

Appendix 2.4

Summary of Case Filing and Building Permitting Fees

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Table 1

Department of City Planning (LAMC Section 19.00, Effective March 24, 2018)	
Establishment or Change of Zones, Height Districts or Supplemental Use Districts, and Other Related Actions.	Fee
Zone Change - No New Construction	\$11,609
Zone Change - With New Construction	\$20,229
Clarification of Q Classifications or D Limitations	\$4,158
Land Use Determinations by CPC	\$1,485
Amendment of Council's Instructions involving (T) Tentative Classifications	\$4,637
Height District Change	\$19,270
Supplemental Use District: Change or Removal	\$65,680
Supplemental Use District: Establishment	\$130,708
Zone Boundary Line Adjustment	\$5,352
Building Line - Establishment, Change or Removal	\$7,164
Commission Conditional Uses and Other Similar Quasi-judicial Approvals and Public Benefit Approval	Fee
Conditional Use by APC or CPC	\$12,633
Public Benefits Alternative Compliance Proposal	\$13,064
Modification of Existing CUP by APC or CPC	\$12,846
Letters of Correction, Modification or Clarification of a determination by a ZA or the Director initiated by Applicant	\$1,486
Variances, Adjustments or Modifications from the Regulations and Requirements of the Zoning Ordinances.	Fee
Variance	\$5,558
Adjustment by Zoning Administrator except Single Family dwelling	\$5,146
Adjustment by Zoning Administrator for Single Family dwelling	\$4,322
Slight Modification by Zoning Administrator	\$5,517

Reasonable Accommodation Determination	N/A
Zoning Administrator Conditional Uses, Interpretations and Various Quasi-judicial Approvals.	Fee
Zoning Administrator Interpretation of Yard or Use Regulations	\$5,591
Conditional Use by Zoning Administrator - all other uses	\$5,660
Modification or Review by Zoning Administrator	\$5,718
Relief from Fence Height Limitation	\$5,434
Zoning Administrator Determination under Section 12.24 X. unless listed separately	\$5,476
Fees for Historic Related Applications	Fee
HPOZ Certificate of Appropriateness or Compatibility: for additions to existing square footage, up to 750 square feet	\$1,336
HPOZ Certificate of Appropriateness or Compatibility: for additions to existing square footage, 750 square feet or greater, or second story additions	\$1,710
Historic Preservation Overlay Zone (HPOZ) Certificate of Appropriateness or Compatibility: for new residential construction, 1 to 4 units	\$2,198
HPOZ Certificate of Appropriateness or Compatibility: for new residential construction, 5 units or more	\$2,600
HPOZ Certificate of Appropriateness or Compatibility: for new commercial and mixed use construction, 5,000 square feet or greater	\$2,600
HPOZ Certificate of Appropriateness or Compatibility: for new accessory building construction	\$1,336
Historic Resources Building Permit Clearance (Larger Project)	\$1,077
APC/DEM (Historic) demolition of main structure	\$8,380
Preliminary Evaluation of Demolition or Relocation without Permit	\$9,195
Commission or Director Approvals.	Fee
Project Permit Compliance, Design Overlay Plan Approvals or other Director's Determination (DIR) cases - Minor	\$1,619

Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Standard	\$4,326
Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Standard (Single Family)	\$3,782
Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Major	\$6,500
Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Major (Single Family)	\$6,500
Project Permit Compliance with Design Review Board - Minor	\$2,842
Project Permit Compliance with Design Review Board - Standard	\$6,500
Project Permit Compliance with Design Review Board - Standard (Single Family)	\$2,500
Project Permit Compliance with Design Review Board - Major	\$8,403
Project Permit Compliance with Design Review Board - Major (Single Family)	\$7,859
Design Review Board - Preliminary	\$4,482
Design Review Board - Preliminary for single- family residential dwelling	\$1,827
Project Permit Modification	\$4,482
Project Permit Adjustment	\$4,890
Specific Plan Exception	\$14,350
Specific Plan Amendment Redevelopment Plan Amendment	\$21,227
Specific Plan Interpretation	\$2,921
Density Increase	Fee
Application for a Density Bonus including a request for one or more Incentives included in the Menu of Incentives (Section 12.22 A.25.(g)(2))	\$7,282
Application for a Density Bonus including a request for an Incentive not included in the Menu of Incentives (Section 12.22 A.25.(g)(3))	\$21,227

