municipal Code;
- B. Drainage fees imposed pursuant to Chapters 15.08 and 20.08 of the Carlsbad Municipal Code;
- C. Sewer facilities fees and impact fees imposed pursuant to Chapters 13.10 and 20.08 of the Carlsbad Municipal Code;
- D. Traffic fees imposed pursuant to Chapter 18.42 of the Carlsbad Municipal Code;

- E. Park in lieu fees imposed pursuant to Chapter 20.44 of the Carlsbad Municipal Code; and
- F. Public Facility fees and Local Facilities Management Zone fees imposed pursuant to Chapters 5.09 and 21.90 of the Carlsbad Municipal Code.

SECTION 3. Valuation used to compute some fees.

Some of the fees collected by the Building Division relate to the most current building valuation data published by the International Code Council, which is updated every February and August. The property owner or applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of the work, including materials and labor, for which the permits are being issued, as well as all finish work such as painting, roofing, electrical, gas, mechanical, plumbing equipment and permanent systems. Valuation or value shall be based upon either the actual contract price for the work to be permitted or shall be determined with the use of the current "ICC Building Valuation Data" as published by the International Code Council, whichever is higher.

SECTION 4. Example worksheets.

The Building Division processes many types of applications, ranging from minor projects, such as a small room addition to an existing single-family home, to large projects, such as a new industrial building complex. Because there is a significant variation in permit types, worksheets were prepared by the city to assist developers in estimating development services fees. If you are unsure of the applicable fees for your project please contact Building Division staff for assistance.

Please note that the preliminary estimates provided in the examples do not include all of the fees you can expect on your project. Special District, Planning, and Engineering fees are calculated during project review and will not be included in your initial fee estimate. Some fees (such as the Bridge and Thoroughfare Fee and the CFD) are property or location specific.

SECTION 5. Fee computations and timing of payments.

Building Plan Check Fees are calculated and due at the time of plan submittal. Depending on the complexity and quality of the documentation being submitted, the final Building Plan Check Fee to be paid may exceed the amount of the fee deposited to the city. The Building Official may require additional charges for review required by changes, additions or revisions of approved plans or reports, and for services beyond the first and second check due to changes, omissions or errors on the part of the property owner or permit applicant. Building plan check fees are non-refundable.

Building Plan Fees are calculated at the time of plan submittal. Payment is due to the city when the building permit is approved but prior to issuance.

Development Impact Fees are due to the city when the building permit is approved but prior to permit issuance. When **Development Impact Fees** are to be calculated during the building permit process or prior to the issuance of a building permit, it shall mean the building permit is approved by the Building Official and ready to issue, unless deferred; except that payment may be deferred to final inspection. (No temporary or final certificate of occupancy or permanent connection to utilities may be granted until all development fees have been paid in full.) When applicable **Development Impact Fees** are to be calculated prior to the filing of a final map or parcel map, it shall mean that final mylars have been

requested and the map is ready for adoption and/or recordation. The calculation of deferred **Development Impact Fees** due shall be based on the *Master Fee Schedule* in effect at the time of payment. **Development Impact Fees** required as mitigation measures may be deferred only in accordance with the mitigation monitoring and reporting program.

Accordingly, the Building Division will typically create two fee invoices during the course of processing your building permit application. One invoice will be generated at intake (covering the **Building Plan Check Fees**) and the other invoice will be created when the building permit is approved and ready to issue (covering **Building Permit Fees** and **Development Impact Fees**). If you would like to have the Building Division create a fee calculation worksheet for your project at a different time, a Research Fee may be required and applied to any research and information requests that is time consuming and difficult to track.

