



City of Vista Fees

July 2024

Table of Contents

Building Fees.....	3
Development Impact Fees	8
Engineering Fees (Other) ..	10
User Fees	
Planning	11
Engineering .	13
Fire Prevention ..	15
School Fees ..	16
Water Fees	16

REVISED BUILDING PERMIT FEES

(07/01/24)

TOTAL VALUATION	PERMIT FEE	PLAN CHECK FEE
1. \$0.00 to \$2,000.00	\$201.45	\$79.00
2. \$2,001.00 to \$25,000.00		
First \$2,000.00	\$201.45	\$79.00
Each additional \$1,000.00 or fraction thereof	\$8.73	\$4.37
3. \$25,001.00 to \$50,000.00		
First \$25,000.00	\$402.24	\$179.51
Each additional \$1,000.00 or fraction thereof	\$16.12	\$8.03
4. \$50,001.00 to \$100,000.00		
First \$50,000.00	\$805.24	\$380.26
Each additional \$1,000.00 or fraction thereof	\$20.12	\$35.54
5. \$100,001.00 to \$500,000.00		
First \$100,000.00	\$1,811.24	\$2,157.26
Each additional \$1,000.00 or fraction thereof	\$13.08	\$5.01
6. \$500,001.00 to \$1,000,000.00		
First \$500,000.00	\$7,043.24	\$4,161.26
Each additional \$1,000.00 or fraction thereof	\$14.09	\$6.44
7. \$1,000,001.00 to \$5,000,000.00		
First \$1,000,000.00	\$14,088.24	\$7,381.26
Each additional \$1,000.00 or fraction thereof	\$9.04	\$0.90
8. \$5,000,001.00 to \$10,000,000.00		
First \$5,000,000.00	\$50,248.24	\$10,981.26
Each additional \$1,000.00 or fraction thereof	\$10.85	\$0.70
9. \$10,000,001.00 and up		
First \$10,000,000.00	\$104,498.24	\$14,481.26
Each additional \$1,000.00 or fraction thereof	\$10.45	\$1.45
<u>Certificate of Occupancy</u>		
Administrative / No Change of Use		\$100.70
Research of Property Specifics Required		\$201.45
Inspection (in addition to any processing/research)		\$1,000.95

* Repeat Plan Check Policy = 25% of original Plan Check Fee.

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 2021 edition of the Building Safety Journal to determine the building valuation and provides average costs on a per square foot basis.

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	330.56	318.80	309.39	297.20	277.71	269.67	287.04	258.79	248.89
A-1 Assembly, theaters, without stage	303.49	291.73	282.32	270.13	250.88	242.84	259.97	231.96	222.06
A-2 Assembly, nightclubs	272.51	264.43	256.91	248.19	232.76	226.12	239.28	211.57	204.72
A-2 Assembly, restaurants, bars, banquet halls	271.51	263.43	254.91	247.19	230.76	225.12	238.28	209.57	203.72
A-3 Assembly, churches	308.01	296.25	286.84	274.65	255.52	247.48	264.49	236.60	226.71
A-3 Assembly, general, community halls, libraries, museums	258.66	246.90	236.50	225.30	205.06	198.01	215.15	186.13	177.24
A-4 Assembly, arenas	302.49	290.73	280.32	269.13	248.88	241.84	258.97	229.96	221.06
B Business	289.51	279.23	269.21	257.82	235.42	227.07	247.91	210.39	200.78
E Educational	276.33	266.73	258.30	247.60	231.08	219.28	239.09	202.46	195.97
F-1 Factory and industrial, moderate hazard	160.20	152.78	143.34	138.64	123.55	117.41	132.48	102.44	95.93
F-2 Factory and industrial, low hazard	159.20	151.78	143.34	137.64	123.55	116.41	131.48	102.44	94.93
H-1 High Hazard, explosives	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	N.P.
H234 High Hazard	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	85.50
H-5 HPM	289.51	279.23	269.21	257.82	235.42	227.07	247.91	210.39	200.78
I-1 Institutional, supervised environment	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
I-2 Institutional, hospitals	455.16	444.88	434.86	423.47	399.17	N.P.	413.57	374.14	N.P.
I-2 Institutional, nursing homes	315.97	303.75	293.73	282.34	261.43	N.P.	272.44	236.40	N.P.
I-3 Institutional, restrained	338.01	327.73	317.71	306.32	285.40	276.05	296.41	260.38	248.77
I-4 Institutional, day care facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
M Mercantile	203.29	195.21	186.69	178.98	163.28	157.64	170.06	142.09	136.24
R-1 Residential, hotels	264.67	255.41	246.77	238.13	218.35	212.40	238.17	196.75	190.67
R-2 Residential, multiple family	221.32	212.06	203.42	194.78	175.96	170.01	194.82	154.36	148.28
R-3 Residential, one- and two-family	209.61	203.74	198.94	195.12	188.41	181.45	191.77	175.86	165.67
R-4 Residential, care/assisted living facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
S-1 Storage, moderate hazard	148.46	141.04	131.60	126.90	112.12	105.97	120.74	91.00	84.50
S-2 Storage, low hazard	147.46	140.04	131.60	125.90	112.12	104.97	119.74	91.00	83.50
U Utility, miscellaneous	114.09	107.37	99.89	95.60	85.13	79.54	90.99	67.39	64.19

