

**City of Sonora
Schedule of User and Regulatory Fees**



**Schedule of User and Regulatory Fees
List of Fees Updated October 21, 2024**

City of Sonora
Schedule of User and Regulatory Fees

Services/Activities/Subject Matter	Page
Finance, Inspections, Permits, Cemetery, and other	1
Community Development	4
Building Valuation Date	6



CITY OF SONORA FEE SCHEDULE

EFFECTIVE OCTOBER 21, 2024

	Current	New
Copies	\$0.10	\$1 first page \$.80 for each additional page
Credit Card Processing	\$5 or 2.5% over \$1,000	\$6 or 3% over \$1,000
Business License Late Fees - Per Month	\$20	\$40
Business License Late Interest - Per Month	1.00%	1.50%
Business License - Change of Address	\$20	\$30
Business License - Copy of Cert	\$20	\$30
Parking Lot Fees - Terzich - Per Month	\$35	\$60
Parking Lot Fees - Bradford/Norlin - Per Month	\$25	\$60
Parking Daily Fees - Per Day	\$10	\$20
Pile Pickup	\$40	\$125
Transient Use Permit Fee	\$140	\$400
Outside Tire Storage Permit >5000 sq. ft.	\$60	\$120/Annually
Operational Permits required by California Fire Code: See CFC 105.6 for Complete List	\$60	\$120/Annually
Fire Sprinkler Inspection (for commercial and residential < 3000 sq. ft.)	\$60	\$100
Fire Sprinkler Inspection (for commercial and residential > 3000 sq. ft.)	\$60	\$150
Fire Alarm Inspection	\$60	\$100
Fire and Life Safety Inspection	\$60	\$100



CITY OF SONORA FEE SCHEDULE

EFFECTIVE OCTOBER 21, 2024

	Current	New
Fire Inspection of Commercial Hood System	\$60	\$100
Above Ground Fuel Storage Permit, including LPG Tanks	\$60	\$120
Fire Flow Test on Commercial, Industrial, and Residential Developments (1 Hour Minimum)	\$60	\$75/Hour
Pyrotechnic Special Effect Display Permit (plus standby fees - see stand by fees)	\$60	\$250/per event
Residential Inspections (Initial Inspection & One Follow Up)	\$60	0-25 Units - \$100 26-50 Units - \$200 51-75 Units - \$300 76-100 Units - \$400 Additional Inpection - \$100
All Other Occupancy Inspections (Initial Inspection and One Follow Up)	\$60	0-3000 sq. ft - \$100 3,001 - 6,000sq. ft. - \$200 6,001-10,000 sq. ft. -\$300 10,001-15,000 sq. ft. -\$400 15,001-20,000 sq. ft. -\$500 20,001 sq. ft. - over -\$600
Standby Fees (Will be charged at one (1) hour minimums and 15 minute increments)	-	Engine: \$90/hour Squad: \$76/hour Staff Vehicle: \$76/hour Personnel: \$62/hour (OT Time Applies)
Burn Permit	\$20	\$60
Candle and Open flame device in an assembly occupancy Permit	\$20	\$60/per event
Hazardous Materials Permit	\$120	\$150
False Alarms Penalty	-	4th Alarm: \$150 5th Alarm: \$240 6th+ Alarm: \$360



CITY OF SONORA FEE SCHEDULE

EFFECTIVE OCTOBER 21, 2024

	Current	New
After Hours or Weekend Inspections	\$60	\$200/per inspection
Occupancy Permit	\$30	\$100
Home Occupation Permit	\$50	\$125
Special Event Permit	\$50	\$100
Use Permit	\$2,149	\$2,149
Encroachment Permit	\$100	\$200
Engineering Review	-	\$278.12/Hour
Banner Installation (Inside City Limits)	\$100	\$150
Banner Installation (Outside City Limits)	\$200	\$240
NSF Returned Check Fee	\$20	\$30 First NSF Check \$35 Each Subsequent NSF
CEMETERY	Current	New
Setting Headstones	\$25	\$175
	\$35	\$245
	\$45	\$315

CITY OF SONORA FEE SCHEDULE

COMMUNITY DEVELOPMENT DEPARTMENT

EFFECTIVE OCTOBER 21, 2024

Building Permit Fees

Building Permit Fees are based on the valuation of construction (contract price). Following is a typical schedule of fees and examples of square foot values.