EXAMPLE 1: DETACHED SINGLE-FAMILY HOME*

Project Description/Data:	SD ICC 2023 Project Valuation:
2,700 SF home (Type V construction) on 10,000 SF lot	\$184.32 x 2,700 = \$497,664
- 600 SF garage attached	\$48.09 x 600 = \$28,854
- 240 SF patio wood frame	\$16.03 x 240 = \$3,847.2
- Fireplace	\$6,451.40
- 1" meter service	---
- Sprinklered w/ AC	(\$5.21 + 7.01 = \$12.22) x 2,700 = \$32,994
-	Total valuation: \$569,810.60
Plan check fees due AT TIME of building plan check submittal	
Building Division - plan check fee (65% of building permit fee)	\$2,026.05
Planning Division – plan check fee	\$314
LDE Division – plan check fee	\$618
Fire Department – plan check fee	---
Permit fees due AT TIME of building permit issuance	
Building permit fee (\$2,038 plus 0.30 per SF above 2,500 SF; and \$1,019 for the garage)	\$3,117
Bridge and thoroughfare fee (applies to LFM Zones 5, 20, and 21 only)	---
Community Facility District (CFD) fee (see informational packet)	---
Drainage (PLDA) fee (Area B, low runoff \$2,985 per acre)	\$685.26
Local facility management zone fee (Zone 1)	---
Park in-lieu fee (NW / \$7,649 per SF or duplex unit)	\$7,649
Public facilities fee (outside of CFD / 3.5% of valuation)	\$19,943.37
Recycled water and water fees (ultrasonic meter installation and connection fees)	\$12,879
Sewer benefit fee (Carlsbad Service Area)	---
Sewer connection fee (\$1,156 per EDU / 1 EDU)	\$1,156
Traffic impact fee (\$533 per ADT for a SFR outside of CFD and 10 ADT)	\$5,330
Pass-through fees due AT TIME of building permit issuance	
SDCWA fees (paid at time of meter purchase)	\$9,374
State seismic fee (SMIP) fee (state fee)	\$159.54
Green building fee (state fee)	\$22.79
School district fees (\$4.79 per SF – paid to school district)	\$12,933
Permit fees deferred submittal	
Fire sprinkler fee (NFPA13D)	\$467
Fire alarm fee	---
TOTAL	\$76,674.01

** This is for informational purposes only. Exact fees for a specific project (in a specific location of the city) can only be determined on a case-by-case basis. FINAL PROJECT FEES ARE THOSE FEES IN EFFECT AT THE TIME OF PAYMENT.*

The worksheet prepared in this handout shows the fee assumptions for a project located in Local Facility Management Zone #1. No grading or stormwater permit or inspection fees are included in this worksheet example.

EXAMPLE 2: DUPLEX TWO-FAMILY HOME*

Project Description/Data:	SD ICC 2023 Project Valuation:
Duplex (Type V construction)	---
2,500 SF total on 15,000 SF lot	\$184.32 x 2,500 = \$460,800
- 400 SF garages attached	\$48.09 x 400 = \$19,236
- Fireplace	\$6,451.40
- 1" meter service	---
- Sprinklered w/ AC	(\$5.21 + 7.01 = \$12.22) x 2,500 = 30,550
	Total valuation (2 units): \$1,034,074.80
Plan check fees due AT TIME of building plan check submittal	
Building Division – plan check fee (65% of building permit fee)	\$2,738.13
Planning Division – plan check fee	\$314
LDE Division – plan check fee	\$618
Fire Department – plan check fee	---
Permit fees due AT TIME of building permit issuance	
Building permit fee (\$1,447.5 permit fee for first unit, \$1,180 for duplicate floor plan fee, \$877 for the garage, and \$708 for duplicate garage)	\$4,212.50
Bridge and thoroughfare fee (applies to LFM Zones 5, 20, and 21 only)	---
Community Facility District (CFD) fee (see informational packet)	---
Drainage (PLDA) fee (Area B, low runoff \$2,985 per acre)	\$1,027.89
Local facility management zone fee (Zone 1)	---
Park in-lieu fee (NW / \$7,649 per SF or duplex unit)	\$7,649
Public facilities fee (outside of CFD / 3.5% of valuation)	\$36,192.62
Recycled water and water fees (ultrasonic meter installation and connection fees)	\$25,758
Sewer benefit fee (Carlsbad Service Area)	---
Sewer connection fee (\$1,156 per EDU / 2 EDU)	\$2,312
Traffic impact fee (\$533 per ADT for a SFR outside of CFD and 20 ADT)	\$10,660
Pass-through fees due AT TIME of building permit issuance	
SDCWA fees (paid at time of meter purchase)	\$18,748
State seismic fee (SMIP) fee (state fee)	\$289.54
Green building fee (state fee)	\$41.36
School district fees (\$4.79 per SF – paid to school district))	\$23,950
Permit fees deferred submittal	
Fire sprinkler fee (NFPA13D)	\$467
Fire alarm fee	---
TOTAL	\$134,978.04
TOTAL PER UNIT	\$67,489.20

