



DEVELOPMENT FEES

FISCAL YEAR 2023-2024

CITY OF SAN MARCOS
Development Service Department

Updated 2/6/2023





GENERAL INFORMATION



FEES IN GENERAL

The City of San Marcos assesses various development fees for services and impact during the development review process. These fees are typically assessed during the permitting process to pay for impacts and services. This program of fees contains the fees related to development with exception to code enforcement and administrative violation fees. Development applications, procedures, and standards can be found on the City's website at www.san-marcos.net.

FEE DEFERAL PROGRAM

The City offers a Public Facility Fee (PFF) deferral program. This program provides the option to defer PFF payment until utility release.

The Applicant must make application to the building division provided as indicated on the City's website. Approved deferrals will result in a lien being recorded on the affected property which is released upon payment of outstanding PFF. Full information for the deferral program can be found at:

[Public Facility Fee Deferral Program | San Marcos, CA \(san-marcos.net\)](http://www.san-marcos.net/public-facility-fee-deferral-program)

INCLUSIONARY HOUSING IN-LIEU FEE

Affordable housing must be constructed as part of certain projects pursuant SMMC 20.310. An affordable housing in-lieu fee may be paid under certain circumstances. This fee is administered by the City's Housing Division and calculated at the time the fee is to be applied. For information on inclusionary housing in-lieu fees contact the City's Housing Program Manager.

FEES NOT ASSESSED BY THE CITY

The City does not assess certain fees related to development. These fees are paid directly to other agencies.

SEWER & WATER FEES

Sewer and Water fees are assessed by the water or sewer district in which your project resides.

Vallecitos Water District

www.vwd.org

201 Vallecitos De Oro
San Marcos, CA 92069

Vista Irrigation District

www.vidwater.org

1391 Engineer Street
Vista, CA 92081

Buena Sanitation District

www.Cityofvista.com

200 Civic Center Drive
Vista, CA 92084



PRIVATE SEWER SYSTEMS (SEPTIC)

Septic permits and fees are assessed by the County of San Diego, Department of Environmental Health. Owners are responsible for verification they do not need to annex to a sewer district and can install septic on the property.

County of San Diego

Department of Environmental Health and Quality (DEHQ)

www.sandiegocounty.gov

P.O. Box 129261

San Diego, CA 92112

SCHOOL FEES

The City of San Marcos only has one school district that provides services to its residents. School fees are administered by the San Marcos Unified School District.

San Marcos Unified School District

www.smusd.org

255 Pico Ave Suite 250

San Marcos, CA 92069



DEVELOPMENT IMPACT FEES



PUBLIC FACILITIES FEES (PFF)

The City of San Marcos Public Facilities Fees finance the construction of certain City facilities. Approved pursuant to Council Resolution 2008-7007.

