

City of Lincoln

MASTER FEE SCHEDULE - BUILDING FEES

A. Fees for Commonly Requested Building Permit Types. Fees shown in this section (Section A.) include all applicable permit issuance, inspection, and plan review fees). Additional fees may apply for services provided by other City Departments (e.g. Planning Review), Technology Enhancement Fees, and Fees Collected on Behalf of Other Agencies (e.g. State of California).

Activity Description	Fee	Charge Basis	Note
1 HVAC Change-Out - Residential	\$185	per permit	
2 HVAC Change-Out - Commercial (per unit)	\$252	per permit	
3 Residential Solar < 10 kW			
a) Residential Solar Photovoltaic System - Solar Permit - all inclusive up to 15kW - per kW	\$450	per permit	
b) Above 15kW – per kW	\$15	per permit	
4 Commercial Solar Photovoltaic System - Solar Permit			
a) 50kW or less	\$1,000	per permit	
b) 50kW – 250kW – Base	\$1,000	per permit	
c) 50kW – 250kW – per kW above 50kW	\$7	per permit	
d) Above 250kW – base	\$2,400	per permit	
e) Above 250kW – per kW	\$5	per permit	
5 Service Panel Upgrade - Residential	\$185	per permit	
6 Service Panel Upgrade - Commercial	\$252	per permit	
7 Water Heater Change-Out	\$185	per permit	
8 Line Repair - Sewer / Water / Gas	\$185	per permit	
9 Re-pipe	\$341	per permit	
10 Residential Re-Roof			
a) Up to 2,000 SF	\$341	per permit	
b) Each Add'l 1,000 SF or fraction thereof	\$89	per permit	
11 Demolition	\$266	per permit	
12 Temporary Power Pole	\$185	per permit	
13 Swimming Pool/Spa			
a) Swimming Pool / Spa	\$1,155	per permit	
b) Detached Spa / Water Feature	\$341	per permit	
c) Gunite Alteration	\$518	per permit	
d) Equipment Change-out Alone	\$296	per permit	
14 Patio			
a) Standard (Wood/Metal Frame)			
i) Up to 200 SF	\$296	per permit	
ii) Greater than 200 SF	\$385	per permit	
b) Upgraded (with electrical, stucco, fans, etc.)			
i) Up to 200 SF	\$518	per permit	
ii) Greater than 200 SF	\$607	per permit	

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Activity Description	Fee	Charge Basis	Note
15 Window / Sliding Glass Door			
a) Retrofit / Repair			
i) Up to 5	\$252	per permit	
ii) Each additional 5	\$44	per permit	
b) New / Alteration			
i) First	\$341	per permit	
ii) Each additional	\$67	per permit	

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Determination of Valuation for Fee-Setting Purposes

- Project valuations for new construction shall be based on data published by the International Code Council (ICC) (building valuation data table, typically updated in February and August of each year).
- Project valuations for tenant improvements, remodels, and additions shall be determined using 50% of the ICC building valuation data table when available. Project valuations for general construction shall be based on the total value of all construction work, including all finish work, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official. The final building permit valuation shall be set at an amount that allows the City to recover its costs of applicant plan check, permit and inspection activities.

Note: For construction projects with permit fees calculated using Section B, C, D, or E, additional fees apply for permit issuance. Additional fees may apply for services provided by other City Departments (e.g. Planning Review), Technology Enhancement Fees, and Fees Collected on Behalf of Other Agencies (e.g. State of California). Additional fees apply for plan review, when applicable.

B. Permit Fee for New Buildings, Additions, Tenant Improvements, Residential Remodels, and Combined Mechanical, Electrical, and/or Plumbing Permits

Total Valuation	Permit Fee		
\$1 to \$4,000	\$177.00		
\$4,001 to \$10,000	\$177.00 for the first \$4,000	plus \$44.42	for each add'l \$1,000 or fraction thereof, to and including \$10,000
\$10,001 to \$50,000	\$443.52 for the first \$10,000	plus \$15.55	for each add'l \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$1,065.32 for the first \$50,000	plus \$14.21	for each add'l \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$1,775.95 for the first \$100,000	plus \$6.22	for each add'l \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$4,263.10 for the first \$500,000	plus \$4.26	for each add'l \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$6,394.93 for the first \$1,000,000	plus \$3.41	for each additional \$1,000 or fraction thereof over \$1,000,000

For permits requiring plumbing, electric, or mechanical review, the following percentages shall be added to the base permit fee

Plumbing inspection fees = Base permit fee x .12

Electrical inspection fees = Base permit fee x .12

Mechanical inspection fees = Base permit fee x .12

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C. Permit Fee for Stand-Alone Mechanical Permit

