

City of Reno

Fees Effective July 1, 2026

Flat Rate Permit Types

Residential Flat Rate

Carport	\$135.00
<i>Each Additional Inspection</i>	<i>\$45.00</i>
Decks	\$135.00**
<i>Each Additional Inspection</i>	<i>\$45.00</i>
Demolition (Bond \$2,500)	\$287.00**
Fence	\$135.00**
Generator	\$360.00**
Fireplace-Wood/Pellet Stove	\$87.00**
Mobile Home Set-Up	\$177.00**
Patio Cover – Open	\$135.00**
Each Additional Inspection	\$45.00
Patio Cover – Enclosed	\$156.00**
Each Additional Inspection	\$45.00
Pool Heater	\$280.00**
Retaining Wall	\$371.00**
Each Additional 50 Linear Feet	\$40.00
Rockery Wall	\$291.00**
Each Additional 50 Linear Feet	\$40.00
Shed:	
<200 sq ft (no electrical)	\$135.00**
>200 sq ft (w/ electrical)	\$180.00**
Spa/Hot Tub (Prefabricated)	\$177.00**
Skylight	\$135.00**
Temporary Power Pole	\$177.00**
Each Additional Pole	\$87.00
Electrical Rewire/Service Upgrade	
≤3,000 sq ft	\$135.00**
>3,001 sq ft	\$156.00**

Receptacles/Switch/Outlet/Fixtures

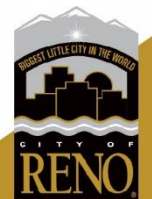
First 20	\$135.00**
Over 20	\$156.00**
Gas Piping/System Residential	\$200.00**
<i>Each Additional Inspection</i>	<i>\$45.00</i>
Whole House Repipe	\$360.00

Commercial Flat Rate

Demolition (Bond \$2,500)	\$287.00**
Fence – 6' or less	\$221.50**
Fence – Greater than 6'	\$586.00**
Furnace Up to 1,000K BTU	\$246.00**
Furnace Over 1,000K BTU	\$269.00**
Modular Building Set Up	\$441.00**
Each Additional Building	\$351.00
Pool Heater	\$280.00**
Retaining Wall	\$371.00**
Each Additional 50 Linear Feet	\$40.00
Rockery Wall	\$291.00**
Each Additional 50 Linear Feet	\$40.00
Service Change:	
<1000 amps	\$178.00**
>1000 amps	\$201.00**
Storage Racks (0-8')	\$265.00**
Each Additional 100 Linear Feet	\$5.00
Storage Racks (Over 8')	\$280.00**
Each Additional 100 Linear Feet	\$13.00
Telecommunications Facility	\$709.00**
Temporary Power Pole	\$177.00**
Each Additional Pole	\$87.00

**Fee amounts include \$45.00 Application Fee and \$45.00 Permit Issuance Fee

775-334-2063 - Reno.Gov/DevelopmentServices



EZ Permits Types

Residential EZ Permits

A/C Change Out	\$45.00
Boiler Change Out (up to 100K BTU)	\$90.00
Boiler Change Out (100K-500K BTU)	\$110.00
Electrical Meter Lockout	\$87.00
Furnace	\$89.00
Furnace (Oil to Gas)	\$133.00
Gas Fireplace Insert	\$89.00
Gas Line	\$90.00
Lawn Sprinkler	\$45.00
Reroof	Valuation ¹
Service Change	\$88.00
Sewer Line Replacement	\$90.00
Stucco or Siding	\$87.00
Water Heater	\$45.00
Water Line Replacement	\$90.00
Windows/Glass Doors Change Out	\$87.00

Commercial EZ Permits

A/C Change Out (Multi Family)	\$45.00
Electrical Meter Lockout	\$87.00
Furnace Change Out (Multi Family)	\$89.00
Gas Line	\$90.00
Irrigation Meter Set	\$87.00
Reroof	Valuation ¹
Service Change (Up to 1000 amps)	\$88.00
Sewer Line Replacement	\$90.00
Stucco or Siding	Valuation ¹
Water Heater	\$133.00
Water Line Replacement	\$90.00

Grading, Stockpile Type Permit Fees

See Engineering Fees Schedule

Miscellaneous Application Fees

Abatement	\$180.00
Alternate Methods and Materials Request	\$405.00
Change of Contractor	\$515.00
Damage Assessment Request	\$71.00
Extension Request	\$135.00
Reactivation Fee	\$45.00
Temporary Certificate of Occupancy	\$1,125.00

Administrative Fees

After Hours Call-Out (Scheduled)	\$270.00
Emergency Call-Out (Non-Scheduled)	\$540.00
FEMA Elevation Certificate Review	\$130.00
Incomplete Plan Submission	\$135.00
Permit Issuance Fee	\$45.00
Sewer Fixture Count (Commercial)	\$137.00

Plan Review/Inspection – Hourly

Building	\$135.00
Engineering	\$135.00
Planning	\$135.00
Fire	\$135.00

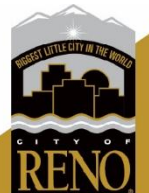
Permit Revisions

Supplemental Permit Issuance Fee	\$45.00
Supplemental Plan Review/Inspection	\$270.00
Plan Review/Inspection – Hourly Rate:	
Building, Planning, Engineering	\$135.00