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EXAMPLE 3: ACCESSORY DWELLING UNIT*

Project Description/Data:	SD ICC 2023 Project Valuation:
ADU detached from 3,200 SF main unit	---
800 SF ADU home (Type V construction)	\$184.32 x 800 = \$147,456
- 1" meter service	---
- Sprinklered w/ AC	(\$5.21 + 7.01 = \$12.22) x 800 = \$9,776
	Total valuation: \$157,232
Plan check fees due <i>AT TIME</i> of building plan check submittal	
Building Division - plan check fee (65% of building permit fee)	\$864.50
Planning Division – plan check fee	\$104
LDE Division – plan check fee	\$197
Fire Department – plan check fee	---
Permit fees due <i>AT TIME</i> of building permit issuance	
Building permit fee	\$1,330
Bridge and thoroughfare fee (applies to LFM Zones 5, 20, and 21 only)	---
Community Facility District (CFD) fee (see informational packet)	
Drainage (PLDA) fee (ADU exempt)	---
Local facility management zone fee (Zone 1)	---
Park in-lieu fee (ADU exempt)	---
Public facilities fee (3.5% of valuation, \$5,503.12, proportionate to the main unit. ADU exempt if under 750 SF)	\$1,375.78
Recycled water and water fees (no connection proposed)	---
Sewer benefit fee (Carlsbad Service Area)	---
Sewer connection fee (no connection proposed)	---
Pass-through fees due <i>AT TIME</i> of building permit issuance	
SDCWA fees (ADU exempt)	---
State seismic fee (SMIP) fee (state fee)	\$44.02
Green building fee (state fee)	\$6.28
School district fees (\$4.79 per SF – paid to school district; under 500 SF exempt)	\$3,832
Traffic RTCIP fee (ADU exempt)	---
Permit fees <i>deferred submittal</i>	
Fire sprinkler fee (NFPA13D)	\$467
Fire alarm fee	---
	TOTAL
	\$8,220.58

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EXAMPLE 4: 20-UNIT TOWNHOMES*

Project Description/Data:		SD ICC 2023 Project Valuation:	
Condominium building with 20 units / 1 acre		---	
1,200 SF home (Type V B construction)		\$184.32 x 1,200 = \$101,184	
- 400 SF garages		\$48.09 x 400 = \$19,236	
- 2" meter service		---	
- Sprinklered w/ AC		(\$5.21 + 7.01 = \$12.22) x 1,200 = \$14,664	
		Total valuation (20 units): \$2,701,680	
Plan check fees due AT TIME of building plan check submittal			
Building Division - plan check fee (65% of building permit fee)		\$20,144.80	
Planning Division – plan check fee		\$314	
LDE Division – plan check fee		\$618	
Fire Department – plan check fee		\$1,026	
Permit fees due AT TIME of building permit issuance			
Building permit fee (\$7,893 for 24,000 SF of homes, \$877 for garage, and \$708 for duplicate garage [x 19])		\$30,992	
Bridge and thoroughfare fee (applies to LFM Zones 5, 20, and 21 only)		---	
Community Facility District (CFD) fee (see informational packet)		---	
Drainage (PLDA) fee (Area B, medium runoff \$5,753 per acre)		\$5,753	
Local facility management zone fee (Zone 1)		---	
Park in-lieu fee (NW / \$6,190 per unit)		\$123,800	
Public facilities fee (outside of CFD / 3.5% of valuation)		\$94,558.80	
Recycled water and water fees (2" ultrasonic meter installation and connection fees for 20 units)		\$72,081	
Sewer benefit fee (Carlsbad Service Area)		---	
Sewer connection fee (\$1,156 per EDU / 20 EDU)		\$23,120	
Traffic impact fee (\$533 per ADT for a MFR condo outside of CFD and 160 ADT)		\$85,280	
Pass-through fees due AT TIME of building permit issuance			
SDCWA fees (paid at time of meter purchase)		\$30,467	
State seismic fee (SMIP) fee (state fee)		\$756.47	
Green building fee (state fee)		\$108.06	
School district fees (\$4.79 per SF, not including garage – paid to school district)		\$114,960	
Permit fees deferred submittal			
Fire sprinkler fee		\$1,081	
Fire alarm/monitoring fee		\$482	
Underground piping		\$951	
		TOTAL	
		\$606,493.13	
		TOTAL PER UNIT	
		\$30,324.65	

