



CITY OF
MODESTO
COMMUNITY & ECONOMIC
DEVELOPMENT

Land Development Engineering Division Fee Schedule

Effective July 1, 2025 to June 30, 2026

Engineering Development

Fee Type	Fee	Per	Due at
Reversion to Acreage Check	\$1,145.00	<i>Each</i>	Time of Application
Final Parcel Map Check (See Division Endnotes)	\$2,060.00	<i>Each</i>	Time of Application
Property Owner's Association Document Check	\$447.00	<i>Each</i>	Time of Application
Certificate of Correction/Compliance	\$383.00	<i>Each</i>	Time of Application
Easement / Summary Abandonment (See Division Endnotes)	\$2,847.00	<i>Each</i>	Time of Application
Monument Deposit (refundable)	\$459.00	<i>Monument</i>	Time of Application
Monument Preservation	(See Fee Facts)	(See Fee Facts)	Time of Application
Legal Description Check (See Division Endnotes)	\$331.00	<i>Each</i>	Permit Issuance
Reciprocal Access Agreement Preparation	\$1,003.00	<i>Each</i>	Permit Issuance
Print Fees – Bonds (18" x 26")		<i>Each</i>	Permit Issuance
Water Availability Analysis (See Fee Facts)	\$1,000.00	<i>Deposit</i>	Time of Application
Water and Wastewater Capacity Analysis (See Fee Facts)	\$1,021.00	<i>Deposit</i>	Time of Application
Reimbursement Agreements	\$2,352.00	<i>Each</i>	Permit Issuance
Will-Serve Letter (See Fee Facts)	\$584.00	<i>Each</i>	Time of Application
Outside Service Agreement	\$255.00	<i>Each</i>	Time of Application
Geographic Information Systems (GIS) Subdivision Mapping Fee	\$362.00	<i>Each</i>	Time of Application
Microfilm Fee	\$1.00	<i>Page</i>	Permit Issuance
As-Built Process Fee	\$216.00	<i>Each</i>	Time of Application
Public Utility Easement (PUE) and Planting Easement (PE) Dedication (See Division Endnotes)	\$584.00	<i>Each</i>	Time of Application
Lot Line Adjustment (See Division Endnotes)	\$2,060.00	<i>Each</i>	Time of Application

For information call 209-571-5569.

Final Subdivision Map Check ([See Division Endnotes](#))

The following fees are per Lot and due at Time of Application.

Map Types	Fee
First 10 Lots	\$3,305.00
Each Additional Lot	\$27.00

Improvement Plan Check ([See Fee Facts](#))

The following fees are per Deposit and due at Time of Application.

Cost of Improvements Range	Fee
Cost Estimate – up to \$25,000	\$2,000.00
Cost Estimate – \$25,001 to \$100,000	\$4,000.00
Cost Estimate – \$100,001 to \$250,000	\$6,750.00
Cost Estimate – \$250,000 to \$500,000	\$11,350.00
Cost Estimate – over \$500,001	\$20,550.00

Encroachment Permit ([See Division Endnotes](#)) ([See Division Endnotes](#)) ([See Division Endnotes](#))

The following fees are due at Permit Issuance.

Encroachment Fee Type	Fee	Per
Curb and Curb Cuts – Drive Approach (100 linear feet max.) (See Division Endnotes)	\$280.00	Lot
Curb and Curb Cuts – Drive Approach (100 linear feet) – Staking (See Division Endnotes)	\$5.00	Linear Feet
Curb and Curb Cuts – Drive Approach (100 linear feet) – Paving (See Division Endnotes) (See Division Endnotes)	\$9.00	Linear Feet
Sidewalk (less than 100 linear feet) (See Division Endnotes)	\$280.00	Lot

For information call 209-571-5569.

Encroachment Permit (Continued) [\(See Division Endnotes\)](#) [\(See Division Endnotes\)](#) [\(See Division Endnotes\)](#)

The following fees are due at Permit Issuance.

