



Fee Schedule

Updated: June 15, 2026
EFFECTIVE AUGUST 29, 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.

Surcharges

Surcharges are added to base fees and are set annually on July 1:

- Board of Supervisors Appeals: *\$240.00
- Board of Appeals: **\$45.00
- Bank penalty for Return Payment: \$56.00

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 online 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Any application withdrawn prior to a public hearing or canceled by the Planning Department is eligible for a refund of the initial application fee less the cost of time and materials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	169.4(g)	176.C.1	206	303.2
31.22	31.23.1	41A.5(g)(3)(B)	328	350	604.1	604.2
41A.6(d)(1)(A)		41F.3(f)		610(b)(2)(B)		611

Contact Information

For additional information, please visit sfplanning.org or contact the Planning Information Center by phone at (628) 652-7300 or email pic@sfgov.org

Wiring Instructions cpc.wiretransfer@sfgov.org

Language Assistance

中文詢問請電 (682) 652-7550.

Para información en Español
llamar al (682) 652-7550.

Para sa impormasyon sa Tagalog
tumawag sa (682) 652-7550.

Nếu quý vị muốn được hỗ trợ hoàn
thành đơn này bằng tiếng Việt,
vui lòng gọi (628) 652-7550.

Fee Calculators

Calculators are included in this PDF and require Adobe Acrobat to function. Note: this file must be downloaded to your computer in order to save any worksheet calculations performed.

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.

1. Development Application Fee

A. Change in Use or Alteration of an Existing Building ^{2,3}		VARIABLE	BASE FEE	TOTAL ¹
\$0 - 9,999		--	\$504	\$504
\$10,000 - 49,999	Enter cost:	5.274%	\$516	\$ 0
\$50,000 - 99,999	Enter cost:	3.524%	\$3,838	\$ 0
\$100,000 - 499,999	Enter cost:	3.855%	\$5,638	\$ 0
\$500,000 - 999,999	Enter cost:	0.975%	\$21,358	\$ 0
\$1,000,000 - 4,999,999	Enter cost:	0.382%	\$26,329	\$ 0
\$5,000,000 - 99,999,999	Enter cost:	0.004%	\$41,938	\$ 0
\$100,000,000 or more			\$48,330	\$48,330
B. New Construction		VARIABLE	BASE FEE	TOTAL ¹
\$0 - 99,999		--	\$3,502	\$3,502
\$100,000 - 499,999	Enter cost:	3.855%	\$3,504	\$ 0
\$500,000 - 999,999	Enter cost:	1.230%	\$19,226	\$ 0
\$1,000,000 - 4,999,999	Enter cost:	0.475%	\$25,500	\$ 0
\$5,000,000 - 99,999,999	Enter cost:	0.005%	\$44,808	\$ 0
\$100,000,000 or more			\$52,800	\$52,800
				FEE
C. Back Check Fee for Permit Revisions				**\$366
D. Demolition Permit				**\$2,317
E. Building Permit Neighborhood Notification			**\$121 + \$4.25 per envelope	
F. Signs Permit				**\$246
G. Solar Panels/Over-the-Counter Solar Equipment Installation				**\$261

2. Environmental Review

EXEMPTIONS	FEE
A. Categorical/Statutory Exemption Checklist	\$449
B. Categorical/Statutory Exemption Certificate	*\$9,039
C. Categorical/Statutory Exemption Prepared by Another City Agency Review	*\$618
INSIDE COMMUNITY PLAN AREAS	FEE
D. Environmental Document Determination	\$19,647
E. Community Plan Evaluation*	*\$10,975
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

NOTES

- * Board of Supervisors Appeal surcharge included.

** Board of Appeals surcharge included.

1. Fee is calculated using the construction cost entered minus the range minimum, multiplied by the variable rate, plus applicable fees. Example: construction cost is \$1,450,000, the range is \$1,000,000-4,999,999, so range minimum of \$1,000,000 is subtracted from cost entered, resulting in (\$450,000 x variable) + base fee (+ applicable surcharge) = fee total.
2. Windows, Roofs, Siding and Doors Replacement Applications approved over-the-counter at the Public Information Counter shall be charged half the fee set forth above.

3. 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.

