

City of Upland

Master Fee Schedule



Effective January 13, 2026

BUILDING

Fee Description	Unit	Adopted Fee
BUILDING PLAN CHECK FEES:		
Plan check fee		\$200.00
Additional Plan Review (required by changes, additions or revisions to approved plans)	Minimum	\$200.00
Accessibility Review		\$150.00
Energy Review		\$150.00
Review of Geotechnical Reports Submitted with Plans or	per hour	\$70.00
Electrical Review		\$70.00
Mechanical Review		\$70.00
Plumbing Review		\$70.00
Residential Remodel to Existing Structure	per hour	\$220.00
Non-Residential Remodel/Tenant Improvement to Existing	per hour	\$290.00
Additional Mechanical, Plumbing and/or Electrical Plan Review	per hour	\$220.00
		25% of
Tract Repeats Single Family Residence Attached or Detached		Plan Check Fee
BUILDING PERMIT FEES:		
Building Permit Issuance Fee	Each	\$80.00
Tract Repeats		
Single Family Dwelling Attached or Detached Full Permit Fee	full fee based per	ValuationBased
Miscellaneous Building Permit Fees		
Reinstatement of Expired Permit	Each + Orig. Permit Fee or as modified by	\$280.00
Temporary Certificate of Occupancy	Each + Orig. Permit Fee or as modified by	\$360.00
BUILDING INSPECTION FEES:		
Building Inspection Fee	Each	\$180.00
Building Re-inspection Fee	Each	\$220.00
Inspections outside of normal business hours	Maximum 4 Hours	\$440.00
Certificate of Inspection Business License Issuance Inspection	Each	\$220.00
PATIO PERMIT FEES:		
Patio Building Permit Issuance Fee	Each	\$80.00
Lattice Aluminum/Wood		
< 100 Sq Ft Per City Standard (no plan check fee)	Each	\$400.00
> 100 Sq Ft Per City Standard (no plan check fee)	Each	\$500.00
Solid Aluminum/Wood		
< 100 Sq Ft Per City Standard (no plan check fee)	Each	\$580.00
> 100 Sq Ft Per City Standard (no plan check fee)	Each	\$660.00
Enclosure < 100 Sq Ft Per City Standard (no plan check fee)	Each	\$730.00
Enclosure > 100 Sq Ft Per City Standard (no plan check fee)	Each	\$800.00

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REMODEL/ALTERATION PERMIT FEES		
Kitchen Remodel (Residential) Per City Standard	Each	\$610.00
Bathroom Remodel (Residential) Per City Standard	Each	\$530.00
REROOFING PERMIT FEES:		
Reroof Permit Issuance Fee	Each	\$80.00
Reroof up to 2,000 square feet	Each	\$270.00
Reroof 2,001 to 5,000 square feet	Each	\$290.00
Reroof 5,001 to 10,000 square feet	Each	\$430.00
Reroof over 10,001 square feet	Each	\$630.00
POOL AND SPA PERMIT FEES:		
Pool or Spa Permit Issuance Fee	Each	\$80.00
Residential Pool Conventional (gunite) < 1,000 Sq Ft	Each	\$800.00
Residential Pool Conventional (gunite) > 1,000 Sq Ft	Each	\$1,050.00
Residential Spa Conventional (gunite)	Each	\$500.00
Residential Portable Pool or Spa above grade	Each	\$420.00
Non-Residential Pool Conventional (gunite)	Each	\$1,050.00
Non-Residential Spa Conventional (gunite)	Each	\$650.00
Non-Residential Pool or Spa Above Grade	Each	\$500.00
WALL PERMIT FEES:		
Wall Permit Issuance Fee	Each	\$80.00
Free-Standing Block Wall		
Per City Standard up to 6 feet high & up to 100 linear feet	Each	\$620.00
Per City Standard up to 6 feet high over 100 linear feet	per additional 10 ft over 100	\$80.00
Retaining Wall		
Per City Standard up to 6 feet high & up to 100 linear feet	Each	\$750.00
Per City Standard up to 6 feet high over 100 linear feet	per additional 10 ft over 100	\$110.00
Combined Retaining and Free-Standing Wall		
Per City Standard up to 100 linear feet	Each	\$690.00
Per City Standard over 100 linear feet	per additional 10 ft over 100	\$100.00
OTHER PERMIT FEES:		
Other Permit Issuance Fee	Each	\$80.00
Demolition (Per Structure)	Each	\$470.00
Soft Demo of Non-Bearing Walls	Each	\$260.00
Cell Tower (Flat fee plan check and permit)	Each	\$2,630.00
Cell Antenna attached to Building	Each	\$320.00
Combination Permit Issuance Fee	Each	\$130.00

