

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

