



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 http://bit.ly/1ot4GHo
Daly City	For-Sale and Rental Development	Single Family: \$14.00 per sq. ft. Townhome: 18 per sq. ft. Condo: \$22.00 per sq. ft. Rental: \$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 http://bit.ly/1FVyZ4V
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 http://bit.ly/1FUyI1W
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 http://bit.ly/1tXoU2x
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 http://bit.ly/1nJmqjG

Pleasanton	For-Sale and Rental Development	Single Family (over 1,500 sq. ft): \$10, 880 per unit Single Family (1,500 sq. ft. or less) and Multi-family (Apt. or Condo): \$2,696 per unit Adjusted annually based on CPI	Upon issuance of the building permit	Pleasanton, California Municipal Code Title 17 Chapter 40 http://bit.ly/1y00TKQ City of Pleasanton Building Permit and Development Fees Effective January 1, 2014 http://bit.ly/1C8goQ6
Napa	For Sale and Rental Development	Single Family: \$ 2.20 per sq. ft. Condo: \$2.20 per sq. ft. Rental: \$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 http://bit.ly/1x2r6V7 Fees as of May 30, 2014 http://bit.ly/1KLmSuu
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 http://bit.ly/1FYgboT City of Cupertino Housing Mitigation Manual http://bit.ly/1FYhx36
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 http://bit.ly/14BPkO9 City of Emeryville Resolution for Affordable Housing Impact Fees on July 15, 2014 http://bit.ly/1FYpcye

Berkeley	Rental Development	\$28,000 per unit <i>*Resolution No. 66, 015 authorizes \$8,000 discount for eligible projects</i>	Prior to issuance of a certificate of occupancy	Berkeley, California Municipal Code Title 22 Chapter 20 Section 65 Article A (5) http://bit.ly/152OHhC Resolution No. 66, 015 http://bit.ly/159pdOZ
Mountain View	New, Market-Rate Rental Development	\$17.00 per habitable sq. ft.	Prior to issuance to the first final certificate of occupancy	City of Mountain View Resolution 17937, effective February 7, 2015 http://bit.ly/156Wv23

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 http://bit.ly/1rVmnId
Livermore	Commercial: Retail, Discount/Service Retail, Office, Hotels /Motels. Industrial: Manufacturing, Warehouse/Storage, Business/Commercial Industrial, High Intensity Industrial, Low Intensity Industrial	* per unit* Retail: \$1,039 Discount/Service Retail: \$783 Office: \$668 Hotels/Motel Commercial *per room: \$510 Manufacturing: \$320 Warehouse/Storage: \$92 Business/Commercial Industrial: \$663 High Intensity Industrial: \$329 Low Intensity Industrial: \$206	When acquire building permit, certificate of occupancy, or zoning use permit	Livermore, California Municipal Code Title 3, Chapter 26 http://bit.ly/1nJmqiG
Mountain View	Office, High Tech, Industrial, Commercial, Retail, Entertainment, Hotel	Office/High Tech/Industrial: \$25.00 per sq. ft.; new gross floor area 1 -10,000 sq. ft. pays 50% of full fee, more than 10,000 sq. ft. pays the full fee); Commercial/Retail/Entertainment/Hotel: \$2.50 per sq. ft. (new gross floor are 1 - 25,000 sq. ft. pay 50% of full fee, more than 25,000 sq. ft. pays the full fee)	Prior to issuance of first grading or building permit	Mountain View, California Municipal Code Part II, Chapter 36, Section 40 Article 30 http://bit.ly/1AYqxiD City of Mountain View Resolution 17938, effective February 7, 2015 http://bit.ly/17RdzKn
Sunnyvale	High-intensity industrial development; Zoning districts M-S and M-3	\$15.00 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) http://bit.ly/1221IG6

Oakland	Office and Warehouse/Distribution	\$5.24 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 http://bit.ly/1nASMfj
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 Entertainment/retail: \$22.42 per sq. ft. Office: \$24.03 per sq. ft. Integrated PDR/small enterprise: \$18.89 per sq. ft. Hotel: \$17.99 per sq. ft. R&D: \$16.01 per sq. ft.	Prior to issuance of the First Certificate of Occupancy	San Francisco, California Planning Code Article 4 §413 http://bit.ly/1sR1dGk
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 http://bit.ly/1iagNaU
Menlo Park	Office, R&D, other commercial and industrial Projects of 10,000 sq. ft or less are exempt	Office and R&D: \$14.92 per sq. ft All other: \$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 http://bit.ly/1yUbTs1 Menlo Park, California Municipal Code Title 16, Chapter 96, Section 30 http://bit.ly/1CNyuf5

Dublin	Industrial, Office, R&D, Retail, Services & Accommodations	Industrial: \$.048 per sq. ft. Office: \$1.24 per sq. ft. R&D: \$0.81 per sq. ft. Retail: \$1.00 per sq. ft. Services & Acc.: \$0.42 per sq. ft. * Buildings less than 20,000 sq. ft. are exempt.	Not stipulated	Dublin, California Municipal Code Title 7 Chapter 86 http://bit.ly/1KKRRqX City of Dublin Impact Fees Effective July 1, 2014 http://bit.ly/1Agellq
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 http://bit.ly/1y00TKQ City of Pleasanton Building Permit and Development Fees Effective January 1, 2014 http://bit.ly/1C8goQ6
Alameda	Retail, Office, Warehousing, Manufacturing, Hotel//Motel	Retail: \$2.24 per sq. ft. Office: \$4.42 per sq. ft. Warehouse & Manufacturing: \$0.77 per sq. ft. Hotel/Motel: \$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 http://bit.ly/1DGMUNC City of Alameda Master Fee Schedule Effective July 2014 http://bit.ly/1y03kwS
Napa	Office, Hotel, Retail, Industrial (Industrial, Warehouse, Wine Production)	Office: \$1.00 per sq. ft. Hotel: \$3.00 per sq. ft. Retail: \$0.80 per sq. ft. Industrial: \$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 http://bit.ly/1x2r6V7 Fees as of May 30, 2014 http://bit.ly/1KLmSuu

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 Office & R&D: 0.03 units Retail, Restaurant or Personal Service: 0.0225 units Manufacturing or Light Industrial: 0.01625 units Warehouse: 0.00875 units Hotel/Motel: 0.0075 units	Prior to issuance of the building permit	Municipal Code Title 14 Chapter 16 Section 30 Article 1 http://bit.ly/1CncVgV City of San Rafael Development Impact Fees April 2014 http://bit.ly/1u7JoDf
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 http://bit.ly/1FYgboT City of Cupertino Housing Mitigation Manual http://bit.ly/1FYhx36
Petaluma	Commercial, Retail, Industrial	Commercial: \$2.14 per sq. ft. Retail: \$3.69 per sq. ft. Industrial: \$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 http://bit.ly/1yj0Av5 City of Petaluma Development Impact Fees Effective July 1, 2014 http://bit.ly/1C8PGXw
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 http://bit.ly/14BPkO9 City of Emeryville Resolution for Affordable Housing Impact Fees on July 15, 2014 http://bit.ly/1FYpcye

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 http://bit.ly/152OHhC City of Berkeley Resolution 56.912 http://bit.ly/1tPS2I7
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