- a. For shell only buildings deduct 20%
- b. Private garages use Utility, miscellaneous.
- c. Unfinished basements (Group R-3) = \$21.00 per sq. ft. (B-UNFNBSMT)
- d. N.P. = not Permitted

Miscellaneous Valuations

Structure or Item	Valuation	Structure or Item	Valuation
Agricultural Building	\$45.63/sq ft	Pile Foundations	
Aluminum Siding	\$13.68/sq ft	Cast-in-place concrete piles	\$51.33/lf
Antennas		Steel piles	\$124.35/lf
Radio over 30 ft high	\$8,367.79 ea	Retaining Wall	
Dish, 10ft diameter w/ decoder	\$10,165.69 ea	Concrete or Masonry	\$42.20/sq ft
Awning or Canopy (supported by building)		Re-roofing	
Aluminum	\$50.19/sq ft	1 square = 100 sq ft	
Canvas	\$20.53/sq ft	Built-up	
Balcony	\$34.21/sq ft	Asphalt based low slope	\$379.89/sq
Carport	\$20.53/sq ft	Single-ply	\$618.31/sq
Commercial Coaches	\$2,788.12 ea	Coating	\$204.20/sq
Decks (wood)	\$34.21/sq ft	Fiberglass	\$339.36/sq
Dwelling Solariums	\$241.85/sq ft	Overlay	\$278.35/sq
		Aluminum	\$1,359.83/sq
		Clay Tile	\$618.31/sq
		Concrete Tile	\$618.31/sq
Fence or Freestanding Wall		Metal Standing	
Wood or Chain Link	\$4.55/sq ft	Seam	\$1,730.59/sq
Wood Frame w/ Stucco	\$13.68/sq ft	Roof Structure replacement	\$35.36/sq
Wire	\$4.55/sq ft	Saunas (steam)	\$20,954.27 ea
		Spa or Hot Tub	\$17,150.83 ea
Masonry	\$20.53/sq ft	Stairs (ramps)	\$34.21/sq ft
Wrought Iron	\$13.68/sq ft	Stone and Brick Veneer	\$15.97/sq ft
Fireplace		Storage Racks	\$1.48/cu ft
Concrete or Masonry	\$8,367.79 ea	Suspended Ceilings	\$124.35/sq ft
Prefabricated Metal	\$5,601.34 ea		
Greenhouse	\$13.68/sq ft	Swimming Pool	
Manufactured Housing		Vinyl-lined	\$79.85/sq ft
25% of "site built" house	\$/sq ft	Gunite	\$87.84/sq ft
Mobile Home	\$/sq ft	Fiberglass	\$95.83/sq ft
Patio		Tenant Improvements	\$79.85/sq ft
Wood Frame with Cover	\$20.53/sq ft		
Metal Frame with Cover	\$27.38/sq ft	Alterations to Existing Structures	
Wood Frame Cover & Walls	\$30.80/sq ft	<u>With No Additional Floor Area or Roof Cover</u>	
Metal Frame Cover & Walls	\$34.21/sq ft	Interior Partition	\$116.36/lf
Screen or Plastic Walls	\$7.98/sq ft	Windows/Sliding Glass	\$36.50/sq ft of opening
Plastering		Doors	
Inside	\$6.84/sq ft	Close Exterior Wall Opening	\$34.21/sq ft of opening
Outside	\$6.84/sq ft		