3. Land Use Supplementals

A. Amendments		FEE
General Plan Amendment (GPA)		Time and Materials
Planning Code Text Amendment (PCA)		\$22,214
Zoning Map Amendment (MAP)		\$11,118
B. Certificate of Appropriateness		
Administrative		Time and Materials
Full Certificate of Appropriateness (COA)	Construction Cost	
	\$0 to 999	**\$530
	\$1,000 to 19,999	**\$1,979
	\$20,000 or more	**\$8,993
C. Coastal Zone Permit (CTZ)		see WORKSHEET 8
D. Conditional Use Authorization (CUA)		see WORKSHEET 7
Planned Unit Development (PUD)		see WORKSHEET 7
State Density Bonus - Analyzed		see WORKSHEET 7
E. Discretionary Review		
Publicly-Initiated Discretionary Review (DRP)		\$788
Mandatory & Staff-Initiated Discretionary Review (DRM)		\$5,420
F. Downtown Large and Residential Project Authorization (DNX)		see WORKSHEET 8
Application for 1 or more exceptions under Section 309		**\$2,907
G. Eastern Neighborhoods Large Project Authorizations (ENX)		see WORKSHEET 14
H. General Plan Referral (GPR)		\$5,219
Streamlined sidewalk width changes		\$2,077
I. Historic Resources Review (HRR)		\$2,700
J. HOME-SF (AHB)		see WORKSHEET 13
K. Institutional Master Plan (IMP)		
Abbreviated		\$3,537
Full or Substantial Revision		\$19,327
L. Landmarks Designation (DES)		
Individual		\$412
District		\$1,651
Designation or change of boundary of a conservation district or significant or contributory building		\$9,896
M. Legislative Setback Amendment		\$4,495
N. Permit to Alter (PTA)		
Minor Permit to Alter		Time and Materials
Major Permit to Alter		**\$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 Accommodation		**\$915 + Time and Materials
S. Service Station Conversion Determinations by Zoning Administrator		\$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

NOTES

** Board of Appeals surcharge included.

3. Land Use Supplementals (continued)

		FEE
W. Temporary Use Authorization (TUA)		\$644
X. Transferable 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 Program ¹		
Plan Review (TDM) and Pre-occupancy Monitoring and Reporting		\$7,906
Periodic Compliance Review		\$1,318
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

4. Interagency Referrals

		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 and Appeals

		FEE
A. Appeal of Preliminary Negative Declaration to Planning Commission		\$787
B. Appeals to Board of Supervisors		\$787
C. Enforcement Fee		\$1,781
D. Monitoring Conditions of Approval, Zoning Authorization (ZA)		\$1,781
E. Mitigation Monitoring or Environmental Review (MCM)		\$1,781
F. Planning Code Violation Penalties (per day, per violation)		up to \$1,000
G. 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
H. Revocation of Order of Abatement - Assessor's Office Fee		\$20
I. Release of Lien - Assessor's Office Fee		\$20
J. Short-Term Residential Rental notice of Violation Penalties (per day)		\$484
K. Removal of (1) Dwelling Unit, or Addition of (4 or more) Unauthorized Dwelling Units		up to \$250,000 per unit
L. Historic Property: Significant Alteration or Damage / Demolition		up to \$500,000 per structure
M. Misrepresentation of Tenant Information		up to \$150,000

NOTES

** Board of Appeals surcharge included.

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.

6. Public Information

A. Block Book Notification (BBN)	FEE
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)	
five or fewer dwelling units or affordable housing projects	\$581
six 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 and Materials

7. Entitlement Fee Worksheet Conditional Use / Planned Unit Development

		VARIABLE	BASE FEE	SURCHARGE	TOTAL ¹
A. No construction cost (excluding extension of hours)		--	\$2,837	\$240	\$3,077
B. No construction cost (including extension of hours)		--	\$2,028	\$240	\$2,268
C. Construction Cost ²					
\$1 - 9,999		--	\$2,028	\$240	\$2,268
\$10,000 - 999,999	Enter cost:	0.921%	\$2,028	\$240	\$ 0
\$1,000,000 - 4,999,999	Enter cost:	1.096%	\$11,305	\$240	\$ 0
\$5,000,000 - 9,999,999	Enter cost:	0.921%	\$56,026	\$240	\$ 0
\$10,000,000 - 19,999,999	Enter cost:	0.479%	\$102,880	\$240	\$ 0
\$20,000,000 or more		--	\$151,710	\$240	\$151,950
D. Amend conditions of approval of a previous project			\$1,506	\$240	\$1,746
E. Wireless Telecommunications Services (WTS)			\$7,094	\$240	\$7,334

