

BOARD of SUPERVISORS



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MEMORANDUM

Date: May 4, 2026
To: Planning Department / Commission
From: Brent Jalipa, Clerk of the Budget and Appropriations Committee
Subject: Board of Supervisors Referral - File No. 260478
Business and Tax Regulations Code - Real Property Transfer Tax Rates and Penalties

- California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
 - Ordinance / Resolution
 - Ballot Measure

- Amendment to the Planning Code, including the following Findings:
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
 - General Plan Planning Code, Section 101.1 Planning Code, Section 302

- Amendment to the Administrative Code, involving Land Use/Planning
(*Board Rule 3.23: 30 days for possible Planning Department review*)

- General Plan Referral for Non-Planning Code Amendments
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)

- Historic Preservation Commission
 - Landmark (*Planning Code, Section 1004.3*)
 - Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
 - Mills Act Contract (*Government Code, Section 50280*)
 - Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to Brent Jalipa at Brent.Jalipa@sfgov.org.

1 [Building, Administrative Codes - Building Permit Fees Adjustment]

2

3 **Ordinance amending the Building Code to adjust fees charged by the Department of**
4 **Building Inspection; amending the Administrative Code to allow the Department of**
5 **Building Inspection and Planning Department to charge notary fees; and affirming the**
6 **Planning Department’s determination under the California Environmental Quality Act.**

7 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
8 **Additions to Codes** are in *single-underline italics Times New Roman font*.
9 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
10 **Board amendment additions** are in double-underlined Arial font.
11 **Board amendment deletions** are in ~~strikethrough Arial font~~.
12 **Asterisks (* * * *)** indicate the omission of unchanged Code
13 subsections or parts of tables.

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13 Be it ordained by the People of the City and County of San Francisco:

14

15 Section 1. Environmental and General Findings.

16 (a) The Planning Department has determined that the actions contemplated in this
17 ordinance comply with the California Environmental Quality Act (California Public Resources
18 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
19 Supervisors in File No. ___ and is incorporated herein by reference. The Board affirms this
20 determination.

21 (b) On April 8, 2026, at a duly noticed public hearing, the Building Inspection
22 Commission considered this ordinance in accordance with Charter Section 4.121 and Building
23 Code Section 104A.2.11.1.1. A copy of a letter from the Secretary of the Building Inspection
24

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1 Commission regarding the Commission’s recommendation is on file with the Clerk of the
2 Board of Supervisors in File No. 260478.

3 (c) No local findings are required under California Health and Safety Code Section
4 17958.7 because the amendments to the Building Code contained in this ordinance do not
5 regulate materials or manner of construction or repair, and instead relate in their entirety to
6 administrative procedures for implementing the Code, which are expressly excluded from the
7 definition of a “building standard” by California Health and Safety Code Section 18909(c).

8 (d) The Department of Building Inspection submitted a report describing the basis for
9 modifying various fees in the Building Code. Said report is on file with the Clerk of the Board
10 of Supervisors in File No. 260478 and is incorporated herein by reference.

11
12 Section 2. Chapter 1A of the Building Code is hereby amended by revising Sections
13 107A.2 and 110A (specifically Tables 1A-A through 1A-S), to read as follows:

14
15 **107A.2 Permit Issuance Fees.** The minimum permit fee per Section 110A, Table 1A-A
16 – Building Permit Fees – shall be paid at the time an application for a building permit is
17 issued. The *New-Building Construction Permit Fees Schedule* applies to new buildings or
18 structures; ~~The Alteration Permit Fee Schedule applies to~~ alterations, repairs, additions or other
19 work on an existing building or structure; or to the modification of the scope of an approved
20 permit as required by Section 106A.4.7.

21 The determination of value or valuation under any of the provisions of this code shall
22 be made by the Building Official. The value to be used in computing the permit issuance and
23 plan review fees shall be the final valuation upon completion of all construction work for which
24 the permit is issued, as well as all finish work, painting, roofing, mechanical, electrical,
25 plumbing, heating, air conditioning, elevators, fire-extinguishing systems and all other

1 permanently installed equipment and construction, even though other permits to perform such
2 work may be required.

3 The valuation shall be calculated at the time of permit issuance according to a cost
4 schedule posted in the office of the Department or by actual construction cost, whichever is
5 greater. The valuation shall be recalculated at the time of any addenda and/or revision
6 issuance. Any additional fees due resulting from the recalculation of valuation shall be paid
7 prior to addenda and/or revision issuance. The cost schedule shall be adjusted annually
8 based on construction cost data reported by a variety of sources, including without limitation,
9 local contractors, design professionals, cost estimators or nationally published construction
10 cost data books or websites. Contractor overhead and profit shall be reflected in the schedule.
11 The Building Inspection Commission is authorized to waive the annual cost schedule
12 adjustment if it determines that increasing the fees will exceed the cost of providing the
13 services for which the fees are paid.