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General Plan Update Fee		6% of the Permit Fee
Penalty for Not Obtaining a Permit		150% of the Permit Fee
Window Change 1-5	Each	\$280.00
Window Change Out each additional after first 5	Each	\$50.00
New Sign All Types (First 3 signs)	Each	\$260.00
New Sign All Types (each additional sign)	Each	\$110.00
New Sign All Types with Electrical (First 3 signs)	Each	\$450.00
New Sign All Types with Electrical (each additional sign)	Each	\$210.00
Stucco/siding existing building up to 5000 square feet	Each	\$570.00
Stucco/siding existing building > - 5001 square feet	Each	\$1,150.00
Re-drywall interior of an existing building up to 5,000 SF	Each	\$500.00
Re-drywall interior of an existing building > 5,000 SF	Each	\$1,020.00
Review of Alternate Methods and Material: Modification Request (4 Hour Minimum)	Each	\$720.00
Review of Alternate Methods and Material: Modification Request (Each Additional Hour or Fraction)	Each	\$150.00
Photovoltaic System (PV) 0 – 10 Kilo Volt Amperes (KVA)	Each	\$450.00
Photovoltaic System (PV) 10.1 – 50 Kilo Volt Amperes (KVA)	Each	\$770.00
Photovoltaic System 50.1 and greater Kilo Volt Amperes (KVA)	Each	\$1,510.00
Miscellaneous/Other Permit not Covered Elsewhere	Hourly	\$170.00
Pre-approved ADU plans	Each	\$410.00
Pre-approved ADU plan Template Review	Each	\$200.00
ELECTRICAL PERMIT FEES:		
Electrical Permit Issuance Fee	Each	\$80.00
Electrical Supplemental Permit Issuance Fee	Each	\$50.00
Electrical Fixtures (outlets, switches, lights, fans)		
First 10 in any combination	Each	\$50.00
Each additional after first 10	Each	\$4.00
Temporary Power		
Service Equipment/Sub Panels (0-200 Amps)	Each	\$310.00
Service Equipment/Sub Panels (over 200 Amps)	Each	\$420.00
New and Upgrade to Service Equipment/Sub Panels		
0 up to 200 Amperes	Each	\$380.00
201 up to 400 Amperes	Each	\$460.00
401 up to 800 Amperes	Each	\$650.00
Over 800 Amperes	Each	\$800.00
Over 600 Volts	Each	\$930.00