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EXAMPLE 5: 100 UNIT TOWNHOMES*

Project Description/Data:	SD ICC 2023 Project Valuation:
10 buildings with 10 units each / 5.5 acres	---
1,600 SF home (Type V construction)	\$184.32 x 1,600 = \$294,912
- 300 SF garages	\$48.09 x 300 = \$14,427
- 80 SF balcony	\$26.04 x 80 = \$2,083.20
- 2" meter service to each building	---
- Sprinklered w/ AC	(\$5.21 + 7.01 = \$12.22) x 1,600 = \$19,552
	Total valuation (100 units): \$33,097,420
Plan check fees due AT TIME of building plan check submittal	
Building Division - plan check fee (65% of building permit fee)	\$35,003.15
Planning Division – plan check fee	\$314
LDE Division – plan check fee	\$618
Fire Department – plan check fee	\$1,026
Permit fees due AT TIME of building permit issuance	
Building permit fee (\$21,108 for 160,000 SF of homes, \$766 for garage, and \$323 for duplicate garage [x 99])	\$53,851
Bridge and thoroughfare fee (applies to LFM Zones 5, 20, and 21 only)	---
Community Facility District (CFD) fee (see informational packet)	---
Drainage (PLDA) fee (Area B, medium runoff \$5,753 per acre)	\$31,641.50
Local facility management zone fee (Zone 1)	---
Park in-lieu fee (NW / \$6,190 per unit)	\$619,000
Public facilities fee (outside of CFD / 3.5% of valuation)	\$1,158,409.70
Recycled water fees (2" ultrasonic meter installation and connection fees on each building)	\$439,190
Sewer benefit fee (Carlsbad Service Area)	---
Sewer connection fee (\$1,156 per EDU / 100 EDU)	\$115,600
Traffic impact fee (\$533 per ADT for a MFR condo outside of CFD and 600 ADT)	\$319,800
Pass-through fees due AT TIME of building permit issuance	
SDCWA fees (paid at time of meter purchase)	\$30,467
State seismic fee (SMIP) fee (state fee)	\$9,267.27
Green building fee (state fee)	\$1,323.89
School district fees (\$4.79 per SF, not including garage or balcony – paid to school district)	\$347,275
Permit fees deferred submittal	
Fire sprinkler fee (10 buildings)	\$10,810
Fire alarm/monitoring fee (10 buildings)	\$4,820
Underground piping	\$951
TOTAL	\$3,179,367.51
TOTAL PER UNIT	\$31,793.68

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The worksheet prepared in this handout shows the fee assumptions for a project located in Local Facility Management Zone #1. No grading or stormwater permit or inspection fees are included in this worksheet example.

