



CITY OF SAN PABLO COMMUNITY DEVELOPMENT BUILDING FEES NEW CONSTRUCTION (PLAN CHECK)

01/16/2026 - 06/30/2026

4.3% ECI December 2020

Update 2026

Service Name	Fee Description	Base Fee		Incremental Fee	
Assembly (1,000 sf)	Sq Ft	\$3,003.81	plus	\$ 0.15	per sq ft over 1,000
1 Assembly (5,000 sf)	Sq Ft	\$3,594.88	plus	\$ 0.19	per sq ft over 5,000
Assembly (10,000 sf)	Sq Ft	\$4,551.43	plus	\$ 0.32	per sq ft over 10,000
Business (1,000 sf)	Sq Ft	\$2,629.09	plus	\$ 0.13	per sq ft over 1,000
2 Business (5,000 sf)	Sq Ft	\$3,146.88	plus	\$ 0.17	per sq ft over 5,000
Business (10,000 sf)	Sq Ft	\$3,983.94	plus	\$ 0.28	per sq ft over 10,000
Educational (1,000 sf)	Sq Ft	\$2,094.73	plus	\$ 0.27	per sq ft over 1,000
Educational (2,500 sf)	Sq Ft	\$2,507.69	plus	\$ 0.27	per sq ft over 5,000
3 Educational (5,000 sf)	Sq Ft	\$3,175.23	plus	\$ 0.44	per sq ft over 10,000
Educational (10,000 sf)	Sq Ft	\$5,397.74	plus	\$ 0.27	per sq ft over 20,000
Factory Industrial (1,000 sf)	Sq Ft	\$2,508.96	plus	\$ 0.12	per sq ft over 1,000
Factory Industrial (5,000 sf)	Sq Ft	\$3,004.13	plus	\$ 0.16	per sq ft over 5,000
4 Factory Industrial (10,000 sf)	Sq Ft	\$3,802.95	plus	\$ 0.27	per sq ft over 10,000
Factory Industrial (20,000 sf)	Sq Ft	\$6,465.18	plus	\$ 0.17	per sq ft over 20,000
High Hazard Group (1,000 sf)	Sq Ft	\$2,529.04	plus	\$ 0.12	per sq ft over 1,000
High Hazard Group (5,000 sf)	Sq Ft	\$3,027.70	plus	\$ 0.16	per sq ft over 5,000
5 High Hazard Group (10,000 sf)	Sq Ft	\$3,832.59	plus	\$ 0.27	per sq ft over 10,000
High Hazard Group (20,000 sf)	Sq Ft	\$6,516.80	plus	\$ 0.17	per sq ft over 20,000
Institutional (1,000 sf)	Sq Ft	\$3,329.77	plus	\$ 0.17	per sq ft over 1,000
6 Institutional (5,000 sf)	Sq Ft	\$3,986.81	plus	\$ 0.21	per sq ft over 5,000
Institutional (10,000 sf)	Sq Ft	\$5,046.60	plus	\$ 0.35	per sq ft over 10,000
Mercantile (1,000 sf)	Sq Ft	\$2,688.67	plus	\$ 0.13	per sq ft over 1,000
7 Mercantile (5,000 sf)	Sq Ft	\$3,218.57	plus	\$ 0.17	per sq ft over 5,000
Mercantile (10,000 sf)	Sq Ft	\$4,074.75	plus	\$ 0.29	per sq ft over 10,000
Residential - Hotels/Motels (2,000 sf)	Sq Ft	\$4,015.80	plus	\$ 0.10	per sq ft over 2,000
8 Residential - Hotels/Motels (10,000 sf)	Sq Ft	\$4,806.66	plus	\$ 0.13	per sq ft over 10,000
Residential - Hotels/Motels (20,000 sf)	Sq Ft	\$6,085.04	plus	\$ 0.21	per sq ft over 20,000
Residential - Multi-Family (2,000 sf)	Sq Ft	\$3,752.29	plus	\$ 0.18	per sq ft over 2,000
9 Residential - Multi-Family (6,000 sf)	Sq Ft	\$4,492.17	plus	\$ 0.13	per sq ft over 6,000
Residential - Multi-Family (15,000 sf)	Sq Ft	\$5,686.74	plus	\$ 0.26	per sq ft over 15,000
R-3 Custom (1,000 sf)	Sq Ft	\$1,697.07	plus	\$ 0.30	per sq ft over 1,000
10 R-3 Custom (2,500 sf)	Sq Ft	\$2,148.58	plus	\$ 0.93	per sq ft over 2,500



CITY OF SAN PABLO COMMUNITY DEVELOPMENT BUILDING FEES NEW CONSTRUCTION (PLAN CHECK)