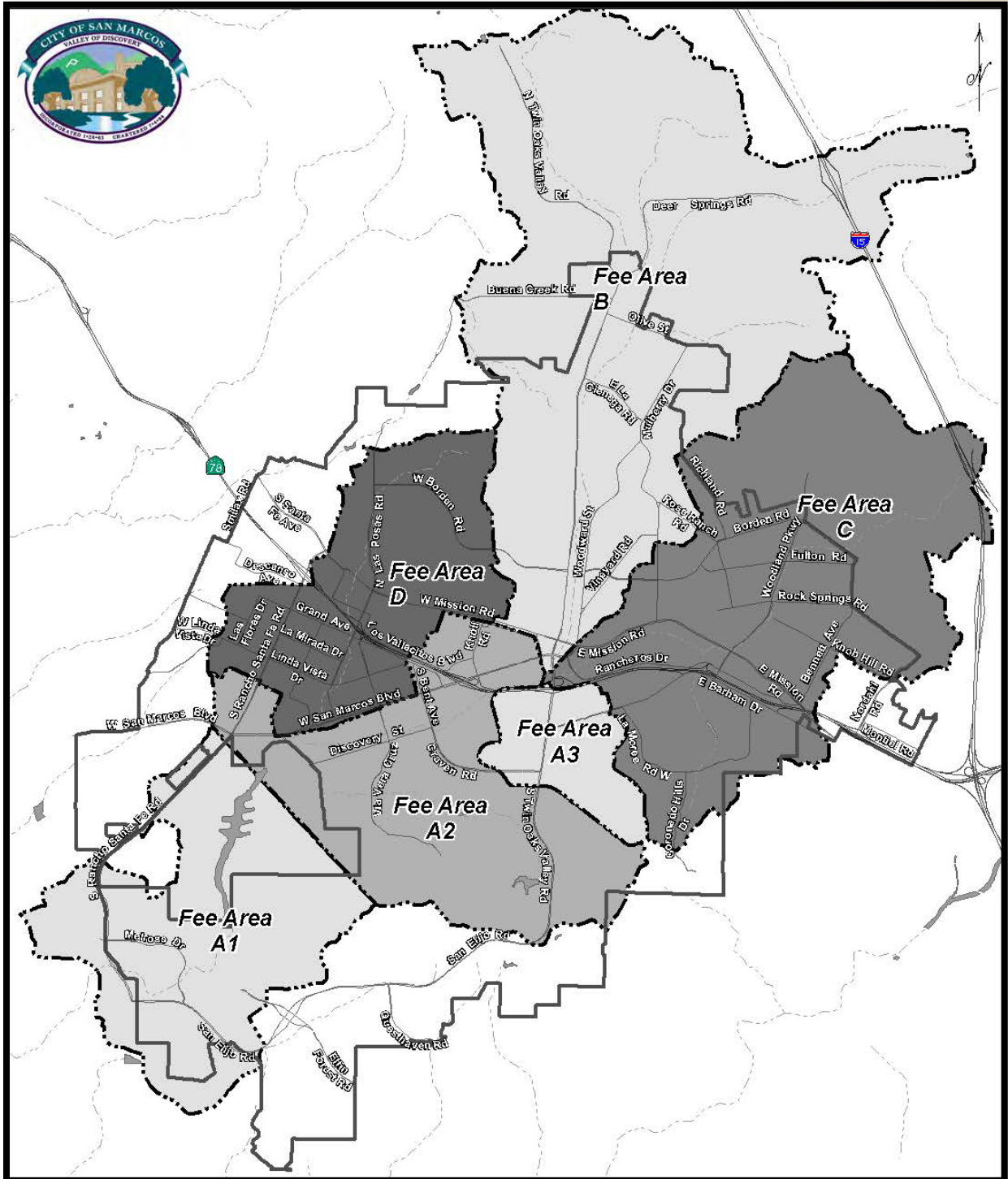
Fee Category	Single Family Dwelling (Per Unit)	Multi-Family Dwelling (per Unit)	Commercial (per Acre)	Industrial (per Acre)	Light Industrial (per Acre)	Business Park (per Acre)	Office (per Acre)
Circulation Streets	\$6,747	\$4,048	\$125,914	\$53,974	\$31,427	\$92,086	\$87,959
SR-78 Interchanges	\$3,204	\$1,923	\$59,254	\$25,632	\$18,124	\$43,732	\$50,730
NPDES	\$221	\$221	\$687	\$687	\$687	\$687	\$687
Technology Improvements	\$44	\$44	\$148	\$148	\$148	\$148	\$148
Parks	\$6,251	\$6,251	-0-	-0-	-0-	-0-	-0-
Habitat Conservation	\$103	\$103	\$198	\$198	\$198	\$198	\$198
Subtotal	\$16,570	\$12,590	\$186,201	\$80,639	\$50,584	\$136,851	\$139,722
Drainage	Drainage Fees assessed based on Table below						

Drainage Basin Area*	Drainage Fee (per Acre)
A-1	\$3,625
A-2	\$6,492
A-3	\$18,903
B	\$18,903
C	\$18,903
D	\$28,261

*Drainage Basin based on Map Below

REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PROGRAM (RTCIP)

The TransNet Extension Ordinance administered by the San Diego Association of Governments (SANDAG) and approved by the voters on November 2, 2004, requires that the City of San Marcos exact a fee from new developments for each newly constructed residential unit to fund improvements on the Regional Arterial System (RAS). Each fiscal year the fee is increased to account for inflation effective July 1. This fee is proportioned out of the "Circulation Streets" element of the PFF.