EXAMPLE 6: 250 UNIT CONDOMINIUM*

Project Description/Data:	SD ICC 2023 Project Valuation:
Condominium building with 250 units and 5 stories / 121,000 SF of two-levels of subterranean parking / 1.5 acres	---
725 SF home (Type III B construction)	\$194.34 x 725 = \$140,896.50
- Public parking garage 487 SF / 1.5 spaces per unit (325 SF)	\$74.13 x 487 = \$36,101.31
- 80 SF balcony	\$26.04 x 80 = \$2,083.20
- 3" meter service	---
- Sprinklered w/ AC	(\$5.21 x [487 + 725]) + (\$7.01 x 725) = \$11,396.77
	Total valuation (250 units): \$47,619,445
Plan check fees due AT TIME of building plan check submittal	
Building Division - plan check fee (65% of building permit fee)	\$24,716.58
Planning Division – plan check fee	\$314
LDE Division – plan check fee	\$618
Fire Department – plan check fee	\$1,849
Permit fees due AT TIME of building permit issuance	
Building permit fee (\$31,106.50 for 181,250 SF of homes and \$6,919 for garage)	\$38,025.50
Bridge and thoroughfare fee (applies to LFM Zones 5, 20, and 21 only)	---
Community Facility District (CFD) fee (see informational packet)	---
Drainage (PLDA) fee (Area B, medium runoff \$5,753 per acre)	\$8,629.50
Local facility management zone fee (Zone 1)	---
Park in-lieu fee (NW / \$6,190 per unit)	\$1,547,500
Public facilities fee (outside of CFD / 3.5% of valuation)	\$1,666,680.58
Recycled water and water fees (3" meter installation and connection fees)	\$550,745
Sewer benefit fee (Carlsbad Service Area)	---
Sewer connection fee (\$1,156 per EDU / 250 EDU)	\$289,000
Traffic impact fee (\$533 per ADT for a MFR condo outside of CFD and 1,500 ADT)	\$799,500
Pass-through fees due AT TIME of building permit issuance	
SDCWA fees (paid at time of meter purchase)	\$52,246
State seismic fee (SMIP) fee (state fee)	\$13,333.44
Green building fee (state fee)	\$1,904.77
School district fees (\$4.79 per SF, not including garage or balcony – paid to school district)	\$868,187.50
Permit fees deferred submittal	
Fire sprinkler fee	\$1,081
Fire alarm/monitoring fee	\$1,593
Underground piping	\$1,254
TOTAL	\$5,857,177.87
TOTAL PER UNIT	\$23,468.71

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The worksheet prepared in this handout shows the fee assumptions for a project located in Local Facility Management Zone #1. No grading or stormwater permit or inspection fees are included in this worksheet example.

EXAMPLE 7: 250 UNIT APARTMENT*

Project Description/Data:	SD ICC 2023 Project Valuation:
Garden style apartment building with 250 units and 3 stories / surface parking / 10 buildings on 10 acres	---
950 SF home (Type V construction)	\$164.29 x 950 = \$156,075.50
- 50 SF balcony	\$26.04 x 50 = \$1,302
- 2" meter service to each building	---
- Sprinklered w/ AC	(\$5.21 + 7.01 = \$12.22) x 950 = \$4,277
	Total valuation (250 units): \$40,413,625
Plan check fees due AT TIME of building plan check submittal	
Building Division - plan check fee (65% of building permit fee)	\$21,803.60
Planning Division – plan check fee	\$314
LDE Division – plan check fee	\$618
Fire Department – plan check fee	\$1,849
Permit fees due AT TIME of building permit issuance	
Building permit fee (\$17,294 plus 0.17 per SF above 100,000 SF)	\$33,544
Bridge and thoroughfare fee (applies to LFM Zones 5, 20, and 21 only)	---
Community Facility District (CFD) fee (see informational packet)	---
Drainage (PLDA) fee (Area B, medium runoff \$5,753 per acre)	\$57,530
Local facility management zone fee (Zone 1)	---
Park in-lieu fee (NW / \$6,190 per unit)	\$1,547,500
Public facilities fee (outside of CFD / 3.5% of valuation)	\$1,414,476.88
Recycled water and water fees (2" ultrasonic meter installation and connection fees on each building)	\$515,291
Sewer benefit fee (Carlsbad Service Area)	---
Sewer connection fee (\$1,156 per EDU / 250 EDU)	\$289,000
Traffic impact fee (\$533 per ADT for a MFR condo outside of CFD and 1,500 ADT)	\$799,500
Pass-through fees due AT TIME of building permit issuance	
SDCWA fees (paid at time of meter purchase)	\$30,467
State seismic fee (SMIP) fee (state fee)	\$11,315.81
Green building fee (state fee)	\$1,605.45
School district fees (\$4.79 per SF, not including garage or balcony – paid to school district)	\$1,137,625
Permit fees deferred submittal	
Fire sprinkler fee	\$10,810
Fire alarm fee	\$15,930
Underground piping	\$1,254
TOTAL	\$5,890,433.74
TOTAL PER UNIT	\$23,561.73

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The worksheet prepared in this handout shows the fee assumptions for a project located in Local Facility Management Zone #1. No grading or stormwater permit or inspection fees are included in this worksheet example.

