

**City of Hermosa Beach
Community Development Department
Building Division**

Building Permit Fees

HOW MUCH WILL MY BUILDING PERMIT COST???

Building Permit and Plan Check Fees are derived from the project valuation. The following valuation rates (measured in dollars per square foot (SF)) are used by the Building Division to establish the valuation for conventional residential construction.

Habitable Floor Area: \$161.41/SF
Garage Floor Area: \$42.46/SF
Decks and Balconies: \$25.37/SF

Sample: New Single Family Dwelling Unit (DU) with 3,000 SF Habitable Area, 424 SF Garage and 400 SF Deck

\$161.41X 3,000 SF = \$ 484,230.00
\$42.46X 424 SF = \$ 18,003.04
\$25.37X 400 SF = \$ 10,148.00
Total Valuation: \$512,381.04

Building Permit Fee: Based on Total Valuation From Above (See Attachment)

\$1,621.44
+3,832.64 (\$9.28 X (\$413,000/1000))
\$5,454.08

Plan Check Fee: 80% of Permit Fee

\$5,454.08
X .80
\$4,363.26

Miscellaneous Fees:

Fire Flow (Hydrant) Fee ¹	$3,000 + 424 + 400 = 3,824 \text{ SF} \times 9.4\text{¢} =$	\$359.46
Parks and Recreation Fee ^{1,2}	$1 \text{ DU} \times \$7,332 =$	\$7,332.00
City Sewer Use Fee ¹	$1 \text{ DU} \times \$4,610 =$	\$4,610.00
State Seismic Fee	$\$512,381.04 \times .013\% =$	\$66.61
State BSC Admin Fund ³	$\$512,381.04 / \$25,000 =$	\$21.00
General Plan Maint. Fee ⁴	$\$3 \times 512 (\$512,381.04 / \$1,000) =$	<u>\$1,536.00</u>
Total Miscellaneous Fees⁵		\$13,925.07

Miscellaneous Fees:	\$13,925.07
Building Permit Fee:	5,454.08
Plan Check Fee:	4,363.26
Records Technology System:	<u>687.21</u> (applies to Building Permit & Plan Check fees only)
Total for Sample Dwelling:	\$24,430.62

The above describes how building permit, plan check and other fees are derived for a particular project. All listed fees are not applicable to every project. Please see attached fee schedules for further clarification. Also, the Hermosa Beach Municipal Code has provisions for credits in most cases when existing square footage is demolished.

Other Types of Projects

Although different square foot figures are used in other than wood frame construction, building permits and plan check fees are always derived from Table 3-A (attached). Fire Flow Fees are 9.4¢ (residential) and 11.9¢ (commercial) per square foot for new construction and additions, and different sewer use fees are applicable for different uses. Parks and Recreation Fees apply only to residential construction. Please consult our Building Division staff for further information.

¹Credits are available in these categories if existing square footage is demolished or dwelling units are replaced.

²Parks and Recreation Fees for condominium projects are \$14,096.00/DU.

³State Building Standards Administration Special Revolving Fund: \$1 per every \$25,000 permit valuation.

⁴General Plan Maintenance Fee (applies to projects with valuation of \$100,000 or more): \$3 per every \$1,000 permit valuation.

⁵These fees do not include the L.A. County Sanitation Fee and School Facility Fee which are paid directly to the L.A County Sanitation Districts Office and Redondo Beach School District. Credits are available for existing dwelling units or square footage. The following applies to this sample permit:

a) L.A. County Sanitation Fee: $1 \text{ DU} \times \$4,610 = \$4,610$

b) School Facility Fee (habitable area only): $3,000 \text{ SF} \times \$2.63 = \$7,890.$

CITY OF HERMOSA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

BUILDING PERMIT FEES
(TABLE 3A)
Effective 12-1-05

TOTAL VALUATION	FEE
\$1 to \$500	\$35.84
\$501 to \$2,000	\$35.84 for the first \$500 plus \$5.76 for each additional \$100 or fraction thereof, to and including \$2,000.
\$2,001 to \$25,000	\$122.24 for the first \$2,000 plus \$22.40 for each additional \$1,000 or fraction thereof, to and including \$25,000.
\$25,001 to \$50,000	\$637.44 for the first \$25,000 plus \$16.96 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$1,061.44 for the first \$50,000 plus \$11.20 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 and up	\$1,621.44 for the first \$100,000 plus \$9.28 for each additional \$1,000 or fraction thereof.