Map: Drainage Basin Area



COMMUNITY FACILITIES DISTRICT ANNEXATION INFORMATION SHEET

Community Facilities Districts (CFD) were formed to help fund increased demand for services and facilities needed to perform public safety, citywide maintenance, and congestion management. New development or redevelopment within the city (including the San Marcos Fire Protection District) can cause an increased demand for such services and facilities. New projects, certain redevelopment projects, and projects requiring a conditional use permit (CUP), director’s permit (DP) are conditioned to either pay an in-lieu fee or annex into a CFD to mitigate their impact on such services. The CFD special tax will be levied after the issuance of a building permit, CUP or DP, and will appear on the following year’s annual property tax bill.

The following table summarizes the annexation fee applicable to the CFD and property classification:

CFD ANNEXATION FEES				
PROPERTY CLASSIFICATIONS	CFD 98-01 IA#1	CFD 98-02	CFD 2001-01	CFD 2011-01
RESIDENTIAL	\$300	\$300	\$300	\$300
NON-RESIDENTIAL	\$300	\$300	\$300	\$300

If you have any CFD-related questions, please contact the City’s Consulting CFD Administrator at (760)744 - 1050 ext. 4506 or consult the Community Facilities District page on the city’s website, www.san-marcos.net/departments/finance/cfd-mello-roos-tax-information



BUILDING, PLANNING, CEQA & ENGINEERING FEES

SERVICE FEES

Unless otherwise noted Planning, Engineering, Administration and Building fees are based on the most recent fee study adopted per Resolution 2001-5777. Services not listed will be calculated based on the hourly staff rate.

ADMINISTRATIVE FEES

Description	Fee
City Attorney Review	\$150/hr
Enforcement fee when permit or entitlement not approved	100% of permit
Research Time by Written Request	Based on Cost
Segregation of Assessment District (CFD)	\$800 plus \$15 per lot
Storm Water Management Meeting	Hourly staff rate
Special Services provided by Department Staff	Hourly staff rate
<ul style="list-style-type: none"> - Department Director - Building, Planning, Engineering Directors - Senior Staff - Staff as Assigned 	Hourly staff rate plus 25%
Refund of Fees	Fee less City expenses and Costs

*Hourly Staff Rate is determined by the Finance Department for all City employees and includes pay rate, benefits, direct and indirect cost for the employee performing the services.

BUILDING DIVISION FEES

Processing Fees

Description	Plan Check Fee	Permit Fee
Antennas	\$100	\$150
Automatic Teller Machine	\$175	\$150
Awning and Canopies		
- Residential	-0-	\$50
- Commercial	\$65	\$100
Balcony	\$50	\$75
Close or Open Wall	\$50	\$75
Dry Chemical System	\$40	\$40
Fences over 6 feet	-0-	\$75
Fireplaces	\$30	\$50
Flagpoles over 35 feet	\$65	\$65
Greenhouses	0.08 / SF	0.06 SF
Paint Spray Booth	\$9	\$40
Propane Tank	\$30	\$40
Relocate Building	Same as new building	Same as new building

Description	Plan Check Fee	Permit Fee
Re-roofing		
- Residential overlay	-0-	\$75
- Overlay with Sheathing	\$25	\$100
- Commercial overlay to 150 squares		\$150
- Commercial overlay over 150 squares		\$200
Residing	-0-	\$80
Re-stucco	-0-	\$80
Retaining Walls		
- To 50 Lineal Feet	\$30 with Standard Plan	\$65
- Over 50 Lineal Feet	\$50 with Standard Plan	\$90
Signs		
- Reface or Repaint	\$30	\$30
- Non-illuminated	\$30	\$30
- Illuminated (each)	\$30	\$35
- Monument and Pole	\$60	\$50
Solar System on Roof	\$40	\$65
Special Pile Foundation	\$75	\$100
Storage Racks	\$50	\$65
Swimming Pools		
- In ground SPA	\$60	\$65
- Gunite pool and spa	\$125	\$200
- Pool, spa and heater	\$125	\$225
- Vinyl and fiberglass	\$100	\$200
Underground Fuel Tanks	\$60	\$160
- More than 3	\$40	30 each
Veneer	-0-	\$80