Application for a Density Bonus in excess of that permitted by Section 12.22 A.26	\$21,227
Site Plan Review	Fee
Site Plan Review Application for Residential Project of 50 or more dwelling units	\$9,014
For Non-Residential or Mixed Use Building Site Plan Review Application	\$9,014
Hillside	Fee
Hillside Permit Filing Fee	\$5,660
Expedited Permit Fee	Fee
Expedited Review Services (hourly)	\$219
Eldercare Facility Unified Permit Application	Fee
Eldercare Facility Unified Permit Application	\$7,442
Subdivision Maps	Fee
Tentative Map - MF Residential - 5-49 Units	\$9,721
Tentative Map - MF Residential - 50-99 Units	\$13,043
Tentative Map - MF Residential - 100 Units or More	\$16,502
Parcel Maps	Fee
Preliminary Parcel Map - Residential Dwellings, up to 4 Lots - SF, RE40 or More Restrictive Zones	\$13,095
Preliminary Parcel Map - Residential Dwellings, up to 4 Lots - SF, RE20 or Less Restrictive Zones	\$11,282
Preliminary Parcel Map - Residential Dwellings, up to 4 Lots - Multi-Family	\$14,520
Parcel Map Exemption (Lot Line Adjustment)	\$3,474
Parcel Map Waiver	\$3,474
Condominium Conversion for Subdivision and Parcel Maps	Fee
1 to 4 Units	\$13,589
5 to 49 Units	\$16,192
50 to 99 Units	\$19,750

100 Units or More	\$22,320
Fees for General Plan Consistency	Fee
Zone Change and associated costs for a General Plan Amendment for less than 400 dwelling units, 500,000 square feet for commercial/industrial, or 250,000 square feet for mixed use	\$25,004
Zone Change and associated costs for a General Plan Amendment for 400 dwelling units or greater, 500,000 square feet or greater for commercial/industrial, or 250,000 square feet or greater for mixed use	\$28,299
Street Re-Classification	\$12,884
Fees for Sign-Off Requests	Fee
Public Benefit Project (sign off for by-right project)	\$1,437
Miscellaneous Sign off - ZA	\$2,155
Miscellaneous Sign off - ZA SF dwellings with no exceptions	\$2,155
Request for Approval to erect temporary Subdivision Directional Signs (First Sign)	\$287
Request for Approval to erect temporary Subdivision Directional Signs (Each Additional Sign)	\$287
Miscellaneous sign off - Director	\$1,245
Miscellaneous sign off - Commission	\$2,251
Landscape Plan Approval as part of a Discretionary Approval	\$766
Landscape per tract	\$862
Building Permit Sign Off for Minor Projects	\$238
Fees for Environmental Clearances	Fee
Categorical Exemption	\$373
Environmental Assessment Form (EAF) / Initial Study leading to Negative Declaration or Mitigated Negative Declaration or any other State exemptions	\$5,774
Mitigated Negative Declaration - Expanded/Initial Study	\$11,134
Addendum or Supplemental to Prior Environmental Determination	\$1,909

