



CITY *of* **BREA**
Development Fees

BUILDING & SAFETY
ECONOMIC DEVELOPMENT
HOUSING
PLANNING
PUBLIC WORKS
BREA FIRE

Brea Civic & Cultural Center | 1 Civic Center Circle | Brea, California 92821 | www.cityofbrea.gov

Developer Cost Deposit

Because it is not possible to know exactly how much staff time will be spent on a given project when it is initially submitted, we may request a [deposit](#) or an initial fee at the time we begin to process the project based on an estimate of how much time will be spent. If the project ends up requiring more time, an invoice is processed for additional funds. If the project is completed before the entire deposit is used, a refund is processed as quickly as possible.

Applications listed below require the specified minimum deposit to a Cost Center Account (Trust Account). Additional funds and/or subsequent deposits may be required depending upon the specific project and level of staff time necessary. All unused money will be returned following the completion of project and/or review for all deposit-based projects. Deposit-based fees are subject to change based upon direction of the Community Development Director or designee per Municipal Code 3.32.035.

Developer Cost Flat Fee

The analysis of the City services subject to flat fees (across all departments and flat fee items, including application, plan review, permit issuance, and related charges) relied primarily upon a standard unit cost build-up approach, whereby the reasonable cost of each fee occurrence was determined using staff time involved in providing services to recover the direct cost of staff and the pro-rata share of departmental cost, including indirect cost for City central services.

Additional Information

In addition to fees for staff time, the City also collects fees such as connections fees, impact fees, and issuance fees. Learn more about the development processing fees within. Not all projects are processed using the hourly rate formula; some services may be charged as a flat fee. An Expedited Plan Check may be available upon request, on case-by-case basis, and at the direction of Director or designee.

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City of Brea Development Fees

March 2026

Cost of Services

The City of Brea charges fees for services performed in support of development projects processed in the city. Typically, most work is performed at the technical and inspection staff levels. The fees for staff time spent on a project are based on an hourly rate and some at a flat fee rate. Staff time devoted to your project will be billed as based on the rate table below.

Management, plan check, and inspection review associated with development and utility company projects are charged on an hourly basis based on the developer deposit hourly rates (“Deposit Program”) or Flat Fee Based; on deposit based projects the amount of the initial maximum developer deposit will be based upon the findings of Resolution 2025-068 approved on December 16, 2025 & the Citywide Comprehensive User Fee Study, and as determined by the Community Development Director, Public Works Director, Fire Marshall or designee.

Building & Safety Division

Plan Check and Inspection Initial Fees

In an effort to serve you better, we have taken a close look at our recommended deposit amounts and revised them so that they more accurately reflect the amount needed to process your project, as well as converting some project types from deposit based to flat fee based. Please keep in mind that the amounts listed below are only estimates and that your deposit-based project may require more work, or less. For more information about our fees, please call the Brea Building & Safety Division at ph.: (714) 671-4406.

Management Rate	\$188/hour
Plan Check Rate	\$157/hour
Building Inspection Rate	\$146/hour
Grading Inspection Rate	\$180/hour
Callback Building Inspections/Re-Inspection	\$146/hour
Building’s Fire Inspection Rate (During working Hours)	\$377 (2 HR min.)
Building’s Fire Inspection Rate (After working Hours)	\$755 (4 HR min.)
Grading Inspection Rate Outside Business Hours	\$219/hour (4 HR min.)

Building & Safety Permit Issuance Fees

Permit Issuance	Fee
General Plan Maintenance fee	(0.00276% x valuation)
Green Building Standards fee	(\$4 per \$100,000 of valuation; minimum \$1)
Non-refundable Permit Issuance fee	\$93.00
Records Management fee	(0.0001 x Const. valuation)
Seismic fee (Residential)	(0.00013 x Const. valuation)
Seismic fee (Non-residential)	(0.00028 x Const. valuation)
Technology fee	(0.0020 x Const. valuation)
Training Surcharge (AB 717)	(\$3.00 per permit)

NOTE:

For items not identified under the Building & Safety Section on this document, the Building Official will determine the applicable fees. For some items, usually those that are smaller projects not associated with a larger development, a flat fee is charged. Which is typically split into two payments (plan check & inspections plus building permit issuance fees).

Deposit Based Building Permit Fees

Type	Plan Check	Inspection
Industrial Buildings		
0-10,000 sq. ft.	\$5,000.00	\$4,500.00
10,001-30,000 sq. ft.	\$7,000.00	\$7,000.00
30,001-60,000 sq. ft.	\$10,000.00	\$10,000.00
60,001-100,000 sq. ft.	\$12,000.00	\$12,000.00
100,001+ sq. ft.	\$25,000.00	\$25,000.00

Type	Plan Check	Inspection
Commercial Buildings		
0-5,000 sq. ft.	\$4,000.00	\$4,000.00
5,001-10,000 sq. ft.	\$6,000.00	\$6,500.00
10,001-30,000 sq. ft.	\$8,000.00	\$10,000.00
30,001-60,000 sq. ft.	\$10,000.00	\$14,000.00
60,001-100,000 sq. ft.	\$12,000.00	\$16,000.00
100,000+ sq. ft.	\$20,000.00	\$20,000.00

Type	Plan Check	Inspection
Multi-Family Residential		
0-5,000 sq. ft.	\$6,000.00	\$6,000.00
5,001-10,000 sq. ft.	\$10,000.00	\$10,000.00
10,001-30,000 sq. ft.	\$12,000.00	\$14,000.00
30,001-60,000 sq. ft.	\$18,000.00	\$20,000.00
60,001-100,000 sq. ft.	\$24,000.00	\$24,000.00