The fee is determined by using the most Current Building Valuation Table (2024 International Building Code Book) times the square footage times the Permit Fee Multiplier of .05.

Below is a table with an estimated cost of the building permit fee and the required 30% deposit.

Value	Estimated Price	Estimated Plan Check Deposit
\$150,000	\$7,500	\$2,250
\$200,000	\$10,000	\$3,000
\$250,000	\$12,500	\$3,750
\$300,000	\$15,000	\$4,500
\$350,000	\$17,500	\$5,250
\$400,000	\$20,000	\$6,000
\$450,000	\$22,500	\$6,750
\$500,000	\$25,000	\$7,500
\$550,000	\$27,500	\$8,250
\$600,000	\$30,000	\$9,000
\$650,000	\$32,500	\$9,750
\$700,000	\$35,000	\$10,500

EXAMPLE

A 3,000 square foot home is proposed. The estimate cost per square footage is \$183.32 x 3,000 square feet = \$549,960 estimate construction cost x .05 permit factor = \$27,498 permit fee.

COUNTY SCHOOL MITIGATION FEES

School mitigation fees are based on livable sq. ft. area within the residence, including hallways, closets, stairwells and other unconditioned floor areas. Effective January 29, 2024, the residential rate per sq. ft. is \$4.79. For commercial applications the rate is \$.78/sq. ft. For an updated schedule of fees, please contact the Tuolumne County Superintendent of Schools Office at (209)536-2022, or their website at www.tcsos.us.

COUNTY SERVICE IMPACT MITIGATION FEE

Effective July 1, 2024, the County Service Impact Mitigation Fee is \$3,397 for any parcel located within the City Limits of Sonora. This fee is paid at the time of issuance of a building permit for new residential construction.

TRAFFIC MITIGATION FEE

Effective July 1, 2024, Traffic Mitigation Fees for new residential construction for parcels less than 2 acres in size will be \$4,575/dwelling unit. For parcels greater than 2 acres the fee is \$6,183/dwelling unit.

This fee is collected along with the building permit fee at the time of permit issuance. A 1% administrative fee, adopted by Resolution 11-16-98-A which establishes Traffic Impact Fees, will be added to the total traffic fees due.

SOLAR PHOTOVOLTAIC, INCLUDING ROOF MOUNT

Residential - Up to 10kW	\$320
Residential - 10.1kW to 15kW	\$320 plus \$26 per kW (15kW - \$450)
Residential - Above 15kW	\$450 plus \$15 per kW
Commercial - Up to 50kW	\$1,000
Commercial - 50.1kW to 250kW	\$1,000 plus \$7.00 per kW
Commercial - Above 250kW	\$2,400 plus \$5.00 per kW

PARKS & BEAUTIFICATION FEE

All residential lots within the Morning Star Subdivision are also subject to a Parks & Beautification Fee at the time a building permit is issued. The fee is \$225 per single family dwelling.

PUBLIC SAFETY SERVICE FEE

All residential lots within the Morning Star Subdivision are also subject to a Public Safety Fee at the time a building permit is issued. The fee is \$195 per single family dwelling.

**APPLICATION FOR A BUILDING PERMIT
NEW RESIDENTIAL CONSTRUCTION**

The following items are required before a building permit can be issued for new residential construction:

1. 3 Sets of complete plans - certified (stamped)
If submitting a Commercial project, please submit 4 sets of complete plans.
2. 2 copies of a plot plan, drawn to scale (Note: New construction in Sonora Knolls requires a third parking space to be shown on the plot plan.
3. 1 extra copy of the floor plan (all floors)
4. Plan check/deposit (based on the project valuation of construction)
5. 2 copies of energy calculations (Title 24)
6. 2 copies of wet signed truss calculations - if using manufactured trusses.
7. School Mitigation Fees for all new construction or additions at or greater than 500 square feet.

