



CITY OF SONORA
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CITY OF SONORA
COMMUNITY DEVELOPMENT DEPARTMENT
FEEES FOR
RESIDENTIAL CONSTRUCTION USING 2010 BUILDING CODES

BUILDING PERMIT FEES

Building permit fees are based on valuation of construction (contract price). Following is a typical schedule of fees and examples of sq. ft./values. Figures have been rounded to nearest \$100.

Value	Permit Fee
\$60,000	\$1,600
\$80,000	\$1,800
\$85,000	\$2,000
\$90,000	\$2,100
\$100,000	\$2,200
\$110,000	\$2,300
\$120,000	\$2,400
\$150,000	\$3,000
\$200,000	\$3,300
\$250,000	\$3,600

COUNTY SCHOOL MITIGATION FEES

School mitigation fees are based on livable sq. ft. area within the residence, including hallways, closets, stairwells and other un-conditioned floor areas. **Effective May 5, 2008 the price per sq. ft. is \$2.97.** For an updated schedule of fees, please contact the Tuolumne County Superintendent of School's Office at 536-2022. As of January 1, 1987, plans **MUST** be certified by the Tuolumne County School's Office, prior to the City's acceptance of plans. They are located at 173 S. Fairview Lane, across from the Fairgrounds.

COUNTY SERVICE IMPACT MITIGATION FEE

Effective May 5, 1992, there is a County Service Impact Mitigation Fee due of **\$988.06** for any parcel located within the City Limits of Sonora. This fee is paid at the time of issuance of a building permit for new residential construction.

TRAFFIC MITIGATION FEE

Effective July 1, 2010, Traffic Mitigation Fees for new residential construction for parcels less than 2 acres in size will be **\$2,908.00/dwelling unit**. For parcels greater than 2 acres the fee is **\$3,930.00/dwelling unit**. This fee is collected along with the building permit fee at the time of permit issuance. **A 1% administrative fee, adopted by Resolution # 11-16-98-A which establishes Traffic Impact Fees, will be added to the total traffic fees due.**

PARKS & BEAUTIFICATION FEE

All residential lots within the Morning Star Subdivision are subject to a Parks & Beautification Fee at the time a building permit is issued. The fee is **\$125.00 per single family dwelling. (These lots are exempt from the Traffic Mitigation Fees).**

PUBLIC SAFETY SERVICE FEE

All residential lots within the Morning Star Subdivision are subject to a Public Safety Fee at the time a building permit is issued. The fee is **\$105.00 per single family dwelling. (These lots are exempt from the Traffic Mitigation Fees).**

APPLICATION FOR A BUILDING PERMIT ***NEW RESIDENTIAL CONSTRUCTION***

The following items are required before a building permit can be issued for new residential construction:

1. 3 sets of complete plans – certified (stamped) by Tuolumne County Superintendent's Office
2. 2 copies of a plot plan, drawn to scale (NOTE: New construction in Sonora Knolls requires a third parking space to be shown on the plot plan.
3. 1 extra copy of the floor plan (all floors)
4. Plan check fee for commercial projects (65% of building permit fee)
5. 2 copies of energy calculations (Title 24)
6. 2 copies of wet signed truss calculations - if using manufactured trusses.
7. Certification from Tuolumne County Superintendent of Schools Office for payment of School Mitigation Fees for all new construction or additions at or greater than 500 square feet

ISSUANCE OF A BUILDING PERMIT

2 checks are required to issue a building permit. One check is for the building permit fees. The other is needed for County Mitigation Fees (\$988.06). Please make both checks payable to the City of Sonora.

ENCROACHMENT PERMITS

An Encroachment Permit for driveway cuts onto a City street is required. This permit is incorporated, if needed, into the building permit upon issuance for new residential permits. If not associated with a building permit the fee is **\$100.00.**

SUPPLEMENTAL BUILDING PERMITS

A supplemental building permit can be issued for work associated with the original building permit. There will be an additional fee based on the proposed additional work being performed. In no case shall a permit be issued without a permit fee.

Updated: 02/2011