

**CITY OF HUGHSON**  
**SCHEDULE OF FEES - BUILDING**  
**EFFECTIVE JANUARY 01, 2009**

TYPE OF FEE/CHARGE	TOTAL VALUATION	FEE AMOUNT
<b>1.) <u>Building Permit Fee (BPF)</u></b>		
BPF's do not include Building Plan Check fees. BPF's do not include Plumbing, Mechanical and Electrical (PME) permit fees. Separate permits may be required by Public Works and Fire Prevention.		
BLDGP - All Structures	\$1 to \$4000	\$97.25
	\$4,001 to \$25,000.00	\$97.25 for the first \$4000 plus \$14.00 for each additional \$1,000 or fraction thereof, to and including \$25,000
	\$25,001 to \$50,000.00	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1000 or fraction thereof, to and including \$50,000
	\$50,001 to \$100,000.00	\$643.75 for the first \$50,000 plus \$ 7.00 for each additional \$1000 or fraction thereof, to and including \$100,000
	\$100,001 to \$500,000.00	\$993.75 for the first \$100,000 plus \$ 5.60 for each additional \$1000 or fraction thereof, to and including \$500,000
	\$500,001 to \$1,000,000.00	\$3,233.75 for the first \$500,000 plus \$ 4.75 for each additional \$1000 or fraction thereof, to and including \$1,000,000
	\$1,000,001 and greater	\$5,608.75 for the first \$1,000,000 plus \$ 3.15 for each additional \$1000 or fraction thereof
<b>2.) <u>Grading and Excavation Permit Fees (GEPF)</u></b>		
GEPF's do not include Grading Plan check fees. Separate permits may be required by Public Works and Engineering.		
GEPF – All Projects	50 to 400 cubic yards	\$89.50
	401 to 1,000 cubic yards	\$89.50 for the first 400 cubic yards plus \$17.50 for each additional cubic yards or fraction thereof
	1,001 to 10,000 cubic yards	\$194.50 for the first 1,000 cubic yards plus \$14.50 for each additional 1,000 cubic yards or fraction thereof
	10,001 to 100,000 cubic yards	\$325.00 for the first 10,000 cubic yards plus \$66.00 for each additional 10,000 or fraction thereof
	100,001 cubic yards or more	\$919.00 for the first 100,000 cubic yards plus \$36.50 for each additional 10,000 or fraction thereof



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<b>3.) <u>Re-Roof Permit Fee (RRPF)</u></b>		
BLDGP - All Buildings	\$ 1 to \$7,000.00	\$ 153.25
	\$7,001 to \$25,000.00	\$ 153.25 for the first \$7000 plus \$14.00 for each additional \$1000 or fraction thereof, to and including \$25,000
	\$25,001 to \$75,000.00	\$ 405.25 for the first \$25,000 plus \$10.10 for each additional \$1000 or fraction thereof, to and including \$25,000
	\$75,001.00 and greater	SEE BPF Schedule
<b>4.) <u>Swimming Pool Permit Fee (SPPF)</u></b>		
SPPF's do not include Plan check fee, Electrical, Plumbing fee, or Mechanical fee.		
BLDGP – In Ground	\$ 1 to \$25,000.00	\$ 391.25
	\$25,001 to \$50,000.00	\$ 391.25 for the first \$25,000 plus \$10.10 for each additional \$1000 or fraction thereof, to and including \$50,000
	\$50,001.00 and greater	SEE BPF Schedule
<b>5.) <u>Accessory Building Permit Fee (ABPF)</u></b>		
ABPF do not include Plan check fee or applicable Electrical fee, Plumbing fee, or Mechanical fee.		
BLDGP – Utility	\$ 1 to \$8,000.00	\$ 153.25
	\$8,001.00 and greater	SEE BPF Schedule
<b>6.) <u>Patio Cover Permit Fee (PCPF)</u></b>		
PCPF's do not include Plan check fee or applicable Electrical fee.		
BLDGP – Residential	\$ 1 to \$8,000.00	\$ 153.25
	\$8,001.00 and greater	SEE BPF Schedule
<b>7.) <u>Demolition Permit Fee (DPF)</u></b>		
DPF - All Structures (Including Inspection)		\$ 173.50



