

NOTICE OF ANNUAL BUILDING DIVISION FEE INCREASES

**EFFECTIVE:
July 1, 2022**

In accordance with the City Council Resolution No. 91-129 establishing fees for the Building Division, increases have been made to the construction valuation and non-valuation permit fees based upon changes in the Los Angeles Construction Cost Index published by the Engineering News Record (ENR). These increases will be effective July 1, 2022.

Building Fees will increase + 7%

City of Laguna Niguel
Building Division
April 28, 2022

**PLANNING DIVISION
DEVELOPMENT FEE PROGRAMS
EFFECTIVE JULY 1, 2022**

Fee Program	Zone	Single-Family Dwelling	Multi-Family Dwelling	Comm./ Non Res.
San Joaquin Hills Transportation Corridor Fee (SJHTC) *	A	\$6,211/unit	\$3,618/unit	\$8.33/ sq. ft.
Moulton Parkway/ Laguna Niguel Fee (MP/LN)	MP	\$615/unit	\$360/unit	\$1.22/ sq. ft.
	LN	\$337/unit	\$194/unit	\$1.45/ sq. ft.
Coastal Area Road Improvement and Traffic Signals Fee (CARITS)	2A/2B	\$1,764/unit	\$1,053/unit	\$2.06/ sq. ft.
	2D	\$2,989/unit	\$2,392/unit	\$2.69/ sq. ft.
Salt Creek Corridor <i>(12764 new & 2nd units, 12765 2nd units)</i>		\$50/unit	\$50/unit	N/A
Capistrano Unified School District Fee (CUSD) ** <i>(effective July 17, 2022)</i>	CUSD	RESIDENTIAL DEVELOPMENT \$4.79/sq. ft	COMMERCIAL/INDUSTRIAL CHARGABLE COVERED AND ENCLOSED SPACE	
			Senior Housing and Commercial / Industrial	\$.78/sq. ft
			Self-Storage	\$.03/sq. ft
Park-in Lieu Fees	Pursuant to Sections 9-1-522 and 9-1-523 of the Local Park Code, the dollar amount of the Park-In-Lieu Fee is computed by multiplying the number of proposed dwelling units in a development project by the park land acres per dwelling unit as shown in the table below and then by multiplying the resultant acreage amount by the residential land value of the land being developed, per acre.			
	Dwelling Units/AC	Park Land AC per Dwelling Unit	2021 Value per Acre	
	Up to 6.5	.0096	\$1,190,783	
	6.6 to 15.5	.0078	\$1,663,223	
	15.6 to 25.5	.0060	\$2,019,628	
25.6 and up	.0056	\$2,376,033		

* Payment of the transportation corridor fee shall be made by separate check payable to "San Joaquin Hills Transportation Corridor Agency".

** All required school fees are to be paid at Capistrano Unified School District.

All fees are subject to change, pending California Construction Cost Index Adjustment. If you have any questions, please contact the Community Development Department at (949) 362-3460.