14

15 **SECTION 110A – SCHEDULE OF FEE TABLES**

- 16 1A-A Building Permit Fees
- 17 1A-B Other Building Permit and Plan Review Fees
- 18 1A-C Plumbing/Mechanical Permit Issuance and Inspection Fees
- 19 1A-D Standard Hourly Rates
- 20 1A-E Electrical Permit Issuance and Inspection Fee Schedule
- 21 1A-F Reserved
- 22 1A-G Inspections, Surveys and Reports
 - 23 1. Standard Inspection Fee
 - 24 2. Off-Hours Inspection
 - 25 3. Survey Inspection

- 1 4. Reinspection Fee
- 2 5. Survey of Nonresidential Buildings
- 3 6. Survey of Residential Buildings for any Purpose or Condominium Conversion
- 4 7. Temporary Certificate of Occupancy
- 5 8. Demolition Permit Fee
- 6 9. House Moving Permit Fee
- 7 10. ~~Grading Permit Fee~~ Re-roofing Permit Fee
- 8 11. ~~Re-roofing Permit Fee~~ Construction of Impervious Surface in the Required Front and Setback
- 9 Area
- 10 12. ~~Construction of impervious surface in the required front and setback area~~ Night Noise Permit
- 11 ~~13. Night Noise Permit~~
- 12 1A-H Reserved
- 13 1A-I Reserved
- 14 1A-J Miscellaneous Fees
 - 15 1. Central Permit Bureau Processing Fee
 - 16 2. Building Numbers
 - 17 3. Extension of Time: Application Cancellation and Permit Expiration
 - 18 4. Product Approvals
 - 19 5. California Building Standards Commission Fee
 - 20 6. ~~Vacant Building~~ Subdivision per referral 7. Local Equivalency Fee
 - 21 8. Fire Only Administrative Processing Fee
 - 22 9. Permit Withdrawal
- 23 1A-K Penalties, Hearings, Code Enforcement Assessments
 - 24 1. Abatement Appeals Board Hearing, Filing Fee
 - 25 2. Board of Examiners Filing Fees

- 1 3. Building Official's Abatement Orders
- 2 4. Emergency Order
- 3 5. Exceeding the Scope of the Approved Permit
- 4 6. Access Appeals Commission Filing Fee
- 5 7. Lien Recordation Charges
- 6 8. Work without Permit: Investigation Fee; Penalty
- 7 9. Building Commission Hearing Fees
- 8 10. Additional Hearings Required by Code
- 9 11. Violation Monitoring
- 10 12. Failure to Register Vacant Storefront
- 11 13. Subordination
- 12 14. Vacant Building – Initial and Annual Registration Fee
- 13 1A-L Public Information
 - 14 1. Public Notification and Record Keeping Fees
 - 15 2. Demolition Notices
 - 16 3. ~~Notices~~Reproduction and Dissemination of Public Information
 - 17 4. ~~Reproduction and Dissemination of Public Information~~Report of Residential Records (3R)
 - 18 5. ~~Replacement of Approved Plans/Specifications~~Duplication of Plans Administration Fee
 - 19 6. ~~Records Retention Fee~~
- 20 1A-M Reserved
- 21 1A-N Energy Conservation
- 22 1A-O Reserved
- 23 1A-P Residential Code Enforcement and License Fees
- 24 1A-Q Hotel Conversion Ordinance Fees
- 25 1A-R Refunds

1A-S Unreinforced Masonry Building Retrofit

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TABLE 1A-A – BUILDING PERMIT FEES

	<i><u>NEW BUILDING PERMIT FEES CONSTRUCTION</u></i> ^{1,2,3}		<i>ALTERATIONS</i> ^{1,2,3}		<i>NO PLANS</i> ^{1,2,3}
TOTAL VALUATION	PLAN REVIEW FEE	PERMIT ISSUANCE FEE	<i>PLAN REVIEW FEE</i>	<i>PERMIT ISSUANCE FEE</i>	<i>PERMIT ISSUANCE FEE</i>
\$1 to \$2,000	\$182-181 for the first \$500 plus \$10-8.60 for each additional \$100 or fraction thereof, to and including \$2,000	\$161-206 for the first \$500 plus \$5.13-4 for each additional \$100 or fraction thereof, to and including \$2,000	\$182 for the first \$500 plus \$9.47 for each additional \$100 or fraction thereof, to and including \$2,000	\$169 for the first \$500 plus \$3.67 for each additional \$100 or fraction thereof, to and including \$2,000	\$195 for the first \$500 plus \$6.47 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$50,000	\$332-310 for the first \$2,000 plus \$20.46-28.35	\$238-266 for the first \$2,000 plus \$6.54-8.56	\$324 for the first \$2,000 plus \$27.83 for each	\$224 for the first \$2,000 plus \$6.83 for each additional	\$292 for the first \$2,000 plus \$9.40 for each

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	for each additional \$1,000 or fraction thereof, to and including \$50,000	each additional \$1,000 or fraction thereof, to and including \$50,000	<i>additional \$1,000 or fraction thereof, to and including \$50,000</i>	<i>\$1,000 or fraction thereof, to and including \$50,000</i>	<i>additional \$1,000 or fraction thereof, to and including \$50,000</i>
\$50,001 to \$200,000	\$1,314-1,671 for the first \$50,000 plus \$13.15-15.60 for each additional \$1,000 or fraction thereof, to and including \$200,000	\$552-677 for the first \$50,000 plus \$5.88-4.83 for each additional \$1,000 or fraction thereof, to and including \$200,000	\$1,660 for the first \$50,000 plus \$16.31 for each additional \$1,000 or fraction thereof, to and including \$200,000	\$552 for the first \$50,000 plus \$5.88 for each additional \$1,000 or fraction thereof, to and including \$200,000	\$743 for the first \$50,000 plus \$4.61 for each additional \$1,000 or fraction thereof, to and including \$200,000
\$200,001 to \$500,000	\$3,286-4,011 for the first \$200,000 plus \$8.12-13.31 for each additional \$1,000 or fraction thereof, to and including \$500,000	\$1,434-1,402 for the first \$200,000 plus \$4.55-4.21 for each additional \$1,000 or fraction thereof, to and including \$500,000	\$4,106 for the first \$200,000 plus \$13.53 for each additional \$1,000 or fraction thereof, to and including \$500,000	\$1,434 for the first \$200,000 plus \$4.55 for each additional \$1,000 or fraction thereof, to and including \$500,000	<i>Plans Required for Submittal</i>