EXAMPLE 8: MULTI-TENANT INDUSTRIAL*

Project Description/Data:	SD ICC 2023 Project Valuation:
Single-story with 20 restrooms / 3.9 acres	---
50,000 SF (Type V construction)	---
- 25% occupancy type factory, low hazard	\$64.11 x 12,500 = \$701,125
- 75% shell and core (warehouse)	\$64.11 x 37,500 = \$2,103,375
- 2" meter service	---
- Sprinklered	\$5.21 x 50,000 = \$260,500
	Total valuation: \$3,065,000
Plan check fees due AT TIME of building plan check submittal	
Building Division - plan check fee (65% of building permit fee)	\$4,076
Planning Division – plan check fee	\$314
LDE Division – plan check fee	\$618
Fire Department – plan check fee (S occupancies)	\$598
Permit fees due AT TIME of building permit issuance	
Building permit fee (\$5,397 plus 0.05 per SF above 10,000 SF for occupancy rated use, and 30,000 SF for shell at 0.02 per SF)	\$6,270
Bridge and thoroughfare fee (applies to LFM Zones 5, 20, and 21 only)	---
Community Facility District (CFD) fee (see informational packet)	---
Drainage (PLDA) fee (Area B, high runoff \$12,932 per acre)	\$50,434.80
Local facility management zone fee (Zone 1)	---
Park in-lieu fee (applies to residential only)	---
Public facilities fee (outside of CFD / 3.5% of valuation)	\$107,275
Recycled water and water fees (2" turbo meter installation and connection fees)	\$43,900
Sewer benefit fee (Carlsbad Service Area)	---
Sewer connection fee (\$1,156 per EDU / 27.78 EDU)	\$32,113.68
Traffic impact fee (\$213 per ADT for outside of CFD and 250 ADT for warehouse)	\$53,250
Pass-through fees due AT TIME of building permit issuance	
SDCWA fees (paid at time of meter purchase)	\$30,467
State seismic fee (SMIP) fee (state fee)	\$858.20
Green building fee (state fee)	\$122.60
School district fees (\$0.78 per SF – paid to school district)	\$39,000
Traffic RTCIP fee (nonresidential exempt)	---
Permit fees deferred submittal	
Fire sprinkler fee (NFPA 13 - 100 heads)	\$1,081
Fire alarm fee	\$1,593
Underground piping	\$951
TOTAL	\$372,922.28

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The worksheet prepared in this handout shows the fee assumptions for a project located in Local Facility Management Zone #1. No grading or stormwater permit or inspection fees are included in this worksheet example.

