



THE NON-PROFIT HOUSING ASSOCIATION OF NORTHERN CALIFORNIA

## Cities with Impact Fees on New, Market-Rate Residential Development

City	Project Type	Amount	Payment Terms	Reference
Fremont	For-Sale and Rental Development	\$19.50 per habitable sq. ft. \$22.50 per habitable sq. ft for single family homes on lots 6,000 sq. ft. or greater.	Prior to issuance of building permit or after permits for affordable units within market-rate development are obtained	Fremont, California Municipal Coed Title 18, Chapter 155, Section 30, Article b <a href="http://bit.ly/1ot4GHo">http://bit.ly/1ot4GHo</a>
Daly City	For-Sale and Rental Development	<b>Single Family:</b> \$14.00 per sq. ft. <b>Townhome:</b> 18 per sq. ft. <b>Condo:</b> \$22.00 per sq. ft. <b>Rental:</b> \$25.00 per sq. ft.	Prior to issuance of a building permit. For phased developments, payments made prior to issuance of a building permit for that phase.	Ordinance No. 1377 <a href="http://bit.ly/1FVyZ4V">http://bit.ly/1FVyZ4V</a>
San Jose	Residential Rental Development	\$17.00 per sq. ft.	Prior to issuance of the building permit. An appeal can be made for time of payment to be pushed to the Certificate of Occupancy or to the date of the final inspection.	Resolution No. 77218 <a href="http://bit.ly/1FUyI1W">http://bit.ly/1FUyI1W</a>
Santa Rosa	For-Sale and Rental Development	2.5% of sale price of for-sale units. Based on sq. ft. for rentals	Prior to the final inspection for each unit in the residential development	Santa Rosa, California Municipal Code Ch. 21-02 <a href="http://bit.ly/1tXoU2x">http://bit.ly/1tXoU2x</a>
Livermore	For-Sale and Rental Development	Based on type of dwelling produced	Prior to final inspection or at the time the certificate of occupancy is issued	Livermore, California Municipal Code Title 3, Chapter 26 <a href="http://bit.ly/1nJmqjG">http://bit.ly/1nJmqjG</a>

Pleasanton	For-Sale and Rental Development	<b>Single Family (over 1,500 sq. ft):</b> \$10, 880 per unit <b>Single Family (1,500 sq. ft. or less) and Multi-family (Apt. or Condo):</b> \$2,696 per unit Adjusted annually based on CPI	Upon issuance of the building permit	Pleasanton, California Municipal Code Title 17 Chapter 40 <a href="http://bit.ly/1y00TKQ">http://bit.ly/1y00TKQ</a>  City of Pleasanton Building Permit and Development Fees Effective January 1, 2014 <a href="http://bit.ly/1C8goQ6">http://bit.ly/1C8goQ6</a>
Napa	For Sale and Rental Development	<b>Single Family:</b> \$ 2.20 per sq. ft. <b>Condo:</b> \$2.20 per sq. ft. <b>Rental:</b> \$3.75 per sq.	Prior to issuance of the building permit or, where a building permit is not required, the use permit	Napa, California Municipal Code Title 15 Chapter 94 <a href="http://bit.ly/1x2r6V7">http://bit.ly/1x2r6V7</a>  Fees as of May 30, 2014 <a href="http://bit.ly/1KLmSuu">http://bit.ly/1KLmSuu</a>
Cupertino	New residential units and new single family lots created through a subdivision with one to six units	\$3.00 per sq. ft. Adjusted annually based on CPI	Prior to issuance of construction permits and any work on the site.	City of Cupertino Planning Fee Schedule Effective July 1, 2014 <a href="http://bit.ly/1FYgboT">http://bit.ly/1FYgboT</a>  City of Cupertino Housing Mitigation Manual <a href="http://bit.ly/1FYhx36">http://bit.ly/1FYhx36</a>
Emeryville	Rental Residential Projects	\$20,000 per dwelling unit	At the time of issuance of the building permit	Emeryville, California Municipal Code Title 9 Chapter 5 Section 407 <a href="http://bit.ly/14BPkO9">http://bit.ly/14BPkO9</a>  City of Emeryville Resolution for Affordable Housing Impact Fees on July 15, 2014 <a href="http://bit.ly/1FYpcye">http://bit.ly/1FYpcye</a>