Additional Building Processing Fees

Description	Plan Check Fee	Permit Fee
Apartments, Condominiums, Duplex, Townhouse	\$90 per unit	\$180 per unit
Care for the Elderly	\$90 per Unit	\$220 per unit
Carports, Patios, Sheds, Barns, Decks	\$60	\$65
Commercial and Industrial (Each Permit)		
- to 200,000 SF	\$1,310	--
- Over 200,000 SF	\$1,310 + \$25 per 200 SF	--
- Permit Fee (Commercial)	--	\$0.50 / SF
- Permit Fee (Industrial)	--	\$0.35 / SF
Granny Flats and Accessory Units (Guest Houses)	\$270 per unit	\$540
Hospital and Medical Offices	\$0.08 / SF	\$0.20 / SF
Hotels and Motels	\$0.06 / SF	\$0.05 / SF
Mall and Factory Outlet	\$0.05 / SF	\$0.08 / SF
Manufactured Home on Residential Lot	\$90	\$550

Description	Plan Check Fee	Permit Fee
Residential Additions, Garages, Workshops		
- 1-100 SF	\$75	\$100
- 101-300 SF	\$100	\$100
- 301-500 SF	\$125	\$100
- 501-1,000 SF	\$180	\$200
- 1,001-1,800 SF	\$180	\$310
- 1,801-4,000 SF		\$310
Single Family Dwelling (Custom and Model Homes)		
- To 1,800 SF		
- 1,801 to 3,000 SF	\$545	\$679
- 3,001 to 3,800 SF	\$621	\$679
- 3,801 to 5,000 SF	\$747	\$708
- Over 5,000 SF	\$747	\$752
	\$747 + \$25 per 200 SF	\$752 + \$25 per 200 SF
Single Family Dwelling (Repetitive Tract Homes)		
- To 2,400 SF	\$90	\$613
- 2,401 to 3,200 SF	\$90	\$642
- 3,201 to 3,800 SF	\$90	\$663
- 3,801 to 4,400 SF	\$90	\$685
- 4,401 to 5,000 SF	\$90	\$707
- Over 5,000 SF	\$180 + \$25 per 200 SF	\$707 + \$25 per 200SF
Tenant Improvements		
- To 2,000 SF	\$0.10 / SF	\$0.15 / SF
- 2,001 to 10,000 SF	\$0.08 / SF	\$0.12 / SF
- Over 10,000 SF	\$0.06 / SF	\$0.08 / SF
- Over 20,000 SF	\$0.03 / SF	\$0.04 / SF
- Over 50,000 SF	\$0.02 / SF	

Electrical Code Fees

Description	Permit Fee
Permit Issuance	\$25
Alteration or Addition of Circuits	\$9 each
Plan Review of Electrical Drawings and Load Calculations	\$75 per hour
Single Phase per Amp of New Service	\$0.15
Temporary Service on Permanent Base	\$35
Temporary Power up to 200 Amps	\$35
- Additional temporary service poles	\$5 each
Temporary Power over 200 Amps	\$35
- Additional temporary service poles	\$5 each
Three Phase per Amp of New Service	\$0.15

Plumbing Code Fees

Description	Permit Fee
Permit Issuance	\$25
Each Plumbing Fixture	\$10
Each Sewer	\$20
Industrial Waste Interceptor	\$40
Lawn Irrigation System	\$15 per vacuum breaker
New Water Heater or Replacement	\$10 (total fee)
New or Repair Drain Waste & Vent System	\$40
New or Repair Gas System	\$40
Plan Review of Plumbing Drawings & Load Calculations	\$75 per hour
Private Sewer (Septic)	\$20
Rainwater System Inside Building	\$3 per drain