Building Compliance Fees

Work Without a Permit Fee – Permit Fee	Valuation ¹
Work Without a Permit Fee – Flat Rate	Flat Rate
Building Compliance Review/Inspection	\$135.00
Supplemental Building Compliance	
Review/Inspection	\$270.00
Business License Inspection Fee	\$88.00

¹ Fees determined by Permit Fee Table Schedule



Signs Permit Types*

Billboards	
Billboard – Demolition	\$287.00 ^{***}
Billboard – New	Valuation ¹
Billboard – Modification	Valuation ¹

Ground Projecting Signs	
Valuation less than \$1,000	\$178.00 ^{***}
Valuation greater than \$1,000	\$475.00 ^{***}
<i>Each Additional Sign</i>	<i>\$45.00</i>

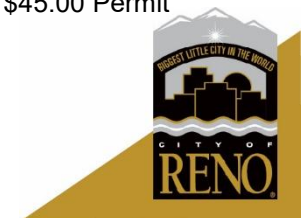
Painted Signs	
Less than 20 sq ft	\$71.00 ^{**}
Greater than 20 sq ft	Permit Fee ^{1**}

Wall Signs	
Interior w/electrical	\$309.00 ^{***}
Exterior w/electrical	\$370.00 ^{***}
Exterior no electrical	\$177.00 ^{***}

Other Sign Types	
Small Plastic Sign (24" x 36")	\$67.00 ^{**}

¹ Fees determined by Building Permit Fee Table Schedule
^{*} Fees will be assessed for each sign type when wall signs and ground signs are combined under a single permit
^{**} Fee amount includes Application Fee \$45.00

^{***} Fee amounts include \$45.00 Application Fee and \$45.00 Permit Issuance Fee



City of Reno

Fees Effective July 1, 2026

Valuation Based Permit Types

Residential**

New Construction
 Remodel
 Addition
 Solar (PV Systems) – Single Family- Roof Top Mounted
 Solar (PV Systems) – All Others
 Sheds over 200 sq ft with or without electrical
 Swimming Pools & Spas
 Grading & Site Improvements*
 Structure Damage – Demo and Repair
 Any permit not listed as an EZ or Flat Rate

Residential Valuation Based Fees (VBF)**

Application Fee	\$45.00
Plan Review Fee	Valuation ¹
Permit Fee	Valuation ¹
Permit Issuance Fee	\$45.00

When applicable:

FEMA Elevation Certificate Review	\$130.00
Compliance Review	See Compliance Fees

Master/Repeats Plan Review

Single-Family and Townhouses within a Subdivision
 Master – 50% of the Estimated Permit Fee
 Repeat – 25% of the Estimated Permit Fee
 Multi-Family – Projects with Repeatable Buildings
 Master – 50% of the Estimated Permit Fee
 Repeat – 50% of the Estimated Permit Fee

¹ Fees determined by Permit Fee Table Schedule

* When applicable, Grading, Storm Water and additional fees may apply

** Based on the scope of work, additional fees may apply. (Sewer Connection Fees, Regional Road Impact Fees, Police Impact Fees, Fire District Fees, Park Tax District Fees, Supplemental Plan Review Fees, Health Fees, Fire Fee)

Commercial**

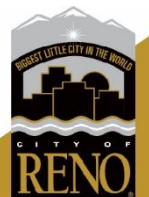
New Construction
 Remodel
 Addition
 Solar (PV Systems)
 Swimming Pools & Spas
 Demolition – Interior Only
 Grading & Site Improvements*
 HVAC
 Structure Damage – Demo and Repair
 Any permit not listed as an EZ or Flat Rate

Commercial Valuation Based Fees (VBF)**

Application Fee	\$45.00
Plan Review Fee – Building	Valuation ¹
Plan Review Fee – Engineering (hourly)	\$135.00
Plan Review Fee – Planning (hourly)	\$135.00
Permit Fee – Building	Valuation ¹
Inspection Fee – Engineering	\$135.00
Inspection Fee – Planning	\$135.00
Inspection Fee – Fire	\$135.00
Permit Issuance Fee	\$45.00

When applicable:

Sewer Fixture Count Fee	\$137.00
FEMA Elevation Certificate Review	\$130.00
Compliance Review Fee	See Compliance Fees



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Permit Fee Table

Valuation Range

\$0 to \$2,000	\$26.80 for the first \$500 plus \$3.55 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$80.05 for the first \$2,000 plus \$16.00 for each additional \$1,000 or fraction thereof to and including \$25,000
\$25,001 to \$50,000	\$448.05 for the first \$25,000 plus \$11.55 for each additional \$1,000 or fraction thereof to and including \$50,000
\$50,001 to \$100,000	\$736.80 the first \$50,000 plus \$8.05 for each additional \$1,000 or fraction thereof to and including \$100,000
\$100,001 to \$500,000	\$1,139.30 for the first \$100,000 plus \$6.20 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,619.30 for the first \$500,000 plus \$5.50 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$6,369.30 or the first \$1,000,000 plus \$3.75for each additional \$1,000 or fraction thereof

Plan Review Fee¹

Valuation Based Permits

65% of the Permit Fee

¹ Master/Repeat Fees – See Valuation Based Fee Schedule