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<b>8.) <u>Electrical Permit Fee (EPF)</u></b>	
EPF1 – Residential 1 & 2 Family Dwellings	\$0.10 per sq ft (Minimum fee \$85.00)
EPF2 – Multi Family/Commercial	\$0.12 per sq ft (Minimum fee \$85.00)
EPF3 – Swimming Pools (Residential)	\$ 91.20
EPF4 - Electric Meter Tag (includes 1 Inspection)	\$ 85.00
<b>9.) <u>Mechanical Permit Fee (MPF)</u></b>	
MPF1 – Residential 1 & 2 Family Dwellings	\$0.06 per sq ft (Minimum fee \$85.00)
MPF2 – Multi Family/Commercial	\$0.08 per sq ft (Minimum fee \$85.00)
MPF3 – Swimming Pools (Residential)	Project Specific
<b>10.) <u>Plumbing Permit Fee (PPF)</u></b>	
PPF1 – Residential 1 & 2 Family Dwellings	\$0.12 per sq ft (Minimum fee \$85.00)
PPF2 – Multi Family/Commercial	\$0.14 per sq ft (Minimum fee \$85.00)
PPF3 – Swimming Pools (Residential)	\$ 94.00
PPF4 – Gas Meter Tag (includes 1 Inspection)	\$ 85.00
<b>11.) <u>Plan Check Fee (PCF)</u></b>	
PCF1 - All Structures	65% of Permit Fee
PCF2 - Grading/Excavation (1 hour minimum)	\$ 95.00 per hour
PCF3 – Fire Prevention	\$ 110.00 per hour
PCF4 – Energy or Accessibility Compliance	\$ 85.00 per hour
PCF5 – Additional Plan Review	\$ 85.00 per hour
PCF6 – Additional Plan Review (changes, modifications to approved plans)	\$ 95.00 per hour
PCF7 – Plan Review Fee New SFD Subdivision (Each Permit)	20% of Permit Fee
PCF8 – Master Plan Check Fee New SFD Subdivision	\$0.65 per sq ft
<b>12.) <u>Certificate of Occupancy Fee (COF)</u></b>	
COF - All Buildings (Each occupancy)	\$ 38.00



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TYPE OF FEE/CHARGE	FEE AMOUNT
<b>13.) <u>Strong Motion Instrumentation Program Fee (SMIP)</u></b>	
SMIP1 – Residential	\$0.00010 x valuation Minimum fee \$0.50
SMIP2 – Commercial	\$0.00021 x valuation Minimum fee \$0.50
<b>14.) <u>Green Building Standards Fee</u></b>	
GBS – All (Based on Valuation)	\$1.00 (\$1-\$25,000) \$2.00 (\$25,001-\$50,000) \$3.00 (\$50,001-\$75,000) \$4.00 (\$75,001-\$100,000) \$1.00 (Per \$25,000 or fraction thereof above)
<b>15.) <u>Administrative Services Fee (ASF)</u></b>	
ASF1 - Permit Replacement Fee	\$ 36.25
ASF2 - Building Permit Extension Fee	\$ 36.25
ASF3 - Building Permit Expiration Fee	\$ 36.25 plus permit costs
ASF4 – Building Permit Application Extension Fee	\$ 36.25
ASF5 – Property Lien	\$ 85.00
ASF6 – Property Lien Removal	\$ 85.00
ASF7 – Filing and Recording Fee	\$ 85.00 (each)
<b>16.) <u>Miscellaneous Fees</u></b>	
MSF1 - Field Inspection Fee (1 hour minimum)	\$ 85.00 per hour
MSF2 - Field Inspection Fee (Outside business hours-2 hour Minimum)	\$ 128.00 per hour
MSF3 - Re-inspection Fee	\$ 85.00
MSF4 - Investigation Fee (Work without a Permit, misc. violations)	\$ 152.00
MSF5 - Code Violation Fee (Work without a Permit, misc. violations)	Double Fee Minimum Fee \$ 194.50
MSF6 - Business License Inspection (Includes 1 inspection)	\$ 85.00
MSF7 – Notice and Posting Fee	\$ 95.00