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	additional \$1,000 or fraction thereof, to and including \$500,000	\$1,000 or fraction thereof, to and including \$500,000	\$1,000 or fraction thereof, to and including \$500,000	thereof, to and including \$500,000	
\$500,001 to \$1,000,000	\$5,721-8,003 for the first \$500,000 plus \$8.51 <u>9.89</u> for each additional \$1,000 or fraction thereof, to and including \$1,000,000	\$2,798-2,666 for the first \$500,000 plus \$3.46-3.63 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	\$8,165 for the first \$500,000 plus \$9.67 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	\$2,798 for the first \$500,000 plus \$3.46 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	\$2,798 for the first \$500,000 plus \$3.46 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 to \$5,000,000	\$9,976-12,950 for the first \$1,000,000 plus \$6.29 <u>7.81</u> for each additional \$1,000 or	\$4,527-4,481 for the first \$1,000,000 plus \$2.87-2.93 for each additional \$1,000 or	\$12,998 for the first \$1,000,000 plus \$8.38 for each additional \$1,000 or	\$4,527 for the first \$1,000,000 plus \$2.87 for each additional \$1,000 or fraction thereof, to and	\$4,527 for the first \$1,000,000 plus \$2.87 for each additional \$1,000 or

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	fraction thereof, to and including \$5,000,000	fraction thereof, to and including \$5,000,000	<i>fraction thereof, to and including \$5,000,000</i>	<i>including \$5,000,000</i>	<i>fraction thereof, to and including \$5,000,000</i>
\$5,000,001 to \$50,000,000	\$35,117 <u>44,171</u> for the first \$5,000,000 plus \$2.66 <u>2.62</u> for each additional \$1,000 or fraction thereof	\$16,000 <u>16,211</u> for the first \$5,000,000 plus \$1.49 <u>1.55</u> for each additional \$1,000 or fraction thereof	\$46,532 for the first \$5,000,000 plus \$2.57 for each additional \$1,000 or fraction thereof	\$16,000 for the first \$5,000,000 plus \$1.49 for each additional \$1,000 or fraction thereof	\$16,000 for the first \$5,000,000 plus \$1.49 for each additional \$1,000 or fraction thereof
\$50,000,001 to \$100,000,000	\$154,996 <u>161,876</u> for the first \$50,000,000 plus \$2.17 <u>3.39</u> for each additional \$1,000 or fraction thereof	\$83,121 <u>86,181</u> for the first \$50,000,000 plus \$1.71 <u>1.74</u> for each additional \$1,000 or fraction thereof	\$162,132 for the first \$50,000,000 plus \$2.84 for each additional \$1,000 or fraction thereof	\$83,121 for the first \$50,000,000 plus \$1.71 for each additional \$1,000 or fraction thereof	\$83,121 for the first \$50,000,000 plus \$1.71 for each additional \$1,000 or fraction thereof

1	\$100,000,000	\$263,263	\$168,553	\$304,022 for	\$168,553 for	\$168,553 for
2	to	331,339 for	173,272 for the	the first	the first	the first
3	\$200,000,000	the first	first	\$100,000,000	\$100,000,000	\$100,000,000
4		\$100,000,000	\$100,000,000	plus \$2.87	plus \$2.69 for	plus \$2.69 for
5		plus \$2.68	plus \$2.69-2.82	for each	each additional	each
6		3.13 for each	for each	additional	\$1,000 or	additional
7		additional	additional	\$1,000 or	fraction thereof	\$1,000 or
8		\$1,000 or	\$1,000 or	fraction		fraction
9		fraction	fraction	thereof		thereof
10		thereof	thereof			
11	\$200,000,001	\$531,050	\$437,894	\$590,988 for	\$437,894 for	\$437,894 for
12	and up	644,458 for	455,407 for the	the first	the first	the first
13		the first	first	\$200,000,000	\$200,000,000	\$200,000,000
14		\$200,000,000	\$200,000,000	plus \$2.87	plus \$2.69 for	plus \$2.69 for
15		plus \$2.68	plus \$2.69-2.82	for each	each additional	each
16		3.13 for each	for each	additional	\$1,000 or	additional
17		additional	additional	\$1,000 or	fraction thereof	\$1,000 or
18		\$1,000 or	\$1,000 or	fraction		fraction
19		fraction	fraction	thereof		thereof
20		thereof	thereof			

21 NOTES:

22 1. These permit fees do not include other fees that may be required by other Departments:
23 Public Works, Planning, Fire, Public Health, etc., nor do they include plumbing, electrical, or
24 mechanical permit fees unless so stated in the other fee tables.
25

2. A surcharge of \$5.00 shall be added to those alteration permits sought for buildings classified as R3 (one/two-family dwelling) and E3 (licensed day care) that were constructed prior to 1979 to implement the interior lead safe work practices provisions of Section 327 *et seq.* of this code.

3. All permit fees, including inspection fees, related to reviewing the structural integrity of awning replacements for permits submitted “over the counter” at the Central Permit Bureau are hereby waived for any Small Business that applies for a permit for such activities during the month of May. For purposes of this Section, a Small Business shall be a business with a total workforce of 100 or fewer fulltime employees. To the extent this provision for Small Business Month Fee Waivers differs from the description in subsection (f) on page 43 of Ordinance No. 149-16, this provision governs.