8. Entitlement Fee Worksheet Downtown Large Project Authorization / Downtown Residential Project Authorization / Coastal Zone Permit

A. Construction Cost ²		VARIABLE	BASE FEE	SURCHARGE	TOTAL ¹
\$0 - 9,999		--	\$403	\$45	\$448
\$10,000 - 999,999	Enter cost:	0.185%	\$411	\$45	\$ 0
\$1,000,000 - 4,999,999	Enter cost:	0.220%	\$2,274	\$45	\$ 0
\$5,000,000 - 9,999,999	Enter cost:	0.182%	\$11,241	\$45	\$ 0
\$10,000,000 - 19,999,999	Enter cost:	0.096%	\$20,574	\$45	\$ 0
\$20,000,000 or more		--	\$30,377	\$45	\$30,422
B. Amend conditions of approval of a previous project		--	\$1,506	\$45	\$1,551

Notes

- ** Board of Appeals surcharge included.

1. Fee is calculated using the construction cost entered minus the range minimum, multiplied by the variable rate, plus applicable fees. Example: construction cost is \$1,450,000, the range is \$1,000,000-4,999,999, so range minimum of \$1,000,000 is subtracted from cost entered, resulting in (\$450,000 x variable) + base fee (+ applicable surcharge) = fee total.
2. 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.

3. The initial fee amount is not to exceed 50% of the project construction cost for projects more than \$10,000.

4. If the project meets the Community Business Priority Processing Program criteria, the fee rate will be adjusted.

9. Environmental Evaluation Fee Worksheet Outside Adopted Plan Areas

A. Construction Cost ²		VARIABLE	BASE FEE	SURCHARGE	TOTAL ¹
\$0 - 9,999		--	\$1,687	\$240	\$1,927
\$10,000 - 199,999	Enter cost:	3.188%	\$6,563	\$240	\$ 0
\$200,000 - 999,999	Enter cost:	2.411%	\$12,744	\$240	\$ 0
\$1,000,000 - 9,999,999	Enter cost:	2.025%	\$32,416	\$240	\$ 0
\$10,000,000 - 29,999,999	Enter cost:	0.622%	\$218,124	\$240	\$ 0
\$30,000,000 - 49,999,999	Enter cost:	0.234%	\$345,258	\$240	\$ 0
\$50,000,000 - 99,999,999	Enter cost:	0.056%	\$393,019	\$240	\$ 0
\$100,000,000 or more		--	\$421,608	\$240	\$421,848

10. EIR Fee Worksheet Outside Adopted Plan Areas

A. Construction Cost ²		VARIABLE	BASE FEE	SURCHARGE	TOTAL ¹
\$0 - 199,999		--	\$37,463	--	\$37,463
\$200,000 - 999,999	Enter cost:	0.923%	\$37,463	--	\$ 0
\$1,000,000 - 9,999,999	Enter cost:	0.622%	\$45,175	--	\$ 0
\$10,000,000 - 29,999,999	Enter cost:	0.253%	\$102,388	--	\$ 0
\$30,000,000 - 49,999,999	Enter cost:	0.068%	\$154,520	--	\$ 0
\$50,000,000 - 99,999,999	Enter cost:	0.068%	\$168,728	--	\$ 0
\$100,000,000 or more		--	\$204,551	--	\$204,551

