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Map Checking Fee Schedule



Map Checking Fees & Deposits

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General Provisions

Fee and Deposit Schedule Authorization

The fees established for this program were approved by the Board of Supervisors on June 23, 2026, which included the approved fee schedule.

Fee and/or Deposit types

The Map Checking Fee and Deposit Schedule includes fees and deposits. Fees are flat fees and comprise the total charge for that action or item as indicated. Deposits are the minimum deposits required based on the criteria indicated. Total deposits are based on the approved hourly rate, including the Board of Supervisors approved overhead multiplier, applied to the estimated hours required to complete the work. Deposits are calculated using estimated completion time charges based upon actual cost of staff and/or consultant time, including staff time associated with administering map, or land record review and approval process. If contracted consultant rates deviate from the adopted fee schedule, the County may apply a multiplier for overhead costs to accommodate specific project review and staffing requirements.

Subdivider

The "Subdivider" is the person, firm, corporation, partnership or association who proposes to divide or divides real property for himself/herself or others. The subdivider may be identified as financially responsible for the subdivision map or land record that is being processed through the Map Checking unit.

Property Owner

The "Property Owner" is the person, firm, corporation, partnership or association who holds fee title to the property for which a subdivision map or land record is being filed. The property owner is identified as being financially responsible for the subdivision map or land record that is being processed through the Map Checking Unit.

Agent for Subdivider or Property Owner

The "Agent for Subdivider" or "Agent for Property Owner" is the person, firm, corporation, partnership or association who has the authority to act on behalf of the subdivider or property owner for which a subdivision map or land record is being filed. The agent may be identified as being financially responsible for the subdivision map or land record that is being processed through Map Checking unit.

Fee

A fee, if required, must be presented at the time that the subdivision map and/or land record is submitted. Failure to pay the required fee will result in the item not being accepted for submittal or not being processed through Map Checking unit until payment is received.

Deposit

For hourly based charges, a deposit is required at the time that the subdivision map and/or land record is submitted. If charges exceed the initial deposit, the engineer/surveyor that prepared the subdivision map and/or land record will receive a request for an additional deposit. The engineer/surveyor is responsible for contacting the person or entity that is financially responsible for the subdivision map and/or land record and for making sure that the additional deposit is made prior to their re-submittal. Failure to comply with the request at the point of submittal or re-submittal will result in the item not being accepted. If a deposit balance remains at the completion of service, the monies will be returned to the person or entity that paid for the service, after the map or land record has been filed or recorded.

Expedited Services

Subdividers, property owners, and agents for subdivider/property owners submitting a map or land record may request an accelerated review for expedited services. Requests for expedited services must be made at the beginning of a map review, prior to the first submittal. Approval is subject to staffing availability and current workload. Expedited services require pre-approval by the Director of OC Public Works or their designee. If approved, the map will receive expedited processing for the duration of the review. Acceptance of expedited services constitutes agreement by the Subdivider or financially responsible party to pay map checking staff at applicable overtime rates.

Overtime

For all time-based hourly charges, overtime shall only be available upon the Director of OC Public Works' or their designee's authorization and approval by the financially responsible party. Overtime shall be calculated as 1.5 times the base hourly rate of the classification performing the services, plus a 3.84 multiplier and require a deposit that is 3 times the initial deposit as identified in the Map Checking Fee Schedule.

Overtime Services

After the first submittal, during the map or land record review process, subdividers, property owners, and agents for subdivider/property owners may request overtime services. Approval is subject to staffing availability and current workload. Overtime services require pre-approval by the Director of OC Public Works or their designee. If approved, the map or land record will receive overtime processing only for the mutually agreed upon time and review. Acceptance of overtime services constitutes agreement by the Subdivider or financially responsible party to pay map checking staff at applicable overtime rates.

Fee and/or Deposit Waivers

Fee and/or Deposit waivers may be granted by the County Board of Supervisors pursuant to this resolution. In addition, the Director of OC Public Works or designee may reduce or waive fees and/or deposits for the following:

- a) Emergencies related to natural or man-made disaster, when a local, state, or national emergency has been declared.
- b) For special circumstances related to a primary residence that has been determined uninhabitable and where the fee/deposit would cause extreme hardship.

If the Director of OC Public Works or designee reduces or waives fees and/or deposits, the Director must apprise the Board of Supervisors in writing ten (10) days in advance of the reduction or waiver and must include a description of the circumstances justifying the action.