Flat Fee Permit

Building Permit

Group R-3

Permit Type	Construction Type IIIB, VA, VB		Construction Type IIB, IIIA, IV		Construction Type IA, IB, IIA	
	Plan Check	Inspections	Plan Check	Inspections	Plan Check	Inspections
One- and Two-Family Dwellings (Including ADUs) 0-999 sq. ft. (3 Plan Reviews)	\$2,113	\$1630.00	\$2,566	\$2,282.00	\$4,065.0	\$3,260.00
One- and Two-Family Dwellings (Including ADUs) 1,000-1,999 sq. ft. (3 Plan Reviews)	\$2,546.00	\$1,793.00	\$2,672.00	\$2,608.00	\$4,563.00	\$3,260.00
One- and Two-Family Dwellings 2,000- 2,999 sq. ft. (3 Plan Reviews)	\$3,026.00	\$1956.00	\$3,483.00	\$3,586.00	\$5,110.00	\$3,912.00
One- and Two-Family Dwellings 3,000- 3,999 sq. ft. (3 Plan Reviews)	\$3,276.00	\$2,282.00	\$3,732.00	\$3,912.00	\$5,483.00	\$5,216.00
One- and Two-Family Dwellings 4,000- 4,999 sq. ft. (3 Plan Reviews)	\$3,714.00	\$2,608.00	\$4,076	\$4,238.00	\$5,854.00	\$5,868.00
One- and Two-Family Dwellings 5,000- 6,999 sq. ft. (3 Plan Reviews)	\$4,071.00	\$2,934.00	\$4,316.00	\$4,890.00	\$6,225.00	\$6,520.00
One- and Two-Family Dwellings 7,000- 8,999 sq. ft. (3 Plan Reviews)	\$5,166.00	\$3,586.00	\$5,411.00	\$5,542.00	\$7,332.00	\$7,172.00
One- and Two-Family Dwellings 9,000+ sq. ft. (3 Plan Reviews)	To be determined by the Building Official		To be determined by the Building Official		To be determined by the Building Official	

Group A,B, E,F,I,M,S

Permit Type	Construction Type IIIB, VA, VB		Construction Type IIB, IIIA, IV		Construction Type IA, IB, IIA	
	Plan Check	Inspection	Plan Check	Inspection	Plan Check	Inspection
Tenant Improvement 0-1,999 sq. ft. (3 plan review)	\$1,968.00	\$1,630.00	\$2,154.00	\$1,956.00	\$2,617.00	\$2,282.00
Tenant Improvement 2,000-4,999 sq. ft. (3 plan review)	\$2,388.00	\$1,630.00	\$2,728.00	\$2,282.00	\$3,193.00	\$2,934.00
Tenant Improvement 5,000-9,999 sq. ft. (3 plan review)	\$3,543.00	\$1,956.00	\$3,914.00	\$2,608.00	\$4,285.00	\$3,586.00
Tenant Improvement 10,000-24,999 sq. ft. (3 plan review)	\$4,780.00	\$2,608.00	\$5,149.00	\$2,934.00	\$5,523.00	\$4,238.00
Tenant Improvement 25,000-49,000 sq. ft. (3 plan review)	\$5,373.00	\$2,934.00	\$5,742.00	\$3,260.00	\$6,116.00	\$4,564.00
Tenant Improvement 50,000-59,999 sq. ft. (3 plan review)	\$6,741.00	\$3,912.00	\$6,741.00	\$3,912.00	\$7,114.00	\$5,216.00
Tenant Improvement 60,000-75,000 sq. ft. (3 plan review)	\$7,204.00	\$4,238.00	\$7,204.00	\$4,238.00	\$7,951.00	\$7,172.00
Tenant Improvement 75,001+ sq. ft. (3 plan review)	To be determined by the Building Official		To be determined by the Building Official		To be determined by the Building Official	

Group U

Permit Type	Construction Type IIIB, VA, VB	
	Plan Check	Inspection
Garage / Workshop / Green House		
0-1,000 sq.ft (3 plan review included)	\$1,163.00	\$978.00
1,001-3,000 sq.ft (3 plan review included)	\$1,459.00	\$1,141.00
3,001 sq.ft (3 plan review included)	To be determined by the Building Official	

Grading Permit

Permit Type	Plan Check	Inspection
Mass/Rough Grading (3 reviews)	\$1,393.00/sheet	-
Mass/Rough Grading (4th review +)	\$410.00/sheet	-
Precise Grading (3 reviews)	\$2,371.00/sheet	-
Precise Grading (4th review +)	\$610.00/sheet	-
Studies (Hydrology, WQMP, Geotechnical Reports,...)	Actual Costs (Refer to Public Works Fee Schedule)	-
Mass/Rough Grading (0-100 CY)	--	\$736.00
Mass/Rough Grading (101-1,000 CY)	--	\$2,617.00
Mass/Rough Grading (1,001-10,000 CY)	--	\$7,199.00
Mass/Rough Grading (10,001-100,000 CY)	--	\$12,434.00
Mass/Rough Grading (>100,001 CY)	--	\$17,997.00

Landscape Permit

Permit Type	Plan Check	Inspection
Base Fee (3 submittals)	\$1,464.00/sheet	-
Each Additional Submittal	\$274.00/sheet	-
Less than 0.5 acres	-	\$6,792.00
>0.5 to 1 acre	-	\$11,687.00
>1-1.5 Acres	-	\$15,153.00
>1.5 - 2 Acres	-	\$16,980.00
2 - 2.5 Acres	-	\$18,808.00
Each additional 1/2 acre > 2.5	-	\$2,087.00
Additional Inspections or re-inspections	-	\$163.00/HR