Mechanical Code Fees

Description	Permit Fee
Permit Issuance	\$25
Air Handler or Makeup Air System	\$30
Appliance or Heating Equipment Not Listed	\$30
Chemical Exhaust Hood	\$30
Evaporative Cooler	\$30
Exhaust Fan	\$15
Extended Ductwork each unit	\$5
Install Boiler or compressor	\$40
New or Replacement Forced Air Unit	\$30
New or Replacement Heat Pump	\$30
Plan Review of Mechanical Drawings & Load Calculations	\$75 per hour

Other Services

Description	Plan Check Fee	Permit Fee
Additional Inspection	--	\$75 per hour
Assignment of Addresses	--	\$10 each
Blasting Permit	\$20	\$20
Certificate of Occupancy	--	\$40
Code Compliance	--	\$100
Demolition Permit	\$10	\$20 per building
Duplicate Permit Card	--	\$10
First Time Buyer Inspection	--	\$75
Investigation Fee or Red Tag Fee	--	100% of permit fee
Overtime Inspection	--	\$125 per hour
Replace Approved Plan Set	\$50 per set	--
Record Management Each Permit	--	\$12 per permit
Re-Inspection Fee per Unit	--	\$60



Description	Plan Check Fee	Permit Fee
Strong Motion Instrument Tax		--
- Residential (3 stories or less)	\$0.10 per \$1,000 valuation	
- Nonresidential	\$0.21 per \$1,000 valuation	
Temporary Meters	--	\$75 each

PLANNING DIVISION FEES

Description	Fee
Ambient Air Balloon Permit (AAB)	\$75
- Refundable Deposit	\$200
- Nonrefundable Deposit	\$50
Appeal	
- Planning Commission – Citizen	\$20
- Planning Commission – Other (13 hours)	\$1,155
- City Council – Citizen	\$20
- City Council – Other (13 hours)	\$1,155
Boundary Adjustment (BA)	\$750
Conditional Use Permit – MAJOR (CUP) (46 hours)	\$3,476
Conditional Use Permit – MINOR (CUP) (29.5 hours)	\$2,433
Conditional Use Permit – NON-PROFIT	\$1,000
Conditional Use Permit - MONITORING	\$100 per year plus staff cost
Design Zone (DZ)	\$1,200
Development Agreement, plus cost of legal review	
- With other discretionary permits	\$2,500
- Processed separately	\$2,500
- Modifications of agreement	\$2,500
Directors Permit (DP)	\$800
- Administrative Renewal	\$525
- Daycare	\$225
Entertainment Establishment License	
- New	\$98
- Renewal (Class I)	\$64
- Renewal (Class III)	\$88
- Manager Registration	\$30
- Environmental Exemption	\$200
Environmental Initial Assessment (40 hours)	\$3,720
Environmental Impact Report Preparation/Additional Studies	Cost plus 25%
Environmental Monitoring Fee	Cost plus 25%
Environmental Third-Party Review	Cost plus 25%
General Plan Amendment (GPA) (12.25 hours)	\$2,500
General Plan Amendment - Economic/Fiscal Analysis	Cost plus 25%