- State Seismic Fee: 0.013% of project valuation, minimum \$0.50 (residential) or 0.028% of project valuation, minimum \$0.50 (commercial)
- State Building Standards Administration Fee: \$1 for every \$25,000 project valuation
- General Plan Maintenance Fee: \$3 per \$1,000 in valuation; applies to projects with valuation of \$100,000 or more.
- **PLAN CHECK FEE IS EQUAL TO 80% OF THE BUILDING PERMIT FEE.**

OTHER INSPECTIONS AND FEES:

1. Quadruple permit fee for illegal construction (City Building Code 107.2)	Four times permit fee
2. Inspections outside of normal business hours (minimum charge - four hours)	\$75 per hour
3. Inspections for which no fee is specifically indicated (minimum charge - four hour)	\$75 per hour
4. Additional plan review for revisions, additions, etc. (minimum charge - one hour)	\$118 per hour
5. Expedited plan review	\$112.5 per hour

CITY OF HERMOSA BEACH
Community Development Department

BUILDING FEES

(Effective December 1, 2016)

Tran Code	Description (Account No.)	Application Fee	Technology Fee (001-6866)	Total
5076	Address Request (001-3817)	\$225	\$16	\$241
1009	Board of Appeals (001-3806)	\$1,380	\$97	\$1,477
1001	Building Permit (001-3204)	Based on job evaluation	7% application fee	
1035	Building Permit - Occupant Load Review (001-3204)	\$1,115	\$78	\$1,193
1079	C-Sheet (Public Works) Plan Review (001-6828)	1) Single Family Residence/Multi Family Residence/Commercial- \$1,085 per plan plus \$180 per each additional dwelling unit up to 4 units. 2) Multi Family Residential over 4 dwelling units/Other- Deposit determined by staff (minimum of \$2,500) with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.	7% application fee	
1074	Damaged Building Inspection (001-6823)	\$80 per inspection	\$6 per inspection	\$86 per inspection
1002	Electrical Permit (001-3205)		Applies to plan check only	
1075	Extended Construction Hours Review (001-6824)	\$100 per inspection	\$7	\$107
1031	Fire Flow Fee / Fire Hydrant (180-3912)	9.4¢ (Residential) & 11.9¢ (Commercial) per additional square foot	N/A	
1050	General Plan Maintenance Fees (Eff. 7/11/09) (001-3804) <i>Applies to Projects with Valuation of \$100,000 or More</i>	\$3 per \$1,000 in valuation	N/A	
1049	Legal Determinations Hearing (001-3870) <i>plus</i> 1st Public Noticing Fee <i>and</i> 2nd Public Noticing Fee, <i>If Required</i>	\$3,760 <i>plus</i> \$1,020 <i>and</i> \$490, if required	\$263 <i>plus</i> \$71 <i>and</i> \$34, if required	\$4,023 <i>plus</i> \$1,091 <i>and</i> \$524, if required
1041	Mechanical Permit (001-3227)		Applies to plan check only	

