City Of Monterey Park

BUILDING AND SAFETY
(Effective 07/01/2026)

PLAN CHECK AND PERMIT RELATED FEES

Building Plan Check/Permit Fees.....	See fee table on page 4
Electrical Plan Check/Permit Fees.....	See fee table on page 7
Plumbing Plan Check/ Permit Fees.....	See fee table on page 8
Mechanical Plan Check/ Permit Fees	See fee table on page 9
Energy Plan Check Fees	See fee table on page 5
Accessibility Plan Check Fees.....	See fee table on page 6
Energy Permit Fees.....	$104.40/ ksf where applicable
Accessibility Permit Fees.....	$104.40/ ksf where applicable

Plans Archival/Records Management (For all building permits)
0.1% of Valuation

General Plan Revision Surcharge (For all building permits)
0.2% of Valuation

Strong Motion Tax – State of California (For all building permits except Demolition)
Minium $0.50

Residential	0.013% of Valuation
Non-Residential	0.028% of Valuation

Green – State of California (For all building permits except Demolition)

Permit Valuation	Fee
$1 – 25,000	$1
$ 25,001 – 50,000	$2
$ 50,001 – 75,000	$3
$ 75,001 – 100,000	$4
Every $25,000 or fraction thereof above $100,000	Add $1

PLAN CHECK AND PERMIT RELATED FEES (Cont.)

Engineering Plan Check (For all projects affecting site drainage or public works)

Please contact Engineering Division at (626) 307-1320 for plan check and inspection fees. A separate plan check and permit fees for the following, if applicable:

1. Grading Permit;
2. Encroachment Permit;
3. Geotechnical or Geological Investigation review;
4. Public Works improvement.

Water Division

Please contact Water Division at (626) 307-1294 for plan check, inspection fees and water meter upgrades.

Fire Prevention Plan Check

Please contact Fire Prevention at (626) 307-1308 for plan check fees.
A separate plan check and permit fees for an automatic fire sprinkler system may be applicable.

Development Impact Fee *effective 07/06/2021

Detached Dwelling Units	- $12,387/unit
Attached Dwelling Units	- $11,324/unit
Commercial Lodging Units	- $3,434/unit
Retail, Service, Office	- $4.906/sq. ft.
Manufacturing, Industrial	- $1.862/sq. ft.
Institutional	- $1.789/sq. ft.

Single Family House additions, alterations, and ADU under 750 sq. ft. are exempt.

School fee** Paid at various school district offices; please contact the following school district offices:

Alhambra School District	(626) 308-2200
Garvey School District	(626) 307-3456
Los Angeles School District	(213) 743-3670
Montebello School District	(323) 887-3044

** Residential additions of 500 sq. ft. or less may not be subject to school fees, but must be registered with the School District to receive clearance for permit.

PLAN CHECK AND PERMIT RELATED FEES (Cont.)

County Sanitation fee. Paid at County Sanitation District; please contact:

Contact Los Angeles County Sanitation District
(562) 699-7411 or (323) 685-5217
1955 Workman Mill Rd., Room 103
Whittier, CA 90607

Grease or Other Industrial Waste

Eating establishment, auto garage, photo or printing shop, laboratory, medical office and other facilities which generate industrial waste, may require waste traps, interceptors or sample boxes. Please contact Fire Prevention at (626) 307-1308 for separate plan check and permit fees.