Description	Fee
Information Meeting	Free
Information Meeting after initial meeting	Hourly staff rate*
Landscape Permit	
- Plan review fee	2% of landscape estimate
- Landscape inspection fee	2.5% of landscape estimate
Land Use Information (includes zoning history)	Hourly staff rate
Multi-Family Site Development Plan (MFSDP) (40.67)	\$3,430
Multiple Species Habitat Conservation Program	
- Meetings and field investigations	Hourly staff rate
Parking Lot Sales	\$50
Prezone (PZ) (10 hours)	\$1,500
Public Dance License	\$93
Public Notice Package (500 footers)	\$175 plus postage and cost of mailing
- Daycare	\$50
Rezone (Zone Change) (R) (5.5 hours)	\$872
Ridgeline Fee	\$3,476
Seasonal Lots	\$100
- Clean-up Deposit	\$1000
Sign Program (3.25 hours)	\$268 plus staff cost
Site Development Plan (SDP)	\$2,470
- Commercial, Industrial and Other (26.50 hours)	
Site Development Plan Revision	\$500 plus staff cost
Specific Plan (SP)	\$2,860
Substantial Conformance Review	\$500
Temporary Sign Permit	-0-
Tentative Parcel Map (TPM) (33.33 hours)	\$2,090
Tentative Parcel Map (1 year extension) (24.33 hours)	\$500
Tentative Parcel Map Revision	\$500 plus hourly staff costs as required
Tentative Subdivision Map	\$2,690
- Plus a per lot charge of (31.33 hours)	\$50 each lot
Tentative Subdivision Map (1 year extension)	\$1,000
Tentative Subdivision Map Revision	\$500 plus hourly staff cost as required
Urban Lot Split - SB 9	\$2090 + \$830
Variance - Single Family (V)	\$200
Variance - Other	\$564
Variance - Grading	\$564
Wire Telecommunication Facility Administrative Permit	\$2,470
Zoning Conformance Request Letter	\$75.50

* Hourly Staff Rate for Planning Division is \$75.50 to \$92.80

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FILING FEES

The City collects CEQA filing fees when a development is required to prepare an environmental document to pay for the City's direct cost of filing the document. Each year on January 1, the State of California updates these fees.

Description	2023 Fee
Negative Declaration (ND)	\$2,764.00
Mitigated Negative Declaration (MND)	\$2,764.00
Environmental Impact Report (EIR)	\$3,839.25
Environmental Document pursuant to a Certified Regulatory Program (CRP)¹	\$1,305.25
County Clerk Processing Fee²	\$50.00

ENGINEERING FEES

Description	Fee
As-Built Drawing Review – 2 hour min.	\$75
Certificate of Compliance	\$650
Certification of Correction	\$250
Construction Change MINOR	\$250 plus \$100 per sheet
Construction Change MAJOR	\$500 plus \$100 per sheet
Construction Permit	
- Driveways, Curb & Gutter, Sidewalk	\$471
Construction Permit Inspection	\$23 plus cost of inspection & review
Encroachment Permit	\$200
Encroachment Permit Inspection	\$50/hr
Engineering Variance	\$500
Easement Document Processing	\$350
- Deposit for Title	\$450
- Documents	30% plus cost
- Preparation of Legal & Plat	\$500 plus cost
Excavation Permit	\$50
Excavation Inspection	\$150
- Over 30 sq ft.	\$0.60 per sq. ft.
- Deposit	\$500
Final Parcel Map (up to 3-plan checks)	\$750 plus \$40 per lot
Final Tract Map up to 3-plan checks	\$800 plus \$40 per lot

¹ CRPs include certain state agency regulatory programs as defined in section 21080.5 of the [Public Resources Code](#)(opens in new tab) and section 15251 of the [CEQA Guidelines](#)(opens in new tab). Since July 1, 2013, environmental document filing fees no longer apply to the filing of Notices of Decision or Determination for Forest Practice Rules and Timber Harvest Plans ([Pub. Resources Code, § 4629.6](#)(opens in new tab)), added by Stats. 2012, ch. 289, § 3).