Electrical Permit	
Multi-Family Residential Buildings	Cost
per 100 sq. ft.	\$21.00
each additional square feet	\$0.21
New Single- and Two-Family Dwellings	
per 100 sq. ft.	\$24.00
each additional square feet	\$0.24
Garages, Carports, Covered Patios, Misc.	
per 100 sq. ft.	\$11.00
each additional square feet	\$0.12
Residential Electrical Main Panel Upgrade/Replacement	\$285.00

Mechanical Permit	
Mechanical Permit	80% of Electrical

Plumbing Permit	
Plumbing Permit	80% of Electrical
Residential Water Heater Replacement	\$56.00

Miscellaneous	
Permit Type	Plan Check & Inspection
Patio Cover/ Lattice/Wood Deck/Porch (Not Enclosed)	
up to 500 sq. ft.	\$870.00
each additional 250 sq. ft.	\$370.00
Enclosed Patio Cover	
up to 500 sq. ft.	\$989.00
each additional 250 sq. ft.	\$435.00
Swimming Pools/Spas	
Up to 500 sq. ft.	\$1,136.00
500 - 1,000 sq. ft.	\$1,864.00
1,001+ sq. ft.	\$2,555.00
Business Signs (up to 3 signs, same charge for additional 3 signs), and (up to 3 plan reviews)	\$458.00
Fire damage, minor demolition, spray booth, storage rack (up to 3 plan reviews)	\$1,068.00
Temporary Structures/Buildings (stages, tents, trailers) (up to 3 reviews)	\$759.00

Miscellaneous	
Permit Type	Plan Check & Inspection
Non-Structural Re-Roofing	
Up to 3,000 sq. ft.	\$328.00
Each additional 1,000 sq.ft.	\$93.00
Structural Re-Roof	
Up to 2,000 sq. ft.	\$470.00
Each additional 1,000 sq.ft.	\$235.00
General residential minor repairs	\$285.00
Small Appliances (for the first appliance)	\$105.00
Temporary Trailer	\$414.00
Drywall	
<400 sq. ft.	\$268.00
additional 100 sq. ft.	\$34.00
Stucco	
<400 sq. ft.	\$350.00
additional 100 sq. ft.	\$ 47.00
Siding	
<400 sq. ft.	\$268.00
additional 100 sq. ft.	\$34.00
Window	
New Window or Opening	\$164.00
Additional Window or Opening	\$70.00
Window or Door Replacement (up to 5)	\$334.00
Additional 5 Windows (each)	\$120.00
Roof Solar Tube	\$305.00
Pole(s)	
Light Pole	\$836.00
Additional Light Pole	\$141.00
Flagpole	\$530.00

Miscellaneous	
Permit Type	Cost
Skylight	
Non-Structural (up to 3)	\$611.00
Each additional	\$194.00
Structural (up to 3)	\$940.00
Each additional	\$253.00
Residential Water Heater	\$56.00

Retaining Walls	
Permit Type	Plan Check & Inspection
Non-Retaining Block Wall (City Standard Details)	
Up to 100 LF	\$275.00
Each additional 100 LF	\$137.00
City Standard Retaining Wall	
Up to 4 ft retaining and up to 50 LF	\$458.00
Up to 4 ft retaining and each additional 50 LF	\$229.00
Non-City Standard Retaining Wall	
Up to 6 ft high and 50 LF	\$599.00
each additional 50 LF	\$299.00
Up to 9 ft high and up to 50 LF	\$859.00
each additional 50 LF	\$370.00

Solar Permit	
	Cost
Residential Energy Storage System	\$450.00 *
Residential Solar App+ Project	\$450.00 *
Non-Residential Solar	\$1,000.00 *
Non-Residential Energy Storage System	\$1,000.00 *

*Note: additional fees may be charged as permitted by state law.

Other Fees	
	Cost
Certificate of Occupancy - Ownership Change	\$393.00
Certificate of Occupancy - All Others (CoFO)	\$715.00
Certificate of Occupancy - Temporary (TCO)	\$585.00

Other Fees	
	Cost
Deferred Submittal Plan Check Fee for Flat Fee Based Projects	\$368.00 (\$184.00/HR - 2 HR min.)
Permit Renewal Fee	All of Original Fee
Plan Check Renewal Fee for Flat Fee Based Projects	All of Original Fee
Special Inspector Registration (Each Certification Bi-Annual)	\$330.00
ADA Hardship Form (Process, Review, Approval)	\$756.00 (\$189.00/HR - 4 HR min.)
Building Code Modification Form or Alternate Means & Methods Forms (Processing, review & approval)	\$945.00 (\$189.00/HR - 5 HR min.)
Certificate of Compliance (New Construction)	\$468.00
Processing for Change of Contractor, Architect or Owner	\$235.00
Reinstatement of Expired Building Application (at the discretion of the Building Official) Each Extension	\$235.00
Reinstatement of Expired Building Permit (at the discretion of the Building Official) Each Extension	\$235.00
Fire Sprinklers (Structural Review)	\$377.00 (\$189/HR - 2 HR min.)
Administrative Penalty Fee	1st Offense- Not to Exceed \$100; 2nd Offense - Not to Exceed \$200; 3rd Offense - Not to Exceed \$500; The sum of all fines for the same violation not to exceed \$1,000.

Overnight Parking Permit	
Initial and Renewal	\$25.00
Overnight Parking Appeals	\$117.00

Planning Plan Check and Entitlement Initial Fees

Projects listed below are subject to either a flat fee or a deposit. For deposit-based projects, the amounts listed below are only reflective of the initial deposit amount. These funds will be held in a trust account and fees will be deducted as staff processes the application. For more information, please contact the Brea Planning Division at 714-990-7674 or planner@cityofbrea.gov.

