

# DBI Fee Ordinance

Budget and Appropriations Committee

May 20, 2026

# Fee Legislation – Building Code Fee Schedule Changes

- The Department of Building Inspection (DBI) has drafted an ordinance with the Mayor's Office amending the Building Code to adjust fees based on the recommendations of the NBS (consultant) fee study.
- New fees will be effective 30 days after the Mayor signs the ordinance. Expected effective date is approximately September 1, 2026.
- Fees in the proposed ordinance are assumed in the department's FY 2026-27 and FY 2027-28 budget.

# Fee History

- A fee study completed in 2008 established the current fee structure.
- A fee study completed in 2015 resulted in a 7% reduction in most fees.
- In 2024 NBS completed a fee study finding significant cost under-recovery.
- DBI spread rate increases over four years to minimize rate shock:
  - FY24 15%
  - FY25 23%
  - FY26 27%
  - FY27 proposed 2%, full cost recovery

# FY27 Operating Budget

Division Title	Dept ID Title	Salaries	Benefits	Professional Services	Grants	Materials	Equipment	Services of Other Departments	Grand Total
<b>DBI Administration</b>	DBI ADM Administration-Gen	-	2,503,059	1,721,000		170,000		28,221,816	32,615,875
	DBI ADM Bldg Inspct Commission	135,699	47,374	3,000		1,000			187,073
	DBI ADM Director	419,538	143,420	71,000		25,000		8,560	667,518
	DBI ADM Finance	-	-	12,000		3,000			15,000
	DBI ADM Mgmt Info Systems	25,689	2	-		-		-	25,691
	DBI ADM Payroll-Personnel	-	-	10,000		4,000			14,000
	DBI ADM Records Management	-	-	13,000		8,000			21,000
<b>DBI Administration Total</b>		<b>580,926</b>	<b>2,693,855</b>	<b>1,830,000</b>		<b>211,000</b>		<b>28,230,376</b>	<b>33,546,157</b>
<b>DBI Inspection Services</b>	DBI IS Administrative Support	3,291,481	1,522,499	4,000		2,000			4,819,980
	DBI IS Building Inspection	5,343,499	1,961,319	18,000		30,000			7,352,818
	DBI IS Code Compliance	2,311,606	852,008	13,000		10,000			3,186,614
	DBI IS Electrical Inspection	4,335,279	1,563,789	10,000		16,000			5,925,068
	DBI IS Housing Inspection	4,097,311	1,450,795	14,000	1,714,170	15,000		142,980	7,434,256
	DBI IS Inspection Services-Gen	239,902	76,486	413,000		5,000	450,000	1,283,231	2,467,619
	DBI IS Plumbing Inspection	3,602,765	1,317,585	5,000		10,000			4,935,350
<b>DBI Inspection Services Total</b>		<b>23,221,843</b>	<b>8,744,481</b>	<b>477,000</b>	<b>1,714,170</b>	<b>88,000</b>	<b>450,000</b>	<b>1,426,211</b>	<b>36,121,705</b>
<b>DBI Permit Services</b>	DBI PS Permit Processing	3,942,079	1,755,162	10,000		10,000			5,717,241
	DBI PS Permit Services-Gen	335,457	119,429	5,000				482,281	942,167
	DBI PS Plan Review	9,487,454	3,192,480	50,000		185,000			12,914,934
	DBI PS Technical Support	1,828,119	690,013	5,000		8,000			2,531,132
<b>DBI Permit Services Total</b>		<b>15,593,109</b>	<b>5,757,084</b>	<b>70,000</b>		<b>203,000</b>		<b>482,281</b>	<b>22,105,474</b>
<b>Grand Total</b>		<b>39,395,878</b>	<b>17,195,420</b>	<b>2,377,000</b>	<b>1,714,170</b>	<b>502,000</b>	<b>450,000</b>	<b>30,138,868</b>	<b>91,773,336</b>

# FY27 Services of Other Departments

Account Title	Services of Other Departments
ADM Contract Monitoring	30,642
ADM Permit Center	6,372,522
ADM-Real Estate 49 SVN Rent	3,552,913
Diversity Equity Inclusion	5,982
DT Citywide Public Cloud	150,000
DT Enterprise Tech Contracts	214,900
DT SFGov TV Services	45,955
DT Technology Infrastructure	860,991
DT Technology Projects	222,336
DT Telecommunications Services	161,098
Ef-SFGH-Medical Service	40,000
GF-311 Customer Service Center	55,000
GF-ADM-Digital Services	69,213
GF-City Attorney-Legal Service	3,000,000
GF-City Planning	12,661,710
GF-CON-Accounting Ops	58,986
GF-CON-Information System Ops	145,160
GF-Con-Internal Audits	183,416
GF-Emergency Communications	43,608
GF-Environment	760,990
GF-GEN-Govt Ops Recovery	20,878
GF-HR-Employee Relations	39,659
GF-HR-EMPLOYMENTSERVICES	79,343
GF-HR-Equal Emplymnt Opportuni	66,999
GF-HR-Mgmt Training	40,960
GF-HR-Workers' Comp Claims	455,000
GF-PUC-Ueb	50,000
GF-Purch-General Office	76,161
GF-Risk Management Svcs (AAO)	5,000
GF-Tax Collector	181,230
Human Resources Modernization	16,211
Is-Purch-Centr Shop-AutoMaint	178,325
Is-Purch-Centr Shop-FuelStock	42,639
Is-Purch-Reproduction	241,041
Sr-DPW-Building Repair	10,000
<b>Grand Total</b>	<b>30,138,868</b>