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BUILDING PERMIT FEE SCHEDULE

VALUATION	FEES	VALUATION	FEES
$1,000	$90.96	$30,000	$940.59
1,500	$134.37	32,000	$982.97
2,000	$181.92	34,000	$1,027.42
2,500	$212.93	36,000	$1,077.03
3,000	$241.87	38,000	$1,120.44
3,500	$272.88	40,000	$1,166.96
4,000	$301.82	42,000	$1,209.33
5,000	$332.83	44,000	$1,255.85
6,000	$362.80	46,000	$1,302.36
7,000	$393.81	48,000	$1,345.77
8,000	$423.78	50,000	$1,393.32
9,000	$455.83	55,000	$1,483.24
10,000	$484.77	60,000	$1,574.20
12,000	$531.28	65,000	$1,667.23
14,000	$576.76	70,000	$1,757.15
16,000	$619.14	75,000	$1,847.08
18,000	$665.65	80,000	$1,938.04
20,000	$711.13	85,000	$2,028.99
22,000	$757.64	90,000	$2,119.95
24,000	$804.16	95,000	$2,193.34
26,000	$848.60	100,000	$2,270.86
28,000	$893.05		

OVER $100,000 - $13.44 for each additional $1,000 valuation (or fraction thereof):

BUILDING PLAN CHECK FEE shall be equal to 81.2% of the Building Permit Fee. Fractions above a stated amount shall be carried to the next higher valuation. Minimum plan check fee per trade is $283.33. Plan check fee for plan revision after permit is issued, shall be based on an hourly rate of $146.98 per hour. (min. 0.5 hours).

BUILDING ISSUANCE FEES shall be $67.58 for one trade and $50.69 for each additional trade.

ENERGY PLAN CHECK FEE SCHEDULE

VALUATION	FEES	VALUATION	FEES
$1,000	$9.82	$30,000	$101.53
1,500	$14.50	32,000	$106.11
2,000	$19.64	34,000	$110.91
2,500	$22.99	36,000	$116.26
3,000	$26.11	38,000	$120.94
3,500	$29.46	40,000	$125.97
4,000	$32.58	42,000	$130.55
5,000	$35.93	44,000	$135.57
6,000	$39.16	46,000	$140.58
7,000	$42.51	48,000	$145.28
8,000	$45.75	50,000	$150.40
9,000	$49.20	55,000	$160.11
10,000	$52.33	60,000	$169.93
12,000	$57.35	65,000	$179.97
14,000	$62.25	70,000	$189.68
16,000	$66.83	75,000	$199.39
18,000	$71.86	80,000	$209.20
20,000	$76.77	85,000	$219.02
22,000	$81.79	90,000	$228.84
24,000	$86.80	95,000	$236.76
26,000	$91.60	100,000	$245.13
28,000	$96.41		

OVER $100,000 - $1.45 for each additional $1,000 valuation (or fraction thereof)

ACCESSIBILITY PLAN CHECK FEE SCHEDULE

VALUATION	FEES	VALUATION	FEES
$1,000	$4.86	$30,000	$50.75
1,500	$7.24	32,000	$53.02
2,000	$9.77	34,000	$55.40
2,500	$11.47	36,000	$58.09
3,000	$13.02	38,000	$60.47
3,500	$14.68	40,000	$62.95
4,000	$16.28	42,000	$65.22
5,000	$17.93	44,000	$67.75
6,000	$19.54	46,000	$70.29
7,000	$21.24	48,000	$72.61
8,000	$22.84	50,000	$75.20
9,000	$24.60	55,000	$80.05
10,000	$26.15	60,000	$84.96
12,000	$28.63	65,000	$89.98
14,000	$31.11	70,000	$94.83
16,000	$33.39	75,000	$99.69
18,000	$35.92	80,000	$104.55
20,000	$38.35	85,000	$109.46
22,000	$40.88	90,000	$114.37
24,000	$43.36	95,000	$118.35
26,000	$45.79	100,000	$122.54
28,000	$48.17		

OVER $100,000 - $0.72 for each additional $1,000 valuation (or fraction thereof)