01/16/2026 - 06/30/2026

4.3% ECI December 2020

Update 2026

Service Name	Fee Description	Base Fee	Incremental Fee		
R-3 Custom (4,000 sf)	Sq Ft	\$3,545.49	plus	\$ 0.93	per sq ft over 4,000
R-3 Models, First Master Plan (1,000 sf)	Sq Ft	\$1,980.98	plus	\$ 0.35	per sq ft over 1,000
11 R-3 Models, First Master Plan (2,500 sf)	Sq Ft	\$2,508.32	plus	\$ 1.09	per sq ft over 2,500
R-3 Models, First Master Plan (4,000 sf)	Sq Ft	\$4,139.43	plus	\$ 1.09	per sq ft over 4,000
R-3 Production Phase (1,000 sf)	Sq Ft	\$955.92	plus	\$ 0.17	per sq ft over 1,000
12 R-3 Production Phase (2,500 sf)	Sq Ft	\$1,210.19	plus	\$ 0.53	per sq ft over 2,500
R-3 Production Phase (4,000 sf)	Sq Ft	\$1,998.18	plus	\$ 0.53	per sq ft over 4,000
R-3 New ADU (1,000 sf)	Sq Ft	\$1,824.21	plus	\$ 0.33	per sq ft over 1,000
13 R-3 New ADU (2,500 sf)	Sq Ft	\$2,308.54	plus	\$ 1.00	per sq ft over 2,500
R-3 New ADU (4,000 sf)	Sq Ft	\$3,811.24	plus	\$ 1.00	per sq ft over 4,000
R-3 Room Addition (100 sf)	Sq Ft	\$875.30	plus	\$ 1.13	per sq ft over 100
14 R-3 Room Addition (500 sf)	Sq Ft	\$1,326.49	plus	\$ 1.73	per sq ft over 500
R-3 Room Additions (1,000 sf)	Sq Ft	\$2,190.00	plus	\$ 1.73	per sq ft over 1,000
Residential - Assisted Living (1,000 sf)	Sq Ft	\$3,624.51	plus	\$ 0.18	per sq ft over 1,000
Residential - Assisted Living (5,000 sf)	Sq Ft	\$4,339.54	plus	\$ 0.23	per sq ft over 5,000
15 Residential - Assisted Living 6-16 persons (10,000 sf)	Sq Ft	\$5,493.65	plus	\$ 0.39	per sq ft over 10,000
Storage (1,000 sf)	Sq Ft	\$2,148.90	plus	\$ 0.11	per sq ft over 1,000
Storage (5,000 sf)	Sq Ft	\$2,572.69	plus	\$ 0.14	per sq ft over 5,000
16 Storage (10,000 sf)	Sq Ft	\$3,257.44	plus	\$ 0.23	per sq ft over 10,000
Storage (20,000 sf)	Sq Ft	\$5,537.94	plus	\$ 0.14	per sq ft over 20,000
Accessory (1,000 sf)	Sq Ft	\$1,278.38	plus	\$ 0.34	per sq ft over 1,000
17 Accessory (2,000 sf)	Sq Ft	\$1,618.05	plus	\$ 0.53	per sq ft over 2,000
Accessory (4,000 sf)	Sq Ft	\$2,671.79	plus	\$ 0.53	per sq ft over 4,000
Shell Buildings (1,000 sf)	Sq Ft	\$2,182.36	plus	\$ 0.11	per sq ft over 1,000
Shell Buildings (5,000 sf)	Sq Ft	\$2,612.84	plus	\$ 0.14	per sq ft over 5,000
18 Shell Buildings (10,000 sf)	Sq Ft	\$3,307.47	plus	\$ 0.23	per sq ft over 10,000
Shell Buildings (20,000 sf)	Sq Ft	\$5,623.97	plus	\$ 0.14	per sq ft over 20,000
Tenant Improvement: Non Structural (500 sf)	Sq Ft	\$864.15	plus	\$ 1.16	per sq ft over 500
Tenant Improvement: Non Structural (1,000 sf)	Sq Ft	\$1,445.03	plus	\$ 0.07	per sq ft over 1,000
Tenant Improvement: Non Structural (5,000 sf)	Sq Ft	\$1,729.57	plus	\$ 0.09	per sq ft over 5,000
19 Tenant Improvement: Non Structural (10,000 sf)	Sq Ft	\$2,190.64	plus	\$ 0.16	per sq ft over 10,000
Tenant Improvement: Non Structural (20,000 sf)	Sq Ft	\$3,724.89	plus	\$ 0.10	per sq ft over 20,000



CITY OF SAN PABLO COMMUNITY DEVELOPMENT BUILDING FEES NEW CONSTRUCTION (PLAN CHECK)

01/16/2026 - 06/30/2026

4.3% ECI December 2020

Update 2026

Service Name	Fee Description	Base Fee		Incremental Fee	
Tenant Improvement: Non Structural (50,000 sf)	Sq Ft	\$6,575.11	plus	\$ 0.10	per sq ft over 50,000
Tenant Improvement: Structural (500 sf)	Sq Ft	\$1,021.56	plus	\$ 1.37	per sq ft over 500
Tenant Improvement: Structural (1,000 sf)	Sq Ft	\$1,708.22	plus	\$ 0.09	per sq ft over 1,000
Tenant Improvement: Structural (5,000 sf)	Sq Ft	\$2,044.70	plus	\$ 0.11	per sq ft over 5,000
20 Tenant Improvement: Structural (10,000 sf)	Sq Ft	\$2,588.94	plus	\$ 0.18	per sq ft over 10,000
Tenant Improvement: Structural (20,000 sf)	Sq Ft	\$4,402.63	plus	\$ 0.11	per sq ft over 20,000
Any Project Exceeding \$1,000,000 in valuation : Base fee	Sq Ft	\$6,746.06	plus	\$ 6.75	per \$1000 in valuation
Any Project Exceeding \$10,000,000 in valuation : Base fee	Sq Ft	\$67,460.60	plus	\$ 5.40	per \$1000 in valuation

Footnotes

For Construction Types I-A,II-A,III-A, I-B,II-B,III-B and I-V an additional 20% will be added to the fee total as determined by the Building Official due to the complexity of the project.

Permit Fee covers a maximum of two inspection trips to the property. Any additional inspections will be charged based on inspection hourly rate.

General Plan fee update: 7% fee will be charged on all new construction or any projects reviewed by Planning Department

Affordable Housing Fee Reduction: 10% reduction in planning, plan check and building permit fees is available for projects with at least four units and at least 25% of units deed-restricted to Lower Income residents (80% or less of Area Median Income, adjusted for household size).

Permit Refunds: The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment. The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected. The Building Official may authorize the refunding of not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan checking is done.