



FEE SCHEDULE

EFFECTIVE AUGUST 29, 2025
UPDATED DECEMBER 1, 2025

The Planning Department charges fees to compensate for the cost of processing applications. Payments may be made by check (payable to "San Francisco Planning Department"), credit card, online via the SF Public Portal, at the kiosk located in the SF Permit Center, 49 South Van Ness Avenue, Second Floor, or by wire transfer.

Fee Increases

Every year, application fees are adjusted by the two-year average consumer price index (CPI) change for the San Francisco/San Jose Primary Metropolitan Statistical Area. An updated fee schedule showing these adjusted rates and any other fee changes is published in August or early September each year.

Time and Materials Charges

Enforcement and monitoring fees, and all applications, except those for the Short-Term Rental Registry and Discretionary Reviews, are subject to billing for staff time and materials if the cost of reviewing the application exceeds the initial fee charged. Applications for entitlements that are administratively reviewed and approved without a public hearing (e.g. Administrative Minor Permit to Alter; Administrative Certificate of Appropriateness) will be subject only to time and materials billing and will not be charged an up-front application fee.

Fee Calculators

This year's fee calculators are incorporated in the worksheets below.

Development Impact Fees

In addition to application fees, the City imposes impact fees on development projects in order to mitigate the impacts caused by new development on public services, infrastructure and facilities. Development impact fees are collected by the Department of Building Inspection; they are adjusted annually in January based on Annual Infrastructure Construction Cost Inflation Estimates. More information about impact fees is available at sfplanning.org.

Refunds

Any application withdrawn prior to a public hearing or canceled by the Planning Department is eligible for a refund of the initial application fee less the cost of time and materials expended. Refund requests must be submitted within six months of the project closure date.

Relevant Code Citations

ADMINISTRATIVE CODE				PLANNING CODE			
2.21	8.28	31.12	31.22	169.4(g)	176.C.1	206	303.2
	31.23.1	41A.5(g)(3)(B)		328	350	604.1	604.2
		41A.6(d)(1)(A)			610(b)(2)(B)		611

CONTACT INFORMATION

For additional information, please visit sfplanning.org or contact the Planning Information Center by phone 628.652.7300 or pic@sfgov.org

Wiring Instructions

cpc.wiretransfer@sfgov.org

中文詢問請電

Para información en Español llamar al

Para sa impormasyon sa Tagalog tumawag sa

682.652.7550

NOTE

Where an applicant requests **two or more approvals** involving a Conditional Use, Planned Unit Development, Variance, Downtown Large Project Authorization, District Section 309 review, Large Project Authorization in the Eastern Neighborhoods, Large Project Authorization (Section 329), Certificate of Appropriateness, Permit to Alter a Significant or Contributory building both within and outside of Conservation Districts, or a Coastal Zone Permit review, the amount of **the second and each subsequent initial fees of lesser value** shall be **reduced to 50%** plus time and materials as set forth in Planning Code Section 350.

* BOARD OF SUPERVISORS APPEALS SURCHARGE INCLUDED	\$120.00
** BOARD OF APPEALS SURCHARGE INCLUDED	\$45.00
BANK PENALTY FOR RETURNED PAYMENT	\$56.00

