



# City of Vista Fees

July 1, 2016

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**CITY OF VISTA**  
**REVISED BUILDING PERMIT FEES**  
 (7/01/16)

<u>TOTAL VALUATION</u>	<u>PERMIT FEE</u>	<u>PLAN CHECK FEE</u>
1. \$0.00 to \$2,000.00.....\$	246.42	43.45
2. \$2,000.00 to \$25,000.00		
First \$2,000.00 .....	246.42	43.45
Each additional \$1,000.00 or fraction thereof	18.84	20.78
3. \$25,001.00 to \$50,000.00		
First \$25,000.00.....\$	680.13	521.51
Each additional \$1,000.00 or fraction thereof	3.76	10.41
4. \$50,001.00 to \$100,000.00		
First \$50,000.00.....\$	774.54	782.02
Each additional \$1,000.00 or fraction thereof	7.19	6.95
5. \$100,001.00 to \$500,000.00		
First \$100,000.00.....\$	1,134.70	1,129.38
Each additional \$1,000.00 or fraction thereof	1.94	2.39
6. \$500,001.00 to \$1,000,000.00		
First \$500,000.00.....\$	1,914.01	2,085.71
Each additional \$1,000.00 or fraction thereof	4.29	2.78
7. \$1,000,001.00 and up		
First \$1,000,000.00.....\$	4,062.70	3,476.22
Each additional \$1,000.00 or fraction thereof	1.85	1.58

**Certificate of Occupancy**

Certificate of Occupancy fee      \$69.51

\*Repeat Plan Review Fees for single family tract housing when more than 3 of the same models are constructed will be reduced to 10% of the plan check fee.



## CITY OF VISTA BUILDING VALUATION TABLE

This information bulletin provides construction valuation amounts used to determine the building valuation for new construction, miscellaneous building projects as well as alterations and additions to existing structures. Building valuation is used for reporting purposes and is also used in the determination of State seismic and strong motion instrumentation fees, etc.

The following Building Valuation Data has been provided by the International Code Council (ICC) in the January-February 2009 edition of the Building Safety Journal to determine the building valuation and provides average costs on a per square foot basis.

Group (2006 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
<b>A-1 Assembly, theaters, with stage</b>	207.99	201.27	196.59	188.35	177.31	172.08	182.33	161.78	155.82
<b>A-1 Assembly, theaters, without stage</b>	188.37	181.65	176.97	168.72	157.73	152.50	162.70	142.19	136.23
<b>A-2 Assembly, nightclubs</b>	160.35	155.84	151.87	146.10	137.40	133.56	140.99	124.59	120.41
<b>A-2 Assembly, restaurants, bars, banquet halls</b>	159.35	154.84	149.87	145.10	135.40	132.56	139.99	122.59	119.41
<b>A-3 Assembly, churches</b>	191.73	185.01	180.33	172.08	161.06	155.82	166.06	145.52	139.56
<b>A-3 Assembly, general, community halls, libraries, museums</b>	162.11	155.39	149.71	142.46	129.82	126.20	136.44	114.89	109.93
<b>A-4 Assembly, arenas</b>	187.37	180.65	174.97	167.72	155.73	151.50	161.70	140.19	135.23
<b>B Business</b>	161.10	155.30	150.30	143.24	130.34	125.39	137.63	114.22	109.47
<b>E Educational</b>	176.25	170.31	165.47	158.26	148.32	140.74	153.03	130.54	125.61
<b>F-1 Factory and industrial, moderate hazard</b>	97.68	93.20	87.88	84.96	76.10	72.71	81.54	62.67	59.24
<b>F-2 Factory and industrial, low hazard</b>	96.68	92.20	87.88	83.96	76.10	71.71	80.54	62.67	58.24
<b>H-1 High hazard, explosives</b>	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67	0.00
<b>H-2, H-3, H-4 High hazard</b>	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67	53.24
<b>H-5 HPM</b>	161.10	155.30	150.33	143.24	130.34	125.39	137.63	114.22	109.47
<b>I-1 Institutional, supervised environment</b>	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
<b>I-2 Institutional, nursing homes</b>	189.55	183.75	178.78	171.69	159.17	0.00	166.08	143.05	0.00
<b>I-3 Institutional, restrained</b>	185.16	179.37	174.39	167.30	155.66	149.72	161.69	139.55	132.80
<b>I-4 Institutional, day care facilities</b>	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
<b>M Mercantile</b>	119.24	114.73	109.76	104.99	95.94	93.10	99.88	83.13	79.95
<b>R-1 Residential, hotels</b>	163.43	157.90	153.72	147.58	137.69	133.97	148.68	124.81	119.99
<b>R-2 Residential, multiple family</b>	136.97	131.44	127.26	121.11	111.35	107.63	122.34	98.47	93.65
<b>R-3 Residential, one-and two-family</b>	129.98	126.37	123.27	120.01	115.61	112.61	118.02	108.33	101.95
<b>R-4 Residential, care/assisted living facilities</b>	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
<b>S-1 Storage, moderate hazard</b>	90.50	86.02	80.70	77.78	69.10	65.71	74.36	55.67	52.24
<b>S-2 Storage, low hazard</b>	89.50	85.02	80.70	76.78	69.10	64.71	73.36	55.67	51.24
<b>U Utility, miscellaneous</b>	69.10	65.33	61.44	58.37	52.71	49.14	55.08	41.61	39.61