Publication Fee for Negative Declaration or Mitigated Negative Declaration (pass through of publishing costs)	\$676
Environmental Impact Reports (Initial Deposit)	\$11,000
Environmental Impact Report Review Services (hourly)	\$192
Fees for Coastal Environment	Fee
Coastal Development Permit for Single Family and Multi-family residential dwelling	\$13,753
Coastal Development Permit for Single Family residential dwelling with no exceptions	\$13,753
Coastal Development Permit Exemption Determination	\$1,437
Coastal Development Permit Approval in Concept	\$575
Coastal Development Permit - Mello Compliance Review - City Review	\$6,547
Mello Compliance Review - Third Party Consultant	\$287 + Actual Cost
Fees for Project Development and Counseling Services	Fee
Pre-Application Review and Research	\$383
Zoning Pre-Check (per project, per request)	\$1,149
Pre-development Meeting (per meeting)	\$1,724
Additional assistance as required, per hour	\$287
Technical Counseling (per meeting)	\$862
Project Navigation Services (deposit required, per hour)	
Project not requiring EIR	\$287
Project including EIR	\$287
Source: Los Angeles Department of City Planning	

Table 2

Department of Housing (Formerly Department of Housing and Community Investment)	
Fees for Enforcement of Housing Covenants (LAMC Section 19.00, Effective March 24, 2018)	Fee
Housing Replacement Determinations pursuant to AB 2222	\$1,027.00 per unit
Affordable Housing Covenant Preparation	\$5,770.00* per project
Affordable Housing Covenant Amendments	\$5,770.00 per amendment
Affordable Housing Covenant Assumptions and Terminations	\$1,214.00 per assumption or termination
Affordable Housing Covenant Monitoring	\$173.00* per restricted unit, per year
Filing Fee	\$43.00* per project
Ellis Fees	Fee
Relocation Service Fee for Eligible Tenants	\$498
Relocation Service Fee for Qualified Tenants	\$802
Relocation Service Administrative Fee	\$69
Demolition Monitoring Administrative Fee	\$45
Relocation Assistance Dispute Resolution Fee	\$250
Residential Hotel Ordinance - Claim of Exemption	\$205 per application
Landlord Declaration for Owner, Eligible Relative, or Resident Manager Occupancy Filing Fee	\$75
Source: Housing and Community Investment Department of Los Angeles	

Table 3

Department of Transportation (LAMC Section 19.00, Effective March 24, 2018)	
Fees Related to the Department of Transportation's Traffic Study Review, Condition Clearance, and Permit Issuance (in connection with obtaining any environmental clearance and/or permit issuance related tasks)	Fee
Building Permit Sign Offs	\$365
Dedication & Widening Waivers	\$445
Driveway Permit Sign Offs	\$535
Dedication & Widening Waivers	\$445
Master Plan / Complex Circulation Review	\$1,595
Project Condition Clearance	\$270
Street Vacation Requests	\$965
Subdivision Report	\$205
TDM Compliance / Trip Monitoring Report Review	\$770
Technical Study	\$1,340
Traffic Study MOU	\$1,175
Traffic Study Review	\$7,480
Worksite Traffic Control Plan Review	\$1,645
Source: Los Angeles Department of City Planning	

Table 4

Department of Building and Safety (LAMC Section 91.113, Table 1-A, Effective July 16, 2018)		
Building Permit Fees		
Total Project Valuation		Fee
From	To	
\$0.00	\$100 inclusive	None

\$100.01	\$2,000 inclusive	\$65.00
\$2,000.01	\$20,000 inclusive	\$40.00 plus \$1.25 per \$100 or fraction thereof of total valuation.
\$20,000.01	\$50,000 inclusive	\$170.00 plus 6.00 per \$1,000 or fraction thereof of total valuation
\$50,000.01	\$100,000 inclusive	\$195.00 plus \$5.50 per \$1,000 or fraction thereof of total valuation
\$100,000.01	\$500,000 inclusive	\$395.00 plus \$3.50 per \$1,000 or fraction thereof of total valuation
\$500,000.01	\$1,000,000 inclusive	\$520.00 plus \$3.25 per \$1,000 or fraction thereof of total valuation