Management Staff	\$249/hour
Supervisory Staff	\$169/hour
Technical Staff	\$129/hour
Consultant	Actual Cost

Developer Cost Deposit Center Account – Deposit Based Fees

Please keep in mind that the amounts listed below are only reflective of the initial deposit amount.

Application	Deposit	Flat Fee
Administrative Interpretation	--	\$1000
Administrative Remedy	--	\$750
Annexation Request	\$5,000	--
Appeal Processing		
Residents – Non-Applicant	--	\$750
Non-Residents & Applicant	\$2,000	--
Certificate of Compatibility	\$2,000	--
Conditional Use Permit		
New Construction	\$4,000	--
Other	--	\$4,000
Amendment	50% of Original Fee	50% of Original Fee
Minor Conditional Use Permit	--	\$1,500
Development Agreement	\$5,000	--
Entertainment Permit	--	\$1,200
Environmental Review (CEQA)	Varies with Project	--
Film Permit		
Large Scale	\$650	--
Small Scale	--	\$650
General Plan Amendment	\$10,000	--
General Plan Maintenance Fee	--	\$2.76 per \$1,000 of construction value
Historic Preservation Designation	\$250	--
Mills Act Contract	--	\$2,000
Plan Review		
New Construction	\$2,000	--
Other	--	\$1,500

Application	Deposit	Flat Fee
Precise Development New Construction Other	\$2,500 --	-- \$2,500
Preliminary Plan Review	--	\$2,500
Research Account	\$2,000/varies	
Special Projects	Varies (as determined appropriate per CD Director)	--
Specific Plan Amendment	\$10,000 \$7,500	-- --
Temporary Trailer	\$1,500	--
Temporary Signs/Banners	--	\$85
Temporary Use Permit Large Events Others	\$850 --	-- \$850
Tentative Tract or Parcel Map Regular Ministerial	\$5,000 \$2,000	-- --
Tree Removal Permit Up to 5 Trees 6 or more Trees	-- --	\$550 \$800
Zone Change	\$10,000	--
Zoning Code Amendment	\$5,000	--
Zone Variance	\$2,000	--
Zoning Verification Letter	--	\$400

Note:

If contract services are provided, will be billed at actual cost plus indirect %.

If a project requires multiple applications that require both deposit and flat fee, it will be processed as a deposit-based application.

If a project requires multiple flat fee applications, the City will charge the highest flat fee required + 25% of each flat fee.

Public Works Permit and Inspection Initial Fees

Management, plan check and inspection review associated with development and utility company projects are charged on an hourly basis based on established hourly rates. Time devoted to your project will be billed as noted in the table below. For more information, please call the Brea Public Works Department at 714-990-7667.

Description	Rate
Public Works Plan Check Management Rate	\$286/hour
Public Works Plan Check Rate	\$220/hour
Public Works Inspection Management Rate	\$286/hour
Public Works Inspection Rate	\$219/hour
Public Works Permit Technician Rate	\$104/hour
After Hour Rate (Public Works Inspection) - 2-Hour Minimum	\$329/hour

For services requested of City Staff which have no fee listed in this fee document, the City Manager or the City Manager's designee shall determine the appropriate fee based on the established hourly rates. Additionally, the City will pass-through to the applicant any discrete costs incurred from the use of external service providers if required to process the specific application.

I. Administrative Fees

Description	Initial Fee
Permit Application	\$150*
Permit Issuance	\$93*
FOG Application	\$60*

*Flat Fee

II. Encroachment Permit Fees

A. Encroachment Permit Fees - Non-Development

Description	Initial Fee
Improvement Plan Review	\$850*
Per additional sheet	\$45
Traffic Control Review (site specific)	\$285*
Traffic Control Review (WATCH)	\$75*
Variance Request	\$255*
Addressing Review	\$300*
90-Day Permit Extension	\$75*

*Flat Fee

B. Encroachment Permit Fees – Utility Company

Description	Initial Fee
Improvement Plan Review	\$380
Per additional sheet	\$90
Traffic Control Review (site specific)	\$315
Per additional sheet	\$140
Traffic Control Review (WATCH)	\$75
Variance Request	\$255*
Addressing Review	\$300*
90-Day Permit Extension	\$75*

*Flat Fee

C. Encroachment Permit Fees – Small Wireless Facility

Description	Initial Fee
Application, Plan Check, and Issuance Fee (up to 5 facilities)	\$950*
Six plus facilities	\$180*
Application, Plan Check, and Issuance Fee new pole for SWF	\$1,900*
Recurring Fee	\$270*

*Flat Fee

D. Encroachment Permit Fees - Development

Description	Initial Fee
Improvement Plan Review	\$235
Per additional sheet	\$90
Traffic Control Review (site specific)	\$315
Per additional sheet	\$140
Traffic Control Review (WATCH)	\$75
Variance Request	\$255*
Addressing Review	\$300*
90-Day Permit Extension	\$75*

*Flat Fee

III. Development Permit Fees

Description	Initial Fee
Plan Review (Off-site Improvement Plans)	See below
0-5 Sheets	\$11,460
6-10 Sheets	\$17,200
11-15 Sheets	\$22,930
16-20 Sheets	\$28,670
20+ Sheets	\$34,400
Plan Review (Technical Study)	\$5,730
Agreement Fee	\$4,300
Agreement Amendment Fee	\$4,300
Mapping Review Fee	\$8,600

IV. Inspection Fees

Description	Initial Fee
Inspection (Development & Utility Company)	
0-5 hours	\$1,430
6-10 hours	\$2,860
11-20 hours	\$5,730
21-30 hours	\$8,600
31+ hours	\$11,465
On-Site Inspection (NPDES)	\$195

V. Miscellaneous Fees

Description	Initial Fee
Wide Load Permit	\$38*

*Flat Fee

Fire Department Fees Plan Check and Inspection Fees

Fire permits are subject to a flat fee and/or a deposit based on staff time and project type (rates and fees are listed below). Please note that deposits collected up front are an estimate, and that additional funds may need to be collected on a case-by-case basis. For more information about our fees, please call the Brea Fire Department at 714-990-7655.