Tran Code	Description (Account No.)	Application Fee	Technology Fee (001-6866)	Total
1000	Parks & Recreation (Condos Excluded) (125-3116) <i>Applies to All New Residential Dwelling Units (Condos Excluded) Where NONE EXISTED Previously</i>	\$7,332	N/A	\$7,332
1030	Parks & Recreation, In Lieu (Condos Only) (125-3910) <i>Quimby Fees for Condos; Credit Applies to Existing Unit.</i>	\$14,096 per unit	N/A	\$14,096 per unit
1015	Plan Check (001-3813)	80% of building permit	7% plan check fee	
1068	Plan Review - Extra (001-3813), hourly rate or actual costs		7% Extra Plan Review Fee	
1003	Plumbing Permit (001-3206)		Applies to plan check only	
1005	Residential Building Report (001-3801)	\$230	\$16	\$246
1018	Sewer Connection Fee (160-3828)	Same as County fee	N/A	
4184	Sign Permit - A-Frame (001-3239)	\$150 and \$90 annual renewal; may require one time Encroachment Permit (\$255)	Applies to Encroachment Permit only - \$17.85	\$150 and \$90 annual renewal; may require one time encroachment permit (\$272.85)
1042	Sign Permit - Master Sign Program (001-3802)	\$615	\$43	\$658
1006	Sign Permit - Permanent; Planning Review (001-3802)	\$595	\$42	\$637
1004	Sign Permit - Temporary (001-3215)	\$80	\$6	\$86
1072	Solar Plan Check / Inspection (001-6821)	\$539; waived by Council on 6/2/15	\$38 waived by Council on 6/2/15	0
1073	Temporary Certificate of Occupancy (001-6822)	\$60	\$4	\$64
3496	Use of Alternate Materials/Methods (001-6868)	\$170	\$12	\$182
3990	Return Checks (<i>No checks allowed for re-payment</i>) -- Original check amount (1240)			
3490	Return check charge (3837)	\$46		
3495	Blueprint/Plan Sheet Reproduction (001-3838)	\$35 1st sheet + \$5 each additional sheet or actual cost if using an outside copier	7%	

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Notice to builders

Your proposed construction is located within the boundaries of the Redondo Beach Unified School District (city of Redondo Beach) or the Hermosa Beach City School District (city of Hermosa Beach).

These districts, by authority of Government Code Section 53080, issued notice of intent to assess developer fees April 6, 1987.

How the money is used

Fees are to be used for designated projects to modernize and reconstruct school facilities in your school districts.

School Boundaries & Jurisdictions

CITY OF REDONDO BEACH
Redondo Beach Unified School District

CITY OF HERMOSA BEACH
Hermosa Beach City School District

Important:

To complete application at time of filing, developer must submit:

- completed application
- 1 set of plans for project
- check or money order for fee
- proof of demo permit - (if applicable)

Where are applications available?

Developer Fee applications are available from the place of collection: 1401 Inglewood Avenue, Redondo Beach.

Where the fees are paid

Developer fees for the cities of Redondo Beach and Hermosa Beach are paid in person at the Redondo Beach Unified School District, collection agent for the two school districts.

Place of collection

Redondo Beach Unified School District
1401 Inglewood Avenue
Redondo Beach, CA 90278

(310) 937-1248

Checks are made payable to:
RBUSD DEVELOPER FEE COLLECTOR

The Redondo Beach Unified School District serves as a collection agency *only*. Each district is responsible for implementation of GC 53080 in its respective jurisdiction.

Office hours

Monday through Friday
(except holidays)
9 a.m.—4 p.m.

**Developer Fees
(School Facility Fees)**

School Districts

**Redondo Beach Unified
Hermosa Beach City**

**NOTICE
NEW RATES
FOR
REDONDO BEACH
UNIFIED SCHOOL
DISTRICT
EFFECTIVE
APRIL 26, 2008**

Assessment

All new residential, commercial and industrial construction and/or an addition of covered or enclosed space, are subject to the collection of developer fees. In the law, this fee is determined by square footage of assessable space.

What is assessable space?

Assessable space used to determine the fees due is all square footage within the perimeter of a residential structure **not** including the carport, walkways, garage, overhang or patio, including enclosed patio, detached accessory structure, or similar enclosed area.