Refund of Fees/Deposits

The Director of OC Public Works or designee may authorize the refund of a fee/deposit, which was erroneously paid or collected. All refunds require a written request and all monies being refunded will be returned to the person or entity designated as the Financial Responsible Party (FRP). Under no circumstances shall there be a refund of fees or deposits for any services that have been performed prior to the refund/cancellation request.

Interpretation of the Fee Schedule

The Director of OC Public Works or designee shall determine the appropriate map type for any applications not specifically listed in the Fee Schedule.

Billable Hourly Rate

	Classification	Rate effective 9-01-2026	Rate effective 07-01-2027	Rate effective 07-01-2028
1	County Surveyor	\$355	\$366	\$377
2	Deputy County Surveyor	\$327	\$327	\$327
3	Engineering Technician	\$166	\$166	\$166
4	Sr. Land Surveyor	\$270	\$270	\$270
5	Staff Assistant	\$139	\$139	\$139
6	Staff Specialist	\$164	\$164	\$164
7	Surveyor I	\$175	\$175	\$175
8	Surveyor II	\$206	\$206	\$206
9	Surveyor III	\$242	\$242	\$242
10	Geographic Information System Analyst	\$219	\$223	\$227
11	Geographic Information System Specialist	\$190	\$198	\$204
12	Geographic Information System Technician	\$164	\$174	\$183
13	Geographic Information System Supervisor	\$267	\$267	\$267

Exhibit 1: OC Public Works Map Checking Fees and Deposits**Map Number Issuance Fee**

Map Number Issuance Fee	FY 2026-27 Fee	FY 2027-28 Fee	FY 2028-29 Fee
Tract Map Number Nonrefundable Flat Fee	\$202.00	\$202.00	\$202.00
Parcel Map Number Nonrefundable Flat Fee	\$202.00	\$202.00	\$202.00

County Tentative Map Deposit

Tentative Map	FY 2026-27 Deposit	FY 2027-28 Deposit	FY 2028-29 Deposit
Review of County Tentative Map	\$1,789.00 <i>Deposit (T&M)</i>	\$1,789.00 <i>Deposit (T&M)</i>	\$1,789.00 <i>Deposit (T&M)</i>

Map Check Deposits – Tract Maps

Map Type	FY 2026-27 Deposit	FY 2027-28 Deposit	FY 2028-29 Deposit
Tract Maps <i>(Complete map check)</i> <i>Anaheim, Brea, Costa Mesa, Cypress, Dana Point, Fountain Valley, Garden Grove, Huntington Beach, Laguna Beach, Laguna Hills, Laguna Woods, La Habra, Los Alamitos, Newport Beach, Orange, Rancho Santa Margarita, San Clemente, Santa Ana, Seal Beach, Stanton, Tustin, Villa Park, Westminster and the Unincorporated Territory of the County of Orange.</i>	\$5,581.00 Base Deposit Additional deposit required: \$242/lot <i>(T&M)</i>	\$5,581.00 Base Deposit Additional deposit required: \$242/lot <i>(T&M)</i>	\$5,581.00 Base Deposit Additional deposit required: \$242/lot <i>T&M)</i>
Other Agency Tract Maps <i>(Exterior map check – includes Recorder Review)</i> <i>Buena Park, Lake Forest, La Palma, Placentia, San Juan Capistrano, and Yorba Linda.</i>	\$5,581.00 Deposit <i>(T&M)</i>	\$5,581.00 Deposit <i>(T&M)</i>	\$5,581.00 Deposit <i>(T&M)</i>

Map Check Deposits – Parcel Maps

Map Type	FY 2026-27 Deposit	FY 2027-28 Deposit	FY 2028-29 Deposit
Parcel Maps (Complete check) Anaheim, Brea, Costa Mesa, Cypress, Dana Point, Fountain Valley, Garden Grove, Huntington Beach, Laguna Beach, Laguna Hills, Laguna Woods, La Habra, Los Alamitos, Newport Beach, Orange, Rancho Santa Margarita, San Clemente, Santa Ana, Seal Beach, Stanton, Tustin, Villa Park, Westminster and the Unincorporated Territory of the County of Orange.	\$5,278.00 Base Deposit Additional deposit required: \$484/parcel (T&M)	\$5,278.00 Base Deposit Additional deposit required: \$484/parcel (T&M)	\$5,278.00 Base Deposit Additional deposit required: \$484/parcel (T&M)
Other Agency Parcel Maps (Exterior map check – includes Recorder Review) Buena Park, Lake Forest, La Palma, Placentia, San Juan Capistrano, and Yorba Linda.	\$5,278.00 Deposit (T&M)	\$5,278.00 Deposit (T&M)	\$5,278.00 Deposit (T&M)

