



## Alteration Fee Schedule

Visit [www.lagunawoodsvillage.com](http://www.lagunawoodsvillage.com) for mutual standards and standard plans

All items below require HOA mutual consent from Manor Alterations.

A City of Laguna Woods permit may also be required. Contact the City Building Permits office for permitting requirements

For all items not listed here, please contact the Manor Alterations Department at 949-597-4616 or [alterations@vmsinc.org](mailto:alterations@vmsinc.org)

Alterations: Simple / Standard Components	Associated Standards
Examples	United
Awnings	34
Block Walls	8
Door Replacement - Exterior	11
Exhaust Fan	14
Fences & Gates (Like-for-Like)	16/17/44
Floor Coverings - Exterior	15
Floor Coverings - Interior	9
Gutters & Downspouts	18
HVAC Equipment Replacement	6
Patio Slab Revisions	22
Plumbing / Electrical Single Items	
Soft Water Systems	27
Storage Cabinets - Carports	28
Tub / Shower Replacement	
Windows - Retrofit	31

Alterations: Complex Components	Associated Standards
Examples	United
Atrium, Balcony, Patio Covers	34
Bathroom Addition / Split	43
Doors (New) - Exterior	11
Electric Vehicle Charging Stations	41
HVAC Systems / New	6
Interior Walls - Remodel	
Plumbing / Electrical	
Room Addition	
Shower To Shower	
Skylights	24
Sliding Glass Doors - New	
Tub To Shower - Remodel	
Washer & Dryer - New	29
Water Heater - Relocation	30
Windows - New	31

Alterations: Simple / Standard Components
Processing Fee: \$100

Alterations: Complex Components	
Processing Fee: Valuation Based	
Less than \$1,500	\$115
\$1,501 to \$4,000	\$220
\$4,001 to \$10,000	\$360
\$10,001 to \$20,000	\$500
\$20,001 to \$30,000	\$640
Over \$30,000	\$890

Miscellaneous Fees	
Correction Notice Reinspection Fee	\$110
Mutual Consent Reinspection Fee	\$60
Plan Check Changes Review Fee	\$80
Pre-Construction Mutual Consent (Asbestos Remediation)	\$60
Solar Application Fee	\$250
Unauthorized Alteration Fee	\$400
Variance Processing Fee (Up to but not to exceed amount)	\$430



## **Alteration Fee Schedule**

*(Continued)*

### **Notes**

- Per Resolution 01-25-110, future revisions to the Alteration Fee Schedule will be included with the Annual Assessment Letter Packet that the Finance Department issues every year in November under the Architectural Review Procedures section of the Annual Policy Statement.
- If pending alterations require an asbestos abatement procedure (CI07), a preconstruction mutual consent may be applied, which carries a \$60 fee. If you have questions or confirmation of asbestos abatement requirements, please contact Manor Alterations.
- Alteration fees are paid via credit card upon approval of a completed mutual consent application. Manor Alterations will contact applicants directly upon approval to collect payment.
- The following fees, as appropriate to the nature of the work, apply to work completed without a mutual consent:
  - Unauthorized alteration fee
  - Pre-construction mutual consent fee
  - Simple/standard components
  - Variance processing fee (if applicable)
- The following fees, as appropriate to the nature of the work, apply to work completed without a mutual consent or in addition to a mutual consent:
  - Correction notice reinspection
  - Mutual consent reinspection
  - Solar application fee