Plan Check	
Plan Check Rate	\$218/hour
AM&M Review	\$188/hour
Fire Code Interpretation Fee	\$188/hour (\$376 minimum)
Fire Permit Technician Rate	\$94/hour
Inspection	
Inspection Rate	\$111/hour
Fire Marshal Inspection Fee	\$188/hour
Events	
Special Event Permit/Inspection Fee	\$111/hour
Special Event Permit/Inspection Fee (after hours)	\$167/hour
Event Stand-by - 2-Hour Minimum	\$111/hour (\$222 minimum)

Permits

Permit Issuance	Fee
General Plan Maintenance fee	(0.00276% of valuation)
Records management fee	(0.0001 x valuation)
Technology fee	(0.20% of valuation)
Non-refundable permit issuance fee	\$94
Fire Permit Extension Fee	\$168

City Development Connection Fees

a. Water Connection Fees

Water Connection fees are applicable to all new construction, with the charge payable at the time the Building Permit is issued by the City. This shall apply to each dwelling unit, apartment, mobile home or trailer space, or commercial or industrial water user to be served from the same meter whether constructed at the same time or added on the existing property. The connection fees for water services are as follows:

Water Meter Size	Fee
1"	\$3,709
2"	\$12,452

Connection Fees are adjusted on July 1 of each year based on Construction Cost Index increase as measured by Engineering News Record.

- Water Connection Fees for high usage (greater than 2") to be determined or individually projected usage based on equivalent 1" meter calculations.
- Where a single meter is to serve more than one water user (residential, commercial or industrial) an additional \$1,350 shall be added to the above described connection charge for each dwelling unit, apartment, mobile home, or trailer space or commercial or industrial water user to be served from the same water meter whether constructed at the same time or added on the existing property.
- Connection Fee for Developers – A reduced connection fee may be given to developers who provide their own distribution system. The credit is based on distribution lines and meters that will be provided by the developer. The determination if the developer falls into this rate category will solely be made by the City Engineer.

b. Fire Service Connection Fees

Fire Service Connection fees are applicable to all new construction where fire service is to be installed, with the charge payable at the time the Building Permit is issued by the City.

Fire service connection fees are buy-in fees used to recover the cost of existing reservoir storage and water system capacity for private fire systems. The connection fees for fire service connections are as follows:

Fire Connection Fee	Fee
4" Connection	\$4,743
6" Connection	\$6,640
8" Connection	\$8,633
10" Connection	\$12,431
12" Connection	\$12,431

Connection Fees are adjusted on July 1 of each year based on Construction Cost Index increase as measured by Engineering News Record.

c. City Sanitary Sewer Connection Fee

Fixture	Unit of Development	Fee Effective 7/1/2025
Bathtub	Per Fixture	\$47.00*
Bidet		\$24.00*
Dental Units		\$24.00*
Drinking Fountain		\$24.00*
Floor Drain		\$47.00*
Interceptors for grease, oil and solids		\$71.00*
Interceptors for sand, auto wash, etc.		\$71.00*
Laundry Tub or Washer		\$47.00*
Laundry Tub or Washer (self-serve)		\$71.00*
Mobile Home Park		Per Pad
Receptors	Per Fixture	\$71.00*
Shower		\$47.00*
Showers gang per head		\$24.00*
Sink, Bar		\$24.00*
Sink, Bar Commercial		\$47.00*
Sink, Commercial or Industrial		\$71.00*
Sink, Floor		\$24.00*
Sink, Flushing Rim		\$71.00*
Sink, Kitchen		\$47.00*
Sink, Service		\$47.00*
Swimming Pool		\$71.00*
Urinal, Pedestal		\$47.00*
Urinal, Stall		\$47.00*
Urinal, Wall Trough		\$94.00*
Wash Basin (lavatory)		\$24.00*
Wash Basin (set) (double lavatory)		\$47.00*
Water Closet (toilet)		\$94.00*

*plus inflation determined by the Engineering New Record (ENR) Construction Cost Index (CCI)

Orange County Sanitation District Fees

These fees are collected by the City of Brea for the County of Orange at issuance of building permits. See www.ocsan.gov for updated information.

Effective July 1, 2025 – June 30, 2026

Capital Facilities Capacity Charge		
Use Category	Rate Basis	Base Charge
<i>Commercial – Industrial (Residential Accessory Structures & Accessory Dwelling Units)</i>		
Low Demand ²	Per 1,000 square feet ¹	\$ 276 ¹
Average Demand ^{4,5,6}	Per 1,000 square feet	\$1,695 ¹
High Demand ³	Per 1,000 square feet	\$4,019 ¹
<i>Single Family Residential⁷</i>		
5+ Bedrooms	Per Unit	\$9,074
4 Bedrooms	Per Unit	\$7,770
3 Bedrooms	Per Unit	\$6,529
2 Bedrooms	Per Unit	\$5,289
1 Bedroom	Per Unit	\$4,047
<i>Multi-Family Residential⁸</i>		
4+ Bedrooms	Per Unit	\$7,052
3 Bedrooms	Per Unit	\$5,811
2 Bedrooms	Per Unit	\$4,571
1 Bedroom	Per Unit	\$3,264
Studio ⁹	Per Unit	\$2,088

¹ Provided that the minimum Capital Facilities Capacity Charge for such new construction shall be \$6,529; and all calculations shall be on a 1,000 square foot, or portion thereof, basis.

