

COMMERCIAL TENANT IMPROVEMENT PERMIT FEE COMPARISON



Bay Area Building Permit Fee Comparisons by City

Sample Project: Type III construction, 10,000SF Commercial Tenant Improvement, no change of use, \$1.2M valuation

Tenant Improvement SF: 10,000 Construction Valuation: \$ 1,200,000 **All fees calculated using this construction valuation, not the City's valuations

	Oakland	San Jose	Walnut Creek	Redwood City	Sunnyvale	San Francisco	Santa Rosa	Stockton	Sacramento	Burbank
Impact Fees										
Capital Improvements/ Construction Tax	\$ -	\$ 54,000	\$ -	\$ -	\$ 6,480	\$ -	\$ -	\$ -	\$ -	\$ -
Transportation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Jobs/Housing/ Commercial Linkage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Impact Fee Subtotals:	\$ -	\$ 54,000	\$ -	\$ -	\$ 6,480	\$ -	\$ -	\$ -	\$ -	\$ -

Permit Fees										
Building Plancheck Fee	\$ 14,667	\$ 9,504	\$ 7,289	\$ 8,445	\$ 8,051	\$ 9,309	\$ 5,048	\$ 6,974	\$ 6,974	\$ 2,326
Building Inspection Fee		\$ 3,318								
Building Permit Fee	\$ 11,734	\$ 594	\$ 7,289	\$ 16,889	\$ 11,501	\$ 3,993	\$ 3,116	\$ 8,544	\$ 8,522	\$ 4,263
MEP Plancheck Fee	\$ 7,510	\$ 5,702	\$ 8,474	included in building plan- check fee	\$ 6,300	\$ 5,586	included in building plan- check fee	included in building plan- check fee	included in building plan- check fee	\$ 1,395
MEP Inspection Fee	\$ 8,800	\$ 1,991	\$ 4,009	included in building inspection fee		\$ 1,721	included in building inspection fee	included in building inspection fee	included in building inspection fee	\$ 2,558
Fire Prevention Plancheck		\$ 740				\$ 3,910	\$ 2,776		\$ 290	\$ 428
Fire Prevention Inspection	\$ 7,627	\$ 1,660	\$ 1,192	\$ 10,133	\$ 8,051	\$ 680	\$ 1,714	\$ 2,166	\$ 800	\$ 1,284
Energy Plancheck Fee (or Green Building Code Fee)	\$ 1,525	\$ -	\$ 2,706	\$ 1,013	\$ 1,150	\$ 446	\$ 408	\$ 48	\$ 48	\$ 48
General Plan Fee	\$ 7,200	\$ -	\$ 7	\$ 2,400	\$ 1,800	\$ -	\$ -	\$ 1,800	\$ 3,120	\$ 256
Process Coordination/ Planning Fee	\$ 676	\$ 2,377	\$ 1,093	\$ 10,133	\$ -	\$ 24,032	\$ 512	\$ 1,200	\$ 1,046	\$ 368
Records Management & Technology Enhancement Fee	\$ 8,812	\$ 2,000	\$ 2,334	\$ 3,547	\$ 35	\$ -	\$ 844	\$ 1,153	\$ 1,240	\$ 77
Permit Fee Subtotals:	\$ 68,552	\$ 27,886	\$ 34,394	\$ 52,561	\$ 36,888	\$ 49,677	\$ 14,418	\$ 21,885	\$ 22,040	\$ 13,002

Grand Total Fees (\$1.2M):	\$ 68,552	\$ 81,886	\$ 34,394	\$ 52,561	\$ 43,368	\$ 49,677	\$ 14,418	\$ 21,885	\$ 22,040	\$ 13,002
% of total fees to \$1.2m valuation:	5.7%	6.8%	2.9%	4.4%	3.6%	4.1%	1.2%	1.8%	1.8%	1.1%

 Means experience-based estimate or uncertain/variable fee formula