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Fee Description	Unit	Adopted Fee
Electrical Vehicle Chargers		
Single Family Residence	Each	\$160.00
Multi-Family Dwelling	Each	\$360.00
Commercial, Non-Residential	Each	\$510.00
Level 3, D.C. Fast Charger, Induction Charger	Each	\$650.00
Other		
Each Branch Circuit Breaker 120 Volts Single Phase	Each	\$60.00
Each Branch Circuit Breaker 240 Volts Single Phase	Each	\$70.00
Each Branch Circuit Breaker any Voltage 3 Phase	Each	\$80.00
Each Electric Sign Per Transformer	Each	\$110.00
Each Motion Picture Projector	Each	\$150.00
Generators 0-100 KVA	Each	\$320.00
Generators over 100 KVA	Each	\$410.00
Transformers less than 112.5 KVA	Each	\$320.00
Transformers 112.5 KVA or Greater	Each	\$390.00
Other items not covered elsewhere (residential and non-	Each	\$170.00
Up to and including 1 Horsepower	Each	\$50.00
Over 1 and not over 10 Horsepower	Each	\$80.00
Over 10 and not over 50 Horsepower	Each	\$160.00
Over 50 and not over 100 Horsepower	Each	\$220.00
Over 100 Horsepower	Each	\$300.00
MECHANICAL PERMIT FEES:		
Mechanical Permit Issuance Fee	Each	\$80.00
Supplemental Mechanical Issuance Permit Fee	Each	\$60.00
Forced air or gravity type furnace or burner, including ducts and vents attached to such appliance, up to and including	Each	\$160.00
Forced-air or gravity-type furnace or burner over 100,000 Btu/h	Each	\$160.00
Floor furnace, including vent	Each	\$160.00
Suspended or recessed wall heater or floor-mounted unit heater	Each	\$160.00
Replacement of each appliance vent installed and not included in an appliance permit	Each	\$100.00
Repair, alteration, or addition to each heating appliance, refrigeration unit, cooling unit, absorption, or evaporative cooling system, including installation of controls regulated by this Code	Each	\$100.00
Boiler or compressor up to and including three (3) horsepower, or each absorption system up to and including 100,00 Btu/h	Each	\$100.00

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Boiler or compressor over 3 horsepower up to and including 15 horsepower, or each absorption system over 100,000 Btu/h up to and including 500,000 Btu/h	Each	\$130.00
Boiler or compressor over 15 horsepower up to and including 30 horsepower, or each absorption system over 500,000 Btu/h up to and including 1,000,000 Btu/h	Each	\$130.00
Boiler or compressor over 30 horsepower up to and including 50 horsepower, or for each absorption system over 1,000,000 Btu/h and up to and including 1,750,000 Btu/h	Each	\$200.00
Boiler or refrigeration compressor over 50 horsepower, or each absorption system over 1,750,000	Each	\$230.00
Air handling unit to and including 10,000 cubic feet per minute, including ducts attached thereto	Each	\$100.00
Air-handling unit over 10,000 cfm	Each	\$100.00
Evaporative cooler other than portable type	Each	\$50.00
Ventilation fan connected to a single duct	Each	\$20.00
Ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	Each	\$100.00
Installation of a hood which is served by mechanical exhaust, including ducts for such hood	Each	\$320.00
Additional Hood system commercial	Each	\$280.00
Domestic-type incinerator	Each	\$160.00
Commercial or industrial-type incinerator	Each	\$320.00
Appliance or price of equipment regulated by this code but not classed in other appliance categories, or for which no other fee is listed in this Code	Each	\$130.00
Valance box with ducts or duct system	Each	\$130.00
Addition or extension of duct to a register (supply or return) from existing	Each	\$100.00
Smoke Detectors in ducts/Fire/Smoke Dampers	Each	\$100.00
PLUMBING PERMIT FEES:		
Plumbing Permit Issuance Fee	Each	\$80.00
Supplemental Plumbing Issuance Permit Fee	Each	\$60.00
Plumbing fixture or trap or set of fixtures on one trap (including water, draining piping and backflow protection)	Each	\$40.00
Building sewer repair, replacement, new or addition	Each	\$130.00
Rainwater systems	Each, per drain	\$320.00
Private sewage disposal system	Each system	\$320.00
Water heater and/or vent	Each	\$100.00