² Low Demand connections are the following categories of users: Nurseries; Warehouses; Churches; Truck Terminals; RV Parks; RV Storage Yards; Lumber/Construction Yards; Public Storage Buildings; and other facilities with whose wastewater discharge is similar to these listed categories.

³ High Demand connections are the following categories of users: Food/Beverage Service Establishments; Supermarkets (with bakery, meat counter, and/or food service); Car Washes; Coin Laundries; Amusement Parks; Shopping Centers with one or more Food/Beverage Service Establishments; Food Courts; Food Processing Facilities; Textile Manufacturers; Breweries; and other facilities whose wastewater discharge is similar to these listed categories.

⁴ All other connections are Average Demand users including: Church Offices and Schools; Hotels, Shopping Centers/Strip Malls without food/beverage service establishments, Music Halls without food facilities, Office Buildings, Senior Housing with individual living units without kitchens but with a common kitchen.

⁵ Residential Accessory Structures such as workshops and hobby shops that connect to the sewer, will be charged at the average demand rate and the minimum charge does not apply.

⁶ Accessory Dwelling Units will be charged at the average demand rate and the minimum charge does not apply.

⁷ Bedroom additions are considered a change of use and a CFCC must be paid. Enclosed loft additions, bonus rooms, offices, workout rooms, media rooms, libraries and any other enclosed addition which could potentially be used as a bedroom are included in this category. The classification of these additions will be reviewed and determined by staff.

⁸ MFR units consist of multiple attached units that are not sold individually and receive one secured property tax bill such as apartments. Multiple attached units that are not sold individually and are senior housing with individual living units that include a kitchen are considered MFR units.

⁹ Studio – one single room with no separating doors or openings leading to another part of the room (except for a bathroom).

Live/Work units will be charged at the residential rate for the living quarters and at the non-residential rate for the work portion square footage.

Subdivision Development Fee

a. Storm Drainage Fees

Storm Drainage Fees are applicable to subdivisions (tract/parcel maps) only and payable prior to recordation of subdivision map. Storm Drainage Fees are a per acre fee, depending on drainage districts, per City Council Resolution No. 76-60.

Contact the Public Works Department, Engineering Division for district identification and per acre charge at (714) 990-7667.

b. Park Development Fees (Charges per unit)

Park Development Fees provide for the development of park and recreational facilities through subdivision regulations, in an area where the need for residential use, shall, as a condition to the approval of a tentative map, parcel map, planned community, land development or real estate development, dedicate lands or pay fees in lieu thereof, or a combination of both, for neighborhood and community park or recreational purposes. In lieu fees shall be paid to the city prior to issuance of building permits or recordation of subdivision map.

Dwelling	Charge per Unit
Single-Family dwelling units	# of Unit x \$9,818
Two-Family dwelling units	# of Unit x \$9,818
Multiple-Family dwelling units	# of Unit x \$5,611
Mobile Home dwelling units	# of Unit x \$4,769

School District Fees

Developer fees are levied the school district pursuant to the provisions of Section 17620 of the Education Code, as well as Sections 65995 and 66001 of the Government Code. All new residential, commercial and industrial construction and/or an addition of covered or enclosed space are subject to the collection of developer fees. According to the law, this fee is determined by square footage of assessable space over 500 square feet of assessable space.

a. Brea-Olinda Unified School District
1 Civic Center Circle, Level 2
Brea, CA 92821

All residential, commercial, and industrial building or remodeling projects adding square footage should contact the Brea-Olinda School District for their fee requirements or go [online](#) for more information.

Please call Roberta Dirks for an appointment at (714) 990-7827.
Office Hours: Monday – Friday (8:00 a.m. – 4:00 p.m.)

Checks are made payable to: Brea Olinda USD

*Please keep in mind that BOUSD fees go into effect on a different date than the city of Brea.

b. Fullerton Joint Union High School District
1051 W. Bastanchury Rd.
Fullerton, CA 92833

All residential, commercial, and industrial building or remodeling projects adding square footage should contact the Fullerton Joint Union High School District for their fee requirements or go [online](#) for more information.

Please call for an appointment at (714) 870-2800.
Office Hours: Monday – Friday (7:00 a.m. – 3:30 p.m.)

Developer Impact Fees

These are one-time fees for all new developments including: dispatch, fire, traffic, and water impact fees. Please see below for more details.

A. Dispatch Impact Fees

- **What Are Dispatch Impact Fees?**

These fees are necessary to provide upgrades to the Police and Fire Dispatch systems; thus, ensuring that new development is provided with appropriate public safety services. In July 1995, the Brea City Council adopted Ordinance 968, establishing Dispatch Impact Fees. In April 2024, the City Council adopted Resolution 2024-013 which updated the Dispatch Impact Fees.

- **What Projects Require Payment of Dispatch Impact Fees?**

All new development projects are subject to the Dispatch Impact Fees, except:

- Alterations to an existing building;
- Reconstruction (within two years) when building has been destroyed by fire, wind, earthquakes, vandalism or other natural man-made disasters;
- Additions to a single-family or multiple-family residence; and
- Construction of public schools.

- **When Must Dispatch Impact Fees Be Paid?**

The required Dispatch Impact Fees must be paid prior to the issuance of any building permits.

- **How Much Are the Dispatch Impact Fees?**

Dispatch Impact Fees are determined per residential dwelling unit or per 1,000 square feet of nonresidential construction. Each new residential and nonresidential project will be assessed a Dispatch Impact Fee based on the following table:

Land Use	Unit of Development	Fee Effective 7/1/2025
Single Family Residential	Per square foot	\$0.04
Multifamily Residential		\$0.04
Commercial		\$0.063*
Office		\$0.129*
Industrial		\$0.049*

*plus inflation determined by the Engineering News Record (ENR) Construction Cost Index (CCI)

B. Fire Impact Fees

- **What Are Fire Impact Fees?**

The purpose of the Fire Impact Fee is to ensure that new development finance its fair share of fire protection facilities. A fee schedule has been developed based on the existing standard of fire protection facilities in the City of Brea. Fire Impact Fees are necessary to fund the cost of building a fire station and/or to purchase new fire engines and equipment required to serve new development. In June 1995, the Brea City Council adopted Ordinance 969, establishing Fire Impact Fees. Most recently in April 2024, the City Council adopted Resolution 2024-012 which updated the Fire Impact Fees.