EXAMPLE 9: RESEARCH AND DEVELOPEMNT*

Project Description/Data:	SD ICC 2023 Project Valuation:
Two-story with 12 restrooms / 3.28 acres in an industrial park	---
50,000 SF (Type III B construction)	---
- 32% occupancy type office	\$148.26 x 16,000 = \$2,372,160
- 8% occupancy type factory, low hazard	\$64.11 x 4,000 = \$256,440
- 60% shell and core (warehouse)	\$64.11 x 30,000 = \$1,923,300
- 2" meter service	---
- Sprinklered w/AC	(\$5.21 + 8.42 = \$13.63) x 50,000 = \$681,500
	Total valuation: \$5,233,400
Plan check fees due AT TIME of building plan check submittal	
Building Division - plan check fee (65% of building permit fee)	\$4,158
Planning Division – plan check fee	\$314
LDE Division – plan check fee	\$618
Fire Department – plan check fee (F occupancies)	\$1,026
Permit fees due AT TIME of building permit issuance	
Building permit fee (\$5,397 plus 0.05 per SF above 10,000 SF for occupancy rated use, and 30,000 SF for shell at 0.02 per SF)	\$6,397
Bridge and thoroughfare fee (applies to LFM Zones 5, 20, and 21 only)	---
Community Facility District (CFD) fee (see informational packet)	---
Drainage (PLDA) fee (Area B, high runoff \$12,932 per acre)	\$42,416.96
Local facility management zone fee (Zone 1)	---
Park in-lieu fee (applies to residential only)	---
Public facilities fee (outside of CFD / 3.5% of valuation)	\$183,169
Recycled water and water fees (2" turbo meter installation and connection fees)	\$43,900
Sewer benefit fee (Carlsbad Service Area)	---
Sewer connection fee (\$1,156 per EDU / 27.78 EDU)	\$32,113.68
Traffic impact fee (\$213 per ADT for outside of CFD and 800 ADT for industrial park)	\$170,400
Pass-through fees due AT TIME of building permit issuance	
SDCWA fees (paid at time of meter purchase)	\$30,467
State seismic fee (SMIP) fee (state fee)	\$1,465.35
Green building fee (state fee)	\$209.33
School district fees (\$0.78 per SF – paid to school district)	\$39,000
Traffic RTCIP fee (nonresidential exempt)	---
Permit fees deferred submittal	
Fire sprinkler fee (NFPA 13 – 100 heads)	\$1,081
Fire alarm fee	\$1,593
Underground piping	\$951
TOTAL	\$559,279.32

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EXAMPLE 10: FLEX OFFICE*

Project Description/Data:	SD ICC 2023 Project Valuation:
Two-story with 12 restrooms / 3.1 acres	---
50,000 SF (Type III B construction)	---
- 100% occupancy type office	\$148.26 x 50,000 = \$7,413,000
- 2" meter service	---
- Sprinklered w/AC	(\$5.21 + 8.42 = \$13.63) x 50,000 = \$681,500
	Total valuation: \$8,094,500
Plan check fees due <i>AT TIME</i> of building plan check submittal	
Building Division - plan check fee (65% of building permit fee)	\$4,803.50
Planning Division – plan check fee	\$314
LDE Division – plan check fee	\$618
Fire Department – plan check fee (\$170/hr review rate)	\$170
Permit fees due <i>AT TIME</i> of building permit issuance	
Building permit fee	\$7,390
Bridge and thoroughfare fee (applies to LFM Zones 5, 20, and 21 only)	---
Community Facility District (CFD) fee (see informational packet)	---
Drainage (PLDA) fee (Area B, low runoff \$12,932 per acre)	\$40,089.20
Local facility management zone fee (Zone 1)	---
Park in-lieu fee (applies to residential only)	---
Public facilities fee (outside of CFD / 3.5% of valuation)	\$283,307.50
Recycled water and water fees (2" turbo meter installation and connection fees)	\$43,900
Sewer benefit fee (Carlsbad Service Area)	---
Sewer connection fee (\$1,156 per EDU / 27.78 EDU)	\$32,113.68
Traffic impact fee (\$213 per ADT for outside of CFD and 700 ADT for office)	\$149,100
Water meter installation/connection fee	
Pass-through fees due <i>AT TIME</i> of building permit issuance	
SDCWA fees (paid at time of meter purchase)	\$30,467
State seismic fee (SMIP) fee (state fee)	\$2,266.46
Green building fee (state fee)	\$323.78
School district fees (\$0.78 per SF – paid to school district)	\$39,000
Traffic RTCIP fee (nonresidential exempt)	---
Permit fees <i>deferred submittal</i>	
Fire sprinkler fee (100 heads)	\$1,081
Fire alarm fee	\$1,593
Underground piping	\$951
	TOTAL \$637,488.12

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EXAMPLE 12: RESTAURANT TI / OFFICE CONVERSION*