CITY OF HUGHSON  
 SCHEDULE OF FEES - PLANNING  
 EFFECTIVE JANUARY 01, 2009

TYPE OF FEE/CHARGE	FEE AMOUNT
<b>17.) <u>Planning Services Fees</u></b>	
a) Variance	\$945.00
b) Reclassification or text amendment	\$618.00
c) Conditional Use Permit	\$945.00
d) Zone Change (Rezone or Prezone)	\$1,349.00
I. Environmental Review	\$1,349.00
II. SB 18 Tribal Consultation fee if necessary	\$145.00
III. Total Zone change	\$2,843.00
e) Development Agreement	\$1,999.00
f) Planned Development Overlay Zone	\$1,999.00
g) General Plan Amendment, map or text	\$1,349.00
I. Environmental Review	\$1,349.00
II. SB 18 Tribal Consultation fee, if necessary	\$145.00
III. Total General Plan Amendment	\$2,843.00
h) Annexation	\$1,349.00
I. Environmental Review	\$1,349.00
II. SB 18 Tribal Consultation fee, if necessary	\$145.00
III. Development Agreement	\$1,999.00
IV. LAFCO fee	\$2,500.00
V. Total Annexation	\$7,342.00
i) Appeal	\$444.00
j) Reversion to acreage	\$537.00
k) Merger	\$537.00
l) Sign Review	\$155.00
m) Petition of affected owners	At Cost + Admin Charge
n) Secondary Dwelling Unit	\$408.00
o) EE review, inspection of improvement	Time + Material
p) Time Extension	\$408.00
q) Preliminary & Final water/sewer inspection	\$358.00
r) Parcel & Final Map	\$852.00
I. Development Agreement	\$1,999.00
II. Environmental Review	\$1,349.00
III. Total Parcel Map & Final Map	\$4,200.00
s) Tentative Map	\$1,954.00
I. Development Map	\$1,999.00
II. Environmental Review	\$1,349.00
Total Tentative Map	\$5,302.00



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TYPE OF FEE/CHARGE	FEE AMOUNT
t) Tentative Map	\$1,954.00
III. Development Map	\$1,999.00
IV. Environmental Review	\$1,349.00
Total Tentative Map	\$5,302.00
u) Lot Line Adjustment	\$537.00
v) Environmental Impact Report	\$1,349.00
I. Dept. of Fish & Game Fee	\$2,606.75
II. Filing Notice of Determination	\$57.00
III. Total Environmental Impact Report	\$4,012.75
w) Filing Notice of Determination	\$155 + \$57 Filing Fee
x) Initial Study	\$1,349.00
y) Negative Declaration	\$1,349.00
I. Dept. of Fish & Game Fee	\$1,876.75
II. Filing Notice of Determination	\$57.00
III. Total Negative Declaration	\$3,282.75
z) Encroachment Permit	\$290.00
aa) Advisory Meeting	\$466.00
bb) Home Relocation/Building Move	\$823.00
cc) Street Closure	\$207.00
dd) Minor Variance	\$491.00
ee) Development Review	\$1,122.00
ff) Specific Plan	\$1,349.00
gg) Administrative Permit/ Ministerial Review	\$222.00
hh) Zoning Clearance	\$269.00
ii) Notice to affected owners	\$202.00
jj) Master Sewer Plan	\$56.00
kk) Master Water Plan	\$56.00
ll) Master Storm Drain Plan	\$56.00
mm) General Plan (including map)	\$93.00
nn) General Plan Map	\$5.00
oo) Subdivision Ordinance	\$49.00
pp) Zoning Ordinance	\$56.00
qq) Improvement Standards	\$47.00
rr) Zoning Map and GP Map 11" X 17"	\$5.00
ss) Other Maps 18" X 26" or Larger	\$9.00
tt) Compact Disc Copy of Plan Document	\$13.00
uu) Home Occupation permit	\$100.00
vv) Services Not Specifically Mentioned	Staff Hourly Costs

**NOTICE:**

The figures indicated in this schedule of fees are for estimating purposes only. All fees are subject to change.



**CITY OF HUGHSON**  
**SCHEDULE OF FEES - DEVELOPMENT IMPACT**  
**EFFECTIVE JANUARY 01, 2009**

TYPE OF FEE/CHARGE	FEE AMOUNT
<b>18.) <u>Development Impact Fees – SFD</u></b>	
a) Public Facility Fee	\$ 3,050.00
b) Storm Drain Fee	\$ 2,814.00
c) Sewer Fee	\$13,755.00
d) Water Fee	\$ 3,803.00
e) Construction Water Fee	\$ 155.00
f) Street Fee	\$ 4,101.00
g) Park Development Fee	\$ 2,667.00
h) Park In-lieu Fee	\$ 1,991.00
i) Community Enhancement	\$ 1,008.00
j) Misc. Fees (average)	\$ 42.00
k) Stanislaus County Fee	\$ 8,038.00
<b>19.) <u>Development Impact Fees – MFD</u></b>	
a) Public Facility Fee	\$ 3,050.00
b) Storm Drain Fee	\$ 2,189.00
c) Sewer Fee	\$ 9,628.00
d) Water Fee	\$ 2,282.00
e) Construction Water Fee	\$ 155.00
f) Street Fee	\$ 2,778.00
g) Park Development Fee	\$ 1,600.00
h) Park In-lieu Fee	\$ 1,194.00
i) Community Enhancement	\$ 605.00
j) Misc. Fees	PROJECT SPECIFIC
k) Stanislaus County Fee	PROJECT SPECIFIC
<b>20.) <u>Development Impact Fees – Service Commercial</u></b>	
a) Public Facility Fee (per 1000 sq. ft.)	\$ 1,794.00
b) Storm Drain Fee (per 1000 sq. ft.)	\$ 3,272.00
c) Sewer Fee (per 1000 sq. ft.)	\$ 6,877.00
d) Water Fee -	Water Meter Size = 5/8" → 4" \$ 3,803.00 → \$95,075.00
	Water Meter Size = 6" → 12" \$ 195,150.00 → \$ 437,345.00
e) Construction Water Fee	\$ 155.00
f) Street Fee (per 1000 sq. ft.)	\$ 6,625.00
g) Community Enhancement (per 1000 sq. ft.)	\$ 593.00
h) Plans Fees	PROJECT SPECIFIC
i) Stanislaus County Fee	PROJECT SPECIFIC



