

## CITIES WITH IMPACT FEES ON NEW, MARKET-RATE RESIDENTIAL DEVELOPMENT

CITY	PROJECT TYPE	AMOUNT	PAYMENT TERMS	REFERENCE
Fremont	For-Sale and Rental Development	<p><b>For Sale:</b> \$11.00 per sq. ft. to build low income attached and detached units; \$8.50 per sq. ft. to build moderate-income units</p> <p><b>Rental:</b> \$17.50 for units over 700 sq. ft. w/o underlying subdivision map; \$8.75 for units 700 sq. ft. or less without an underlying subdivision map; \$19.50 for units with an underlying subdivision map</p>	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 90 <a href="http://bit.ly/1ot4GHo">http://bit.ly/1ot4GHo</a>
Daly City	For-Sale and Rental Development	<p><b>Single Family:</b> \$14.00 per sq. ft.</p> <p><b>Townhome:</b> 18 per sq. ft.</p> <p><b>Condo:</b> \$22.00 per sq. ft.</p> <p><b>Rental:</b> \$25.00 per sq. ft.</p>	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/1FUy11W">http://bit.ly/1FUy11W</a>
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 <a href="http://bit.ly/156Wv23">http://bit.ly/156Wv23</a>
Newark	For-Sale and Rental Development	<p><b>First 1,000 sq. floor area/unit:</b> \$20.00 per sq. ft.</p> <p><b>All sq. ft. over 1,000 sq. floor area/unit:</b> \$8.00 per sq. ft.</p>	Upon issuance of the building permit	Newark, California Municipal Code Title 17, Chapter 18, Article 30 <a href="http://bit.ly/1DzYq9x">http://bit.ly/1DzYq9x</a>

CITY	PROJECT TYPE	AMOUNT	PAYMENT TERMS	REFERENCE
Pleasanton	For-Sale and Rental Development	<p><b>Single Family (over 1,500 sq. ft.):</b> \$10,880 per unit</p> <p><b>Single Family (1,500 sq. ft. or less) and Multi-family (Apt. or Condo):</b> \$2,696 per unit</p> <p><i>*Adjusted annually based on CPI</i></p>	Upon issuance of the building permit	<p>Pleasanton, California Municipal Code Title 17 Chapter 40  <a href="http://bit.ly/1y00TKQ">http://bit.ly/1y00TKQ</a></p> <p>City of Pleasanton Building Permit and Development Fees Effective January 1, 2014  <a href="http://bit.ly/1C8goQ6">http://bit.ly/1C8goQ6</a></p>
Napa	For Sale and Rental Development	<p><b>Single Family:</b> \$ 2.20 per sq. ft.</p> <p><b>Condo:</b> \$2.20 per sq. ft.</p> <p><b>Rental:</b> \$3.75 per sq.</p>	Prior to issuance of the building permit or, where a building permit is not required, the use permit	<p>Napa, California Municipal Code Title 15 Chapter 94  <a href="http://bit.ly/1x2r6V7">http://bit.ly/1x2r6V7</a></p> <p>Fees as of May 30, 2014  <a href="http://bit.ly/1KLmSuu">http://bit.ly/1KLmSuu</a></p>
Sunnyvale	Rental Development	\$17.00 per sq. ft.	Prior to issuance of building permit or certificate of occupancy	<p>City of Sunnyvale City Council Meeting March 17, 2015  <a href="http://bit.ly/1PfrXUP">http://bit.ly/1PfrXUP</a></p>
Cupertino	For Sale and Rental Development	<p><b>Detached Single Family:</b> \$15.00 per sq. ft.</p> <p><b>Small Lot Single Family Res/Townhome:</b> \$16.50 per sq. ft.</p> <p><b>Owned Multi-Family:</b> \$20.00 per sq. ft.</p> <p><b>Rental Multi-Family &lt; 35 du/ac:</b> \$20.00 per sq. ft.</p> <p><b>Rental Multi-Family &gt; 35 du/ac:</b> \$25.00 per sq. ft.</p> <p><i>*Adjusted annually based on CPI</i></p>	Prior to issuance of construction permits and any work on the site.	<p>City of Cupertino Resolution 15-036</p>
Redwood City	For Sale and Rental Development	<p><b>Single Family:</b> \$25 per sq. ft.</p> <p><b>Townhome, Duplex, Triplex:</b> \$25 sq. ft.</p> <p><b>Condos and Apartments:</b> \$20 per sq. ft.</p>	Due at the issuance of building permit.	<p>Redwood City, California Municipal Code Title Chapter 18 Article 17  <a href="http://bit.ly/1MInXXF">http://bit.ly/1MInXXF</a></p> <p>City of Redwood City Affordable Housing Impact Fees  <a href="http://bit.ly/1RkBhiP">http://bit.ly/1RkBhiP</a></p>