TABLE 1A-B – OTHER BUILDING PERMIT AND PLAN REVIEW FEES

1. Plan Review Fees Not Covered in Table 1A-A:	\$399-602 per hour (Minimum One Hour)
2. Back Check Fee:	\$399-602 per hour (Minimum One Hour)
3. Pre-application Plan Review Fee:	\$368-602 per hour - Minimum Four Hours Per Project
4. Reduced Plan Review Fee:	50% of the Plan Review Fee
5. Sign Plan Review Fee:	See Table 1A A – Building Permit Fees
6-5. Site Permit Fee:	25% of Plan Review Fee based on Table 1A-A . Minimum fee \$500
7-6. Premium Plan Review Fee– Submitted application:	50% of Plan Review Fee plus \$1,000

<p>1</p> <p>2 8-7. Third-Party Experts and Other Permit</p> <p>3 Related Actions Fee:</p> <p>4</p>	<p>Actual costs that the Department incurs in administering and processing the action or procedure on a time and materials basis.</p>
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5 **NOTES:**

- 6 1. See Table 1A-D – Standard Hourly Rates.
- 7 2. “Back check” is defined as: (1) that time spent reviewing applicant-initiated
- 8 revisions to plans that do not affect the valuation, scope or size of the project; or (2) any
- 9 additional plan review performed on required corrections to plans beyond the standard review
- 10 process, as determined by the Building Official. Plan review required for applicant-initiated
- 11 revisions affecting valuation, scope, or size of project may be assessed a new plan review fee
- 12 in addition to the initial plan review fee as determined by the Building Official.

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14 **TABLE 1A-C – PLUMBING/MECHANICAL PERMIT ISSUANCE AND INSPECTION**

15 **FEES**

- 16 A. Permit applicants shall show a complete itemization of the proposed scope of work and
- 17 select the appropriate fee category.
- 18 B. A separate permit is required for each structure, condominium unit, existing apartment
- 19 unit, high-rise office floor, suite, or tenant space.
- 20 C. Hourly issuance/inspection rates of ~~\$405-519~~ per hour for regular inspections and ~~\$477~~
- 21 555 per hour for off-hour inspections (minimum two hours Weekdays 6:00 a.m. - 8:00 a.m., or 4:00
- 22 p.m. - 6:00 p.m., two hour minimum; Weekdays before 6:00 a.m. or after 6:00 p.m. and weekends, four
- 23 hour minimum) for off-hour inspections will apply for installations not covered by the fee
- 24 categories below. Re-inspection or additional inspection per Section 108A.8 shall be \$259 per half
- 25 hour.

1 D. Fees shall be paid in full prior to approval for occupancy, job card signature, gas tags, or
 2 final signoff, as applicable.

3 E. See Table 1A-R for refund policy.

4
 5 Permit Issuance Fees by Category:

6 7 8 9	CATEGORY 1P	Single Residential Unit– water service, sewer replacement, single plumbing fixture installation, shower pan installation, or kitchen or bathroom remodels	\$276 <u>290</u>
10 11	CATEGORY 1M	Single Residential Unit– mechanical gas appliance (furnace, hydronic heat, heat pump)	\$267 <u>290</u>
12 13 14 15	CATEGORY 2PA	Plumbing installation for residential construction with 6 or less dwelling units or guest rooms; without underground plumbing installation (includes water, gas, waste, and vent)	\$483 <u>549</u>
16 17 18 19	CATEGORY 2PB	Plumbing installation for residential construction with 6 dwelling units or guest rooms or less; with underground plumbing installation (includes water, gas, waste, and vent)	\$701 <u>809</u>
20 21	CATEGORY 2M	Mechanical gas appliances for residential construction with 6 dwelling units or guest rooms or less	\$400 <u>420</u>
22	CATEGORY 3PA	7 - 12 Dwelling Units	\$991 <u>1,045</u>
23	CATEGORY 3PB	13 - 36 Dwelling Units	\$1,982 <u>2,104</u>
24	CATEGORY 3PC	Over 36 Dwelling Units	\$7,989 <u>8,679</u>
25	CATEGORY 3MA	7 - 12 Dwelling Units	\$996 <u>1,073</u>

1	CATEGORY 3MB	13 - 36 Dwelling Units	\$1,980 <u>2,241</u>
2	CATEGORY 3MC	Over 36 Dwelling Units	\$8,403 <u>9,198</u>
3	CATEGORY 4PA	Fire sprinklers – one and two family dwelling units	\$267 <u>320</u>
4	CATEGORY 4PB	Fire sprinklers – 3 or more dwelling units or guest rooms, commercial and office – per floor	\$348 <u>372</u>
5			
6	CATEGORY 5P/5M	Office, mercantile & retail buildings: New or Tenant Improvements; heating/cooling equipment to piping connected thereto– per tenant or per floor, whichever is less	\$582 <u>709</u>
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10	CATEGORY 6PA	Restaurants (new and remodel) fee includes 5 or less drainage and or gas outlets– no fees required for public or private restroom	\$543 <u>655</u>
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12			
13	CATEGORY 6PB	Restaurants (new and remodel) fee includes 6 or more drainage and/or gas outlets– no fees required for public or private restroom	\$1,525 <u>1,845</u>
14			
15			
16	CATEGORY 8	New boiler installations over 200 kbtu <u>BTU</u>	\$484 <u>580</u>
17	CATEGORY 9P/M	Surveys	\$507 <u>580</u>
18	CATEGORY 10P/M	Condominium conversions	\$617 <u>709</u>
19			
20	CATEGORY 11P/M	Miscellaneous	\$310 <u>320</u>
21			
22	Boiler Maintenance Program		
23	Permit to operate or renew (certificate issued) - Online		\$122 <u>145</u>
24	Permit to operate or renew (certificate issued) – In-House		\$208 <u>221</u>
25			

<p>1 Connection to utility company-provided steam (includes permit to 2 operate)</p>	<p>\$208<u>221</u> per hour (Minimum One-Half Hour)</p>
<p>4 Renewal required:</p>	
<p>5 1. Low-pressure boilers every 12 months. (See definition of low-pressure boilers in 6 Chapter 2.) 7 2. Water heaters when alteration or replacement permits are issued.</p>	

8 A permit may include more than one category, and each category will be charged
9 separately.

11 **TABLE 1A-D – STANDARD HOURLY RATES**

- 12
- 13 1. Plan Review \$~~481~~526 per hour
 - 14 2. Inspection \$~~571~~519 per hour, \$~~742~~555 per hour for off-hour inspection
 - 15 3. Administration \$~~298~~303 per hour
 - 16 4. Housing Inspection \$~~596~~672 per hour

17 **TABLE 1A-E – ELECTRICAL PERMIT ISSUANCE AND INSPECTION FEE**

18 **SCHEDULE**

19 A. Permit applicants are required to itemize the propose scope of work and select
20 the appropriate category and fee amount.