11. Environmental Evaluation Fee Worksheet Within Adopted Plan Areas

A. Construction Cost ²		VARIABLE	BASE FEE	SURCHARGE	TOTAL ¹
\$0 - 9,999		--	\$2,101	\$240	\$2,341
\$10,000 - 199,999	Enter cost:	3.972%	\$8,728	\$240	\$ 0
\$200,000 - 999,999	Enter cost:	3.001%	\$16,420	\$240	\$ 0
\$1,000,000 - 9,999,999	Enter cost:	2.516%	\$40,897	\$240	\$ 0
\$10,000,000 - 29,999,999	Enter cost:	0.775%	\$271,939	\$240	\$ 0
\$30,000,000 - 49,999,999	Enter cost:	0.289%	\$430,152	\$240	\$ 0
\$50,000,000 - 99,999,999	Enter cost:	0.068%	\$489,746	\$240	\$ 0
\$100,000,000 or more		--	\$525,220	\$240	\$525,460

12. EIR Fee Worksheet Within Adopted Plan Areas

A. Construction Cost ²		VARIABLE	BASE FEE	SURCHARGE	TOTAL ¹
\$0 - 199,999		--	\$46,623	--	\$46,623
\$200,000 - 999,999	Enter cost:	1.145%	\$46,623	--	\$ 0
\$1,000,000 - 9,999,999	Enter cost:	0.775%	\$56,224	--	\$ 0
\$10,000,000 - 29,999,999	Enter cost:	0.319%	\$127,419	--	\$ 0
\$30,000,000 - 49,999,999	Enter cost:	0.086%	\$192,335	--	\$ 0
\$50,000,000 - 99,999,999	Enter cost:	0.086%	\$210,161	--	\$ 0
\$100,000,000 or more		--	\$254,727	--	\$254,727

Notes

1. Fee is calculated using the construction cost entered minus the range minimum, multiplied by the variable rate, plus applicable fees. Example: construction cost is \$1,450,000, the range is \$1,000,000-9,999,999, so range minimum of \$1,000,000 is subtracted from cost entered, resulting in (\$450,000 x variable) + base fee (+ applicable surcharge) = fee total.
2. 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.

13. HOME-SF (AHB) Fee Worksheet

				BASE FEE	SURCHARGE	TOTAL
A. No construction cost (excluding extension of hours)				\$1,419	\$240	\$1,659
B. No construction cost (including extension of hours)				\$1,014	\$240	\$1,254
C. Construction Cost ²		VARIABLE		BASE FEE	SURCHARGE	TOTAL ¹
\$1 - 9,999		--		\$1,014	\$240	\$1,254
\$10,000 - 999,999	Enter cost:	0.460%		\$1,014	\$240	\$ 0
\$1,000,000 - 4,999,999	Enter cost:	0.547%		\$5,652	\$240	\$ 0
\$5,000,000 - 9,999,999	Enter cost:	0.460%		\$28,013	\$240	\$ 0
\$10,000,000 - 19,999,999	Enter cost:	0.239%		\$51,440	\$240	\$ 0
\$20,000,000 or more				\$75,855	\$240	\$76,095
D. Amend conditions of approval of a previous project				\$753	\$240	\$993

14. Entitlement Fee Worksheet Eastern Neighborhoods Large Project Authorization

A. Construction Cost ²		VARIABLE		BASE FEE	SURCHARGE	TOTAL ¹
\$0 - 9,999		--		\$2,028	\$45	\$2,073
\$10,000 - 999,999	Enter cost:	0.921%		\$2,028	\$45	\$ 0
\$1,000,000 - 4,999,999	Enter cost:	1.096%		\$11,305	\$45	\$ 0
\$5,000,000 - 9,999,999	Enter cost:	0.921%		\$56,026	\$45	\$ 0
\$10,000,000 - 19,999,999	Enter cost:	0.479%		\$102,880	\$45	\$ 0
\$20,000,000 or more				\$151,710	\$45	\$151,755
B. Amend conditions of approval of a previous project				\$1,506	\$45	\$1,551

Notes

1. Fee is calculated using the construction cost entered minus the range minimum, multiplied by the variable rate, plus applicable fees. Example: construction cost is \$1,450,000, the range is \$1,000,000-9,999,999, so range minimum of \$1,000,000 is subtracted from cost entered, resulting in (\$450,000 x variable) + base fee (+ applicable surcharge) = fee total.
2. 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.

3. The initial fee amount is not to exceed 50% of the project construction cost for projects more than \$10,000.

4. If the project meets the Community Business Priority Processing Program criteria, the fee rate will be adjusted.