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**SCHEDULE OF FEES - DEVELOPMENT IMPACT**  
**EFFECTIVE JANUARY 01, 2009**

TYPE OF FEE/CHARGE	FEE AMOUNT
<b>21.) <u>Development Impact Fees - Retail/Services</u></b>	
a) Public Facility Fee (per 1000 sq. ft.)	\$ 1,794.00
b) Storm Drain Fee (per 1000 sq. ft.)	\$ 3,272.00
c) Sewer Fee (per 1000 sq. ft.)	\$ 11,967.00
d) Water Fee -	Water Meter Size = 5/8" → 4" \$ 3,803.00 → \$95,075.00 Water Meter Size = 6" → 12" \$ 195,150.00 → \$ 437,345.00
e) Construction Water Fee	\$ 155.00
f) Street Fee (per 1000 sq. ft.)	\$ 6,625.00
g) Community Enhancement (per 1000 sq. ft.)	\$ 593.00
h) Plans Fees	PROJECT SPECIFIC
i) Stanislaus County Fee	PROJECT SPECIFIC
<b>22.) <u>Development Impact Fees – Offices</u></b>	
a) Public Facility Fee (per 1000 sq. ft.)	\$ 1,017.00
b) Storm Drain Fee (per 1000 sq. ft.)	\$ 1,781.00
c) Sewer Fee (per 1000 sq. ft.)	\$ 7,290.00
d) Water Fee -	Water Meter Size = 5/8" → 4" \$ 3,803.00 → \$95,075.00 Water Meter Size = 6" → 12" \$ 195,150.00 → \$ 437,345.00
e) Construction Water Fee	\$ 155.00
f) Street Fee (per 1000 sq. ft.)	\$ 2,760.00
g) Community Enhancement (per 1000 sq. ft.)	\$ 336.00
h) Plans Fees	PROJECT SPECIFIC
i) Stanislaus County Fee	PROJECT SPECIFIC
<b>23.) <u>Development Impact Fees – Industrial</u></b>	
a) Public Facility Fee (per 1000 sq. ft.)	\$ 1,017.00
b) Storm Drain Fee (per 1000 sq. ft.)	\$ 1,781.00
c) Sewer Fee (per 1000 sq. ft.)	\$ 6,465.00
d) Water Fee -	Water Meter Size = 5/8" → 4" \$ 3,803.00 → \$ 95,075.00 Water Meter Size = 6" → 12" \$ 195,150.00 → \$ 437,345.00
e) Construction Water Fee	\$ 155.00
f) Street Fee (per 1000 sq. ft.)	\$ 2,760.00
g) Community Enhancement (per 1000 sq. ft.)	\$ 336.00
h) Plans Fees	PROJECT SPECIFIC
i) Stanislaus County Fee	PROJECT SPECIFIC



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**CITY OF HUGHSON**  
**SCHEDULE OF FINES – BUILDING/CODE ENFORCEMENT**  
**EFFECTIVE JANUARY 01, 2009**

TYPE OF FEE/CHARGE	FEE AMOUNT
<b>24.) <u>Fines</u></b>	
a) Level “A” Violations	\$1,000.00
b) Level “B” Violations	\$ 500.00
c) Level “C” Violations (includes violations classified as misdemeanors)	
I. 1st violation	\$ 250.00
II. 2nd & Subsequent violations w/in 12 months	\$1,000.00
d) Level “D” Building Code or Safety Code violations classified as infractions	
I. 1st violation	\$ 100.00
II. 2nd violation w/in 12 months	\$ 500.00
III. 3rd and subsequent violations w/in 12 months	\$1,000.00
e) Level “D” General Violations classified as infractions	
I. 1st violation	\$ 100.00
II. 2nd violation w/in 12 months	\$ 200.00
III. 3rd and subsequent violations w/in 12 months	\$ 500.00
<b>25.) <u>Late Payments</u></b>	10% per month, simple interest