21 B. Separate permits are required for each structure, condominium unit, existing
22 dwelling unit (except in R3 occupancies), common area, commercial office floor or individual
23 tenant space.
24

C. Hourly permit issuance/inspection rates of ~~\$405-519~~ per hour for regular inspections and ~~\$477-555~~ per hour *for off-hours inspections (minimum two hours Weekdays 6:00 a.m. -8:00 a.m., or 4:00 p.m. - 6:00 p.m., two hour minimum; Weekdays before 6:00 a.m. or after 6:00 p.m. and weekends, four hour minimum) for off-hour inspections* shall apply for installations not covered by this fee schedule. *Re-inspection or additional inspection per Section 108A.8 shall be \$259 per half hour.*

* * * *

Category 1

General Wiring: Residential Buildings up to 10,000 sq. ft.

Up to 10 outlets and/or devices	\$273-305
11 to 20 outlets and/or devices	\$426-450
Up to 40 outlets and/or devices, includes up to 200 Amp service upgrade	\$534-580
* More than 40 outlets and/or devices	\$734-740
* Buildings of 5,000 to 10,000 sq. ft.	\$1,066-1,289

Category 2

General Wiring: Nonresidential Buildings & Residential Buildings over 10,000 sq. ft.

Up to 5 outlets and/or devices	\$410-480
6 to 20 outlets and/or devices	\$630-625
* Areas up to 2,500 sq. ft.	\$855-915
* 2,501 to 5,000 sq. ft.	\$1,251-1,380
* 5,001 to 10,000 sq. ft.	\$2,119-2,463

1	* 10,001 to 30,000 sq. ft.	\$4,177 <u>4,546</u>
2	* 30,001 to 50,000 sq. ft.	\$8,528 <u>10,008</u>
3	* 50,001 to 100,000 sq. ft.	\$12,669 <u>14,444</u>
4	* 100,001 to 500,000 sq. ft.	\$25,683 <u>29,781</u>
5	* 500,001 to 1,000,000 sq. ft.	\$57,026 <u>67,519</u>
6	* More than 1,000,000 sq. ft.	\$113,993 <u>140,150</u>
7	* Includes Category 3 & 4 installations in new buildings or major	
8	remodel work	

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11 **Category 3**

12 **Service Distribution and Utilization Equipment**

13 **Includes: Generators, UPS, Transformers and Fire Pumps**

14 **(Use Category 3 for installations separate from the scope of work in Categories 1 or 2)**

15 **(includes two inspections)**

16	225 amps rating or less	\$397 <u>450</u>
17	250 to 500 amps	\$609 <u>709</u>
18	600 to 1000 amps	\$822 <u>839</u>
19	1,200 to 2,000 amps	\$1,248 <u>1,358</u>
20	More than 2,000 amps	\$1,619 <u>1,747</u>
21	600 volts or more	\$1,672 <u>1,877</u>
22	150 kva or less	\$398 <u>450</u>
23	151 kva or more	\$609 <u>709</u>
24	Fire Pump installations	\$824 <u>839</u>

1 **Category 4**

2 **Installations of Fire Warning and Controlled Devices**

3 **(Use Category 4 for installations separate from the scope of work in Categories 1 or 2)**

4 Up to 2,500 sq. ft.	\$461 <u>480</u>
5 2,501 to 5,000 sq. ft.	\$680 <u>755</u>
6 5,001 to 10,000 sq. ft.	\$1,251 <u>1,380</u>
7 10,001 to 30,000 sq. ft.	\$2,067 <u>2,334</u>
8 30,001 to 50,000 sq. ft.	\$4,212 <u>4,836</u>
9 50,001 to 100,000 sq. ft.	\$8,319 <u>8,970</u>
10 100,001 to 500,000 sq. ft.	\$12,211 <u>13,319</u>
11 500,001 to 1,000,000 sq. ft.	\$27,749 <u>32,818</u>
12 More than 1,000,000 sq. ft.	\$55,697 <u>66,502</u>

13
14
15 **Fire Warning and Controlled Devices (Retrofit Systems)**

16 Buildings of not more than 6 dwelling units	\$624 <u>610</u>
17 Buildings of not more than 12 dwelling units	\$842 <u>885</u>
18 Buildings with more than 12 dwelling units and non-residential 19 occupancy	
20 Building up to 3 floors	\$1,226 <u>1,304</u>
21 4–9 floors	\$2,497 <u>2,593</u>
22 10–20 floors	\$4,203 <u>4,576</u>
23 21–30 floors	\$8,319 <u>8,970</u>
24 More than 30 floors	\$12,211 <u>13,319</u>