Fees due at time of filing

City	Residential Rate
Redondo Beach	\$2.97 per sq. ft.
Hermosa Beach	\$2.63 per sq. ft.
City	Commercial/ Industrial Rate
Redondo Beach	\$0.47 per sq. ft.
Hermosa Beach	\$0.42 per sq. ft.

Do building plans have to be submitted?

The City will be responsible for determining square footage to be assessed.

In addition, one set of returnable plans is to be submitted with the application in order to review the calculated square footage.

What if construction is not started? Are there refunds?

The amount of the fee, minus a \$50 application charge, will be refundable if construction does not begin, or the project is suspended or abandoned. An authorized written notice declaring that the building permit has been cancelled must be delivered or sent to the Redondo Beach Unified School District, Developer Fee Department, 1401 Inglewood Avenue, Redondo Beach, CA 90278. Refunds will be processed 30 to 60 days after receipt of notification.

When must fees be paid?

Fees must be paid and a "certification of compliance" issued by the school districts prior to the issuance of a building permit by the City. Redondo Beach Unified School District will collect the fees for both districts and issue the certification.

Note: All returned checks will be assessed a \$25 processing fee.

What building projects are exempt from the fees?

Developer fees are assessed on all eligible residential construction. Industrial and commercial projects will be reviewed on a case-by-case basis.

Exemption for commercial or industrial projects may be granted if there is evidence that such construction will not impact the school district.

Projects with 500 or less square footage of new or additional assessable area are exempt; however, the developer must still secure the certificate of compliance.



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road / Room 104 / Whittier California
 Mailing Address: P.O. Box 4998, Whittier California 90607
 Telephone: (562) 908-4288 or (323) 685-5217, Extension 2727
 Hours: 7:30 a.m. - 4:00 p.m. Mon. - Thurs.
 7:30 a.m. - 3:00 p.m. Fri.

STEPHEN R. MAGUIN
Chief Engineer and General Manager

Account No: _____
 District No: _____

SEWERAGE SYSTEM CONNECTION FEE

Complete Items 1 through 10 - PLEASE TYPE OR PRINT

Date: ____/____/____
(MONTH) (DAY) (YEAR)

1. Property Owner

2. Facility Name _____

3. Address of Property _____
(STREET) (CITY) (STATE) (ZIP)
 Major Cross Streets _____ Thomas Guide Page _____

4. Contact _____ Phone Number: (____) _____

5. Mailing Address _____
(IF DIFFERENT FROM ABOVE) (STREET) (CITY) (STATE) (ZIP)

6. County Assessor Map Book, Page, and Parcel Number: - -

7. Structure is: Proposed Existing, Date of Construction _____

8. User Category and Units of Usage: *(Check the appropriate box and provide the applicable information)*

a. Residential:	<input type="checkbox"/> Single Family Home(s) Tract # _____ Lots _____ ▶ Number of Units: _____
	<input type="checkbox"/> Duplex <input type="checkbox"/> Triplex <input type="checkbox"/> Fourplex ▶ Number: _____
	<input type="checkbox"/> Five Units or More ▶ Number of Units: _____
	<input type="checkbox"/> Mobile Home Park ▶ Number of Spaces: _____
	<input type="checkbox"/> Condominium ▶ Number of Units: _____
b. Commercial:	<input type="checkbox"/> Hotel/Motel ▶ Number of Rooms: _____
	<input type="checkbox"/> Convalescent Hospital/Home for the Aged ▶ Number of Beds: _____
	<input type="checkbox"/> Other (Specify): _____ ▶ Improvement Square Footage: _____
c. Institutional:	<input type="checkbox"/> College/University ▶ Number of Students: _____
	<input type="checkbox"/> Private School ▶ Improvement Square Footage: _____
	<input type="checkbox"/> Church ▶ Improvement Square Footage: _____
d. Industrial:	<input type="checkbox"/> All Categories ▶ All industrial discharges must obtain a permit for industrial wastewater discharge.

