

CITY OF MILPITAS

Office of Building Safety
455 E. Calaveras Blvd.
Milpitas, CA 95035
408-586-3240
www.milpitas.gov



ACCESSORY DWELLING UNIT (ADU) PERMIT FEE ESTIMATE

Accessory Dwelling Units (ADUs) Permit Fee Estimate based on 2021 Fee Schedule¹:

Area ² (Sq. Ft)	Building Safety Fee			Planning Fee	LD Fee	Total Permit Fees Esitmate ^{6,7}
	Plan Review	Inspection	Misc. ³	Plan Review ⁴	Plan Review ⁵	
100	\$261.44	\$428.03	\$63.63	\$125.60 min.	\$211.75 min.	\$1,090.45 min.
200	\$374.58	\$642.05	\$95.38	\$125.60 min.	\$211.75 min.	\$1,449.36 min.
300	\$544.29	\$856.07	\$131.10	\$125.60 min.	\$211.75 min.	\$1,868.81 min.
400	\$996.84	\$1177.09	\$202.14	\$125.60 min.	\$211.75 min.	\$2,713.42 min.
500	\$1223.12	\$1712.13	\$272.09	\$125.60 min.	\$211.75 min.	\$3,544.69 min.
600	\$1377.23	\$1883.34	\$302.68	\$125.60 min.	\$211.75 min.	\$3,900.60 min.
700 ⁸	\$1531.34	\$2054.55	\$334.26	\$125.60 min.	\$211.75 min.	\$4,257.50min.
800 ⁸	\$1685.45	\$2225.76	\$364.86	\$125.60 min.	\$211.75 min.	\$4,613.42 min.
900 ⁸	\$1839.56	\$2396.97	\$396.44	\$125.60 min.	\$211.75 min.	\$4,970.32 min.
1000 ⁸	\$1993.68	\$2568.20	\$428.02	\$125.60 min.	\$211.75 min.	\$5,327.25 min.
1100 ⁸	\$2174.70	\$2739.41	\$460.99	\$125.60 min.	\$211.75 min.	\$5,712.45 min.
1200 ⁸	\$2355.72	\$2910.62	\$494.94	\$125.60 min.	\$211.75 min.	\$6,098.63 min.

Footnotes:

1. Permit fee estimate in this table is calculated based on the [Master Fee Schedule](#).
2. The maximum floor area of the scope of work in the ADU project.
3. Building Safety miscellaneous fees include 3.8% Permitting Automation Fee (PAF) + 5% Community Planning Fee + State of California Fees.
4. Planning plan review fee may vary depending on the total plan review time spent. The Planning plan review fee is based on an hourly rate of \$242/hr + 3.8% PAF. Min. 1/2hr is charged for each project.
5. Land Development (LD) plan review fee may vary depending on the total plan review time spent. The LD plan review fee is based on an hourly rate of \$204/hr + 3.8% PAF. Min. 1hr is charged for each project.
6. ADUs attached to the existing home and detached ADUs may require fire sprinkler system, which will require Fire Department review and additional fee of \$589.58 may apply.
7. Total permit fee estimate is approximate. The final permit fees may vary.
8. Projects with addition floor area exceeding 750 sq ft are subject to [School Impact Fee](#).

Utility Connection Fees, New Address Request, and Park-In Lieu Fee(s):

For ADUs where water/sewer connections are required by the City or requested by the applicant, utility connection fees apply. A separate address is required for a new ADU or JADU. The new address request permit fee is \$647.71.

Calculation of utility connection fees can be found below. For any questions regarding utility connection fees, please contact Land Development at jwu@milpitas.gov or 408-586-3313.

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The City of Milpitas does not charge a park-in lieu fee for park and recreational facilities for new ADU's.

Water Connection Fee (applicable for new water connections):

ADUs on single-family residence properties:

$$(\$1,910.00/\text{new ADU}) \times \left(\frac{\text{dwelling area of new ADU}}{\text{dwelling area of existing main residence pre-development}} \right)$$

ADUs on multi-family residence properties:

$$(\$1,164.00/\text{new ADU}) \times \left(\frac{\text{dwelling area of new ADU}}{\text{combined dwelling areas of existing units}} \right)$$

Sewer Connection Fee (applicable for new sewer connections):

ADUs on single-family residence properties:

$$(\$1,908.00/\text{new ADU}) \times \left(\frac{\text{dwelling area of new ADU}}{\text{dwelling area of existing main residence pre-development}} \right)$$

ADUs on multi-family residence properties:

$$(\$1,406.00/\text{new ADU}) \times \left(\frac{\text{dwelling area of new ADU}}{\text{combined dwelling areas of existing units}} \right)$$

Treatment Plant Fee (applicable for new sewer connections):

ADUs on single-family residence properties:

$$(\$880.00/\text{new ADU}) \times \left(\frac{\text{dwelling area of new ADU}}{\text{dwelling area of existing main residence pre-development}} \right)$$

ADUs on multi-family residence properties:

$$(\$690.00/\text{new ADU}) \times \left(\frac{\text{dwelling area of new ADU}}{\text{combined dwelling areas of existing units}} \right)$$