Encroachment Fee Type	Fee	Per
Sewer Services from Lot to Main (See Division Endnotes) (See Division Endnotes)	\$102.00	<i>Each</i>
Sewer Main (50 linear feet) (See Division Endnotes) (See Division Endnotes)	\$102.00	<i>Each</i>
Sewer Main (50 linear feet) – Staking (See Division Endnotes)	\$1.00	<i>Linear Feet</i>
Sewer Main (50 linear feet) – Paving (See Division Endnotes) (See Division Endnotes)	\$9.00	<i>Linear Feet</i>
Storm Drain (through curb)	\$216.00	<i>Each</i>
Utilities – Major Construction (See Division Endnotes) (See Division Endnotes) (See Division Endnotes)	\$102.00	<i>Each</i>
Utilities – Major Construction – Paving (See Division Endnotes) (See Division Endnotes)	\$9.00	<i>Linear Feet</i>
Utilities – Service Repair (See Division Endnotes) (See Division Endnotes)	\$331.00	
Utilities – Service Repair – Paving (See Division Endnotes) (See Division Endnotes)	\$9.00	<i>Linear Feet</i>
Utilities – MID, Service and Repair	\$229.00	<i>Each</i>
Temporary Street/Right-of-Way Closures	\$370.00	<i>Day</i>
Street Lights (See Division Endnotes)	\$673.00	<i>Each</i>
Miscellaneous Improvements (See Division Endnotes) (See Division Endnotes)	\$102.00	<i>Each</i>
Rough Grading Permit – 0 to 3 Acres	\$804.00	<i>Each</i>
Rough Grading Permit – 3.1 to 5 Acres	\$1,184.00	<i>Each</i>
Rough Grading Permit – 5. to 10 Acres	\$1,610.00	<i>Each</i>
Rough Grading Permit – 10 or more Acres	\$2,414.00	<i>Each</i>
Monitoring/Extraction Well – Application Fee	\$139.00	<i>Each</i>
Monitoring/Extraction Well – Inspection Fee	\$116.00	<i>Each</i>

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Encroachment Permit (Continued) [\(See Division Endnotes\)](#) [\(See Division Endnotes\)](#) [\(See Division Endnotes\)](#)

The following fees are due at Permit Issuance.

Encroachment Fee Type	Fee	Per
Application Pre-Inspection	\$120.00	<i>Each</i>
Lane Closure Traffic Control Plan Review	\$76.00	<i>Each</i>
Detour Traffic Control Plan Review	\$153.00	<i>Each</i>

Outdoor Dining Permits

Permit Type	Fee	Per	Due at
Application Fee (Downtown Area Exempt)	\$200.00	<i>Application</i>	Time of Application
Barrier Removal Deposit (fixed barrier only)	\$250.00	<i>Application</i>	Time of Application
Annual Renewal Fee	\$100.00	<i>Permit</i>	July 1st

Trench Restoration [\(See Fee Facts\)](#)

The following fees are to be determined based on cost of doing work plus overhead or by Trench Influence Area, and are due at Permit Issuance. Permits are required for all work done in all public right-of-way, including public utility easements.

Restoration Type
Pavement Condition Index (PCI) Between 100 and 70 – Trench Depth over 4 feet (See Division Endnotes)
Pavement Condition Index (PCI) Between 100 and 70 – Trench Depth 4 feet or less (See Division Endnotes)
Pavement Condition Index (PCI) Between 69 and 26 – Trench Depth over 4 feet (See Division Endnotes)
Pavement Condition Index (PCI) Between 69 and 26 – Trench Depth 4 feet or less (See Division Endnotes)
Pavement Condition Index (PCI) Between 25 and 0

For information call 209-571-5569.

Fee Facts

Time and Materials Fees

Fees based on Time and Materials.

Inflationary Adjustment

Inflationary Adjustment of 9.19% applies to Development User Fees only.

Trench Restoration

The following companies have executed Pavement Maintenance Agreements with the City of Modesto and are NOT subject to the Trench Restorations Fee:

- AT&T
- MID
- PG&E

Division Endnotes

Endnote 1

Land Surveyor portion of charge will be on a Time and Materials basis because this effort varies significantly.

Endnote 2

Significant additional connection fees apply.

Endnote 3

Does not include Land Surveyor review cost. Land Surveyor time will be charged on a Time and Materials basis.

Endnote 4

Additional fees charged if City employees perform paving or staking services.

For information call 209-571-5569.

Endnote 5

For lots greater than 100' frontage, each 100' or part thereof is considered to be one "lot" (distance to be measured to nearest 100 feet).

Endnote 6

Where no fee is shown, the work is to be performed by others as needed.

Endnote 7

Chargeable only when paving is done by City. Developer/Owner shall repave all trenches, unless otherwise approved by the City Engineer.

Endnote 8

Costs shall be paid for emergency or other work performed by City for public health and safety in addition to the following minimum charges:

Cleanup or dust control \$370.00 per street, Temporary Paving \$233.00 per street, Temporary Barricades \$142.00 each.

Endnote 9

A trench restoration fee of \$2.50 per square foot (sf) is charged in addition.

Endnote 10

Inspection to be charged on a Time and Materials basis.

Endnote 11

Applicant shall pay an additional \$3.75 per linear foot for small laterals designed and drawn by the City.

Endnote 12

Utility relocation required for City projects is not subject to a charge.

Endnote 13

Improvements not otherwise listed such as water line extensions, irrigation lines, irrigation line replacements, storm drain lines, etc.

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Endnote 14

Unpermitted Street Work will be assessed a "double fee" penalty.

Endnote 15

To be calculated by the Public Works Director and other pertinent staff in each instance, based on the actual cost of doing the work, including overhead.

Endnote 16

\$2.50 per sf of Trench Influence Area

Endnote 17

\$1.25 per sf of Trench Influence Area

Endnote 18

To be determined by City Survey Team at Time of Application, depending on survey results for new development and existing monuments.