Berkeley	Rental Development	<p>\$28,000 per unit</p> <p><i>*Resolution No. 66, 015 authorizes \$8,000 discount for eligible projects</i></p>	Prior to issuance of a certificate of occupancy	<p>Berkeley, California Municipal Code Title 22 Chapter 20 Section 65 Article A (5) <a href="http://bit.ly/152OHhC">http://bit.ly/152OHhC</a></p> <p>Resolution No. 66, 015 <a href="http://bit.ly/159pdOZ">http://bit.ly/159pdOZ</a></p>
----------	--------------------	--	---	---

## Cities with Impact Fees on New Commercial Development

City	Project Type	Amount	Payment Terms	Reference
Walnut Creek	All development commercially classified i.e. R&D, for-profit medical offices/hospitals, etc.	\$5.00 per sq. ft.	Upon issuance of a building permit and may be delayed until the Certificate of Occupancy issued.	Ordinance No. 2040 <a href="http://bit.ly/1rVmnId">http://bit.ly/1rVmnId</a>
Livermore	Commercial: Retail, Discount/Service Retail, Office, Hotels /Motels. Industrial: Manufacturing, Warehouse/Storage, Business/Commercial Industrial, High Intensity Industrial, Low Intensity Industrial	* per unit* <b>Retail:</b> \$1,039 <b>Discount/Service Retail:</b> \$783 <b>Office:</b> \$668 <b>Hotels/Motel Commercial *per room:</b> \$510 <b>Manufacturing:</b> \$320 <b>Warehouse/Storage:</b> \$92 <b>Business/Commercial Industrial:</b> \$663 <b>High Intensity Industrial:</b> \$329 <b>Low Intensity Industrial:</b> \$206	When acquire building permit, certificate of occupancy, or zoning use permit	Livermore, California Municipal Code Title 3, Chapter 26 <a href="http://bit.ly/1nJmqiG">http://bit.ly/1nJmqiG</a>
Mountain View	Office, High Tech, Industrial, Commercial, Retail, Entertainment, Hotel	<b>Office/High Tech/Industrial:</b> \$15.00 x sq. ft. new gross floor area 1 -10K sq. ft. = 50% of full fee, >10K sq. ft = full fee); <b>Commercial/Retail/Entertainment/Hotel:</b> \$2.50 x sq. ft. (new gross floor are 1 - 25K sq. ft. = 50% full fee, > 25K sq. ft. = full fee)	Prior to issuance of first grading or building permit	Mountain View, California Municipal Code Part II, Chapter 36, Section 40 Article 30 <a href="http://bit.ly/1AYqxiD">http://bit.ly/1AYqxiD</a>
Sunnyvale	High-intensity industrial development; Zoning districts M-S and M-3	\$9.49 per sq. ft.	Prior to issuance of the first grading or building permit for the project.	Sunnyvale, California Municipal Code Title 19, Chapter 22, Section 35, Article (c) <a href="http://bit.ly/1221IG6">http://bit.ly/1221IG6</a>