1 **Category 5**

2 **Miscellaneous Installations**

3 Installation of EV Charging Station	Same fee as is applicable for Category 3 – Service Distribution and Utilization Equipment.
4	
5	
6	
7	
8	
9 Remodel/Upgrade of Existing Hotel Guest/SRO Rooms	
10 Up to 6 rooms	\$525 -625
11 Each additional group of 3 rooms	\$264 -320
12 Data, Communications, and Wireless System	
13 10 cables or less	Exempt
14 11 to 500 cables	\$283 -320
15 Each additional group of 100 cables	\$68 -78
16 Security Systems, 10 components or less	\$283 -320
17 Each additional group of 10 components	\$43 -52
18 Includes installations and devices that interface with life safety systems; excludes installations in R3 Occupancies	
19	
20 Office Workstations, 5 or less	\$283 -320
21 Each additional group of 10 workstations	\$97 -130
22 Temporary Exhibition Wiring, 1 to 100 booths	\$411 -480
23 Each additional group of 10 booths	\$68 -78
24 Exterior Electrical Sign	\$283 -320
25	

1	Interior Electrical Sign	\$283-320
2	Each Additional Sign, at the same address	\$86-104
3	Garage Door Operator (Requiring receptacle installation)	\$284-320
4	Quarterly Permits	\$650-778
5	Maximum five outlets in any one location	
6	Survey, per hour or fraction thereof	\$284-320
7	Survey, Research, and Report preparation, per hour or fraction	\$536-600
8	thereof	
9	Witness Testing: life safety, fire warning, emergency, and energy	
10	management systems	
11	Hourly Rate	\$430-519
12	Off-hour _s inspection _s hourly rate: (two hour minimum)	\$477-555
13	Energy Management, HVAC Controls, and Low-Voltage Wiring	
14	Systems	
15	1–10 floors	\$860-1,075
16	Each additional floor	\$97-130
17	Solar Photovoltaic Systems	
18	10 KW rating or less	\$283-320
19	Each additional 10 KW rating	\$238-259

21 **TABLE 1A-F – RESERVED**

23 **TABLE 1A-G – INSPECTIONS, SURVEYS AND REPORTS**

24	1. Standard Hourly Rate	\$405-519 per hour
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1		\$477-555 per hour – <i>(Weekdays 6:00 a.m. -8:00</i>
2		<i>a.m., or 4:00 p.m. - 6:00 p.m., Two Hour</i>
3	2. Off-hours inspection	<i>Minimum; Weekdays before 6:00 a.m. or after</i>
4		<i>6:00 p.m. and weekends, Four Hour Minimum)</i>
5		<i>Minimum Two Hours plus permit fee</i>
6	3. Survey inspection	\$405-549 per hour - Minimum Two Hours
7	4. Re-inspection fee <i>or additional inspection</i>	\$203-259 per <i>half</i> hour
8	<i>per Section 108A.8</i>	
9	5. Survey of nonresidential buildings:	\$405-519 per hour - Minimum Two Hours
10	6. Survey of residential buildings for any	
11	purpose or Condo Conversions:	
12	Single unit	\$3,700-3,860
13	Two to four units	\$4,738-4,898
14	Five + units	\$5,159-5,936 plus Standard Hourly Inspection
15	Hotels:	Rate
16	Includes 10 guestrooms	\$3,541-5,417
17	11 + guestrooms	\$4,068-5,417 plus \$114-206 per guestroom
18		over 10
19	7. Temporary Certificate of Occupancy	\$670-822
20	8. Demolition Permit Fee	\$646-724
21	9. House Moving Permit Fee	\$405-519 per hour (Three Hour Minimum)
22	10. Grading Permit Fee	<i>See Table 1A-A for New Construction fees</i>
23	11. Re-roofing Permit Fee	
24	Single-Family Homes and Duplexes	\$309-320
25		

1	For all others	\$509 <u>556</u>
2	1211. Construction of impervious surface in	
3	the required front and setback area	\$229 <u>303</u>
4	1312. Night Noise Permit	\$670 <u>747</u>

5

6

7 **TABLE 1A-H –RESERVED**

8 **TABLE 1A-I – RESERVED**

9 **TABLE 1A-J – MISCELLANEOUS FEES**

10	1. General Administrative Fees Not Covered in	\$226 <u>303</u> per hour - Minimum One-Half
11	Section 110A	Hour
12	2. Building numbers: <i>New or change of existing</i>	\$317 <u>759</u> <i>New addresses</i>
13	<i>address (each entrance)</i>	
14		\$506 <i>Change of existing addresses or lot</i>
15		<i>numbers</i>
16	3. Extension of time for application cancellation	
17	and permit expiration:	
18	Each application extension (in plan review)	\$526 <u>415</u> each plus 20% of Plan Review
19		Fees
20	Each permit extension	\$452 <u>228</u> each plus 10% of Building
21		Permit Inspection Fees
22	4. California Building Standards Commission Fee	Pursuant to the provisions of California
23		Health and Safety Code Sections
24		18930.5, 18931.6, 18931.7 and
25		

	18938.39, \$4 per \$100,000 in valuation, as determined by the Building Official, with appropriate fractions thereof, but not less than \$1.
5. Strong Motion Instrumentation Program Fee	
Group R Occupancies <i>of 3 stories or less, except hotels and motels</i>	0.00013 times the valuation
<i>Hotels and motels, all buildings greater than 3 stories,</i> a <u>All</u> occupancies other than Group R	0.00024 8 times the valuation
Minimum fee	\$1.60 <u>0.50</u>
6. Subdivision <i>per referral</i>	\$692 <u>1,356</u>
7. Slope and Seismic Hazard Zone Protection Act	\$2,888
8 7. Local Equivalency Fee	\$481 <u>526</u> per hour (Minimum Quarter Hour)
8. Fire Only Administrative Processing Fee	\$152
9. Permit Withdrawal	\$303