1 DEVELOPMENT APPLICATION FEE

a. Change in Use or Alteration of an Existing Building	Base Fee	Variable x construction cost	Total
\$0 - \$9,999	\$504		
\$10,000 - \$49,999	\$516	+ 5.274%	
\$50,000 - \$99,999	\$3,838	+ 3.524%	
\$100,000 - \$499,999	\$5,638	+ 3.855%	
\$500,000 - \$999,999	\$21,358	+ 0.975%	
\$1,000,000 - \$4,999,999	\$26,329	+ 0.382%	
\$5,000,000 - \$99,999,999	\$41,938	+ 0.004%	
\$100,000,000 or more	\$48,330		
b. Solar Panels/Over-the-Counter Solar Equipment Installation			\$261**
c. New Construction**	Base Fee	Variable x construction cost	Total
\$0 - \$99,999	\$3,502		
\$100,000 - \$499,999	\$3,504	+ 3.855%	
\$500,000 - \$999,999	\$19,226	+ 1.230%	
\$1,000,000 - \$4,999,999	\$25,500	+ 0.475%	
\$5,000,000 - \$99,999,999	\$44,808	+ 0.005%	
\$100,000,000 or more	\$52,800		
Item	Fee		
d. Back Check Fee for Permit Revisions	\$366**		
e. Demolition Permit	\$2,317**		
f. Building Permit Neighborhood Notification	\$121** + \$4.25 per envelope		
g. Signs Permit	\$246**		

NOTES

- Windows, Roofs, Siding & Doors Replacement Applications approved over-the-counter at the Public Information Counter shall be charged half the fee set forth above.
- Building Permit Fees will be waived for permits related to granting legal status to existing dwelling units constructed without required permits, per [Board Ordinance 150571](#), effective for activities prior to January 1, 2020.

2 ENVIRONMENTAL REVIEW

Exemptions	Fee
a. Categorical/Statutory Exemption Checklist	\$449
b. Categorical/Statutory Exemption Certificate	\$8,919*
c. Categorical/Statutory Exemption Prepared by Another City Agency Review	\$498*
Inside Community Plan Areas	Fee
d. Environmental Document Determination	\$19,647
e. Community Plan Evaluation	\$10,855*
f. Initial Study/Environmental Evaluation	See Worksheet 11
g. Focused Environmental Impact Report (EIR)	1/2 EIR fee
h. Environmental Impact Report (EIR)	See Worksheet 12
Outside of Community Plan Areas	Fee
i. Initial Study	See Worksheet 9
j. Environmental Impact Report (EIR)	See Worksheet 10
k. EIR Supplemental	1/2 EIR fee*
l. EIR Addendum	\$35,284
m. Negative Declaration Addendum/Re-evaluation	\$35,284
Transportation Review or Impact Study	Fee
n. Transportation Review or Study	\$33,607
o. Site Circulation Review	\$12,202

3 LAND USE SUPPLEMENTALS

Supplemental	Fee
a. Amendments <ul style="list-style-type: none"> - General Plan Amendment (GPA) - Planning Code Text Amendment (PCA) - Zoning Map Amendment (MAP) 	Time & Materials \$22,214 \$11,118
b. Certificate of Appropriateness (COA) <ul style="list-style-type: none"> - Administrative - Full Certificate of Appropriateness (COA) Construction Cost: <ul style="list-style-type: none"> - \$0 to \$999 - \$1,000 to \$19,999 - \$20,000 or more 	Time & Materials \$530** \$1,979** \$8,993**
c. Coastal Zone Permit (CTZ)	See Worksheet 8
d. Conditional Use Authorization (CUA) Planned Unit Development (PUD) State Density Bonus - Analyzed	See Worksheet 7 See Worksheet 7 See Worksheet 7
e. Discretionary Review <ul style="list-style-type: none"> - Publically-Initiated Discretionary Review (DRP) - Mandatory & Staff-Initiated Discretionary Review (DRM) 	\$788 \$5,420
f. Downtown Large and Residential Project Authorization (DNX) Application for 1 or more exceptions under Section 309	See Worksheet 8 \$2,907**
g. Eastern Neighborhoods Large Project Authorizations (ENX)	See Worksheet 14
h. General Plan Referral (GPR) Streamlined sidewalk width changes	\$5,219 \$2,077
i. Historic Resources Review	\$2,700
j. HOME-SF (AHB)	See Worksheet 13
k. Institutional Master Plan (IMP) <ul style="list-style-type: none"> - Abbreviated - Full or Substantial Revision 	\$3,537 \$19,327
l. Landmarks Designation <ul style="list-style-type: none"> - Individual (DES) - District (DES) - Designation or change of boundary of a conservation district or significant or contributory building 	\$412 \$1,651 \$9,896
m. Legislative Setback Amendment	\$4,495
n. Permit to Alter (PTA) <ul style="list-style-type: none"> - Minor Permit to Alter - Major Permit to Alter 	Time & Materials \$13,110**