- a. For shell only buildings use 80 percent of entire project valuation.
- b. Private garages use Utility, miscellaneous.
- c. Unfinished basements, use \$15.00 per sq. ft.

## Miscellaneous Valuations

The following Miscellaneous Valuations table was developed by the San Diego Chapter of ICC and is adjusted annually using the ENR 20 Cities Construction Cost Index, as published by the Engineering News-Record, McGraw-Hill Publishing Company, during the month of January each year.

<u>Structure or Item</u>	<u>Valuation</u>	<u>Structure or Item</u>	<u>Valuation</u>
<b>Agricultural Building</b>	\$40/sq ft	<b>Pile Foundations</b>	
<b>Aluminum Siding</b>	\$12/sq ft	Cast-in-place concrete piles	\$45/lf
<b>Antennas</b>		Steel piles	\$109/lf
Radio over 30 ft high	\$7,335 ea	<b>Retaining Wall</b>	
Dish, 10 ft diameter		Concrete or Masonry	\$37/sq ft
w/decoder	\$8,911 ea	<b>Re-roofing</b>	
<b>Awning or Canopy</b>		1 square = 100 square feet	
(Supported by Building)		<b>Built-up</b>	
Aluminum	\$44/sq ft	Asphalt based low slope	\$333/sq
Canvas	\$18/sq ft	Single-Ply	\$542/sq
<b>Balcony</b>	\$30/sq ft	Coating	\$179/sq
<b>Carport</b>	\$18/sq ft.	Fiberglass	\$298/sq
<b>Commercial Coaches</b>	\$2,444 ea	Overlay	\$244/sq
<b>Decks</b> (wood)	\$30/sq ft	Aluminum	\$1,192/sq
<b>Dwelling Solariums</b>	\$212/sq ft	Clay Tile	\$542/sq
<b>Fence or Freestanding Wall</b>		Concrete Tile	\$488/sq
Wood or Chain Link	\$4/sq ft	<b>Metal Standing</b>	
Wood Frame with Stucco	\$12/sq ft	Seam	\$1,517/sq
Wire	\$4/sq ft	<b>Roof Structure Replacement</b>	\$31/sq
Masonry	\$18/sq ft	<b>Saunas</b> (steam)	\$18,368 ea
Wrought Iron	\$12/sq ft	<b>Spa or Hot Tub</b>	\$15,034 ea
<b>Fireplace</b>		<b>Stairs</b> (ramps)	\$30/sq ft
Concrete or Masonry	\$7,335 ea	<b>Stone and Brick Veneer</b>	\$14/sq ft
Prefabricated metal	\$4,910 ea	<b>Storage Racks</b>	\$1.3/cu ft
<b>Greenhouse</b>	\$12/sq ft	<b>Suspended Ceilings</b>	\$109/sq ft
<b>Manufactured Housing</b>		<b>Swimming Pool</b>	
25% of value of		Per sq ft surface area	
"site built" house	\$51/sq ft	Vinyl-lined	\$70/sq ft
<b>Mobile Home</b>	\$51/sq ft	Gunite	\$77/sq ft
<b>Patio</b>		Fiberglass	\$84/sq ft
Wood Frame with Cover	\$18/sq ft	<b>Tenant Improvements</b>	\$70/sq ft
Metal Frame with Cover	\$24/sq ft		
Wood Frame Cover & Walls	\$27/sq ft		
Metal Frame Cover & Walls	\$30/sq ft		
Screen or Plastic Walls	\$7/sq ft		
<b>Plastering</b>			
Inside	\$6/sq ft		
Outside	\$6/sq ft		