TABLE 1A-K – PENALTIES, HEARINGS, CODE ENFORCEMENT ASSESSMENTS

1. Abatement Appeals Board hearing, filing fee	\$534 <u>778</u> per case
2. Board of Examiners filing fees:	

1	Each appeal for variance from interpretation of code requirements	\$372-526 per hour Minimum Four Hours
2		
3	Each appeal for approval of substitute materials or methods of construction	\$372-526 per hour Minimum Four Hours
4		
5	3. Building Official's abatement order hearing	\$372-595 per hour - Minimum Two Hours
6		
7	4. Emergency order	\$497-671 per hour Minimum Two Hours
8		
9	5. Exceeding the scope of the approved permit	2 times the Permit Issuance Fee
10		
11	6. Access Appeals Commission:	
12	Filing fee	\$471-830 per hour - Minimum Two Hours per appeal
13		
14	Request for a rehearing	\$471-830 per hour - Minimum Two Hours
15		
16	7. Lien recordation charges	\$372-1,711 or 10% percent of the amount of the unpaid balance, including interest, whichever is greater
17		
18	8. Work without permit:- investigation fee:	
19	Building, Electrical, Plumbing or Mechanical Code violations	9 times the Permit Issuance Fee plus the original permit fee
20		
21	9. Building Inspection Commission hearing fees:	
22	Notice of appeal	\$471-830 per hour - Minimum Four Hours
23	Request for jurisdiction	\$471-830 per hour - Minimum Four Hours
24	Request for rehearing	\$471-830 per hour - Minimum Two Hours
25		

10. Additional hearings required by Code	\$471 <u>830</u> per hour - Minimum Four Hours
11. Violation monitoring fee (in-house)	\$149 <u>152</u> <i>each</i> per month
12. Failure to register vacant commercial storefront	4 <u>2</u> times the registration fee
13. Subordination	\$894 <u>1,429</u>
14. Vacant building – initial and annual registration fee	\$1,850 <u>1,190</u>

TABLE 1A-L – PUBLIC INFORMATION

1. Public notification and record keeping fees:	
Structural addition notice	\$257 <u>303</u> per hour - Minimum Three-Quarter Hour
Posting of notices (change of use)	\$257 <u>303</u> per hour - Minimum Three-Quarter Hour
Requesting notice of permit issuance (each address) per year	\$257 <u>303</u> per hour - Minimum Three-Quarter Hour
30-inch by 30-inch (762 mm by 762 mm) sign	\$64 <u>76</u>
2. Demolition <i>Notices</i> :	
<i>Notice of application and permit issuance by area/interested parties:</i>	
<i>— 1 area (1 area = 2 blocks)</i>	<i>\$205 yearly fee for each area</i>

1	3. Notices:	
2	300-foot (91.44 m) notification letters	\$184-303 per hour – Minimum Three Hours
3	<i>Residential tenants notification</i>	\$184 per hour – Minimum One-Half Hour
4	43. Reproduction and dissemination of	
5	public information:	
6	Certification of copies:	
7	Each 10 pages or fraction thereof	\$33-76
8	Hard copy prints:	\$0.10
9	5. Records Retention Fee	
10	Each 20 pages or fraction thereof of plans or	
11	supporting documentation (e.g. soil reports,	
12	structural calculations, acoustical reports,	\$74
13	energy calculations, etc.)	
14	64. Report of residential records (3R)	\$286-379
15	75. Duplication of Plans Administration Fee	\$113-152

TABLE 1A-M – RESERVED

TABLE 1A-N – ENERGY CONSERVATION

	INITIAL INSPECTION	COMPLIANCE INSPECTION
Single-family dwellings and two-family dwellings	\$448-824	\$200-336

1	Apartment houses and residential hotels:		
2			
3	Up to 20 rooms	\$603 <u>975</u>	\$299 <u>504</u>
4	Each additional 10 rooms		
5	or portion thereof	\$200 <u>336</u>	\$155 <u>336</u>
6	Energy reports and certificates:		\$113 <u>152</u>
7			
8	Filing fee for appeals:		\$226 <u>303</u>
9	Certification of qualified energy inspector:		\$450 <u>714</u>
10			

11

12 **TABLE 1A-O – RESERVED**

13

14 **TABLE 1A-P – RESIDENTIAL CODE ENFORCEMENT AND LICENSE FEES**

15	1. One- and Two-family dwelling unit fees:	\$140 <u>198</u> per rental unit
16	2. Apartment house license fees:	
17	Apartment houses of 3 to 12 units	\$542 <u>381</u> per year
18	Apartment houses of 13 to 30 units	\$863 <u>595</u> per year
19	Apartment houses of more than 30 units	\$1,066 <u>793</u> and \$156 <u>183</u> for each additional 10 units or portion thereof
20		
21	3. Hotel license fees:	
22	Hotels of 6 to 29 rooms	\$639 <u>824</u> per year
23	Hotels of 30 to 59 rooms	\$956 <u>1,143</u> per year
24	Hotels of 60 to 149 rooms	\$1,154 <u>1,387</u> per year
25		

Hotels of 150 to 200 rooms	\$1,454 <u>1,799</u> per year
Hotels of more than 200 rooms	\$1,849 <u>2,287</u> and \$156 <u>244</u> for each additional 25 rooms or portion thereof

TABLE 1A-Q – HOTEL CONVERSION ORDINANCE FEES

1. Annual unit usage report	\$228 <u>152</u>
2. Appeal of initial or annual status determination:	\$405 <u>672</u> per hour pursuant to Section 110A of this Code shall apply for Department Inspector's work on such request plus fees for Hearing Officer
3. Challenge to claims of exemption:	
Usage report	\$113 <u>152</u>
Claim of exemption based on low-income housing	\$799 <u>1,344</u>
Claim of exemption based on partially completed conversion	\$1,199 <u>2,016</u>
4. Complaint of unlawful conversion	\$113 <u>152</u>
Determination by Department of Real Estate and cost of independent appraisals	Actual costs
5. Initial unit usage report	\$799 <u>1,344</u>
6. Permit to convert	\$1,317 <u>2,411</u>
7. Request for hearing to exceed 25% tourist season rental limit:	