Oakland	Office and Warehouse/Distribution	\$4.00 per sq. ft. used for office of warehouse /distribution needs beyond 25,000 Sq. ft	Three installments: 25% due prior to issuance of building permits, 50% due prior to issuance of Temporary Certificate of Occupancy, and remaining balance due 18 months after	Ordinance No. 12442 <a href="http://bit.ly/1nASMfj">http://bit.ly/1nASMfj</a>
San Francisco	Entertainment, Hotel, Office, R&D, Retail, Integrated PDR, Small Enterprise Workspace	Based on type of space and additional gross sq. ft. past 25,000 <b>Entertainment/retail:</b> \$22.42 per sq. ft. <b>Office:</b> \$24.03 per sq. ft. <b>Integrated PDR/small enterprise:</b> \$18.89 per sq. ft. <b>Hotel:</b> \$17.99 per sq. ft. <b>R&amp;D:</b> \$16.01 per sq. ft.	Prior to issuance of the First Certificate of Occupancy	San Francisco, California Planning Code Article 4 §413 <a href="http://bit.ly/1sR1dGk">http://bit.ly/1sR1dGk</a>
Palo Alto	Large commercial and industrial projects and any new gross sq. footage	\$19.31 per sq. ft. Adjusted yearly by the percentage change in the Consumer Price Index (CPI) for the San Francisco-Oakland area.	Prior to issuance of the first grading or building permit. For phased developments, payments made prior to issuance of a building permit for that phase.	Palo Alto, California Municipal Code Title 16, Chapter 47 <a href="http://bit.ly/1iagNaU">http://bit.ly/1iagNaU</a>
Menlo Park	Office, R&D, other commercial and industrial Projects of 10,000 sq. ft or less are exempt	<b>Office and R&amp;D:</b> \$14.92 per sq. ft <b>All other:</b> \$8.10 per sq. ft Adjusted yearly by the percentage change in the Consumer Price Index (CPI) for the San Francisco-Oakland area.	Prior to issuance of building permits	City of Menlo Park Summary of Commercial Development Requirements <a href="http://bit.ly/1yUbTs1">http://bit.ly/1yUbTs1</a>  Menlo Park, California Municipal Code Title 16, Chapter 96, Section 30 <a href="http://bit.ly/1CNyuf5">http://bit.ly/1CNyuf5</a>

Dublin	Industrial, Office, R&D, Retail, Services & Accommodations	<b>Industrial:</b> \$.048 per sq. ft. <b>Office:</b> \$1.24 per sq. ft. <b>R&amp;D:</b> \$0.81 per sq. ft. <b>Retail:</b> \$1.00 per sq. ft. <b>Services &amp; Acc.:</b> \$0.42 per sq. ft. * Buildings less than 20,000 sq. ft. are exempt.	Not stipulated	Dublin, California Municipal Code Title 7 Chapter 86 <a href="http://bit.ly/1KKRRqX">http://bit.ly/1KKRRqX</a>  City of Dublin Impact Fees Effective July 1, 2014 <a href="http://bit.ly/1Agellq">http://bit.ly/1Agellq</a>
Pleasanton	All commercial office or industrial development projects	\$2.87 per sq. ft. Adjusted annually based on CPI	Upon issuance of the building permit	Pleasanton, California Municipal Code Title 17 Chapter 40 <a href="http://bit.ly/1y00TKQ">http://bit.ly/1y00TKQ</a>  City of Pleasanton Building Permit and Development Fees Effective January 1, 2014 <a href="http://bit.ly/1C8goQ6">http://bit.ly/1C8goQ6</a>
Alameda	Retail, Office, Warehousing, Manufacturing, Hotel//Motel	<b>Retail:</b> \$2.24 per sq. ft. <b>Office:</b> \$4.42 per sq. ft. <b>Warehouse &amp; Manufacturing:</b> \$0.77 per sq. ft. <b>Hotel/Motel:</b> \$1,108 per room/suite May be adjusted annually based on CPI	Prior to issuance of the building permit or, where a building permit is not required, the use permit	Alameda, California Municipal Code Title 27 Chapter 1 <a href="http://bit.ly/1DGMUNC">http://bit.ly/1DGMUNC</a>  City of Alameda Master Fee Schedule Effective July 2014 <a href="http://bit.ly/1y03kwS">http://bit.ly/1y03kwS</a>
Napa	Office, Hotel, Retail, Industrial (Industrial, Warehouse, Wine Production)	<b>Office:</b> \$1.00 per sq. ft. <b>Hotel:</b> \$3.00 per sq. ft. <b>Retail:</b> \$0.80 per sq. ft. <b>Industrial:</b> \$0.50 per sq. ft.	Prior to issuance of the building permit or, where a building permit is not required, the use permit	Napa, California Municipal Code Title 15 Chapter 94 <a href="http://bit.ly/1x2r6V7">http://bit.ly/1x2r6V7</a>  Fees as of May 30, 2014 <a href="http://bit.ly/1KLmSuu">http://bit.ly/1KLmSuu</a>