### **Alterations to Existing Structures** With No Additional Floor Area or Roof Cover

Interior Partition	\$102/lf
Install Windows or Sliding Glass Doors	\$32/sq ft of opening
Close Exterior Wall Opening	\$30/sq ft of opening

To determine building valuation when the scope of work does not add to the existing floor area, for example when enclosing an open porch, or when converting a garage to living space, use the difference in valuation per square foot between the existing and the new use or occupancy.



## **Development Impact Fees**

Effective April 23, 2013, Development Impact Fees may be deferred to the completion of construction upon request by the applicant. Otherwise, Development Impact Fees must be paid at time of building permit issuance or prior. The fee amount is that in place at the time the fee is paid.

### **Aerial Equipment Fee**

An aerial apparatus equipment fee must be paid prior to issuance of a building permit, based on square footage of each floor above the second, or floor level more than 20 feet above grade. Fee Applies where 20% or more of the building perimeter meets either criteria.

Stories above 20 feet or second floor=\$1.00 per square foot

Structures over 50,000 square feet shall, at the time of building plan submittal, pay a fee credited to the aerial apparatus fund for every square foot of floor area over 50,000 square feet.

Square footage over 50,000=\$0.10 per square foot

Under circumstances where a building would be charged an aerial apparatus fee based on elevation above grade or stories above the second, and for square footage above 50,000 square feet, the two fees shall be calculated, and the project charged the greater of the two fees.

### **Drainage Fees Per Acre**

Drainage Area	Fee Per Acre
A North Santa Fe	\$2,672.00
B Foothill – Vale Terrace	\$3,159.00
C Monte Vista	\$2,439.00
D Buena Vista Creek	\$3,004.00
E Sunset	\$3,629.00
F Agua Hedionda	\$1,709.00
G Eucalyptus	\$1,772.00
H Guajome	\$3,700.00
I Buena Creek	\$2,469.00
J Gopher Canyon	\$1,762.00

### **Fire Protection Development Fee**

Fee charged on new construction, equipment replacement and associated activities:

Residential per dwelling unit	\$379.00
Commercial per acre	\$2,419.00
Industrial per acre	\$2,424.00

**Park Fee (Effective 8/14/16)**

Single Family	\$7,174.14
Multi-Family (per dwelling unit)	\$7,129.09
Mobile Home	\$4,827.14

**Public Facilities Fee**

Residential (per dwelling unit)	\$1,218.00
Commercial per acre	\$7,776.00
Industrial per acre	\$7,794.00

**Sewer Capacity Charges (Effective 7/01/16)**

City of Vista Charges:

Capacity charges per equivalent dwelling unit (EDU)	\$4,479.00
Single Family Dwelling	\$4,479.00
Condominium (EDU)	\$4,479.00
Multi Family Dwelling (.7 EDU)	\$3,135.00
Mobile Home (.7 EDU)	\$3,135.00

Buena Sanitation District Charges:

Capacity charges per equivalent dwelling unit (EDU)	\$5,735.00
Single Family Dwelling	\$5,735.00
Condominium (EDU)	\$5,735.00
Multi Family Dwelling (.7 EDU)	\$4,014.00
Mobile Home (.7 EDU)	\$4,014.00

**Streets and Signal Development Impact Fees (effective 7/01/16)**

Residential	Single Family	\$5,241.27/dwelling unit
	Multi-Family	\$4,193.02/dwelling unit
	Mobile Home	\$2,096.51/dwelling unit
Commercial	Retail/Services	\$14.49/square foot
	Office	\$11.68/square foot
Industrial	Industrial/R&D/Warehouse	\$4.78/square foot

## **Engineering Fees (Other)**

### **Street Improvements (if required)**

Any building permit for new construction will require the dedication of any necessary right of way and construction of any street improvements on the parcel's street frontages. At the City's option, the improvements may be deferred by:

### **Deferred Street Construction (public streets)**

Deferred street construction in lieu fee  
(per property front foot)

Property zoned E-1 or larger	\$74.00
All other zones	\$89.00

### **Deferred Street Construction Review**

Deferred street construction review	\$664.00
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**Posting a Cash in Lieu fee of Cost Plus 30%** on flag lots or portions of lots without direct access to public street frontage, private street improvements shall be constructed and/or paid for at the rate of \$57.00 per foot in E-1 or larger (lot) Zoning Districts; and at the rate of \$70.00 per foot in all other Zoning Districts as determined by the following schedule:

$$(\text{frontage feet}) \times (\text{district fee per foot}) = \text{fee due}$$

Single-family residential – Improvement footage shall be determined by dividing the required minimum lot area by 200 and the minimum shall not be less than 30 feet.

Property zoned E-1 or larger

$$\frac{21,780}{200} \times 57 \times 1.30 = \$8,069$$

Property zoned R-1

$$\frac{10,000}{200} \times 70 \times 1.30 = \$4,550$$

## PLANNING USER FEES

Item	Fee
<i>Annexation</i>	\$6,958
<i>Appeal</i>	\$500
<i>Architectural Redesign</i>	\$3,750
<i>Boundary Adjustment</i>	\$1,191
<i>Certificate of Compliance</i>	\$597
<i>Comprehensive Sign Program - Minor (1-3 signs)</i>	\$991
<i>Comprehensive Sign Program - Major (4+ signs)</i>	\$1,922
<i>Conceptual Landscape Plan Review - Commercial (single business)</i>	\$716
<i>Conceptual Landscape Plan Review - Commercial Complex</i>	\$956
<i>Conceptual Landscape Plan Review - Industrial</i>	\$697
<i>Conceptual Landscape Plan Review - Residential Subdivision</i>	\$640
<i>Conceptual Landscape Plan Review - Model Home Complex</i>	\$560
<i>Condominium Housing Permit</i>	\$5,502
<i>Environmental Impact Report</i>	Cost + 20%
<i>Environmental Review Exemption (1)</i>	\$177
<i>Environmental Review (2)</i>	\$9,196
<i>Extension of Time</i>	\$1,914
<i>General Plan Amendment</i>	\$9,284
<i>Home Occupation Permit</i>	\$45
<i>Landscape Construction Drawing Review and Inspection – Commercial--single business</i>	\$1,196
<i>Landscape Construction Drawing Review and Inspection - Commercial Complex</i>	\$1,636
<i>Landscape Construction Drawing Review and Inspection - Industrial</i>	\$1,514
<i>Landscape Construction Drawing Review and Inspection - Residential Subdivision</i>	\$1,320
<i>Landscape Construction Drawing Review and Inspection - Model Home Complex</i>	\$1,080
<i>Landscape Construction Drawing Review – Single Family Home</i>	\$300
<i>Minor Use Permit</i>	\$2,036
<i>Operations Use Permit</i>	\$116
<i>Planned Residential Development</i>	\$6,539
<i>Plot Plan Review</i>	\$2,049
<i>Research</i>	\$97
<i>Satellite Antenna Permit</i>	\$138
<i>Sign Permit Review</i>	\$117