County Recorder Review Fee

Cities requesting County Recorder Review Only for Tract and Parcel Maps	FY 2026-27 Deposit	FY 2027-28 Deposit	FY 2028-29 Deposit
Cities: Irvine, Laguna Niguel and Mission Viejo. *Aliso Viejo and Fullerton - City is billed	\$1,053.00 Deposit (T&M)	\$1,053.00 Deposit (T&M)	\$1,053.00 Deposit (T&M)

Amending Map – Map Check Deposit

Amending Tract and Parcel Maps	FY 2026-27 Deposit	FY 2027-28 Deposit	FY 2028-29 Deposit
Minor Revisions	\$2,536.00 Deposit (T&M)	\$2,536.00 Deposit (T&M)	\$2,536.00 Deposit (T&M)
Major Revisions	\$6,598.00 Deposit (T&M)	\$6,598.00 Deposit (T&M)	\$6,598.00 Deposit (T&M)

Lot Line Adjustment Review Deposit

Lot Line Adjustments	FY 2026-27 Deposit	FY 2027-28 Deposit	FY 2028-29 Deposit
Lot Line Adjustments	<p>\$1,481.00 Base Deposit</p> <p>Additional deposit required:</p> <p>\$242/underlying parcel</p> <p><i>Deposit (T&M)</i></p>	<p>\$1,481.00 Base Deposit</p> <p>Additional deposit required:</p> <p>\$242/underlying parcel</p> <p><i>Deposit (T&M)</i></p>	<p>\$1,481.00 Base Deposit</p> <p>Additional deposit required:</p> <p>\$242/underlying parcel</p> <p><i>Deposit (T&M)</i></p>

Records of Survey Review Deposits

Records of Survey (RS)	FY 2026-27 Deposit	FY 2027-28 Deposit	FY 2028-29 Deposit
Records of Survey	<p>\$1,058.00 first sheet</p> <p>\$417 for each additional sheet</p> <p><i>Deposit (T&M)</i></p>	<p>\$1,058.00 first sheet</p> <p>\$417 for each additional sheet</p> <p><i>Deposit (T&M)</i></p>	<p>\$1,058.00 first sheet</p> <p>\$417 for each additional sheet</p> <p><i>Deposit (T&M)</i></p>
Records of Survey for the following purposes: <i>Future Subdivisions</i>	<p>\$5,138.00</p> <p><i>Deposit (T&M)</i></p>	<p>\$5,138.00</p> <p><i>Deposit (T&M)</i></p>	<p>\$5,138.00</p> <p><i>Deposit (T&M)</i></p>

Expedited Map Checking Services

Expedited Map Checking Services	FY 2026-27 Deposit	FY 2027-28 Deposit	FY 2028-29 Deposit
<p>Expedited Map Checking Services <i>(Service to be requested at the initiation of map review/service request. Shall require pre-approval by Director of OC Public Works or designee and a pre-submittal map review).</i></p>	<p>Required Deposit: 3 times the appropriate map checking deposit</p> <p><i>(T&M)</i></p>	<p>Required Deposit: 3 times the appropriate map checking deposit</p> <p><i>(T&M)</i></p>	<p>Required Deposit: 3 times the appropriate map checking deposit</p> <p><i>(T&M)</i></p>

Overtime

Overtime	FY 2026-27 Deposit	FY 2027-28 Deposit	FY 2028-29 Deposit
Overtime <i>(Shall require pre-approval by Director of OC Public Works' or designee and a pre-submittal map review).</i>	1.5 X FY 2026-27 hourly rate <i>Hourly rate is based on classification</i> <i>Deposit (T&M)</i>	1.5 X FY 2027-28 hourly rate <i>Hourly rate is based on classification</i> <i>Deposit (T&M)</i>	1.5 X FY 2028-29 hourly rate <i>Hourly rate is based on classification</i> <i>Deposit (T&M)</i>

