

CONSTRUCTION FEES ESTIMATE (3)

9/12/2001

For budgeting purposes, the following chart may be used to estimate the cost of construction fees for new buildings based on the project types. The cost of construction permits required for various trades, fire hydrant fee, sewer fee, arts development fees, LAUSD developer fees, dwelling unit tax, utility connection fees are included in the estimate. Project specific fees such as those related to discretionary actions, traffic study, trips generation and public improvement are not included in the estimate. Applicability of these project specific fees will be determined by the appropriate agencies upon review of the project.

Project Type	Estimate by percentage of project valuation (1) (2)		Estimate by cost per square foot of building floor area excluding parking area (1) (2)		Estimate per unit		
	LADBS	All fees	LADBS	All fees	LADBS	All fees	
Apartment	1.5%	6.8%	\$1.35	\$5.90	\$1850	\$7,950	per unit
Afford. Housing	1.5%	5%	\$1.35	\$4.40	\$1850	\$5,950	
Auto Repair	2.2%	3.5%	\$1.35	\$2.05			N/A
Hotel	2.8%	5.5%	\$2.25	\$4.30	\$900	\$1,750	per room
Grocery Market	1.9%	3.9%	\$1.35	\$2.75			N/A
Manufacturing	1.8%	3.4%	\$0.90	\$1.75			N/A
Office	1.9%	3.6%	\$1.90	\$3.60			N/A
Parking Garage	0.9%	1.5%	\$0.30	\$0.55	\$90	\$160	per space
Restaurant	3.8%	8.6%	\$3.95	\$8.80	\$140	\$290	per seat
Retail	1.8%	3.6%	\$1.30	\$2.50			N/A
Theater	1.4%	3.6%	\$1.60	\$4.05	\$25	\$60	per seat
Single Family Home	2.0%	6.6%	\$1.80	\$5.85			N/A
Warehouse	1.8%	3.6%	\$0.70	\$1.35			N/A

Notes:

1. LADBS - Building, mechanical & electrical permit and plan check fees assessed by Los Angeles Building & Safety Department.
2. All fees - Building, mechanical & electrical permit and plan check fees, fire hydrant fee, sewer fee, arts development fee, LAUSD developer fee, dwelling unit tax, and utility connection fee.
3. The above chart is only a general guide to assist project developer or designer to budget for the cost of construction fees. The estimate from the chart should only be used as a comparison to the result of an independent analysis performed by the project developer or designer.