2022 Valuation Table

Occupancy and Type		Cost per Square Foot, Average	Occupancy and Type		Cost per Square Foot,	Occupancy and Type		Cost per Square Foot,	Occupancy and Type		Cost per Square Foot,
R2 Apartment/Condominiums:			R3 RSFD:*			I1 JAILS:			A2 Restaurants:		
Type IA or IB*		\$218.09	Type VA - Masonry		\$200.57	Type IA or IB		\$318.68	Type IIIA		\$195.15
Type VA -Masonry		\$177.17	Type VA - Wood		\$191.06	Type IIIA		\$291.47	Type IIIB		\$188.47
Type IIIA		\$177.17	Basements		\$ -	Type VA		\$218.52	Type VA		\$178.62
Type VA - Wood		\$163.94	Type VA Finished		\$47.99				Type VB		\$171.69
Type IA-Base. Gar.		\$74.70	Type VA Unfinished		\$36.64						
A3 Auditoriums:			B Fire Stations:			A3 Libraries:			E Schools:		
Type IA or IB		\$209.92	Type IA or IB		\$229.20	Type IA or IB		\$233.21	Type IA or IB		\$222.69
Type IIA		\$152.08	Type IIA		\$150.83	Type IIA		\$170.61	Type IIA		\$152.08
Type IIB		\$143.82	Type IIB		\$142.23	Type IIB		\$162.26	Type IIIA		\$162.68
Type IIIA		\$159.84	Type IIIA		\$165.10	Type IIIA		\$180.29	Type IIIB		\$156.42
Type IIIB		\$151.66	Type IIIB		\$158.09	Type IIIB		\$171.28	Type VA		\$152.41
Type VA		\$152.83	Type VA		\$154.83	Type VA		\$169.27	Type VB		\$145.40
Type VB		\$142.65	Type VB		\$146.82	Type VB		\$162.26			
B Banks			I2 Homes for the Elderly:			B Medical Offices:			H1 Service Stations:		
Type IA or IB		\$296.65	Type IA or IB		\$207.75	Type IA or IB		\$239.39	Type IIB		\$134.63
Type IIA		\$218.52	Type IIA		\$168.61	Type IIA		\$184.71	Type IIIA		\$140.39
Type IIB		\$211.51	Type IIB		\$161.43	Type IIB		\$175.45	Type VA		\$119.61
Type IIIA		\$241.22	Type IIIA		\$175.70	Type IIIA		\$200.32	Type U Canopies		\$56.09
Type IIIB		\$232.54	Type IIIB		\$168.44	Type IIIB		\$186.47			
Type VA		\$218.52	Type VA		\$169.69	Type VA		\$180.71			
Type VB		\$209.34	Type VB		\$163.85	Type VB		\$174.28			
A3 Bowling Alley:			I2 Hospitals:			B Offices:**			M Stores:		
Type IIA	\$	102.16	Type IA or IB		\$327.11	Type IA or IB	\$	213.93	Type IA or IB		\$165.10
Type IIB	\$	95.32	Type IIIA		\$270.60	Type IIA	\$	143.23	Type IIA		\$101.00
Type IIIA	\$	111.18	Type VA		\$258.25	Type IIB	\$	136.39	Type IIB		\$98.74
Type IIIB	\$	104.00				Type IIIA	\$	154.67	Type IIIA		\$122.78
Type VA	\$	74.95				Type IIIB	\$	147.82	Type IIIB		\$115.19
						Type VA	\$	144.82	Type VA		\$103.33
						Type VB	\$	136.39	Type VB		\$95.57
A3 Churches:			R1 Hotels and Motels			U Private Garages:			A1 Theaters:		
Type IA or IB	\$	198.65	Type IA or IB		\$202.33	Type VB Wood		\$50.25	Type IA or IB		\$219.94
Type IIA	\$	149.24	Type IIIA		\$175.28	Type IIIA Masonry		\$54.92	Type IIIA		\$160.26
Type IIB	\$	141.81	Type IIIB		\$167.10	Type U Open Carport		\$34.39	Type IIIB		\$152.66
Type IIIA	\$	162.26	Type VA		\$152.66				Type VA		\$150.83
Type IIIB	\$	155.08	Type VB		\$149.66				Type VB		\$142.65
Type VA	\$	151.66									
Type VB	\$	142.65									
I2 Convalescent Hospitals			F1 Industrial Plants:			B Public Buildings:			S1 Warehouses:***		
Type IA or IB	\$	278.78	Type IA or IB	\$	114.02	Type IA or IB	\$	247.23	Type IA or IB	\$	98.99
Type IIA	\$	193.48	Type IIA	\$	79.29	Type IIA	\$	200.32	Type IIA or VA	\$	58.68
Type IIIA	\$	198.32	Type IIB	\$	72.95	Type IIB	\$	191.48	Type IIB or VB	\$	55.09
Type VA	\$	186.89	Type IIIA	\$	87.31	Type IIIA	\$	207.92	Type IIIA	\$	66.52
			Type IIIB	\$	82.30	Type IIIB	\$	200.74	Type IIIB	\$	63.27
			Tiltup	\$	60.10	Type VA	\$	190.31			
			Type VA	\$	82.30	Type VB	\$	183.46			
			Type VB	\$	75.29		\$	-			
						Parking	\$	73.45			
						Type IIA	\$	56.09			
						Type IIIA	\$	74.12			
						Type IIIB	\$	65.94			
						Type VA	\$	67.53			
Cost Increase		1.07									

*Includes Air-Cond.

**Deduct 20% for Shell Bldgs.

***Deduct 11% for Mini-Warehouses.



Building Valuation Data

City of Laguna Niguel
 Building Division
 30111 Crown Valley Pkwy
 Laguna Niguel, CA 92677
 (949) 362-4300

bpermit@cityoflagunaniguel.org
www.cityoflagunaniguel.org

Authorized By: CC Reso 91-129
 Exhibit I, Sections 1 & 2

Effective: 7/1/2022
 Construction Cost Index, December 2021
 Engineering News Record
 1.07

In accordance with City Council Resolution No. 91-129, Building Permit and Plan Check fees that are based on valuation shall be based on the valuation data on a cost per square foot basis as established by the International Code Council. The attached valuation data shall be used in calculating valuations to determine permit and plan check fees. In the event of discrepancies, the Building Official shall determine the appropriate valuations to be applied.