Corner Record Fee

Corner Record	FY 2026-27 Deposit	FY 2027-28 Deposit	FY 2028-29 Deposit
Corner Record <i>(OC Public Works to adopt Clerk-Recorder fee)</i>	The same amount charged by the Clerk-Recorder for the recording of a deed. Currently: <u>\$15.00</u> <i>(flat fee)</i>	The same amount charged by the Clerk-Recorder for the recording of a deed. Currently: <u>\$15.00</u> <i>(flat fee)</i>	The same amount charged by the Clerk-Recorder for the recording of a deed. Currently: <u>\$15.00</u> <i>(flat fee)</i>

Annexation Review Deposit

Annexation Review	FY 2026-27 Deposit	FY 2027-28 Deposit	FY 2028-29 Deposit
Annexation Review Deposit	\$4,369.00 <i>Deposit (T&M)</i>	\$4,369.00 <i>Deposit (T&M)</i>	\$4,369.00 <i>Deposit (T&M)</i>

Certificate of Compliance Review Deposit

Certificate of Compliance	FY 2026-27 Deposit	FY 2027-28 Deposit	FY 2028-29 Deposit
Certificate of Compliance	\$1,486.00 <i>Deposit (T&M)</i>	\$1,486.00 <i>Deposit (T&M)</i>	\$1,486.00 <i>Deposit (T&M)</i>

Certificate of Correction Review Deposit

Certificate of Correction	FY 2026-27 Deposit	FY 2027-28 Deposit	FY 2028-29 Deposit
Certificate of Correction	\$441.00 <i>Deposit (T&M)</i>	\$441.00 <i>Deposit (T&M)</i>	\$441.00 <i>Deposit (T&M)</i>

Monument Inspection Deposit

Monument Inspection	FY 2026-27 Deposit	FY 2027-28 Deposit	FY 2028-29 Deposit
Monument Inspection	\$2,302.00 <i>Deposit (T&M)</i>	\$2,302.00 <i>Deposit (T&M)</i>	\$2,302.00 <i>Deposit (T&M)</i>

Street Name Change & Address Change Deposits

Street Name & Address Changes	FY 2026-27 Deposit	FY 2027-28 Deposit	FY 2028-29 Deposit
Street Name Change Public Street or Private Street	\$2,212.00 per street name <i>Deposit (T&M)</i>	\$2,212.00 per street name <i>Deposit (T&M)</i>	\$2,212.00 per street name <i>Deposit (T&M)</i>
Address Change without Street Name Change	1-2 addresses: \$164.00 <i>Minimum Deposit (T&M)</i>	1-2 addresses: \$164.00 <i>Minimum Deposit (T&M)</i>	1-2 addresses: \$164.00 <i>Minimum Deposit (T&M)</i>
	3-4 addresses: \$328.00 <i>Minimum Deposit (T&M)</i>	3-4 addresses: \$328.00 <i>Minimum Deposit (T&M)</i>	3-4 addresses: \$328.00 <i>Minimum Deposit (T&M)</i>
Request for New Address Or New Street Name	1-2 addresses or street names: \$164.00 <i>Minimum Deposit (T&M)</i>	1-2 addresses or street names: \$164.00 <i>Minimum Deposit (T&M)</i>	1-2 addresses or street names: \$164.00 <i>Minimum Deposit (T&M)</i>
	3-4 addresses or street names: \$328.00 <i>Minimum Deposit(T&M)</i>	3-4 addresses or street names: \$328.00 <i>Minimum Deposit(T&M)</i>	3-4 addresses or street names: \$328.00 <i>Minimum Deposit(T&M)</i>
	\$1,312.00 <i>Minimum Deposit (T&M)</i> For Large Projects	\$1,312.00 <i>Minimum Deposit (T&M)</i> For Large Projects	\$1,312.00 <i>Minimum Deposit (T&M)</i> For Large Projects
	(Examples: New tracts, condominium projects, apartment projects, commercial/industrial buildings requiring addressing for individual units)	(Examples: New tracts, condominium projects, apartment projects, commercial/industrial buildings requiring addressing for individual units)	(Examples: New tracts, condominium projects, apartment projects, commercial/industrial buildings requiring addressing for individual units)

Definitions

Subdivider

"Subdivider" means a person, firm, corporation, partnership or association who proposes to divide, divides or causes to be divided real property into a subdivision for himself or for others except that employees and consultants of such persons or entities, acting in such capacity, are not "subdividers." (CAL. GOV. CODE § 66424)