9. In order to process this application a complete set of architectural blue prints must be submitted.
 This is not required for conversion from septic tank to sewer connection.

10. I certify that the information provided in this application is true and correct to the best of my knowledge.

OWNER
 AGENT FOR OWNER

(Signature) (Date)

Please pay by check or money order only. (Cash will not be accepted.)
 Make checks payable to: COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY.
 Return checks will be subject to penalty.

FEE CALCULATION FOR RESIDENTIAL, COMMERCIAL, AND INSTITUTIONAL CATEGORIES

	X	\$	=	\$
<small>Number of Units of Usage</small>		<small>Connection Fee Per Unit of Usage</small>		<small>Connection Fee</small>

SPECIAL CREDITS (Only if Applicable)

DEMOLITION CREDIT*

CHANGE IN USE CREDIT*

AD VALOREM TAX CREDIT

Annexation Date _____

*In order to receive credit, proof of demolition or former use must be submitted with your application (e.g. Demolition Permits, original plans).

— \$ _____

(If Less Than Zero, Enter Zero) \$ _____
Connection Fee Due

<small>(For Districts' Use Only)</small>			
FEE PAYMENT RECEIVED:			Processed by: _____
From: _____	D.C. <input type="checkbox"/> Yes <input type="checkbox"/> No		Approved by: _____
Amount: \$ _____	Ck. No. _____	Permit No.: _____	Date: _____

**CONNECTION FEE SCHEDULE FOR SOUTH BAY CITIES SANITATION DISTRICT
EFFECTIVE JULY 1, 2015**

USER CATEGORY	UNIT OF USAGE	CONNECTION FEE
Residential		
Single Family Home	Parcel	4,610.00
Condominium	Unit	3,458.00
Multi-Unit Residential	Unit	2,766.00
Mobile Home Park	Space	2,766.00
Commercial		
Hotel/Motel/Rooming House	Room	2,167.00
¹ Store	1000 sq ft	1,752.00
² Supermarket	1000 sq ft	4,287.00
Shopping Center	1000 sq ft	7,099.00
Regional Mall	1000 sq ft	3,965.00
Office Building	1000 sq ft	3,504.00
Medical/Dental/VeterinaryClinic or Building	1000 sq ft	5,255.00
Restaurant	1000 sq ft	27,522.00
Indoor Theatre	1000 sq ft	2,167.00
Car Wash: Tunnel - No Recycling	1000 sq ft	64,817.00
Car Wash: Tunnel - Recycling	1000 sq ft	47,483.00
Car Wash: Wand Type	1000 sq ft	12,263.00
Bank/Credit Union	1000 sq ft	1,752.00
³ Service/Vehicle Maintenance/Repair Shop	1000 sq ft	1,752.00
Gas Station / Auto Sales	1000 sq ft	1,752.00
Animal Kennel	1000 sq ft	1,752.00
Wholesale Outlet	1000 sq ft	1,752.00
Nursery/Greenhouse	1000 sq ft	461.00
⁴ Warehousing	1000 sq ft	553.00
Open Storage	1000 sq ft	553.00
Light Manufacturing	1000 sq ft	553.00
Lumber Yard	1000 sq ft	553.00
Drive-in Theatre	1000 sq ft	369.00
Club & Lodge Halls (Fraternal or Civic)	1000 sq ft	2,167.00
Nightclub	1000 sq ft	6,131.00
Bowling/Skating	1000 sq ft	3,458.00
Auditorium/Amusement	1000 sq ft	6,131.00
Golf Course/Park (Structures & improvements)	1000 sq ft	1,752.00
Campground/Marina/RV Park	Site/Slip/Space	1,014.00
⁵ Laundromat	1000 sq ft	66,983.00
Mortuary/Funeral Home	1000 sq ft	2,858.00
Health Spa/Gym (without showers)	1000 sq ft	5,255.00
Health Spa/Gym (with showers)	1000 sq ft	10,511.00
⁶ Convalescent Home	Bed	2,167.00
Convention/Fairground/Racetrack/Sports Center	Person in Attendance	184.00
Institutional		
⁷ College/University	Student	369.00
⁷ Private School	1000 sq ft	3,504.00
Library/Museum	1000 sq ft	1,752.00
Post Office (Local)	1000 sq ft	1,752.00
Post Office (Regional)	1000 sq ft	553.00
Church	1000 sq ft	876.00
INDUSTRIAL		
The connection Fee for an industrial discharger will be calculated by the Los Angeles County Sanitation Districts based on projected wastewater quantity and strength contained in the Application for Permit for Industrial Wastewater Discharge and you will be billed separately.		