Total Valuation		Permit Fee		
Up to \$2,000	\$89.00			
\$2,001 to \$4,000	\$177.65			
\$4,001 to \$10,000	\$177.65	for the first \$4,000	plus \$30.15	for each additional \$1,000 or fraction thereof over \$4,000
\$10,000 and up	\$358.53	for the first \$10,000	plus \$12.06	for each additional \$1,000 or fraction thereof over \$10,000

D. Permit Fee for Stand-Alone Plumbing Permit

Total Valuation		Permit Fee		
Up to \$2,000	\$89.00			
\$2,001 to \$4,000	\$177.65			
\$4,001 to \$10,000	\$177.65	for the first \$4,000	plus \$30.15	for each additional \$1,000 or fraction thereof over \$4,000
\$10,000 and up	\$358.53	for the first \$10,000	plus \$12.06	for each additional \$1,000 or fraction thereof over \$10,000

E. Permit Fee for Stand-Alone Electrical Permit

Total Valuation		Permit Fee		
Up to \$2,000	\$89.00			
\$2,001 to \$4,000	\$177.65			
\$4,001 to \$10,000	\$177.65	for the first \$4,000	plus \$30.15	for each additional \$1,000 or fraction thereof over \$4,000
\$10,000 and up	\$358.53	for the first \$10,000	plus \$12.06	for each additional \$1,000 or fraction thereof over \$10,000

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F. Building Plan Review Fees

Activity Description	Fee	Charge Basis	Note
1 Plan Check Fees			
a) Building Plan Review Fee, if applicable	75%	% of building permit fee	[a]
b) Building Energy Review Fee, if applicable	5%	% of building permit fee	
c) Planning Plan Review Fee, if applicable	Bill Hourly; \$48 Minimum	per hour	
d) Phased Plan Check (when applicable)	1.5x full plan check fee for entire bldg	% of full plan check fee for entire building	[b]
e) Expedited Plan Check (when applicable)	1.5x standard plan check fee		
f) Master Plan			
i) Master Plan	100% of standard plan check fee		
ii) Production Phase Units / Identical Buildings	25% of standard plan check fee		
g) Alternate Materials and Materials Review (per hour)	\$178	per hour	
h) Excess Plan Review Fee (3rd and subsequent) (per hour)	\$178	per hour	

When applicable, plan check fees shall be paid at the time of application for a building permit.
The plan checking fee is in addition to the building permit fee

[a] Includes up to three plan checks. The City will bill hourly for additional plan review required.

[b] For identical buildings built by the same builder on the same lot or in the same tract and for which building permits are issued at the same time.

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G. Other Fees

Activity Description	Fee	Note
1 Permit Issuance Fee	\$74	
2 General Plan Maintenance Fee (fee per \$1,000 valuation)	\$0.79	[a]
3 Technology Fee (percent of permit fee)	4%	
4 Strong Motion Instrumentation (SMI)		
a) Residential	\$0.50 or valuation x .00013	
b) Commercial	\$0.50 or valuation x .00028	
5 Building Standards (SB 1473) Fee Calculation (Valuation)		
a) \$1 - \$25,000	\$1	
b) \$25,001 - \$50,000	\$2	
c) \$50,001 - \$75,000	\$3	
d) \$75,001 - \$100,000	\$4	
e) Each Add'l \$25,000 or fraction thereof	Add \$1	
6 Certificate of Occupancy		
a) Temporary Certificate of Occupancy (per 30 Days)	\$266	
b) Certificate of Occupancy	\$163	
7 Damaged Building Survey (Fire, Flood, Vehicle Damage, Etc.)	\$533	
Copies, Re-Print, Change Of Contractor		
8 Printing Scanned / Archived Drawings	\$12	
9 Job Card / Permit Re-Print	\$59	
10 Change Of Contractor	\$89	
Violation Fees		
11 Investigation Fee For Work Done Without Permits	2x Permit Fee	
Other Fees		
12 Fire Plan Review and Inspection - % of Base Building Permit Fee, if applicable	75%	
13 Phased Inspection Fee (per inspection)	\$89	
14 After Hours Inspection (per hour) (2-hour minimum)	\$213	
15 Re-inspection Fee (3rd Time or More) (each)	\$89	[b]
16 Missed inspection Fee	\$89	
17 Credit Card Transaction Fee	3% - Pass-thru	
18 Fees for Services Not Listed in this Fee Schedule (per hour)	\$178	

[a] Fee not to exceed \$20,000.

[b] Reinspection fee applies after second re-inspection.