o. Mills Act Contract (MLS)	
- Commercial Properties	\$7,554
- Residential Properties	\$3,777
p. Office Allocation (OFA)	\$7,717**
q. Preliminary Housing Development Pursuant to SB 330	
Preliminary Project Submittal (PPS)	\$1,373
r. Reasonable Modification	\$915** + Time & Materials
s. Service Station Conversion Determinations by ZA	\$4,388
t. Shadow Study Analysis (SHD)	\$782**
u. Short-Term Residential Rental Registry Application	\$925
v. General Advertising Signs	
- Annual Inventory Maintenance Fee (per sign)	\$349
- Inventory Registration and Updates (per sign)	\$1,080
- General Advertising Sign Fee (per individual relocation agreement application)	\$1,929
- Sign Program – Reconsideration Hearing Fee	\$6,571
- Sign Structure In-Lieu Application (per sign structure)	\$616
w. Temporary Use Authorization	\$644
x. Transferrable Development Rights	
- Statement of Eligibility (TDE)	\$2,362**
- Execution of Certificate of Transfer (TDT)	\$669
- Notice of Use of TDR (TDU)	\$2,087
y. Transportation Demand Management (TDM) Program¹	
- TDM Plan Review and Preoccupancy Monitoring and Reporting	\$7,906
- TDM Periodic Compliance Review	\$1,318
- TDM Plan Update Review	\$1,713
z. Variance (VAR)	
Construction Cost:	
- \$0 to \$9,999	\$1,333**
- \$10,000 to \$19,999	\$2,916**
- \$20,000 or more	\$5,891**

NOTES

1. Per [Board Ordinance 160925](#), projects with 24 dwelling units or less are exempt from fees for periodic compliance review and voluntary update review. Non-profit organizations that receive funding from the City are exempt from all TDM fees.

4 INTERAGENCY REFERRALS

Activity	Fee
a. Public Health, Fire, Police, Entertainment Commission, Cannabis, and other agencies	\$192
b. Personal Wireless Service Facilities Site Permit (Facilities within Public Right-of-Way only)	\$300
c. Surface Mounted Facilities Site Permit -Planning Department's review of the preferred location list	\$412

5 ENFORCEMENT & APPEALS

Activity	Fee
a. Appeal of Preliminary Negative Declaration to Planning Commission	\$787
b. Appeals to Board of Supervisors	\$787
c. Enforcement Fee Monitoring Conditions of Approval, Zoning Authorization (ZA) Mitigation Monitoring or Environmental Review (MCM)	\$1,781
d. Planning Code Violation Penalties (per day, per violation)	Up to \$1,000
e. General Advertising Sign Program Penalties (per day, per violation)	
- 100 sq ft or less	\$100
- 101-300 sq ft	\$1,000
- 301-500 sq ft	\$1,750
- more than 500 sq ft	\$2,500
f. Revocation of Order of Abatement - Assessor's Office Fee	\$20
g. Release of Lien - Assessor's Office Fee	\$20
h. Short-Term Residential Rental notice of Violation Penalties (per day)	\$484
i. Removal of (1) Dwelling Unit, or Addition of (4 or more) Unauthorized Dwelling Units	Up to \$250,000 per unit
j. Historic Property: Significant Alteration or Damage / Demolition	Up to \$500,000 per structure