CITY OF VISTA
REVISED BUILDING PERMIT FEES - FLAT FEES
(07/01/24)

Permit Type	Cost
Miscellaneous	
Reroof – Residential (Commercial / Multi-family reroofs are based on valuation)	\$402.92
Spa – Above Ground	\$201.45
Pool/Spa	\$1,000.95
Photo Voltaic System, 1-2 family Residential	\$400.00
Photo Voltaic System, Commercial / Multi Family	\$948.00
PV Battery Packs / Storage Systems Single Family Residential ¹	\$316.00
PV Battery Packs / Storage Systems Commercial / Multi Family ¹	\$948.00
Demolition	\$302.19
Retaining Wall – Standard Residential	\$895.10
Patio/Carport	\$447.55
Fuel Cell Facilities	\$503.64
Mechanical Permits	
HVAC / Furnace Replacement	\$351.91
A/C / Heat Pump Replacement	\$351.91
Plumbing Permits	
Water Heater	\$91.78
Re-pipe	\$302.19
Gas Line	\$302.19
Sewer Connection	\$351.91
Electrical Permits	
New/Replacement Panel ¹	\$503.64
Temporary Power Pole – 1 st Pole	\$351.91
Temporary Power – Each additional pole	\$100.70
Electrical Outlets	\$201.45
Meter Release/New Weather Head	\$351.91
Hardwired EV Chargers - Residential / Private Use (each)	\$316.00
Hardwired EV Chargers - Commercial / Common Use (each)	\$632.00
Hourly Rates	
Regular Inspection (Charged after 2+ inspections)	\$201.45
After Hours Inspection / Plan Check (2 Hr. Minimum)	\$228.22

Regular Plan Check (Charged after 2 nd Plan Check)	\$201.45
Alt. Materials Plan Check	\$201.45

Expired Permits / Penalties

Expired Permit Application	50% of building permit fee to reinstate
Expired Permit	50% of building permit fee to reinstate
Construction without Permit	Up to 200% of building permit fee penalty at the discretion of the Building Official

¹ These fees will be charged at 50% of the fee amount when combined with a Photo Voltaic System fee

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 (B-20FTABVG) or second floor (B-SECNDFLR) = \$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 (B-STROVR50) = \$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.

Development Impact Fees

Drainage Fees per Acre

A – North Santa Fe	\$ 2,672/ac
B – Foothill-Vale Terrace	\$ 3,159/ac
C – Monte Vista	\$ 2,439/ac
D – Buena Vista Creek	\$ 3,004/ac
E – Sunset	\$ 3,629/ac
F – Agua Hedionda	\$ 1,709/ac
G – Eucalyptus	\$ 1,772/ac
H – Guajome	\$ 3,700/ac
I – Buena Creek	\$ 2,469/ac
J – Gopher Canyon	\$ 1,762/ac

Fire Protection Development Fee

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

Residential per dwelling unit	\$ 379/du
Commercial per acre	\$ 2,919/ac
Industrial per acre	\$ 2,424/ac

Park Fee	(Effective 8/14/2024)
Single Family	\$ 9,665.28
Multi-Family (per dwelling unit)	\$ 9,604.60
Mobile Home	\$ 6,503.30

Public Facilities Fee	
Residential per dwelling unit	\$ 1,218/du
Commercial per acre	\$ 7,776/ac
Industrial per acre	\$ 7,794/ac

Sewer Fee	
<i>Vista Sanitation District Fees</i>	
Connection Fee per EDU	\$ 6,731.90
Single Family Dwelling	\$ 6,731.90
Condominium (EDU)	\$ 6,731.90
Multi-Family Dwelling (0.7 EDU)	\$ 4,712.33
Mobile Home (0.7 EDU)	\$ 4,712.33
<i>Buena Sanitation Fees</i>	
Connection Fee per EDU	\$ 8,094.20
Single Family Dwelling	\$ 8,094.20
Condominium (EDU)	\$ 8,094.20
Multi-Family Dwelling (0.7 EDU)	\$ 5,665.94
Mobile Home (0.7 EDU)	\$ 5,665.94

Streets and Signal Development Impact Fees	
<i>Residential</i>	
Single Family	\$ 7,117.67
Multi-Family	\$ 5,694.14/du
Mobile Home	\$ 2,847.06/du
<i>Commercial</i>	
Retail/Services	\$ 19.64/sq ft
Office	\$ 15.85/sq ft
<i>Industrial</i>	
Industrial/R&D/Warehouse	\$ 6.47/sq ft