ELECTRICAL PERMIT FEE SCHEDULE

$67.58	Permit Issuance Fee
	600 Volts or less Services, each
211.44	Up to 200 Amperes
253.72	201 Amperes to 599 Amperes
338.30	600 Amperes or more
338.30	Over 600 Volts Services, each
84.57	Sub-panel or Switchboard
84.57	Temporary Power Pole
	Power Apparatus: Motors, Generators, Transformers, Rectifiers, Synchronous Converters, Capacitors, Air Conditioners, Heat Pumps, Other Electrical Heating Systems, Cooking or Baking Equipment, each. Rating in Horsepower (HP), Kilowatts (KW), or Kilovolt-Amperes (KVA).
84.57	Up to 1
126.87	Over 1 up to 10
169.15	Over 10 up to 50
211.44	Over 50
84.57	Dishwashers, Disposal, Clothes Washers, Clothes Dryers, Bath Fans, Trolley Bus ways, each.
84.57	Branch Circuits (Including Circuit Breakers), each.
12.68	Receptacles, Switches, Fixtures, Junction Boxes, Other Outlets, each.
42.29	Illuminated Signs, Outline Lighting, Festoon Lighting, each transformer.
169.15	Swimming Pools, no Spas.
190.30	Spas or Swimming Pools with Spas.
118.37	Electric Vehicle Charger

Permits are required for new installation, replacement, or relocation of each item listed above.

PLAN CHECK FEE shall be equal to 81.2% the permit fee, when plan check is required. Minimum plan check fee is $283.33.

PLUMBING PERMIT FEE SCHEDULE

$67.58	Permit Issuance Fee
42.29	Each plumbing fixture including its water supply, trap, and drainage piping: Toilet, Urinal, Tub, Shower, or Combination, Mop Sink, Laundry Tray, Kitchen Sink, Bar Sink, Lavatory, Floor Drain, Floor Sink, Residential Dishwasher, Clothes washer, Drinking Fountain, Rainwater Drains, P-Trap, Water Treatment Equipment.
42.29	Water Piping, Drain Piping, Vent Piping.
97.26	Water Supply System, Drainage System, Vent System, each system.
63.43	Backflow Devices or Anti-Siphon Devices, each.
84.57	Gas Piping, each meter.
21.15	Each Gas Outlet.
84.57	Commercial Grease Trap, Commercial Grease Interceptor, Industrial Waste Interceptor, each.
84.57	Sewer Connections, Sewer Extensions, each.
42.29	Sewer Cap, each.
84.57	Sump Pump Systems, Sewage Ejector Systems, each.
126.87	Pool, Spa, or Combination thereof, including trap and piping.
67.66	Water Heater including Water Piping and Vent System.

Permits are required for new installation, replacement, or relocation of each item listed above.

PLAN CHECK FEE shall be equal to 81.2% the permit fee, when plan check is required. Minimum plan check fee is $283.33.

MECHANICAL PERMIT FEE SCHEDULE

$67.58	Permit Issuance Fee
	Furnace or space heater:
84.57	Up to 100M B.T.U.
105.72	Over 100M B.T.U.
	Compressor Boiler:
84.57	Up to 3 HP or 100M B.T.U.
84.57	Over 3 HP or 100M B.T.U., up to 15 HP or 500M B.T.U.
126.87	Over 15 HP or 500M B.T.U., up to 30 HP or 1000M B.T.U.
211.44	Over 30 HP or 1000M B.T.U.
84.57	Absorption Units, Evaporative Coolers each
42.29	VAV Control Box
12.68	Diffusers or Registers, each
42.29	Vent Fan, Residential Hood, Appliances Vents, Duct Extension or Alteration, each
169.15	Commercial Hood including motor duct
84.57	Metal Fireplace & Chimney, Storage Tanks, Dipping Tanks, Coil, Appliance or Equipment not listed.

Permits are required for new installation, replacement, or relocation of each item listed above.

PLAN CHECK FEE shall be equal to 81.2% of the permit fee, when plan check is required. Minimum plan check fee is $283.33.