² Other County Clerk fees may be applicable

Description	Fee
Geographical Information Request (GIS)	\$80/hr
Grading Plan Review	
- 100 cubic yards or less	\$250
- 101 to 1,000 cubic yards	\$350 plus \$40 per 100 cy
- 1,001 to 10,000 cubic yards	\$750 plus \$100 per 1000 cy
- 10,001 to 100,000 cubic yards	\$2000 plus \$70 per 10,000 cy
- 100,001 cubic yards or more	\$3,500 plus \$40 per \$10,000 cy
Grading Permit	
- 100 cubic yards or less	\$150
- 101 to 1,000 cubic yards	\$100 plus \$30 per 100 cy
- 1,001 to 10,000 cubic yards	\$370 plus \$25 per 1,000 cy
- 10,001 to 100,000 cubic yards	\$604 plus \$25 per 10,000 cy
- 100,001 cubic yards or more	\$1,684 plus \$20 per 10,000 cy
Grading Permit Extension	\$500 minimum or 25% grading fees
Improvement Agreement Extension	Hourly staff rate
Improvement Plans – Plan Review Fee	
- To \$19,999 cost of improvements	\$200 plus 4%
- \$20,000 to 49,999	\$1,000 plus 2.5%
- \$50,000 to 99,999	\$1,750 plus 2%
- \$100,000 to 249,999	\$2,750 plus 1.75%
- \$250,000 to 499,999	\$5,375 plus 1.5%
- \$500,000 to 1,000,000	\$9,125 plus 1.5%
- Over \$1,000,000	\$16,625 plus 1.5%
Improvement Construction Inspection Fee	2.5% of Engineer's Estimate (includes 15% contingency estimate)
Lot Consolidation	\$750
Oversized Load Permit (Transportation Permit)	\$15 per trip
- Annual	\$100
Print Copies	
- 18" x 24"	\$8 per sheet
- 24" x 36"	\$11 per sheet
- Oversized	\$18 per sheet
Quitclaim of Easement	\$400
- City Attorney cost	\$150/hr
Recording Services	\$50 minimum
Reversion to Acreage	\$500



Description	Fee
Right-of-Way Permit	
- Utility Annual Permit	Cost recovery per separate agreement
- Utility Franchisee	\$50
- Standard	\$200 ³
- Deposit for Excavation	\$500 ⁴
Street Light Energizing	
- 55 Watt (18 months)	Based on current power rate
- 90 Watt (18 months)	Based on current power rate
- 135 Watt (18 months)	Based on current power rate
- 180 Watt (18 months)	Based on current power rate
Street Name Assignment	\$100
Street Name Change	\$400
Street Sign Installation	
- 1 Sign	\$176
- 2 Signs	\$196
- Traffic Signs, i.e. stop and yield	\$80
Street Vacation	\$1,557
Variance for Engineering	\$564

* Hourly Staff Rate for Engineering Division is \$85.60 to \$110.00

³ Based on excavation permit \$50 plus \$150 fee.

⁴ Based on deposit for excavation permits



FIRE PERMIT FEES



FIRE PERMIT FEES

Fire permits fees are assessed by the Fire Department. Fees are inspection and permit fees only.

Fire Sprinkler

Description	Fee
NFPA 13-D System⁵	\$135 per unit
NFPA 13-R System	
- Up to 3 Floors	\$250
- Per floor above 3 rd Floor	\$100
NFPA 13 System⁶	
- 1 st floor, up to 52,000 sq ft	\$250
- Per floor above the 1 st floor	\$100
Fire Sprinkler – Tenant Improvement⁷	
- Minor TI work < 20 sprinklers added, removed, or relocated	\$70
- TI work ≥ 20 sprinklers added, removed, or relocated	\$120

Fire Alarm

Description	Fee
Multi Family Dwelling	
- Up to 3 floors	\$250
- Per floor above 3 rd floor	\$100
Commercial Building	
- 1 st floor, up to 52,000 sq ft	\$250
- Per floor above 1 st floor	\$100
- Monitoring system only	\$100
Fire Alarm – Tenant Improvement⁸	
- Minor TI work < 20 devices (includes panel or communication system upgrade)	\$70
- TI work ≥ 20 devices	\$120
Kitchen Hood Suppression System/Other Fixed Fire Suppression System	\$100
Fire Line Underground	
- Per building/riser	\$100
- Per hydrant or additional riser	\$50

⁵ Includes single family residential & multi-unit townhomes using 13-D systems

⁶ If using an NFPA 13 system in a residential or mixed use building, following pricing for 13-R system

⁷ If Tenant improvement is greater than 100 sprinkler, new system fees apply

⁸ If tenant improvement is > 100 devices, new system fees apply.