1	Inspection staff review	\$405-672 per hour
2	Statement of exemption - Hearing	\$797-1,344
3	Officer fee	
4	8. Unsuccessful challenge:	
5	Usage report:	
6	Inspection staff review	\$405-672 per hour
7	Statement of exemption -	\$799-1,344
8	Hearing Officer fee	
9	Request for winter rental:	
10	Standard hourly inspection fee	\$405-672 per hour

11
12 **TABLE 1A-R – REFUNDS**

13 Partial or complete refunds of only those fees contained herein will be given, provided
14 the applicant meets the refund requirements of the applicable section of this Code. No other
15 fees are refundable, except as follows:

16	1. Application or Permit Issuance Fee:	
17	Building, plumbing, electrical or mechanical permit issuance fee	Amount paid less \$357-303 or actual costs, whichever is greater. No refunds given after work started.
18		Amount determined by the Building Official less \$357-303 No Refund due after application deemed acceptable for Department of Building Inspection Plan Review
19	Plan Review Fees (each)	
20	2. Miscellaneous Fees:	Amount paid less \$357-303

	No refunds less than \$357 <u>303</u>
	No refunds given after work started.

No existing permittee who paid a fee under the fee schedules in effect at the time the fee was paid shall be eligible for a refund or subject to a fee reassessment as a result of an amendment to the fee schedules. If the Building Official determines that an error has been made in the assessment of fees, a refund for the portion determined to be in error may be made upon written request by the applicant.

**TABLE 1A-S – UNREINFORCED MASONRY BEARING WALL BUILDING
RETROFIT**

Review of Inventory Form (Section 1604B.2.1)	\$372 <u>526</u> per hour - Minimum Two Hours
Review of the summary of the engineering report (Section 1604B.2.3)	\$372 <u>526</u> per hour - Minimum Two Hours
Board of Examiners filing fees (Section 105A7.4):	
Each appeal for a variance from or interpretation of code requirements	\$372 <u>526</u> per hour - Minimum Two Hours
Each appeal for the approval of substitute materials or methods of design or construction (Section 105A.7.3)	\$372 <u>526</u> per hour - Minimum Two Hours

Section 3. Chapter 8 of the Administrative Code is hereby amended by revising Section 8.44, to read as follows:

1 **SEC. 8.44. DEPARTMENT OF ADMINISTRATIVE SERVICES REPRODUCTION**
2 **AND NOTARY FEES.**

3 (a) **Authority.** The Department of Administrative Services *(and Planning Department*
4 *and Department of Building Inspection with respect to Notary Fees)* is hereby authorized to charge
5 the following fees to any persons requesting the following documents or services:

6
7 * * * *

8
9 Section 4. Implementation. The Controller is authorized and directed to make budget
10 and accounting adjustments to implement the changes herein within 60 days of the effective
11 date.

12
13 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
14 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
15 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
16 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
17 additions, and Board amendment deletions in accordance with the “Note” that appears under
18 the official title of the ordinance.

19
20 Section 6. Effective Date. This ordinance shall become effective on the 31st day after
21 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
22 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
23 of Supervisors overrides the Mayor’s veto of the ordinance.

1 APPROVED AS TO FORM:
2 DAVID CHIU, City Attorney

3 By: /s/ Robb Kapla
4 ROBB KAPLA
Deputy City Attorney

5 4925-8918-7234, v. 1

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LEGISLATIVE DIGEST

[Building, Administrative Codes - Building Permit Fees Adjustment]

Ordinance amending the Building Code to adjust fees charged by the Department of Building Inspection; amending the Administrative Code to allow the Department of Building Inspection and Planning Department to charge notary fees; and affirming the Planning Department’s determination under the California Environmental Quality Act.

Existing Law

Building Code Section 110A establishes the fees for permits and services provided by the Department of Building Inspection (“DBI”) in Tables 1A-A through 1A-S. Administrative Code Section 8.44 allows the Department of Administrative Services to charge fees for various services including notary services.

Amendments to Current Law

The fee tables in Section 110A are being amended to adjust all fees by amounts pursuant to a fee study completed in 2024. The Proposed Legislation would also amend Administrative Code Section 8.44 to allow DBI and the Planning Department to recover notary service fees.

Background Information

In 2023, DBI commissioned a fee study to determine the actual costs of service for each permit service. The fee study was completed in 2024 and produced a recommended maximum amount to set each fee that would fully recover DBI costs to perform the service without risk of overcharge to permit applicants. To implement fee increases gradually, the fees were increased partially in 2024 and 2025. The Proposed Legislation makes the final incremental adjustment of fees. All the fees will remain at or below the maximum recoverable amount identified in the fee study. This legislation is part of the Mayor’s budget presentation.

OFFICE OF THE MAYOR
SAN FRANCISCO



DANIEL LURIE
MAYOR

To: Angela Calvillo, Clerk of the Board of Supervisors
From: Sophia Kittler, Mayor's Budget Director
Date: May 1, 2026
Re: Building, Administrative Codes - Building Permit Fees Adjustment

Ordinance amending the Building Code to adjust fees charged by the Department of Building Inspection; amending the Administrative Code to allow the Department of Building Inspection and Planning Department to charge notary fees; and affirming the Planning Department's determination under the California Environmental Quality Act.

Should you have any questions, please contact Adam Thongsavat at adam.thongsavat@sfgov.org