Subdivision

"Subdivision" means the division, by any subdivider, of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized county assessment roll as a unit or as contiguous units, for the purpose of sale, lease or financing, whether immediate or future. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement or railroad rights-of-way. "Subdivision" includes a condominium project, as defined in subdivision (f) of Section 1351 of the Civil Code, a community apartment project, as defined in subdivision (d) of Section 1351 of the Civil Code, or the conversion of five or more existing dwelling units to a stock cooperative, as defined in subdivision (m) of Section 1351 of the Civil Code. (CAL. GOV. CODE § 66424)

Tract (Final) Map (City and County)

As a general rule, a Tract or Final Map is a subdivision map whereby five or more parcels are created simultaneously. According to California Government Code § 66426, a Final (Tract) Map is required for all subdivisions creating five or more parcels, five or more condominiums as defined in Section 783 of the Civil Code, a community apartment project containing five or more parcels, or for the conversion of a dwelling to a stock cooperative containing five or more dwelling units, except where any one of the following occurs:

- (a) The land before division contains less than five acres, each parcel created by the division abuts upon a maintained public street or highway, and no dedications or improvements are required by the legislative body.
- (b) Each parcel created by the division has a gross area of 20 acres or more and has an approved access to a maintained public street or highway.
- (c) The land consists of a parcel or parcels of land having approved access to a public street or highway, which comprises part of a tract of land zoned for industrial or commercial development, and which has the approval of the governing body as to street alignments and widths.
- (d) Each parcel created by the division has a gross area of not less than 40 acres or is not less than a quarter of a quarter section.
- (e) The land being subdivided is solely for the creation of an environmental subdivision pursuant to Section 66418.2.
- (f) A parcel map shall be required for those subdivisions described in subdivisions (a), (b), (c), (d), and (e).

Parcel Map (City and County)

As a general rule, a Parcel Map is a subdivision map whereby four or fewer parcels are created simultaneously and when a Final (Tract) map is not required (as described in California Government Code) Section § 66426 (a), (b), (c), (d), and (e), more particularly described above.

Record of Survey

A Record of Survey is a map that represents a survey made on the ground and that is reviewed by the County Surveyor's Office and filed with the County Clerk-Recorder's Office, as outlined in the Professional Land Surveyor's Act (Business and Professions Code), Chapter 15, Division 3, Section 8700 et. seq.

Annexations (*Map and Legal Description*)

Annexation maps indicate the boundaries of land that are to be made a part of (annexed), or incorporated into, a jurisdiction (City, Water, Sanitation, School District, et al.) that the subject land was not previously a part of. Annexation maps are accompanied by a legal description.

Certificate of Compliance

A Certificate of Compliance is a legal document which certifies that a parcel of land complies with the California Subdivision Map Act. In other words, it is a document that states the County of Orange accepts the fact that a particular parcel of real property has been legally created. A Certificate of Compliance is the tool used by the county to inform title companies, lenders, and the general public that such parcels, typically created prior to March 4, 1972, and not shown on a previously recorded map, comply with state and local subdivision laws.

Certificate of Correction

A Certificate of Correction is used to correct an error or errors on a subdivision map or record of survey map as more particularly indicated in California Government Code § 66469 and as approved by the County Surveyor. It may not be used to make any changes that affect title interest.

Amending (or Amended) Map

An amending map is used when a certificate of correction is insufficient to correct errors on a subdivision map or record of survey map. It may not be used to make any changes that affect title interest.

Monument Inspection

County Survey staff performs the monument inspections, once the project has been completed, to verify that all required survey monuments have been set.

Lot Line Adjustment

A Lot Line Adjustment is a procedure that may be used, under certain specified circumstances, as a method for making minor revisions to property lines between four or fewer adjoining lots/parcels where a greater number of parcels/lots than originally existed is not created. The Lot Line Adjustment is not a procedure for subdividing property (County of Orange Subdivision Manual Subarticle 16.1).

Corner Record

A Corner Record is a land record that is filed with the County Surveyor to show a corner establishment or restoration, including any accessories to such corner. The corner record is the means by which the re-establishment or rehabilitation of public land survey corners or other property corners may be made of record and brought to public attention as outlined in the Professional Land Surveyor's Act (Business and Professions Code, Chapter 15, Division 3, Section 8700 et. seq).

Recorder Review

Recorder Review of a map that verifies that the map meets all criteria for recordation. County Recorder review does not include verification of the map boundaries.