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Gas piping system of 1 to 4 outlets	Each	\$100.00
Gas piping system of 5 or more outlets	Each	\$50.00
Industrial waste pre-treatment interceptor, including its trap and vents, except kitchen type grease interceptor functioning as fixture trap	Each	\$320.00
Installation, alteration or repair of water piping and/or water treating equipment	Each	\$320.00
Repair or alteration of drainage or vent piping	Each	\$160.00
Lawn sprinkler system on any one meter including backflow protection devices therefore	Each	\$160.00
Vacuum breakers or backflow protection devices on tanks, vats, etc., or for installation on unprotected plumbing fixtures including necessary water piping 1-5	Each	\$160.00
Vacuum breakers or backflow protection devices on tanks, vats, etc., or for installation on unprotected plumbing fixtures including necessary water piping 6 or more	Each	\$100.00
Vacuum breakers or backflow protection devices on tanks, vats, etc., or for installation on unprotected plumbing fixtures including necessary water piping over 2"	Each	\$100.00
Sewer Cap	Each	\$70.00
Earthquake shut off valve	Each	\$50.00
On-site Sewer Manhole	Each	\$80.00
Grease and Sand Interceptor, Including Vent	Each	\$100.00
Water Piping or Re-pipe per Unit	Each	\$130.00
Installation of Water Service, Alteration, Replacement or Repair	Each	\$100.00
Sewer Ejector	Each	\$80.00
Other Items/Fixtures not Covered Elsewhere (Residential and Non-Residential)	Each	\$70.00

The applicant is responsible for all costs incurred by the City including supplies, equipment and the fully burdened rate of staff involved. A deposit may be required, as determine by the Development Services Director, for complex projects, negotiations or use of third party vendors. These deposit fees are determined by third party vendor contracts, invoicing by contract employees and projects that are major or complex in nature, that exceed the billable staff rate to complete. The amounts will be varied based on the scope of the project. Only true cost is billed to the applicant and any overage in deposit is refunded after completion of the project.

A penalty will apply for failure to obtain a permit before commencing any work for which a permit is required.
EXCEPTION: emergency repair work where a permit was obtained within 72 hours of commencing work.

Per an amendment to the Master Fee Schedule in Resolution No. 5929 adopted by the City Council on June 8, 2009, additional fees may be required to cover the total cost of application/permit processing incurred by the City. These fees cover the hourly wages and benefits of the employees involved in providing the service,

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BUILDING PERMIT FEE (Including Processing, Plan Check and Permit)				
Minimum Value	Maximum Value	Base Rate	Additional	For Every
\$0	\$2,000	\$380.00	\$0.00	\$100
\$2,001	\$25,000	\$380.00	\$33.74	\$1,000
\$25,001	\$50,000	\$1,155.99	\$36.33	\$1,000
\$50,001	\$100,000	\$2,064.23	\$24.77	\$1,000
\$100,001	\$500,000	\$3,302.73	\$18.58	\$1,000
\$500,001	\$1,000,000	\$10,733.78	\$11.56	\$1,000
\$1,000,001	and over	\$16,513.49	\$7.71	\$1,000

Cost Recovery Level = 100%

BUILDING PERMIT FEES				
Minimum Value	Maximum Value	Base Rate	Additional	For Every
\$0	\$2,000	\$180.00	\$0.00	\$100
\$2,001	\$25,000	\$180.00	\$22.64	\$1,000
\$25,001	\$50,000	\$700.60	\$22.02	\$1,000
\$50,001	\$100,000	\$1,251.05	\$15.01	\$1,000
\$100,001	\$500,000	\$2,001.65	\$11.26	\$1,000
\$500,001	\$1,000,000	\$6,505.32	\$7.01	\$1,000
\$1,000,001	and over	\$10,008.18	\$4.67	\$1,000

BUILDING PLAN CHECK FEES				
Minimum Value	Maximum Value	Base Rate	Additional	For Every
\$0	\$2,000	\$200.00	\$0.00	\$100
\$2,001	\$25,000	\$200.00	\$11.10	\$1,000
\$25,001	\$50,000	\$455.39	\$14.31	\$1,000
\$50,001	\$100,000	\$813.18	\$9.76	\$1,000
\$100,001	\$500,000	\$1,301.07	\$7.32	\$1,000
\$500,001	\$1,000,000	\$4,228.46	\$4.55	\$1,000
\$1,000,001	and over	\$6,505.32	\$3.04	\$1,000