* Including, but not limited to, Convention Center, Fairground, Racetrack, Sport Stadium/Arena

¹ Bakeries which sell the majority of their products off-site and have wastewater flows greater than 500 gallons per day are classified as industrial waste dischargers.

² Centralized food processing facilities for distribution to supermarkets are classified as industrial waste dischargers.

³ Radiator shops are classified as industrial waste dischargers.

⁴ Warehouses which store hazardous chemicals and have floor drains are classified as industrial waste dischargers.

⁵ Laundries which are not coin operated are classified as industrial waste dischargers.

⁶ Hospitals which provide acute care services are classified as industrial waste dischargers. Senior citizen housing with individual cooking facilities are classified under the multi-unit residential category.

⁷ Student residences are classified as rooming houses unless individual units have separate cooking facilities in which case they are classified under the multi-unit residential category.

County Sanitation Districts of Los Angeles County

Connection Fee Counter, Room 104

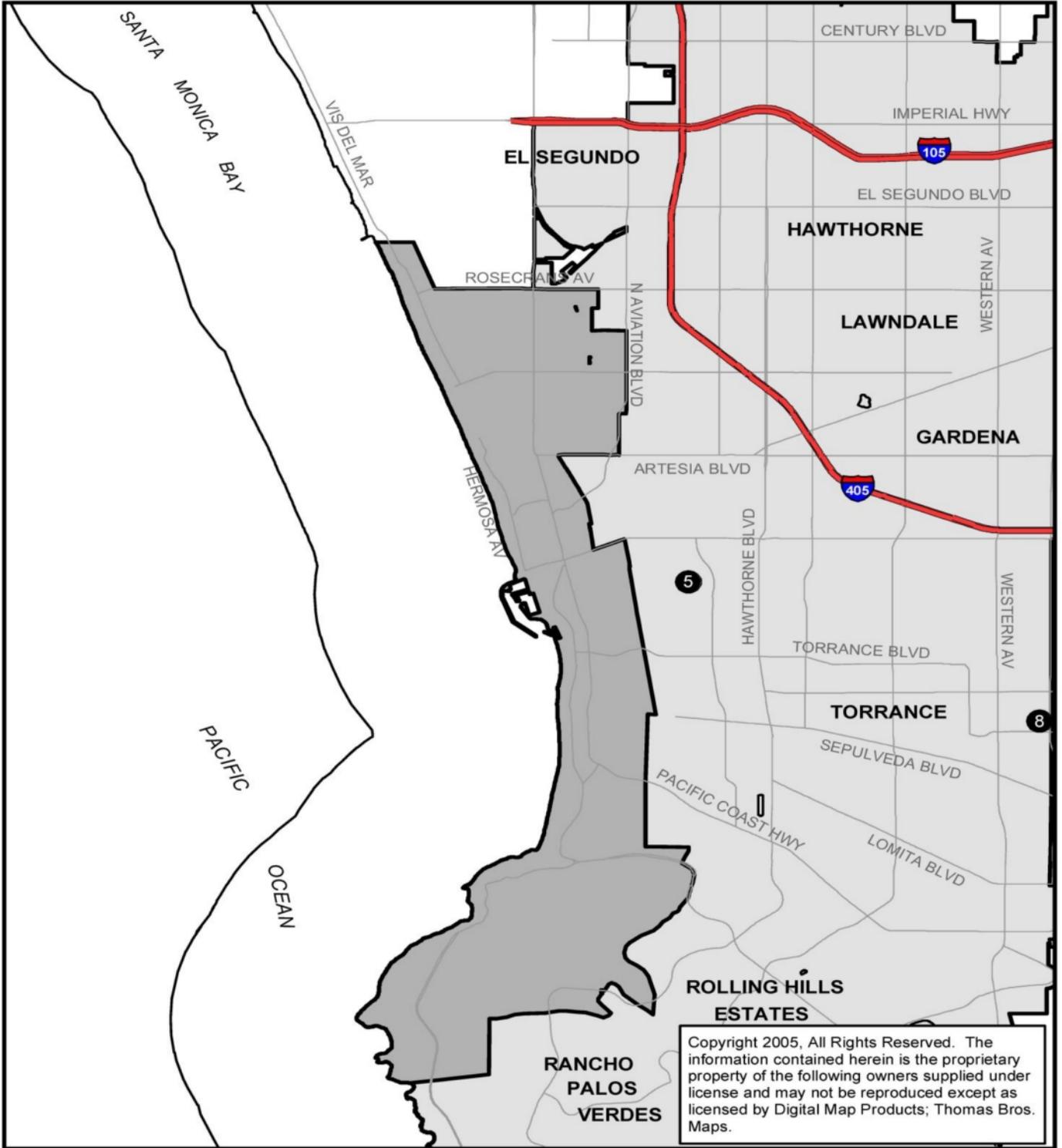
Financial Management Department

1955 Workman Mill Road

Whittier, CA 90601

Tel (562) 908-4288 Extension 2727

BOUNDARY MAP SOUTH BAY CITIES SANITATION DISTRICT



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CITY OF HERMOSA BEACH
1315 Valley Drive
Hermosa Beach, California 90254

CONSTRUCTION RULES

CONSTRUCTION HOURS

Section 8.24.050 of the Hermosa Beach Municipal Code prescribes the following allowable hours of operation where construction noise is audible at the construction site property boundary.