6 PUBLIC INFORMATION

Item	Fee
a. Block Book Notification (BBN) <ul style="list-style-type: none"> - For an Individual (per lot) \$51 - Each additional lot \$20 - For a Neighborhood Organization (per block) \$51 - Each additional block \$20 	
b. Document Sales (publications/transcripts)	Varies per document
c. Pre-Application Meeting – Department-Facilitated (PRV)	\$1,373
d. Project Review Meeting (policy/code/interpretation) <ul style="list-style-type: none"> - 5 or fewer dwelling units or affordable housing projects \$581 - 6 or more dwelling units or commercial projects \$1,373 	
e. Subscription to Planning Commission Agendas	\$59 per year
f. Subscription to Historic Preservation Commission Agendas	\$59 per year
g. Zoning Verification Letters (per lot)	\$193
h. Zoning Administrator Written Determinations	\$915** + Time & Materials

7 ENTITLEMENT FEE WORKSHEET

Conditional Use / Planned Unit Development

			Base Fee	Surcharge*	Total
a. No construction cost (excluding extension of hours)			\$2,837	\$120	\$2,957
b. No construction cost (including extension of hours)			\$2,028	\$120	\$2,148
c. \$1 through \$9,999			\$2,028	\$120	\$2,148
d. \$10,000 to \$999,999	Applied ¹	Variable			
Enter Cost: \$ <input type="text"/>	\$10,000	0.921%	\$2,028	\$120	
e. \$1,000,000 to \$4,999,999					
Enter Cost: \$ <input type="text"/>	\$1,000,000	1.096%	\$11,305	\$120	
f. \$5,000,000 to \$9,999,999					
Enter Cost: \$ <input type="text"/>	\$5,000,000	0.921%	\$56,026	\$120	
g. \$10,000,000 to \$19,999,999					
Enter Cost: \$ <input type="text"/>	\$10,000,000	0.479%	\$102,880	\$120	
h. \$20,000,000 and more			\$151,710	\$120	\$151,830
i. Amend conditions of approval of a previous project			\$1,506	\$120	\$1,626
j. Wireless Telecommunications Services (WTS)			\$7,094	\$120	\$7,214

NOTES

1. The appropriate variable is calculated on the applied amount, which is the difference between the project cost and minimum construction cost of the range.
2. The initial fee amount is not to exceed 50% of the project construction cost for projects more than \$10,000.
3. If the project meets the Community Business Priority Processing Program criteria, the fee rate will be adjusted.

8 ENTITLEMENT FEE WORKSHEET

Downtown Large Project Authorization / Downtown Residential Project Authorization / Coastal Zone Permit

			Base Fee	Surcharge**	Total
a. \$0 through \$9,999			\$403	\$45	\$448
b. \$10,000 to \$999,999	Applied ¹	Variable			
Enter Cost: \$ <input type="text"/>	\$10,000	0.185%	\$411	\$45	
c. \$1,000,000 to \$4,999,999					
Enter Cost: \$ <input type="text"/>	\$1,000,000	0.220%	\$2,274	\$45	
d. \$5,000,000 to \$9,999,999					
Enter Cost: \$ <input type="text"/>	\$5,000,000	0.182%	\$11,241	\$45	
e. \$10,000,000 to \$19,999,999					
Enter Cost: \$ <input type="text"/>	\$10,000,000	0.096%	\$20,574	\$45	
f. \$20,000,000 and more			\$30,377	\$45	\$30,422
g. Amend conditions of approval of a previous project			\$1,506	\$45	\$1,551

NOTES

1. The appropriate variable is calculated on the applied amount, which is the difference between the project cost and minimum construction cost of the range.
2. The initial fee amount is not to exceed 50% of the project construction cost for projects more than \$10,000.