San Rafael	Office or R&D, Retail, Restaurant, Personal Service, Manufacturing, Light Industrial, Warehouse, Hotel/Motel	5,000 sq. ft. or more to provide affordable housing units or pay a fee * \$254,599 per unit <b>Office &amp; R&amp;D:</b> 0.03 units <b>Retail, Restaurant or Personal Service:</b> 0.0225 units <b>Manufacturing or Light Industrial:</b> 0.01625 units <b>Warehouse:</b> 0.00875 units <b>Hotel/Motel:</b> 0.0075 units	Prior to issuance of the building permit	Municipal Code Title 14 Chapter 16 Section 30 Article 1 <a href="http://bit.ly/1CncVgV">http://bit.ly/1CncVgV</a>  City of San Rafael Development Impact Fees April 2014 <a href="http://bit.ly/1u7JoDf">http://bit.ly/1u7JoDf</a>
Cupertino	Office/Industrial/Hotel/Retail/R&D	\$6.00 per sq. ft. Adjusted annually to CPI	Upon issuance of construction permit	City of Cupertino Planning Fee Schedule Effective July 1, 2014 <a href="http://bit.ly/1FYgboT">http://bit.ly/1FYgboT</a>  City of Cupertino Housing Mitigation Manual <a href="http://bit.ly/1FYhx36">http://bit.ly/1FYhx36</a>
Petaluma	Commercial, Retail, Industrial	<b>Commercial:</b> \$2.14 per sq. ft. <b>Retail:</b> \$3.69 per sq. ft. <b>Industrial:</b> \$2.21 per sq. ft.	Prior to issuance of the building permit, or if no permit is to be issued, at the time a new business license is issued.	Petaluma, California Municipal Code Title 19 Chapter 36 <a href="http://bit.ly/1yj0Av5">http://bit.ly/1yj0Av5</a>  City of Petaluma Development Impact Fees Effective July 1, 2014 <a href="http://bit.ly/1C8PGXw">http://bit.ly/1C8PGXw</a>
Emeryville	Any development of non residential uses for which a discretionary permit or building permit is required	\$4.00 per sq. ft.	Upon issuance of the building permit	Emeryville, California Municipal Code Title 9 Chapter 5 Section 409 <a href="http://bit.ly/14BPkO9">http://bit.ly/14BPkO9</a>  City of Emeryville Resolution for Affordable Housing Impact Fees on July 15, 2014 <a href="http://bit.ly/1FYpcye">http://bit.ly/1FYpcye</a>

Berkeley	Developments in non-residential and R-4 Zones, except in South Berkeley IX Target Area, over 7,500 sq. ft.	Office/Retail/Restaurant/Hotel/Lodging/R&D: \$4.00 per sq. ft.  Industrial/Manufacturing/Warehouse/Storage: \$2.00 per sq. ft	Three equal installments: first prior to building permit receipt, second prior to occupancy permit receipt, third made in an appropriate form of security	Berkeley, California Municipal Code Title 22 Chapter 20 Section 65 <a href="http://bit.ly/152OHhC">http://bit.ly/152OHhC</a>  City of Berkeley Resolution 56.912 <a href="http://bit.ly/1tPS2I7">http://bit.ly/1tPS2I7</a>
----------	--	---	--	---