Table 5

Department of Building and Safety (LAMC Section 91.107, Effective July 16, 2018)	
Type of Application	Fee
Plan Check for Buildings and Structures (LAMC 91.107.3.1.1)	Equal to 90% of the Building Permit Fee calculated using Table 1-A
Certificate of Occupancy	\$150 per unit

Table 6

Affordable Housing Linkage fee Schedule, Effective July 1, 2020				
	Low Market Area	Medium Market Area	Medium - High Market Area	High Market Area
Type of Use	Fee Per Square Foot			
Nonresidential Uses, including Hotels	\$3.11	\$4.15	n/a	\$5.19

Residential Uses (6 or more units)	\$8.31	\$10.38	\$12.46	\$18.69
Residential Uses (2-5 units)	\$1.04	\$1.04	\$1.04	\$18.69
Single-Family Detached Homes	\$8.31	\$10.38	\$12.46	\$18.69
Development Projects Resulting in a Net Loss of Housing Units (in addition to any other fees)	\$3.11	\$3.11	\$3.11	\$3.11
Source: Los Angeles Department of City Planning				

Sample 1

Sample Building Permit Fee Estimates for New Construction of a 50-unit Residential Project with a Valuation of \$6,544,500.

Note: The fees calculated using this application are an approximation of the actual fees based on the current fee ordinance and may be subject to change without notice. The final fees are determined when an application is submitted.

* Indicates required fields Calculate Fees Reset

Total Fees for Permit Issuance Submittal Fees for Plan Check

[Expedite Plan Check?](#) Yes No

Project Valuation: (2)	Building Type	*Application Type	Number Of New Dwelling Units	
6,544,500	Residential ▼	Bldg-New ▼	50	

FLOOR AREA
(Enter the floor area in square feet for each use in the boxes below when "Yes" is checked for Arts Development)

[Arts Development?](#) (3) Yes No

Office (\$1.57 / sf)	Retail (\$1.31 / sf)	Manuf (\$0.51 / sf)	Warehouse (\$0.39 / sf)	Hotel (\$0.52 / sf)
0	0	0	0	0

School District Fees
(Enter the floor area in square feet for each use in the boxes below when "Yes" is checked for the School District Fee)

School District Fee? (4) Yes No

Commercial (\$0.61 / sf)	Residential (\$3.79 / sf)	Garage (\$0.39 / sf)	Self Storage (\$0.28 / sf)	
0	38500	0	0	

PERMIT FEES	No Surcharges	Energy Surcharge Added(6)	Disabled Access Surcharge Added(7)	Energy & D.A. Surcharges Added(6,7)
Building Permit Fee (BP)	21530.58	23487.90	23977.23	25934.56
Plan Check Fee (PC)	19377.52	21139.11	21579.51	23341.10
Plan Maintenance (PM)	300.00	300.00	300.00	300.00
EQ Instrumentation (EI)	850.79	850.79	850.79	850.79
Issuing Fee	0.00	0.00	0.00	0.00
Planning (Incl \$10 misc)	5367.05	5850.51	5971.38	6454.84
Dev Services Center Surcharge	1261.77	1373.33	1401.23	1512.79
System Dev Surcharge	2523.53	2746.67	2802.45	3025.59
Arts Dev (val > 500k)	0.00	0.00	0.00	0.00
Dwelling Unit Construction Tax	10000.00	10000.00	10000.00	10000.00

Residential Development Tax	15000.00	15000.00	15000.00	15000.00
State Green Building Surcharge	262.00	262.00	262.00	262.00
School Fee	145915.00	145915.00	145915.00	145915.00
TOTAL	\$222,388.23	\$226,925.31	\$228,059.59	\$232,596.67

Notes:

- (1) Submittal Fees for Plan Check - This amount is due when plans are submitted for plan check.
- Total Fees for Permit Issuance - This amount is due when the permit is ready to issue. In general, the actual fee due at permit issuance is this amount less the submittal fees if they have been paid at plan check submittal.
- (2) Project Valuation is the total value of all construction work for which the building permit is issued, including all painting, papering, roofing, electrical work, plumbing, permanent or fixed heating equipment, elevator equipment, fire sprinkler equipment and any other permanent portions or permanent equipment.
- (3) Only applicable for Commercial projects with \$500,000 or more Project Valuation.
- (4) Only applicable for projects with new floor area of 500 sq.ft. or more.
- (5) If the project is in a hillside area, additional grading pre-inspection and posting fees may be required.
- (6) Energy Surcharge will be applicable to new buildings or additions.
- (7) Disabled Access Surcharge will be applicable to multi-family and commercial projects.


Samples Building Permit Fee Estimates for New Construction ADUs and Garage Conversion ADUs

Note: The fees charged by LADBS for an ADU vary largely depending on the scope of the project. Per LABC 107.2.1, permit fees are based on the total value of all construction work for which the permit is issued. The samples below provide some insight as to how fees are assessed by LADBS for the new construction of an ADU and the conversion of an existing garage to an ADU.

Sample 2




New construction of one-story 1200 square foot ADU with a project valuation of \$121,200. Total Permit Fee: \$8447.62

[Line 1]

Application 
 Permit 20000
 PC Valuation


Application group Building
 Application type Bldg-Alter/Repair
 Sub Type 1 or 2 Family Dwelling
 Category Plan Check

Fee Period Submittal




[Box] Description	[Y/N]	Units	Description	Fees	Select Fee Item:
SUBMITTAL TOTAL Bldg-Alter/Repair	Y			360.27	Search Delete item Delete All Save Calculate Linkage Fee <<< Select All Fees Send Email
Plan Check Subtotal Bldg-Alter/Repair	Y			287.10	
D.S.C. Surcharge	Y			8.61	
Sys. Surcharge	Y			17.23	
Planning Surcharge	Y			17.23	
Planning Surcharge Misc Fee	Y			10.00	
Planning Gen Plan Maint Surcharge	Y			20.10	
Green Building	Y				
					Energy Surcharge Handicapped Access Off-hour Plan Check Additional Plan Check Inspection Trip(s) School District Residential Level 1 P. C. Supp. Green Building P. C. Supp. Off Hour Green Building

[Line 1]

Application 
 Permit 20000
 PC Valuation

Application group Building
 Application type Bldg-Alter/Repair
 Sub Type 1 or 2 Family Dwelling
 Category Plan Check

Fee Period Final

[Box] Description	[Y/N]	Units	Description	Fees	Select Fee Item:
FINAL TOTAL Bldg-Alter/Repair	Y			684.95	Search Delete item Delete All Save Calculate Linkage Fee <<< Select All Fees Send Email
Permit Fee Subtotal Bldg-Alter/Repair	Y			348.00	
Plan Check Subtotal Bldg-Alter/Repair	Y			0.00	
E.Q. Instrumentation	Y	1	Stories	2.60	
D.S.C. Surcharge	Y			17.30	
Sys. Surcharge	Y			34.61	
Planning Surcharge	Y			20.88	
Planning Surcharge Misc Fee	Y			10.00	
Planning Gen Plan Maint Surcharge	Y			24.36	
CA Bldg Std Commission Surcharge	Y			1.00	
Permit Issuing Fee	Y			0.00	
Linkage Fee	Y			0.00	
Energy Surcharge	Y				
Green Building	Y				
Electrical	Y			90.48	
HVAC	Y			45.24	
Plumbing	Y			90.48	
					Investigation-IB Investigation-CE No Fee - Department Error Flood Hazard Fee School District Residential Level 1 Dwelling Unit Construction Tax Residential Development Tax P. C. Supp. Green Building Permit Supp. Green Building P. C. Supp. Off Hour Green Building Permit Fee-Single Inspection Flag