Miscellaneous Valuations

Item	Cost per Square Foot; Average	Item	Cost per Square Foot; Average
Residential Patio Cover	\$ 20.20	Commercial Patio Cover	\$ 24.42
Add for Screening	\$ 4.04	Add for Screening	\$ 10.35
Chainlink Fences	\$ 2.57		\$ -
Wood Decks	\$ 22.07	Tenant Improvements	\$ 47.73
Wood Fences	\$ 6.74	Air Conditioning	\$ -
Masonry Fences	\$ 14.72	Commercial	\$ 8.35
Greenhouse	\$ 22.07		
Retaining Walls	\$ 17.31		
Room Additions	\$ 128.41		
Room Alterations	\$ 49.66		
Demolitions			
Masonry	\$ 2.24	SB 1473 CBSC Fee	\$1 per 25k
Wood	\$ 0.95		
Plan Check Fee/Hour (min. .5 hr)	\$ 88.28	Permit Issuance Fee:	\$32.46



Plumbing/Mechanical/Electrical Pool & Spa, Miscellaneous Fees

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Exhibits II, III and IV

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Plumbing			
Item	Cost/Item	Item	Cost/Item
Bar Sink	\$ 15.28	Lavatories	\$ 15.28
Backflow Device	\$ 15.28	Roof Drains	\$ 15.28
Bathtubs	\$ 15.28	Showers	\$ 15.28
Dishwashers	\$ 15.28	Service Sink	\$ 15.28
Drinking Fountains	\$ 15.28	Sewer Cap	\$ 15.28
Floor Drains	\$ 15.28	Sewer Connection	\$ 34.93
Floor Sinks	\$ 15.28	Urinal	\$ 15.28
Gas Piping: 1-5	\$ 15.28	Water Closet	\$ 15.28
6+	\$ 3.82	Water Heater	\$ 15.28
Gas Service/Meter Release	\$ 85.13	Water Heater, Tankless	\$ 15.28
Interceptors/Classifiers	\$ 34.93	(+ vent & pipe alt)	\$ -
Kitchen Sink	\$ 15.28	Gas Test	\$ 15.28
Water Piping Alteration	\$ 15.28	Water Service	\$ 15.28
Water Heater Vent	\$ 48.02	Temp. Gas Service	\$ 69.85
Hose Bib	\$ 15.28	Gas Pressure Regulator ea.	\$ 5.46
Plan Check Fee:	50% of Total Plumbing Fees	Permit Issuance Fee:	\$32.46

Mechanical Fees			
Item	Cost/Item	Item	Cost/Item
Boiler		Refrigeration System:	
<=5hp; <=100K BTUs	\$ 73.06	0-100,000 BTU	\$ 73.06
>5&<=15hp; >100K&<=500K BTUs	\$ 100.46	+100,000 BTU	\$ 100.46
>15&<=30hp; .500K&<=1M BTUs	\$ 148.41	Heat Pump or Air Conditioner:	\$ -
>30&<=50hp; >1M&<=2M BTUs	\$ 196.36	0-5 Tons	\$ 73.06
>50hp; >2M BTUs	\$ 248.87	+5 Tons	\$ 100.46
Ventilation Fan	\$ 20.55	Heating Systems & Ducting:	\$ -
Exhaust System	\$ 38.81	<=100,000 BTU	\$ 50.23
Fireplace/Factory Built ICBO#	\$ 31.97	>100,000&<=500,000 BTU	\$ 73.06
Evaporative Cooler	\$ 31.97	>500,000&<=1,000,000 BTU	\$ 100.46
Hood or Canopy	\$ 50.23	>1,000,000&<=2,000,000 BTU	\$ 148.41
System Repair/Alteration	\$ 38.81	>2,000,000 BTU	\$ 248.87
AC Coil	\$ 38.82	Duct Work	\$ 20.55
AC Condenser	\$ 38.82		

Plan Check Fee: 50% of Total Mechanical Fees

Permit Issuance Fee: \$32.46

Electrical Fees

Item	Cost/Item	Item	Cost/Item
Automatic Washer	\$ 25.12	Motors:	
Cooking Unit	\$ 25.12	<=1 hp	\$ 10.85
Dishwasher	\$ 25.12	>1 to <=10 hp	\$ 25.12
Dryers	\$ 25.12	>10 to <=50 hp	\$ 50.23
Ventilation Fans	\$ 25.12	>50 to <=100 hp	\$ 73.06
F.A.U.	\$ 25.12	>100 hp	\$ 125.58
Fixtures:	\$ -	Pole Lights	\$ 25.12
<=20	\$ 2.05	Time Clock	\$ 9.13
>20	\$ 1.37	Temp. Power Pole or Piggyback	\$ 25.12
Device Boxes:	\$ -	Temp. Construction Sub Pole	\$ 25.12
<=20	\$ 2.05	Temp. Construction Lighting	\$ -
>20	\$ 1.37	<= 500 lamps	\$ 20.55
Switches/Outlets:	\$ -	> 500 lamps	\$ 38.81
<=20	\$ 2.05	Temp. Meter Release	\$ 148.41
>20	\$ 1.37	Meter Release	\$ 148.41
Garbage Disposal	\$ 25.12	Pedestal Meter	\$ 148.41
Water Heater	\$ 25.12	Electrical Conduit per Circuit	\$ 25.12
Self-Contained Appliance	\$ 25.12	Disconnect	\$ 25.12
Range	\$ 25.12	Photovoltaic	\$ 208.77
Transformer:	\$ -		
<=1 hp	\$ 10.85		
>1 to <=10 hp	\$ 25.12		
>10 to <=50 hp	\$ 50.23		
>50 to <=100 hp	\$ 73.06		
>100 hp	\$ 125.58		
Services & Switchboards:	\$ -		
<= 600 amps	\$ 50.23		
>600 to <=1,000 amps	\$ 100.46		
>1,000 amps	\$ 125.58		
Sub Panel	\$ 25.12		
Plan Check Fee:	50% of Total Electrical Fees	Permit Issuance Fee:	\$32.46