Project Description/Data:	SD ICC 2023 Project Valuation:
Existing office tenant suite with 3 restrooms	---
5,000 SF (Type V B construction)	\$172.31 x 5,000 = \$861,550
- 40% devoted to kitchen and 60% for service area	---
- 150 seats	---
- Already served with 2” meter service	---
- Already served with sprinkler w/AC	---
	Total valuation: \$861,550
Plan check fees due AT TIME of building plan check submittal	
Building Division - plan check fee (65% of building permit fee)	\$1,873.30
Planning Division – plan check fee	\$104
LDE Division – plan check fee	\$197
Fire Department – plan check fee	\$791
Permit fees due AT TIME of building permit issuance	
Building permit fee	\$2,882
Bridge and thoroughfare fee (applies to LFM Zones 5, 20, and 21 only)	---
Community Facility District (CFD) fee (see informational packet)	---
Drainage (PLDA) fee (Area B, high runoff \$12,932 per acre)	---
Local facility management zone fee (Zone 1)	---
Park in-lieu fee (applies to residential only)	---
Public facilities fee (outside of CFD / 3.5% of valuation)	\$30,154.25
Recycled water and water fees	---
Sewer benefit fee (Carlsbad Service Area)	---
Sewer connection fee (\$1,156 per EDU / 2.67 plus 1 per each 7 seats)	\$27,857.94
Traffic impact fee (\$213 per ADT for outside of CFD and 500 ADT)	\$106,500
FOG wastewater fee (each)	\$161
Pass-through fees due AT TIME of building permit issuance	
SDCWA fees (paid at time of meter purchase)	---
State seismic fee (SMIP) fee (state fee)	\$2,412.34
Green building fee (state fee)	\$34.46
School district fees (remodeling projects exempt)	---
Traffic RTCIP fee (nonresidential exempt)	---
Permit fees deferred submittal	
Fire sprinkler fee	\$823
Fire alarm fee	\$781
TOTAL	\$174,571.29

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The worksheet prepared in this handout shows the fee assumptions for a project located in Local Facility Management Zone #1.

EXAMPLE 13: MEDICAL OFFICE TI FROM SHELL AND CORE*

Project Description/Data:	SD ICC 2023 Project Valuation:
Existing shell and core with building or to medical office tenant space with 3 restrooms	---
10,000 SF (Type III B construction)	---
- Changing shell to 100% occupancy type from offices to medical offices	\$186.33 x 10,000 = \$1,863,000
- Already served with 2" meter service and submeter	---
- Already served with sprinkler	---
- AC	\$8.42 x 10,000 = \$84,200
	Total valuation: \$1,947,200
Plan check fees due AT TIME of building plan check submittal	
Building Division - plan check fee (65% of building permit fee)	\$3,508.05
Planning Division – plan check fee	\$104
LDE Division – plan check fee	\$197
Fire Department – plan check fee (\$170/hr review rate)	\$170
Permit fees due AT TIME of building permit issuance	
Building permit fee	\$5,397
Bridge and thoroughfare fee (applies to LFM Zones 5, 20, and 21 only)	---
Community Facility District (CFD) fee (see informational packet)	---
Drainage (PLDA) fee (Area B, high runoff \$12,932 per acre)	---
Local facility management zone fee (Zone 1)	---
Park in-lieu fee (applies to residential only)	---
Public facilities fee (outside of CFD / 3.5% of valuation)	\$68,152
Recycled water and water fees	---
Sewer benefit fee (Carlsbad Service Area)	---
Sewer connection fee	---
Traffic impact fee (\$213 per ADT for outside of CFD and 500 ADT)	\$106,500
Pass-through fees due AT TIME of building permit issuance	
SDCWA fees (paid at time of meter purchase)	---
State seismic fee (SMIP) fee (state fee)	\$545.21
Green building fee (state fee)	\$77.88
School district fees (remodeling projects exempt)	---
Traffic RTCIP fee (nonresidential exempt)	---
Permit fees deferred submittal	
Fire sprinkler fee	\$823
Fire alarm fee	\$781
TOTAL	\$186,255.14

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The worksheet prepared in this handout shows the fee assumptions for a project located in Local Facility Management Zone #1.