9 ENVIRONMENTAL EVALUATION FEE WORKSHEET

Outside adopted Plan Areas

			Base Fee	Surcharge*	Total
a. \$0 through 9,999			\$1,687	\$120	\$1,807
b. \$10,000 to \$199,999	Applied ¹	Variable ²			
Enter Cost: \$ <input type="text"/>	\$10,000	3.188%	\$6,563	\$120	
c. \$200,000 to \$999,999					
Enter Cost: \$ <input type="text"/>	\$200,000	2.411%	\$12,744	\$120	
d. \$1,000,000 to \$9,999,999					
Enter Cost: \$ <input type="text"/>	\$1,000,000	2.025%	\$32,416	\$120	
e. \$10,000,000 to \$29,999,999					
Enter Cost: \$ <input type="text"/>	\$10,000,000	0.622%	\$218,124	\$120	
f. \$30,000,000 to \$49,999,999					
Enter Cost: \$ <input type="text"/>	\$30,000,000	0.234%	\$345,258	\$120	
g. \$50,000,000 to \$99,999,999					
Enter Cost: \$ <input type="text"/>	\$50,000,000	0.056%	\$393,019	\$120	
h. \$100,000,000 and more					
Enter Cost: \$ <input type="text"/>	\$100,000,000	0.025%	\$421,608	\$120	

NOTES

1. An applicant proposing major revisions to a project application that has been inactive for more than six months and is assigned shall submit a new application.
2. The appropriate variable is calculated on the applied amount, which is the difference between the project cost and minimum construction cost of the range.

10 EIR FEE WORKSHEET

Outside adopted Plan Areas

			Base Fee	Total
a. \$0 through \$199,999				\$37,463
b. \$200,000 to \$999,999	Applied ¹	Variable ²		
Enter Cost: \$ <input type="text"/>	\$200,000	0.923%	\$37,463	
c. \$1,000,000 to \$9,999,999				
Enter Cost: \$ <input type="text"/>	\$1,000,000	0.622%	\$45,175	
d. \$10,000,000 to \$29,999,999				
Enter Cost: \$ <input type="text"/>	\$10,000,000	0.253%	\$102,388	
e. \$30,000,000 to \$49,999,999				
Enter Cost: \$ <input type="text"/>	\$30,000,000	0.068%	\$154,520	
f. \$50,000,000 to \$99,999,999				
Enter Cost: \$ <input type="text"/>	\$50,000,000	0.068%	\$168,728	
g. \$100,000,000 and over			\$204,551	\$204,551

NOTES

1. An applicant proposing major revisions to a project application that has been inactive for more than six months and is assigned shall submit a new application.
2. The appropriate variable is calculated on the applied amount, which is the difference between the project cost and minimum construction cost of the range.

11 ENVIRONMENTAL EVALUATION FEE WORKSHEET

Within adopted Plan Areas

			Base Fee	Surcharge*	Total
a. \$0 through \$9,999			\$2,101	\$120	\$2,221
b. \$10,000 to \$199,999	Applied ¹	Variable ²			
Enter Cost: \$ <input type="text"/>	\$10,000	3.972%	\$8,728	\$120	
c. \$200,000 to \$999,999					
Enter Cost: \$ <input type="text"/>	\$200,000	3.001%	\$16,420	\$120	
d. \$1,000,000 to \$9,999,999					
Enter Cost: \$ <input type="text"/>	\$1,000,000	2.516%	\$40,897	\$120	
e. \$10,000,000 to \$29,999,999					
Enter Cost: \$ <input type="text"/>	\$10,000,000	0.775%	\$271,939	\$120	
f. \$30,000,000 to \$49,999,999					
Enter Cost: \$ <input type="text"/>	\$30,000,000	0.289%	\$430,152	\$120	
g. \$50,000,000 to \$99,999,999					
Enter Cost: \$ <input type="text"/>	\$50,000,000	0.068%	\$489,746	\$120	
h. \$100,000,000 and more					
Enter Cost: \$ <input type="text"/>	\$100,000,000	0.029%	\$525,220	\$120	

NOTES

1. An applicant proposing major revisions to a project application that has been inactive for more than six months and is assigned shall submit a new application.
2. The appropriate variable is calculated on the applied amount, which is the difference between the project cost and minimum construction cost of the range.