- **What Projects Require Payment of Fire Impact Fees?**

All new development projects are subject to the Fire Impact Fees, except:

- Alterations to an existing building;
- Reconstruction (within two years) when building has been destroyed by fire, wind, earthquakes, vandalism or other natural man-made disasters;
- Additions to a residential or non-residential; and
- Construction of public schools.

- **When Must Fire Impact Fees Be Paid?**

The required Fire Impact Fees must be paid prior to the issuance of any building permits.

- **How Much Are the Fire Impact Fees?**

Fire Impact Fees are determined per residential dwelling unit or per 1,000 square feet of nonresidential construction. Each new residential and nonresidential project will be assessed a Fire Impact Fee based on the following table:

Land Use	Unit of Development	Fee Effective 7/1/2025
Single Family Residential	Per square foot	\$0.88*
Multifamily Residential		\$0.88*
Commercial		\$0.63*
Office		\$1.305*
Industrial		\$0.494*

*plus inflation determined by the Engineering News Record (ENR) Construction Cost Index (CCI)

C. Traffic Impact Fees

- **What Are Traffic Impact Fees?**

In July 1995, the Brea City Council adopted Ordinance 966, establishing Traffic Impact Fees for all new development in Brea and annexed portions of its sphere-of-influence. Based on a study conducted in 2011, the City Council adopted Resolution 2011-096 which updated the impact fees. The updated fees became effective February 4, 2012. These fees are required, in part, by Orange County's Measure M, a transportation initiative passed by voters in 1990. More importantly, these are fair-share based fees that will serve to offset, or mitigate, the traffic impacts caused by new development.

In some cases, a developer may be required to make certain traffic improvements in addition to, or in-lieu of paying traffic impact fees. In this case, however, the total cost of traffic improvements and/or fees will not exceed the development's fair-share toward mitigating its own impacts. Please consult with one of the City's planners to discuss whether your project will require traffic improvements, in addition to, or in-lieu of Traffic Impact Fees.

- **What Projects Require Payment of Traffic Impact Fees?**

All new development projects are subject to the Traffic Impact Fees, except:

- Alterations to an existing building;
- Reconstruction (within two years), when a building has been destroyed by fire, wind, earthquakes, vandalism, or other natural or man-made disasters;
- Additions to a single-family or multiple-family residence; and
- Construction of public schools.

- **When Must Traffic Impact Fees Be Paid?**

The required Traffic Impact Fees must be paid prior to the issuance of any building permits.

- **How Much Are the Traffic Impact Fees?**

The amount of fees vary depending upon a project's type. The amount of Traffic Impact Fees will be adjusted as necessary to reflect changes in the scope and cost of improvements, inflation, and other relevant factors. However, this is a one-time fee.

Traffic Impact Fees are determined per residential dwelling unit; per gross square foot of commercial, office, or industrial use; per student; or per trip end. Traffic Impact Fees will be assessed based on the following table:

Land Use	Unit of Development	Fee
Low Density Residential (Up to 6 d.u. per acre)	Per dwelling unit	\$1,974
Medium Density Residential (7 to 12 d.u. per acre)	Per dwelling unit	\$1,453
High Density Residential (13 d.u. per acre & over)	Per dwelling unit	\$1,203
Commercial, General and Mixed Use	Per gross square foot	\$2.35
Regional Commercial	Per gross square foot	\$2.24
Office/Industrial	Per gross square foot	\$1.25
School	Student	0
All other uses	Per trip end	\$89

D. Sewer Impact Fee

- **What Are Sewer Impact Fees?**

In April 2024, the Brea City Council adopted Resolution 2024-014, establishing Sewer Impact Fees. The purpose of the Sewer Impact Fee is to ensure that new development finance its fair share of costs associated with future improvements to the City’s sewer system that would result from expanding the system to serve new customers.

- **What Projects Require Payment of Sewer Impact Fees?**

All new development projects are subject to the Sewer Impact Fees, except:

- Alterations to an existing building;
- Reconstruction (within two years), when a building has been destroyed by fire, wind, earthquakes, vandalism, or other natural or man-made disasters;
- Additions to a single-family or multiple-family residence;
- Construction of public schools.

- **When Must Sewer Impact Fees Be Paid?**

The required Sewer Impact Fees must be paid prior to the issuance of any building permits.

- **How Much Are the Sewer Impact Fees?**

All new developments are required to the following Sewer Impact Fees:

Land Use	Unit of Development	Fee Effective 7/1/2025
All new developments	Per connection	\$766

*plus inflation determined by the Engineering News Record (ENR) Construction Cost Index (CCI)

E. Water Impact Fees

- **What Are Water Impact Fees?**

In July 1995, the Brea City Council adopted Ordinance 967, establishing Water Impact Fees for certain new development projects in Brea and its sphere-of-influence. In March 2003, the Brea City Council adopted an updated Water Master Plan. Water Impact Fees were modified according to the updated plan. These fees are necessary to ensure that adequate water infrastructure and facilities are provided to new development projects.

In some cases, a developer may be required to make certain water improvements in addition to, or in-lieu of paying Water Impact Fees. In this case, however, the total cost of water improvements and/or fees will not exceed the development's fair-share of providing the water infrastructure or facilities.