## PLANNING USER FEES

Item	Fee
<i>Site Development Plan</i>	
<i>-Commercial</i>	\$5,615
<i>-Industrial</i>	\$4,416
<i>-Residential</i>	\$6,520
<i>Site Development Plan – Minor Amendment</i>	\$2,112
<i>Special Use Permit</i>	\$6,958
<i>Special Use Permit - Minor Amendment</i>	\$2,112
<i>Specific Plan</i>	\$12,195
<i>Specific Plan Amendment</i>	\$4,873
<i>Substantial Conformity Review (SCR)</i>	\$2,049
<i>Temporary Sign – banner only</i>	\$25
<i>Temporary Use Permit - Administrative</i>	\$124
<i>Temporary Use Permit – Zoning Administrator</i>	\$1,009
<i>Tentative Parcel Map</i>	\$3,138
<i>Tentative Subdivision Map (5-15 lots)</i>	\$7,518
<i>Tentative Subdivision Map (16+ lots)</i>	\$9,558
<i>Variance</i>	\$2,196
<i>Zone Change</i>	\$8,855
<i>Zoning Verification Letters</i>	\$165
<i>Zoning Administrator Permit – Large Family Day Care</i>	\$165

- (1) An additional \$50 exemption filing fee for the County of San Diego will be collected from the applicant at the time of project approval.
- (2) Additional Department of Fish and Game fees for filing of Notice of Determination will be collected from the applicant at the time of project approval:

Negative Declaration: \$2,181.25	}	(plus \$50 processing fee for San Diego County Clerk on Notice of Determination)
Mitigated Negative Declaration: \$2,181.25		
Environmental Impact Report: \$3,029.25		

These fees are updated annually by the California Department of Fish and Wildlife. The City of Vista is not responsible for ensuring the state fees noted above are current, please check with the agency to verify.

## ENGINEERING USER FEES

Fee #	Item	Fee
1	<i>Encroachment Permit</i>	\$2,051
2	<i>Final Map (5-15 lots)</i>	\$3,117
3	<i>Final Map (16+ lots)</i>	\$5,723
4	<i>Grading Inspection - Single Family Residence<sup>1</sup></i>	\$1,822
5	<i>Grading Inspection - Small Subdivision/Commercial/Industrial (1-5 sheets)<sup>1</sup></i>	\$2,834
6	<i>Grading Inspection - Medium Subdivision/Commercial/Industrial (6-15 sheets)<sup>1</sup></i>	\$4,345
7	<i>Grading Inspection - Large Subdivision/Commercial/Industrial (16+ sheets)<sup>1</sup></i>	\$8,594
8	<i>Grading Plan Check - Single Family Residence</i>	\$1,189
9	<i>Grading Plan Check - Small Subdivision/Commercial/Industrial (1-5 sheets)<sup>2</sup></i>	\$3,261
10	<i>Grading Plan Check - Medium Subdivision/Commercial/Industrial (6-15 sheets)<sup>2</sup></i>	\$9,843
11	<i>Grading Plan Check - Large Subdivision/Commercial/Industrial (16+ sheets)<sup>2</sup></i>	\$15,434
12	<i>Grading Plan Check and Inspection - Minor</i>	\$554
13	<i>Grading Plan - Additional Work</i>	\$66
14	<i>Grading Reinspection</i>	\$71
15	<i>Improvement Inspection - Small (1-5 sheets)</i>	\$1,378
16	<i>Improvement Inspection - Medium (6-15 sheets)</i>	\$4,589
17	<i>Improvement Inspection - Large (16+ sheets)</i>	\$7,597
18	<i>Improvement Plan Check - Small (1-5 sheets)<sup>2</sup></i>	\$3,544
19	<i>Improvement Plan Check - Medium (6-15 sheets)<sup>2</sup></i>	\$9,875
20	<i>Improvement Plan Check - Large (16+ sheets)<sup>2</sup></i>	\$15,866
21	<i>Improvement Plan Check-Additional Work</i>	\$68
22	<i>Parcel Map</i>	\$2,544
24	<i>Right-of-Way Permit</i>	\$670
25	<i>Storm Water – Final Hydrology and Hydraulic Studies (H&amp;H)</i>	\$2,300
26	<i>Storm Water – Water Quality Technical Report, Standard Project (WQTR-S)</i>	\$820
27	<i>Storm Water – Water Quality Technical Report, Priority Project (WQTR-P)</i>	\$2,300
28	<i>Storm Water – Operations and Maintenance Plan (O&amp;MP)</i>	\$1,800
29	<i>Street Vacation</i>	\$4,705
30	<i>Structure Move in City</i>	\$253