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. Fee will be determined by the engineer. (E-DEFSTCON)

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 B-SNGFAMRS

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

Property zoned R-1 B-SNGFAMR1

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

Item	Fee
Site Development Plan – Minor Amendment	\$ 4,043.85
Small Cell Permit	\$ 668.53
Specific Plan	\$ 13,610.47
Specific Plan Amendment	\$ 6,804.48
Substantial Conformity Review (SCR)	\$ 4,916.85
Temporary Sign – banner only No 7% GP surcharge	\$ 44.63*
Tentative Parcel Map	\$ 5,953.38
Tentative Subdivision Map (5-15 lots)	\$ 9,157.81
Tentative Subdivision Map (16+ lots)	\$ 12,611.90
Use Permits	
Minor / Zoning Administrator Use Permit	\$ 3,816.12
Operations Use Permit No 7% GP surcharge	\$ 671.98*
Alcohol – Minor Use Permit No 7% GP surcharge	\$ 210.39*
Seasonal Use Permit No 7% GP surcharge	\$ 158.10*
Special Use Permit – Planning Commission	\$ 10,127.19
Special Use Permit - Minor Amendment	\$ 3,894.93
Temporary Use Permit – Administrative (single permit) No 7% GP	\$ 158.10*
Temporary Use Permit – Administrative (4 permits per year) No 7% GP	\$ 475.59*
Temporary Use Permit – Zoning Administrator No 7% GP surcharge	\$ 1,431.93*
Variance	\$ 4,251.16
Vendor – Mobile or Stationary Cart Review No 7% GP surcharge	\$ 189.99*
Vendor – Cart Location Review No 7% GP surcharge	\$ 94.98*
Vendor – Operators License Review No 7% GP surcharge	\$ 94.98*
Zone Change	\$13,114.10
Zone Change – Preliminary CC Review	\$ 2,176.65
Zoning Verification Letters No 7% GP surcharge	\$ 379.99*
Zoning Administrator Permit – Large Family Day Care No 7% GP	\$ 210.39*

- (1) An additional \$50 exemption filing fee (PLN-FILEFE) 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 apply to projects subject to environmental review under CEQA for filing of Notice of Determination. Applicable fees can be obtained from the assigned planner or the County Clerk, and will be collected from the applicant at the time of project approval.
- (3) Plus actual contractor fees.

* An additional General Plan Surcharge of 7% is included in all Planning related user fees, except for the items noted with an asterisk (*). (PLN-GPSCHG)

** Inclusionary Housing In-Lieu Fee calculated at \$16 per square foot of market rate residential living area.

ENGINEERING USER FEES

Item	Fee
Certificate of Correction	\$ 696.21
Encroachment Agreement	\$ 3,176.30
Encroachment Permit	\$ 1,832.33
Parcel Map	\$ 3,849.57
Final Map (5-15 lots)	\$ 5,341.45
Final Map (16+ lots)	\$ 7,722.11
Grading Inspection - Single Family Residence ¹	\$ 4,702.61
Grading Inspection - Small Subdivision/Commercial/Industrial (1-5 sheets) ¹	\$14,055.61
Grading Inspection - Medium Subdivision/Commercial/Industrial (6-15 sheets) ¹	\$28,426.18
Grading Inspection - Large Subdivision/Commercial/Industrial (16-24 sheets) ¹	\$32,048.79
Grading Inspection - Large Subdivision/Commercial/Industrial (25+ sheets) ¹	\$47,375.71
Grading Plan Check - Single Family Residence	\$ 3,678.71
Grading Plan Check - Small Subdivision/Commercial/Industrial (1-5 sheets) ²	\$ 6,792.55
Grading Plan Check - Medium Subdivision/Commercial/Industrial (6-15 sheets) ²	\$ 10,770.90
Grading Plan Check - Large Subdivision/Commercial/Industrial (16-24 sheets) ²	\$13,281.61
Grading Plan Check - Large Subdivision/Commercial/Industrial (25+ sheets) ²	\$15,799.96
Grading Plan Check and Inspection - Minor	\$ 3,404.54
Grading Plan - 4th and Subsequent Review (per review)	\$ 1,138.65
Grading Re-inspection – Per Inspection	\$ 397.82
Improvement Inspection - Small (1-5 sheets)	\$ 4,976.77
Improvement Inspection - Medium (6-15 sheets)	\$ 8,957.70
Improvement Inspection - Large (16-24 sheets)	\$14,929.07
Improvement Inspection - Large (25+ sheets) (Per Sheet)	\$17,915.39
Improvement Plan Check - Small (1-5 sheets) ²	\$ 6,268.46
Improvement Plan Check - Medium (6-15 sheets) ²	\$ 8,479.52
Improvement Plan Check - Large (16-24 sheets) ²	\$ 10,191.99
Improvement Plan Check - Large (25+ sheets) ²	\$12,076.62
Improvement Plan Check - 4th and Subsequent Review (per review)	\$ 397.82
Sewer Availability Letter (Will – Serve) Availability Fee	
Single Family	\$ 995.85
Subdivision / Multi-Family	\$ 1,741.80
Commercial / Other	\$ 1,741.80