12 EIR FEE WORKSHEET

Within adopted Plan Areas

			Base Fee	Total
a. \$0 through \$199,999			\$46,623	\$46,623
b. \$200,000 to \$999,999	Applied ¹	Variable ²		
Enter Cost: \$ <input type="text"/>	\$200,000	1.145%	\$46,623	
c. \$1,000,000 to \$9,999,999				
Enter Cost: \$ <input type="text"/>	\$1,000,000	0.775%	\$56,224	
d. \$10,000,000 to \$29,999,999				
Enter Cost: \$ <input type="text"/>	\$10,000,000	0.319%	\$127,419	
e. \$30,000,000 to \$49,999,999				
Enter Cost: \$ <input type="text"/>	\$30,000,000	0.086%	\$192,335	
f. \$50,000,000 to \$99,999,999				
Enter Cost: \$ <input type="text"/>	\$50,000,000	0.086%	\$210,161	
g. \$100,000,000 and over			\$254,727	\$254,727

NOTES

1. An applicant proposing major revisions to a project application that has been inactive for more than six months and is assigned shall submit a new application.
2. The appropriate variable is calculated on the applied amount, which is the difference between the project cost and minimum construction cost of the range.

13 HOME-SF (AHB) FEE WORKSHEET

HOME-SF

			Base Fee	Surcharge*	Total
a. No construction cost (excluding extension of hours)			\$1,419	\$120	\$1,539
b. No construction cost (including extension of hours)			\$1,014	\$120	\$1,134
c. \$1 through \$9,999			\$1,014	\$120	\$1,134
d. \$10,000 to \$999,999	Applied ¹	Variable			
Enter Cost: \$ <input type="text"/>	\$10,000	0.460%	\$1,014	\$120	
e. \$1,000,000 to \$4,999,999					
Enter Cost: \$ <input type="text"/>	\$1,000,000	0.547%	\$5,652	\$120	
f. \$5,000,000 to \$9,999,999					
Enter Cost: \$ <input type="text"/>	\$5,000,000	0.460%	\$28,013	\$120	
g. \$10,000,000 to \$19,999,999					
Enter Cost: \$ <input type="text"/>	\$10,000,000	0.239%	\$51,440	\$120	
h. \$20,000,000 and more			\$75,855	\$120	\$75,975
i. Amend conditions of approval of a previous project			\$753	\$120	\$873

NOTES

1. The appropriate variable is calculated on the applied amount, which is the difference between the project cost and minimum construction cost of the range.

14 ENTITLEMENT FEE WORKSHEET

Eastern Neighborhoods Large Project Authorizations

			Base Fee	Surcharge**	Total
a. \$0 through \$9,999			\$2,028	\$45	\$2,073
b. \$10,000 to \$999,999	Applied ¹	Variable			
Enter Cost: \$ <input type="text"/>	\$10,000	0.921%	\$2,028	\$45	
c. \$1,000,000 to \$4,999,999					
Enter Cost: \$ <input type="text"/>	\$1,000,000	1.096%	\$11,305	\$45	
d. \$5,000,000 to \$9,999,999					
Enter Cost: \$ <input type="text"/>	\$5,000,000	0.921%	\$56,026	\$45	
e. \$10,000,000 to \$19,999,999					
Enter Cost: \$ <input type="text"/>	\$10,000,000	0.479%	\$102,880	\$45	
f. \$20,000,000 and more			\$151,710	\$45	\$151,755
g. Amend conditions of approval of a previous project			\$1,506	\$45	\$1,551

NOTES

1. The appropriate variable is calculated on the applied amount, which is the difference between the project cost and minimum construction cost of the range.
2. The initial fee amount is not to exceed 50% of the project construction cost for projects more than \$10,000.
3. If the project meets the Community Business Priority Processing Program criteria, the fee rate will be adjusted.