BUILDING VALUATION
SQUARE FOOT CONSTRUCTION COSTS [a,b,c]

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	360.96	348.39	337.35	324.27	303.54	294.94	313.17	283.31	272.34
A-1 Assembly, theaters, without stage	331.90	319.33	308.29	295.21	274.24	265.63	284.12	254.01	243.04
A-2 Assembly, nightclubs	281.26	272.80	264.60	254.37	238.42	231.98	245.62	216.53	208.41
A-2 Assembly, restaurants, bars, banquet halls	280.26	271.80	262.60	253.37	236.42	230.98	244.62	214.53	207.41
A-3 Assembly, churches	335.11	322.54	311.50	298.42	277.94	269.33	287.32	257.71	246.74
A-3 Assembly, general, community halls, libraries, museums	278.93	266.35	254.32	242.24	220.51	212.90	231.14	200.28	190.31
A-4 Assembly, arenas	330.90	318.33	306.29	294.21	272.24	264.63	283.12	252.01	242.04
B Business	312.15	300.92	289.96	277.56	252.72	243.79	266.86	225.87	215.44
E Educational	298.97	288.31	278.58	266.87	247.78	235.15	257.69	216.87	209.85
F-1 Factory and industrial, moderate hazard	171.67	163.34	153.02	147.14	131.07	124.79	140.28	110.60	101.94
F-2 Factory and industrial, low hazard	170.67	162.34	153.02	146.14	131.07	123.79	139.28	110.60	100.94
H-1 High Hazard, explosives	160.14	151.81	142.49	135.61	120.87	113.59	128.75	100.40	N.P.
H234 High Hazard	160.14	151.81	142.49	135.61	120.87	113.59	128.75	100.40	90.74
H-5 HPM	312.15	300.92	289.96	277.56	252.72	243.79	266.86	225.87	215.44
I-1 Institutional, supervised environment	286.01	275.76	265.91	255.86	234.19	227.89	255.32	210.91	203.38
I-2 Institutional, hospitals	489.97	478.73	467.77	455.38	429.56	N.P.	444.67	402.71	N.P.
I-2 Institutional, nursing homes	338.00	326.76	315.81	303.41	280.56	N.P.	292.71	253.71	N.P.
I-3 Institutional, restrained	329.08	317.84	306.89	294.49	272.63	262.70	283.79	266.32	233.35
I-4 Institutional, day care facilities	286.01	275.76	265.91	255.86	234.19	227.89	255.32	210.91	203.38
M Mercantile	209.97	201.51	192.31	183.08	166.72	161.29	174.33	144.83	137.71
R-1 Residential, hotels	289.33	279.08	269.24	259.18	237.00	230.71	258.65	213.72	206.19
R-2 Residential, multiple family	241.56	231.31	221.47	211.41	190.52	184.22	210.88	167.24	159.71
R-3 Residential, one- and two-family [d]	226.80	220.77	215.47	210.87	203.82	196.56	215.12	189.52	177.63
R-4 Residential, care/assisted living facilities	286.01	275.76	265.91	255.86	234.19	227.89	255.32	210.91	203.38
S-1 Storage, moderate hazard	159.14	150.81	140.49	134.61	118.87	112.59	127.75	98.40	89.74
S-2 Storage, low hazard	158.14	149.81	140.49	133.61	118.87	111.59	126.75	98.40	88.74
U Utility, miscellaneous	126.44	119.24	110.43	105.97	94.40	88.43	100.90	75.13	71.79

a. Private Garages use Utility, miscellaneous
b. For shell only buildings, deduct 20 percent
c. N.P. = not permitted
d. Unfinished basements (Group R-3) = $31.50 per sq. ft.
e. Valuations beyond the general scope shall be determined by Building Staff.