Item	Fee
Sewer Availability Letter (Will – Serve) Clearance Fee	
Single Family	\$ 995.85
Subdivision / Multi-Family	\$ 1,741.80
Commercial / Other	\$ 1,741.80
Sewer Availability Letter (Will – Serve) Commitment Fee	
Single Family	\$ 995.85
Subdivision / Multi-Family	\$ 1,741.80
Commercial / Other	\$ 1,741.80
Storm Water – Final Hydrology and Hydraulic Studies (H&H) ⁴	\$ 4,279.27
Storm Water – Water Quality Technical Report, Standard Project (WQTR-S) ^{3,4}	\$ 1,841.24
Storm Water – Water Quality Technical Report, Priority Project (WQTR-P) ^{3,4}	\$ 9,753.37
Street or Service Easement Vacation	\$ 4,205.33
Temporary Parking Permit	\$ 397.82
<i>Wide Load Permit – Daily</i>	\$ 20.39
<i>Wide Load Permit – Annual</i>	\$ 90.00
<i>Soils Report Review Fee⁴</i>	\$ 2,936.57
<i>Buena Sanitation Plan Check (Per Plan Check)</i>	\$ 1,095.31
<i>Building Plan Check Submittal Stormwater Review <1 Acre</i>	\$ 49.71
<i>Building Plan Check Submittal Stormwater Review > 1 Acre</i>	\$ 149.18

¹The 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. ENG-FEE48

²The 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.

³The level of effort for review of SWQMP and H&H reports is based on an anticipated three check process. If in the event more time and effort are required to comply with the Regional Water Quality Control Board and/or City of Vista requirements additional fees will be charged based on current hourly rates. Time spent will be charged as approved by the City Engineer.

⁴Contractor hourly provided by City at \$120/hour.

FIRE PREVENTION FEES

Item	Fee
Fire Alarm System “New”	
1-25 devices	\$568
26+ devices	\$947
Fire Alarm System “T.I.”	
1-25 devices	\$379
26+ devices	\$758
Hood & Duct/Extinguishing System	\$568
NFPA 13 Fire Sprinkler System	
1-50 sprinklers	\$758
51-100 sprinklers	\$1,137
101+ sprinklers	\$1,516
NFPA 13R Fire Sprinkler System	
1-50 sprinklers	\$758
51-100 sprinklers	\$1,137
101+ sprinklers	\$1,516
NFPA 13D Single Family System	\$379
Subdivision Repeat Sprinkler Plan Check	\$189
Fire Sprinkler System Mod. (T.I.)	
1-50 sprinklers	\$379
51+ sprinklers	\$758
Standpipe System	
Base Fee	\$284
Per Floor	\$95
Technical Report Review	\$189
General Research	\$189
Fire Pumps – NFPA 20	\$568
Underground Fire Service Mains (per bldg.)	\$189
Re-inspection Fee (Per Inspection)	\$189
Plan Review	19% of building plan check fee

School Fees

Vista Unified School District

Fees may be paid at the Vista Unified School District Office, 1234 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 92302.

San Marcos Unified School District

Fees may be paid at the San Marcos Unified School District Facilities Service Department, 255 Pico Ave, San Marcos, California 92069. Any inquiries should be directed to San Marcos Facilities Service Department at (760) 290-2649.

Water Fees

Vista Irrigation District

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