8:00 a.m. – 6:00 p.m. Weekdays

9:00 a.m. – 5:00 p.m. Saturdays

10:00 a.m. – 2:00 p.m. Sundays/National Holidays (**HOMEOWNERS EXEMPTION**)
(Holidays recognized by the City – New Year’s Day, Martin Luther King, Jr. Day, Presidents’ Day, Memorial Day, Independence Day, Labor Day, Veterans’ Day, Thanksgiving and Christmas)

Please be advised that the City enforces these regulations which must be posted on the construction site with a construction sign issued by the Community Development Department. This sign must be located in a prominent location next to the public way. Failure of the property owner and/or contractor to post and comply with these construction hours may result in issuance of a Stop Work Order and prosecution as a misdemeanor offense.

Violations of the allowable hours of operation should be reported to the Community Development Department at (310) 318-0235 during normal business hours (7 a.m. to 6 p.m. Monday-Thursday). After hours and on weekends, violations should be reported to the Police Department at (310) 524-2750.

PEDESTRIAN PROTECTION

Pedestrian protection is required - All construction sites must be fenced. Canopies and fencing are required per Section 15.04.140 of the Municipal Code. Projects not complying with these provisions are subject to a Stop Work Order.

NOISE NUISANCE

Section 8.28.030 of the Municipal Code addresses nuisances in general. Examples of general nuisances may include but not be limited to:

Loud music

Accumulated trash or debris

PARKING

Violations of the California Vehicle Code or City Parking Rules should be directed to the Parking Enforcement Supervisor at (310) 318-0215.