

Budget Presentation

San Francisco Planning &

Department of Building Inspection



San Francisco
Planning



May 13, 2026
Board of Supervisors
Budget and Finance
Committee

Unifying Our Mission

**San Francisco
Planning**

Shapes land use to meet community needs and guide the city's future—creating inclusive, sustainable, and prosperous neighborhoods.



Protects the community by ensuring code-compliant construction, building safety, resilience, and habitability; supports economic development.

Core Operational Services and Programs

Core services and programs are identified in CPC's and DBI's mission statements and strategic plan.

- Community Planning
- Permitting
- Inspections
- Code Enforcement



No programs were cut. Mandated budget reductions were achieved through a combination of strategies

- Elimination of vacant positions
- Expanded use of technology
- Operations savings



Major Changes

Department Merger

- In FY27 the Permit Center (formerly ADM, 25 FTE) and DBI Admin (61 FTE) will transfer to Planning.
- Transferred Admin staff will continue to support DBI in FY27. DBI fee revenue will continue to fund transferred employees.
- The next phase of the merger (core services) is not yet assumed in the FY28 budget.



Permitting Reform

The City's new permitting system went live in February. Implementation will continue through FY28 with 15 departments eventually managing their permits on the platform.





DBI Fee Adjustment



In FY27 DBI will implement the fourth and final annual fee adjustment recommended by a 2024 fee study. Fee revenue will fully recover costs the structural deficit present since 2020 will be eliminated. The average fee increase from FY26 is 2%.