Pool & Spa Fees

Item	Permit	Plan Check
Private Pool	\$ 502.31	\$ 191.79
Private Spa	\$ 383.58	\$ 95.90
Private Pool & Spa	\$ 598.21	\$ 215.77
Public Pool	\$ 614.19	\$ 296.82
Public Spa	\$ 474.91	\$ 136.99
Public Pool & Spa	\$ 732.92	\$ 331.07
Pool/Spa Demo	\$ 111.88	
Anti-entrapment Device	\$ 47.95	
Permit Issuance Fee:		\$32.46

Miscellaneous Fees

Conversion Inspection	\$ 216.91	Special Investigations:	
Structural Reinspection	\$ 114.16	Record Search (+ copy costs)	\$ 50.23
Special Inspector (Annual)	\$ 105.03	Complete Investigation (+ copy costs)	\$ 319.65
Cert. of Occupancy	\$ 109.59		
		Photo Copies ea (letter)	\$0.10
Plan Check Revision	\$42.00	OCFA Flat Fee	\$27.00



Sign Fees

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Sign Permit Fee					
Size	Single Face		Double Face		Gaseous Tube Face
<=6 s.f. (< 5 feet in height)	N/A		N/A		\$ 54.68
<=6 s.f. (>= 5 feet in height)	\$ 34.25	\$ 41.10	\$ 61.65	\$ 73.06	\$ 89.05
> 6 < 25 s.f.	\$ 75.35	\$ 93.61	\$ 102.75	\$ 121.01	\$ 162.11
>= 25 < 50 s.f.	\$ 89.05	\$ 121.01	\$ 150.69	\$ 198.64	\$ 246.59
>= 50 < 75 s.f.	\$ 93.61	\$ 162.11	\$ 196.36	\$ 246.59	\$ 280.84
>= 75 < 100 s.f.	\$ 121.01	\$ 198.64	\$ 285.40	\$ 312.80	\$ 335.63
>= 100 < 150 s.f.	\$ 162.11	\$ 232.89	\$ 312.80	\$ 335.63	\$ 335.63
>= 150 < 200 s.f.	\$ 198.64	\$ 232.89	\$ 312.80	\$ 335.63	\$ 335.63
>= 200 < 250 s.f.	\$ 230.61	\$ 232.89	\$ 312.80	\$ 335.63	\$ 335.63
>= 250 < 350 s.f.	\$ 232.89	\$ 0.68	\$ 0.68	\$ 0.91	\$ 0.91
>= 350 s.f.	\$ 0.68	\$ -	\$ -	\$ -	\$ -
Transformer or Ballast:	\$ -	\$ -	\$ -	\$ -	\$ -
First	\$ 15.98	\$ 15.98	\$ 15.98	\$ 15.98	\$ 15.98
Each Additional	\$ 7.99	\$ 7.99	\$ 7.99	\$ 7.99	\$ 7.99
Permit Issuance Fee:	\$32.46	\$32.46	\$32.46	\$32.46	\$32.46

Note - Building Permit and additional fees may be required for freestanding signs.

Sign Plan Check Fee					
Size	Single Face		Double Face		Gaseous Tube Face
< 75 s.f.	\$ 45.66	\$ 34.25	\$ 61.65	\$ 73.06	\$ 89.05
>= 75 < 200 s.f.	\$ 66.21	\$ 41.10	\$ 61.65	\$ 73.06	\$ 89.05
>= 200 < 350 s.f.	\$ 89.05	\$ 61.65	\$ 61.65	\$ 73.06	\$ 89.05
>= 350 s.f.	50% of Permit Fee	50% of Permit Fee	50% of Permit Fee	50% of Permit Fee	50% of Permit Fee

Note - Building Plan Check and additional fees may be required for freestanding signs.