Extent of Alteration	% of Building Valuation as if New Construction[1]	Definition of the Extent of Alteration[2,4]
Minor	20%	Cosmetic work - refinishing walls, ceilings, floors; minor mechanical, electrical, plumbing; only incidental structural work.
Medium	40%	Addition or removal of some walls or extensive construction of partitions; projects with more involved mechanical, electrical, plumbing work, such as residential additions or renovations of bathrooms and kitchens, commercial replacement of many existing walls, ceilings, floors; replacement of substantial portions of the glazing systems if a major portion of the project; medium projects may include minor changes to the exterior envelope or structural systems.
Major	60%	Addition or demolition of many walls; installation of new glazing systems in conjunction with major remodeling; upgrading of structural systems in some portions to receive increased loads in limited areas. Significant upgrades to mechanical, electrical or plumbing systems in conjunction with significant refinishing of surfaces.
Full[3]	80%	Demolition of all non-structural portions leaving a structural shell; installation of new or substantial replacement of electrical, mechanical systems in conjunction with significant changes in room configuration; significant structural upgrading to meet seismic requirements, or other substantial structural renovation, extensive structural repair and establishing occupancy or use.

[1]Determine the valuation of new construction by using the Building Valuation Data Table.

[2]The extent of alteration includes one or more of the elements in the definition. The floor area affected shall be calculated on the entire areas of the rooms where alterations are proposed. If a project has areas for which it is reasonable to distinguish as being of different categories, it is appropriate to calculate the area separately to develop the value.

[3]Applications where the scope of work exceeds the description for "Full" in the "Remodel Valuation Table" must be considered a rebuild and will be required to pay full fees.

[4]Valuations beyond the general scope shall be determined by Building Staff.

Racks over 5'9"

Steel Frame (sq. ft. of Shelf).....	$ 13.00 sq. ft.

Reroofing

Tear Off.....	$ 1.00 sq. ft.
Sheathing.....	$ 1.50 sq. ft.
Built-up.....	$ 3.50 sq. ft.
Asphalt Shingles	
Standard Strip.....	$ 2.00 sq. ft.
Multi-Layer.....	$ 3.50 sq. ft.
Wood	
Shingles.....	$ 6.50 sq. ft.
Shakes.....	$ 7.00 sq. ft.
Concrete.....	$ 6.00 sq. ft.
Clay/Slate.....	$10.50 sq. ft.
Metal.....	$ 4.00 sq. ft.

Signs

Wall Sign.....	$ 75.00 sq. ft.
Pole and Projecting.....	$225.00 sq. ft.

Non-Retaining Walls & Fences

Concrete Block	
6" up to 6 Feet.....	$120.00 L/F
6" Over 6 Feet to 8 Feet.....	$160.00 L/F
8" up to 6 Feet.....	$140.00 L/F
8" Over 6 Feet to 8 Feet.....	$180.00 L/F
Wood Fence	
Up to 6 Feet.....	$ 45.00 L/F
Over 6 Feet to 8 Feet.....	$ 60.00 L/F
Wrought Iron Fence	
Up to 6 Feet.....	$ 45.00 L/F
Over 6 Feet to 8 Feet.....	$ 60.00 L/F

Retaining Walls

	Valuation per L/F
Concrete Cantilever	
Up to 6 Feet.....	$ 245.00
Over 6 Feet to 8 Feet.....	$ 290.00
Over 8 Feet to 10 Feet.....	$ 405.00
Over 10 Feet to 20 Feet.....	$1,130.00

NOTE: Height of retaining wall is measured from top of wall to bottom of footing.

Demo

Single Story	
Up to 1,600 sq. ft.	$ 7,000.00
Over 1,600 sq. ft. to 3,200 sq. ft.	$14,000.00
Two Story	
Up to 2,400 sq. ft.	$10,500.00
Over 2,400 sq. ft.	$18,500.00
Three Story	
Up to 3,200 sq. ft.	$14,000.00
Over 3,200 sq. ft.	$23,000.00

In-Ground Swimming Pool

Up to 360 sq. ft.	$ 124.00 sq. ft.
361 sq. ft. to 512 sq. ft.....	$ 105.00 sq. ft.
Over 512 sq. ft.	$ 80.00 sq. ft.