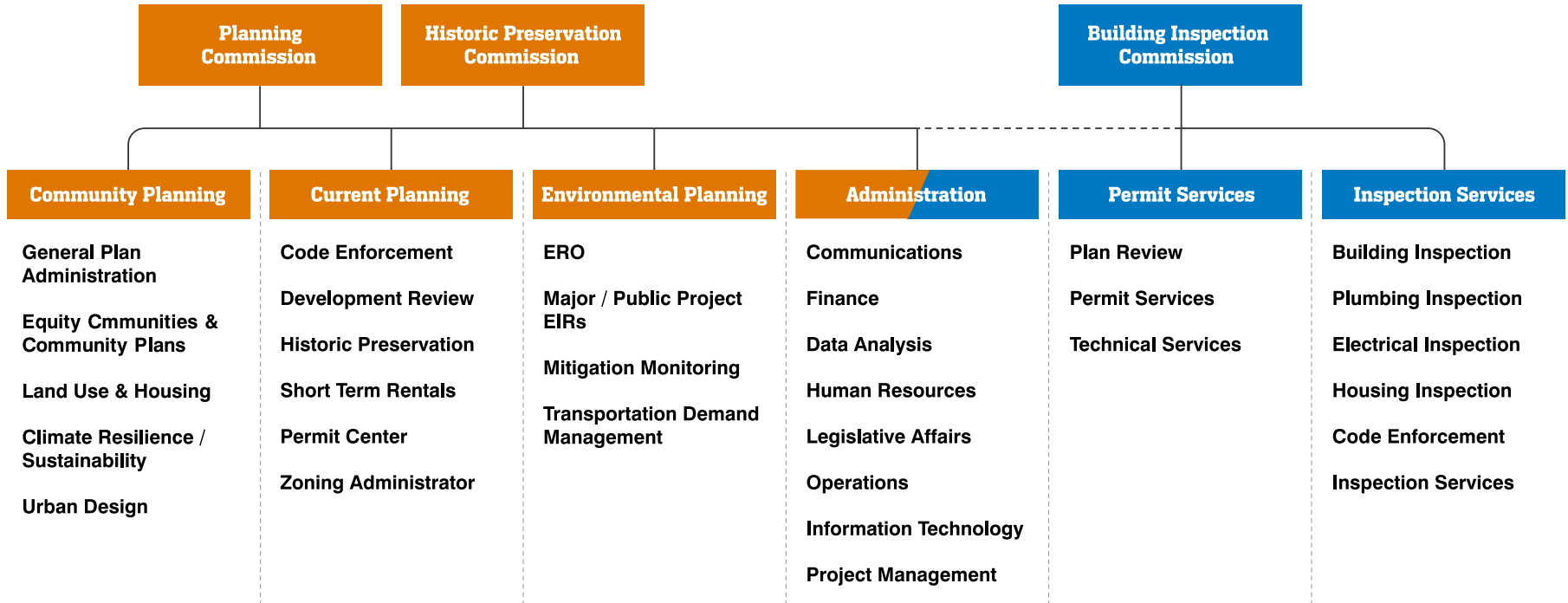
Budget Summary - Expenditure

Department	Expenditures	FY 2025-26 Original	FY 2026-27 Mayor	FY 2027-28 Mayor
	Labor	\$36,802,005	\$51,117,825	\$54,138,607
	Professional Services	\$1,731,630	\$6,862,844	\$7,454,489
	Materials, Equipment, Overhead	\$668,174	\$726,506	\$662,792
	Services of Other Departments	\$7,650,617	\$10,722,809	\$10,973,921
	Continuing Projects	\$12,245,998	\$10,305,778	\$9,731,154
	CPC Total	\$59,098,424	\$79,735,762	\$82,960,963
	Labor	\$66,734,003	\$56,700,065	\$60,737,099
	Professional Services	\$3,727,000	\$2,427,000	\$2,407,000
	City Grant Program	\$4,714,170	\$4,714,170	\$4,714,170
	Materials, Equipment, Overhead	\$381,000	\$1,091,012	\$931,012
	Services of Other Departments	\$17,171,901	\$31,816,623	\$32,667,046
	DBI Total	\$92,728,074	\$96,798,870	\$101,506,327
Combined Total		\$151,826,498	\$176,534,632	\$184,467,290