Please consult with one of the City's planners or engineers to discuss whether your project will require water improvements, in addition to, or in-lieu of Water Impact Fees.

- **What Projects Require Payment of Water Impact Fees?**

All new development projects are subject to the Water Impact Fees, except:

- Alterations to an existing building;
- Reconstruction (within two years), when a building has been destroyed by fire, wind, earthquakes, vandalism, or other natural or man-made disasters; and
- Additions to a single-family or multiple-family residence and construction of public schools.

- **When Must Water Impact Fees Be Paid?**

The required Water Impact Fees must be paid prior to the issuance of any building permits.

- **How Much Are the Water Impact Fees?**

The amount of fee per dwelling unit varies depending upon a project's geographical location and elevation. In some instances, the exact fee amount will only be able to be determined when the actual elevation or pressure service zone is precisely defined by the proposed development improvement plans. Please contact the Engineering Division for assistance in determining an "Estimate of Water Impact Fee."

Water Impact Fees are determined per 1" meter equivalent and based on the Meter Equivalent Table and Water Impact Fee Table, on the next page.

Water Equivalent Table

Meter Size	Flow Capacity (gpm)	1" Meter Equivalent
1"	50	1.00
1½"	100	2.00
2"	160	3.20
3"	320	6.40
4"	500	10.00
6"	1,000	20.00
8"	1,600	32.00

Water Impact Fee Table

District Fee Area	Pressure Zone	Unit of Fee	Fee Effective 7/1/2025
District #1	All Zones	Per 1" Meter Equivalent	\$1,382*
District #2	Zone 790 & Below		\$3,336*
	Zone 900		\$17,920*
	Zone 1050 & Above		\$96,965*
District #3	Zone 790 & Below		\$1,382*
	Zone 1000		\$6,597*
	Zone 1200		\$7,561*
	Zone 1400 & Above		\$15,620*

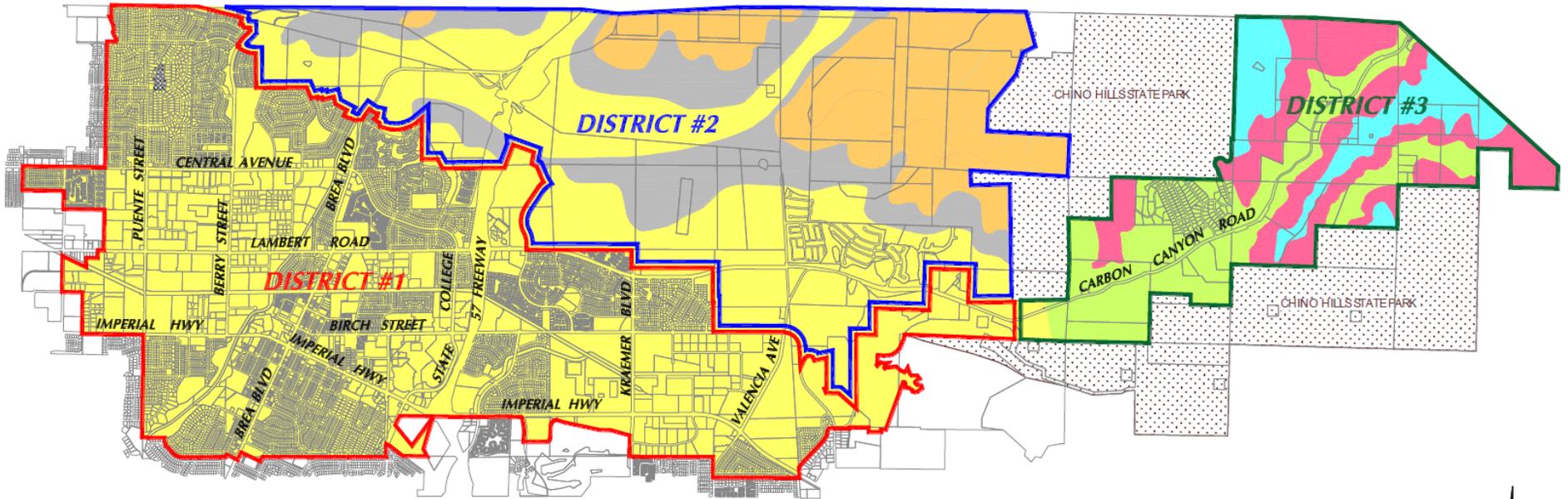
*plus inflation determined by the Engineering News Record (ENR) Construction Cost Index (CCI)

The Water Impact Fee shall be automatically adjusted annually and without further action of the City Council to account for inflation. The adjustment is based upon the Engineering News Record (ENR) 20-City Construction Cost Index (CCI) per City Council Resolution 03-15. The adjustment shall be applied and the fees shall be effective each July 1st. Please call (714) 990-7667 for more information.

To calculate your project's Water Impact Fee:

- Determine the fee district and zone (see the City of Brea Water Impact Fee Districts map on the next page) in which your project is located.
- Determine the number of 1" meter equivalents your project requires based on the Meter Equivalent Table.
- Multiply the number of 1" equivalent meters your project requires by the fee amount in your district and zone as noted in the Water Impact Fee Table.
- This is your total Water Impact Fee payable prior to issuance of building permits. (Water Impact Fees in district 2 and 3 cannot be accurately determined and/or finalized until the grading/utility plan has been developed).

CITY OF BREA WATER IMPACT FEE DISTRICTS



LEGEND

PRESSURE ZONES		790 & Below		1050 & Above		WATER IMPACT FEE DISTRICT #1
		900		1200		WATER IMPACT FEE DISTRICT #2
		1000		1400 & Above		WATER IMPACT FEE DISTRICT #3