## ENGINEERING USER FEES

Fee #	Item	Fee
31	<i>Wide Load Permit---Daily</i>	\$16
32	<i>Wide Load Permit---Annual</i>	\$73

<sup>1</sup>The level of effort for inspection services is based on the minimum requirements identified in Municipal Code Section 17.56 and a 90 calendar day permit. Additional inspection will be based on the Grading Reinspection hourly rate and an hourly estimate of effort as approved by the City Engineer. The fee and level of effort for inspection of erosion and sediment control for compliance with Municipal Code Section 13.18, the Jurisdictional Urban Runoff Management Plan and the San Diego Regional Water Quality Control Board Order 2001-01 will be calculated specifically for each project site. The fee will be based on the Grading Reinspection hourly rate and an hourly estimate of effort as approved by the City Engineer.

<sup>2</sup>The level of effort for plan checking is based on a three check and mylar check review. Additional improvement plan check will be based on the Improvement Plan Check hourly rate and an hourly rate estimate of effort as approved by the City Engineer. Additional grading plan check will be based on the grading plan check hourly rate and an hourly rate estimate of effort as approved by the City Engineer.

## FIRE PREVENTION FEES

### Fire Alarm System "New"

<i>1-25 devices</i>	\$368
<i>26-50 devices</i>	\$690
<i>51+ devices</i>	\$920

### Fire Alarm System "T.I."

<i>1-25 devices</i>	\$320
<i>26-50 devices</i>	\$573
<i>51+ devices</i>	\$642

### Hood & Duct / Extinguishing System

\$460

### NFPA 13 Fire Sprinkler System

<i>1-50 sprinklers</i>	\$598
<i>51-100 sprinklers</i>	\$812
<i>101-200 sprinklers</i>	\$1,027
<i>201+ sprinklers</i>	\$1,242

### NFPA 13D /13R Fire Sprinkler Syst.

<i>1-50 sprinklers</i>	\$429
<i>51-100 sprinklers</i>	\$644

<i>101-200 sprinklers</i>	\$858
<i>201+ sprinklers</i>	\$1,073
<u><i>Fire Sprinkler System Mod. (T.I.)</i></u>	
<i>1-25 sprinklers</i>	\$261
<i>26-50 sprinklers</i>	\$475
<i>51+ sprinklers</i>	\$690
<u><i>Standpipe System</i></u>	
<i>Base Fee</i>	\$552
<i>Per Floor</i>	\$68
<i>Technical Report Review</i>	\$245
<i>General Research</i>	\$123
<i>Fire Pumps - NFPA 20</i>	\$759
<i>Underground Fire Service Mains (per bldg.)</i>	\$506
<i>Plan Review</i>	19% of Building Plan Check fee

## **School Fees**

### **Vista Unified School District**

Fees may be paid at the Vista Unified School District Office, 1222 Arcadia Avenue, Vista, California 92084 between the hours of 1 PM and 4 PM, Monday through Friday. For more information, please call (760) 726-2170, extension 2820.

### **San Marcos Unified School District**

Fees may be paid at the San Marcos Unified School District Facilities Service Department, 215 Mata Way, Building 5, San Marcos, California 92069. Any inquires should be directed to San Marcos Facilities Service Department at (760) 290-2640.

## **Water Fees**

### **Vista Irrigation District**

1391 Engineer Street  
Vista, CA 92083  
760-597-3100