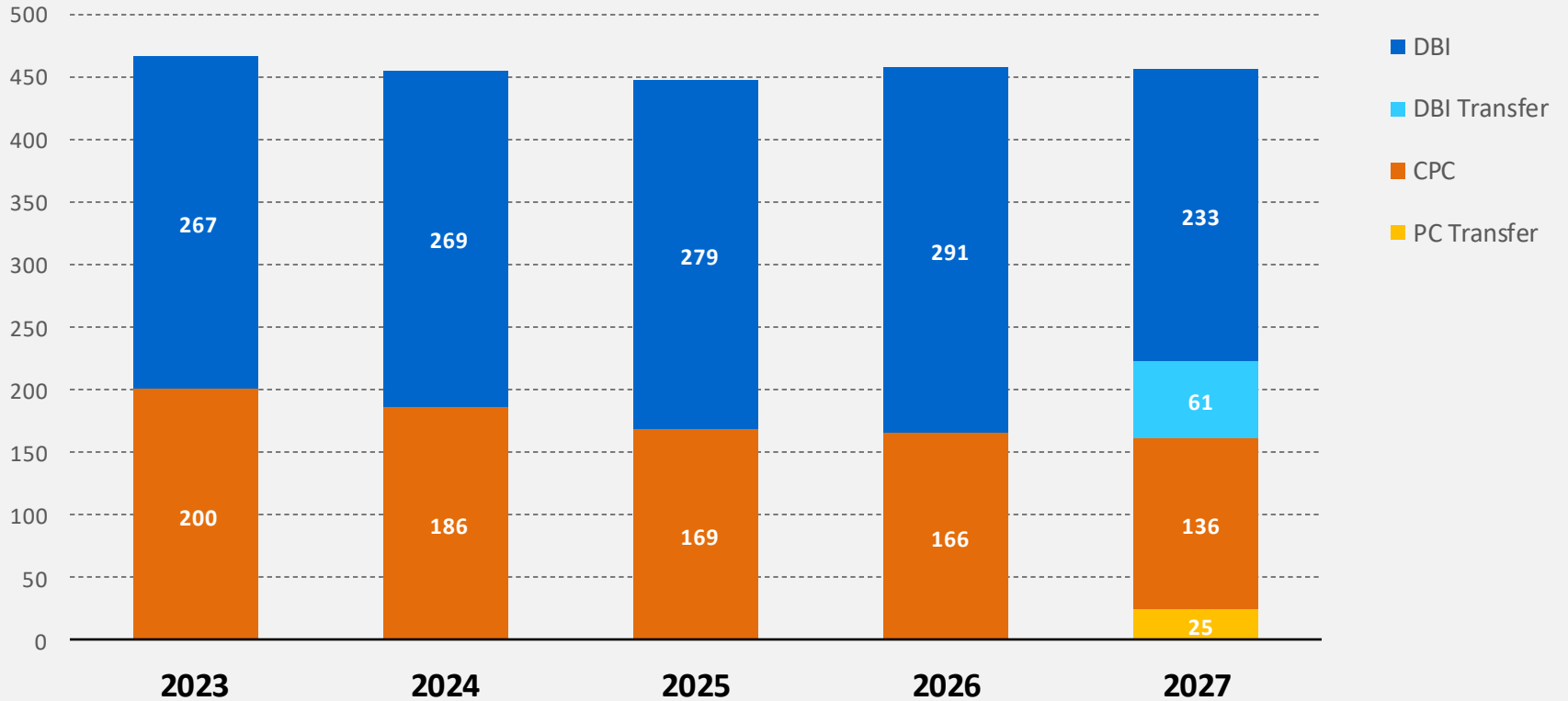
Budget Summary - Revenue

Department	Revenues	FY 2025-26 Original	FY 2026-27 Mayor	FY 2027-28 Mayor
	Fees and Other	\$35,893,249	\$35,922,636	\$36,085,280
	Grants	\$12,363,000	\$2,636,000	\$1,901,000
	Recovery from Other Departments	\$3,875,764	\$29,137,633	\$30,871,810
	General Fund Support	\$6,966,411	\$8,539,493	\$10,102,873
	CPC Total	\$59,098,424	\$76,235,762	\$78,960,963
	Fees and Other	\$77,142,117	\$90,922,194	\$96,075,609
	Recovery from Other Departments	\$163,630	\$41,663	\$41,663
	Reserves	\$12,422,327	\$2,835,013	\$2,389,055
	General Fund Support	\$3,000,000	\$3,000,000	\$3,000,000
	DBI Total	\$92,728,074	\$96,798,870	\$101,506,327
Combined Total		\$151,826,498	\$173,034,632	\$180,467,290



Functional Organization – Planning & DBI



Budgeted and Funded FTE



Management Positions

Department	Division	Management FTE	Staff FTE	Ratio
	Administration	12	93	11%
	Community Planning	2	25	8%
	Current Planning	6	100	6%
	Environmental Planning	1	11	8%
	Executive Office	2	3	38%
	CPC Total		23	233
	Administration	1	4	20%
	Inspection Services	2	153	1%
	Permit Services	2	106	2%
	DBI Total	5	263	5%
Combined Total		28	495	5%

DBI Fee Adjustment

- Year 4 of 4 of phased fee study recommendation implementation
- Proposed FY27 fees at full cost recovery
- FY26 projected revenue \$90.1M
- FY27 proposed revenue \$93.0M
- Over 250 individual fees
- 2% average fee increase



Performance Measures

Last 12 Months

Total time to issuance or approval

Includes planning applications approved or building permits issued between 3/3/2025 and 2/28/2026

Planning application approval

Number of days from application accepted to final approval. This includes days with the applicant.

Median days to approve

114

Applications approved

797

In-house Building permit issuance

Number of days from permit application filed to permit issued. This includes days with the applicant.

Median days to issue

159

Permits issued

1,673

Over-the-Counter Building permit issuance

Number of days from permit application filed to permit issued. This includes days with the applicant.

Median days to issue

1

Permits issued

21,802

Note: The number of days shown above are all based on calendar days.
City and County of San Francisco | Data up to 3/11/2026 (Updated daily)



Last Month

Total time to issuance or approval

Includes planning applications approved or building permits issued between 2/1/2026 and 2/28/2026

Planning application approval

Number of days from application accepted to final approval. This includes days with the applicant.

Median days to approve

106

Applications approved

57

In-house Building permit issuance

Number of days from permit application filed to permit issued. This includes days with the applicant.

Median days to issue

150

Permits issued

161

Over-the-Counter Building permit issuance

Number of days from permit application filed to permit issued. This includes days with the applicant.

Median days to issue

1

Permits issued

1,586

Note: The number of days shown above are all based on calendar days.
City and County of San Francisco | Data up to 3/11/2026 (Updated daily)

PermitSF / Permit Modernization

- Current City permit systems are unsupported and must be replaced
- The City signed a one-year contract for a new system in October 2025. The first phase was implemented in February 2026 with a limited scope of permit types.
- Planning is currently negotiating a contract amendment to continue implementation and complete the permit system replacement.
- The contract will be before the Board in June/July.



THANK YOU



**San Francisco
Planning**