# FY27 Cost Allocations and Rates

Fee Group	Dept ID Title	Sum of FY 2026-27 FTE	Allocated					Total		Recovery	
			Direct Cost	Excluded	GEN OH	PS OH	OH	Recovery Cost	Productive FTE	Overhead Rate	Productive Rate
[-] Permits	[-] DBI PS Plan Review	43.9	12,914,934	-	7,741,066	3,443,636		24,099,636	21.9	280%	526
<b>Permits Total</b>		<b>43.9</b>	<b>12,914,934</b>	<b>-</b>	<b>7,741,066</b>	<b>3,443,636</b>	<b>-</b>	<b>24,099,636</b>	<b>21.9</b>	<b>280%</b>	<b>526</b>
[-] Inspections	[-] DBI IS Building Inspection	27.4	7,352,818	(80,000)	4,359,245		1,623,119	13,255,182	11.5	334%	554
	[-] DBI IS Electrical Inspection	21.3	5,925,068	(252,000)	3,400,373		1,266,093	10,339,534	10.3	261%	479
	[-] DBI IS Plumbing Inspection	17.9	4,935,350	(25,000)	2,943,209		1,095,873	8,949,431	8.2	295%	520
<b>Inspections Total</b>		<b>66.5</b>	<b>18,213,236</b>	<b>(357,000)</b>	<b>10,702,827</b>	<b>-</b>	<b>3,985,085</b>	<b>32,544,148</b>	<b>30.0</b>	<b>298%</b>	<b>519</b>
[-] Housing	[-] DBI IS Housing Inspection	21.5	7,434,256	-	4,456,009		1,659,148	13,549,414	9.7	443%	672
<b>Housing Total</b>		<b>21.5</b>	<b>7,434,256</b>	<b>-</b>	<b>4,456,009</b>	<b>-</b>	<b>1,659,148</b>	<b>13,549,414</b>	<b>9.7</b>	<b>443%</b>	<b>672</b>
[-] Admin	[-] DBI ADM Records Management	(0.0)	2,707,511	-	1,622,852			4,330,363	4.3	514%	482
	[-] DBI IS Administrative Support	33.4	4,819,980	-	2,889,042			7,709,022	8.4	533%	437
	[-] DBI PS Permit Processing	37.0	5,717,241	-	3,426,850			9,144,091	20.7	187%	212
<b>Admin Total</b>		<b>70.3</b>	<b>13,244,732</b>	<b>-</b>	<b>7,938,743</b>	<b>-</b>	<b>-</b>	<b>21,183,475</b>	<b>33.4</b>	<b>324%</b>	<b>303</b>
[-] Permits Overhead		13.2	3,473,299	(29,663)							
[-] Inspections Overhead		12.7	5,654,233	(10,000)							
[-] General Overhead		6.3	30,838,646	-							
<b>Grand Total</b>		<b>234.5</b>	<b>91,773,336</b>	<b>(396,663)</b>	<b>30,838,646</b>	<b>3,443,636</b>	<b>5,644,233</b>	<b>91,376,673</b>	<b>95.1</b>		

# FY27 Fee Summary

	FY25 Revenue	FY26 Projected Revenue	FY27 Proposed Revenue	FY27 Revenue Change	FY27 Fee Increase Range %	FY27 Avg Fee Increase
<b>1A-A: New Construction Building Permit</b>	5,450,585	6,228,889	7,064,499	835,610	-7% - 40%	13%
<b>1A-A: Alteration Building Permit</b>	26,159,785	32,735,467	32,623,924	(111,543)	-5% - 23%	0%
<b>1A-A: No Plans Permit</b>	3,000,702	5,019,126	4,831,304	(187,822)	-9% - 6%	-4%
<b>1A-B: Other Building Permit and Plan Review</b>	99,485	1,156,076	1,237,615	81,539	51% - 64%	7%
<b>1A-C: Plumbing/Mechanical Issuance and Inspection</b>	6,009,441	8,429,306	9,693,438	1,264,132	3% - 28%	15%
<b>1A-E: Electrical Permit Issuance and Inspection</b>	8,269,179	11,483,099	12,869,863	1,386,764	-2% - 35%	12%
<b>1A-G: Inspections, Surveys and Reports</b>	1,986,606	2,641,858	2,917,288	275,430	3% - 81%	10%
<b>1A-J: Miscellaneous Fees</b>	1,286,612	2,613,401	2,373,058	(240,343)	-69% - 96%	-22%
<b>1A-L: Public Information</b>	1,721,431	2,289,571	3,018,224	728,653	0% - 130%	32%
<b>1A-N: Energy Conservation</b>	326,196	440,700	592,800	152,100	34% - 117%	35%
<b>1A-P: Residential Code Enforcement &amp; License</b>	14,869,886	16,996,489	15,716,077	(1,280,412)	-31% - 56%	-8%
<b>1A-Q: Hotel Conversion Ordinance</b>	67,087	90,060	60,040	(30,020)	-33% - 83%	-33%
<b>1A-S: Unreinforced Masonry Bearing Wall Building Retrofit</b>	-	-	-	-	41% - 41%	0%
<b>Total Projected Operating Revenue</b>	<b>69,246,995</b>	<b>90,124,042</b>	<b>92,998,130</b>	<b>2,874,088</b>	<b>-69% - 130%</b>	<b>2%</b>

# Request for Committee Action

DBI requests that the Committee move to recommend approval of the fee legislation to the full Board.



**THANK YOU**