SUPPLEMENTAL BUILDING PERMITS

A supplemental building permit can be issued for work associated with the original building permit. There will be an additional fee based on the proposed additional work performed. In no case shall a permit be issued without a permit fee.

Building Valuation Data – AUGUST 2024

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2025. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2024 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural

building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.

2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$260.46/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$260.46/sq. ft x 0.0075
= \$31,255

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs ^{a, b, c}

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	333.98	322.10	312.59	300.28	280.58	272.46	290.01	261.47	251.46
A-1 Assembly, theaters, without stage	306.63	294.75	285.24	272.92	253.47	245.34	262.66	234.35	224.35
A-2 Assembly, nightclubs	264.07	256.33	248.28	238.82	223.69	217.61	230.62	203.42	195.71
A-2 Assembly, restaurants, bars, banquet halls	263.07	255.33	246.28	237.82	221.69	216.61	229.62	201.42	194.71
A-3 Assembly, churches	311.21	299.32	289.82	277.50	258.18	250.05	267.24	239.06	229.06
A-3 Assembly, general, community halls, libraries, museums	261.35	249.47	238.96	227.64	207.19	200.06	217.38	188.07	179.07
A-4 Assembly, arenas	305.63	293.75	283.24	271.92	251.47	244.34	261.66	232.35	223.35
B Business	292.48	282.09	271.97	260.46	237.85	229.40	250.46	212.56	202.84
E Educational	279.20	269.50	260.98	250.17	233.48	221.55	241.57	204.55	198.00
F-1 Factory and industrial, moderate hazard	162.52	154.68	144.93	139.48	124.19	118.17	132.99	102.98	95.90
F-2 Factory and industrial, low hazard	161.52	153.68	144.93	138.48	124.19	117.17	131.99	102.98	94.90
H-1 High Hazard, explosives	151.65	143.81	135.05	128.61	114.61	107.60	122.11	93.40	N.P.
H234 High Hazard	151.65	143.81	135.05	128.61	114.61	107.60	122.11	93.40	85.33
H-5 HPM	292.48	282.09	271.97	260.46	237.85	229.40	250.46	212.56	202.84
I-1 Institutional, supervised environment	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
I-2 Institutional, hospitals	459.84	449.45	439.33	427.82	403.26	N.P.	417.81	377.98	N.P.
I-2 Institutional, nursing homes	319.21	306.86	296.74	285.23	264.10	N.P.	275.22	238.82	N.P.
I-3 Institutional, restrained	341.48	331.09	320.97	309.46	288.34	278.89	299.46	263.05	251.33
I-4 Institutional, day care facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
M Mercantile	197.08	189.34	177.79	171.82	156.33	151.25	163.63	136.06	129.35
R-1 Residential, hotels	267.42	258.06	249.33	240.60	220.62	214.60	240.64	198.79	192.64
R-2 Residential, multiple family	223.61	214.25	205.52	196.79	177.77	171.76	196.82	155.95	149.80
R-3 Residential, one- and two-family ^d	211.77	205.84	200.99	197.13	190.36	183.32	193.75	177.67	167.37
R-4 Residential, care/assisted living facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
S-1 Storage, moderate hazard	150.65	142.81	133.05	127.61	112.61	106.60	121.11	91.40	84.33
S-2 Storage, low hazard	149.65	141.81	133.05	126.61	112.61	105.60	120.11	91.40	83.33
U Utility, miscellaneous	115.27	108.48	100.93	96.59	86.02	80.36	91.94	68.09	64.85

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$31.50 per sq. ft.