CITY	PROJECT TYPE	AMOUNT	PAYMENT TERMS	REFERENCE
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/1FYpcey">http://bit.ly/1FYpcey</a>
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	City of Berkeley, California Municipal Code Title 22 Chapter 20 Section 65 Article A (5) <a href="http://bit.ly/152OHhC">http://bit.ly/152OHhC</a>  Resolution No. 66, 015 <a href="http://bit.ly/159pdOZ">http://bit.ly/159pdOZ</a>
San Carlos	Rental Development, Single Family Homes, and Additions	Calculation based on number of units and average sq. ft., and additions 1,000 sq. ft. or more	Prior to issuance of a certificate of occupancy	City of San Carlos, California Municipal Code Title 18, Chapter 16, Section 30. <a href="http://bit.ly/1DNMr8a">http://bit.ly/1DNMr8a</a>  Resolution No. 2010-030 <a href="http://bit.ly/1OK3Lfk">http://bit.ly/1OK3Lfk</a>
East Palo Alto	For-Sale and Rental Development	<b>Single Family Infill:</b> \$23.95 <b>Owner Townhomes:</b> \$23.00 <b>Rentals:</b> \$22.70 <b>Stacked Flat Condos (Inside RBD):</b> \$22.70 <b>Stacked Flat Condos (Outside of RBD):</b> \$44.72 <i>*RBD = Ravenswood Business District</i>	Prior to issuance of the building permit	City of East Palo Alto Zoning Code Chapter 8.5 <a href="http://bit.ly/1GA9400">http://bit.ly/1GA9400</a>  Ordinance 379 adopted July 15, 2014 <a href="http://bit.ly/1GLgUtN">http://bit.ly/1GLgUtN</a>

## 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, High Intensity Industrial, Low Intensity Industrial.	* per unit* <b>Retail:</b> \$1,188 <b>Discount/Service Retail:</b> \$895 <b>Office Commercial:</b> \$764 <b>Hotels/Motel Commercial *per room:</b> \$583 <b>Manufacturing:</b> \$366 <b>Warehouse/Storage:</b> \$106 <b>Business/Commercial:</b> \$758 <b>High Intensity Industrial:</b> \$376 <b>Low Intensity Industrial:</b> \$238	When acquire building permit, certificate of occupancy, or zoning use permit	Livermore, California Municipal Code Title 3, Chapter 26, Article 60 <a href="http://bit.ly/1nJmqiG">http://bit.ly/1nJmqiG</a>  Livermore, California Development Fees Effective July 1, 2015 <a href="http://bit.ly/1nJzsMO">http://bit.ly/1nJzsMO</a>
Mountain View	Office, High Tech, Industrial, Commercial, Retail, Entertainment, Hotel	<b>Office/High Tech/Industrial:</b> \$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); <b>Commercial/Retail/Entertainment/Hotel:</b> \$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 <a href="http://bit.ly/1AYqxiD">http://bit.ly/1AYqxiD</a>  City of Mountain View Resolution 17938, effective February 7, 2015 <a href="http://bit.ly/17RdzKn">http://bit.ly/17RdzKn</a>
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) <a href="http://bit.ly/1221IG6">http://bit.ly/1221IG6</a>
Newark	Commercial and Industrial	<b>Commercial:</b> \$3.59 per sq. ft. <b>Industrial:</b> \$0.69 per sq. ft.	Upon issuance of the building permit	Newark, California Municipal Code Title 17, Chapter 18, Article 30 <a href="http://bit.ly/1DzYq9x">http://bit.ly/1DzYq9x</a>  Newark, California Master Fee Schedule 2015-2016 <a href="http://bit.ly/1GIDopk">http://bit.ly/1GIDopk</a>

CITY	PROJECT TYPE	AMOUNT	PAYMENT TERMS	REFERENCE
Oakland	Office and Warehouse/Distribution	\$5.44 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	Oakland, California Municipal Code Title 15, Chapter 68 <a href="http://bit.ly/1JBPwuf">http://bit.ly/1JBPwuf</a>  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.  <i>*Adjusted yearly by the percentage change in the Consumer Price Index (CPI) for the San Francisco-Oakland area.</i>	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.  <i>*Adjusted yearly by the percentage change in the Consumer Price Index (CPI) for the San Francisco-Oakland area.</i>	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>

CITY	PROJECT TYPE	AMOUNT	PAYMENT TERMS	REFERENCE
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/1AgeIlq">http://bit.ly/1AgeIlq</a>
Pleasanton	All commercial office or industrial development projects	\$2.87 per sq. ft.  <i>*Adjusted annually based on CPI</i>	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  <i>*May be adjusted annually based on CPI</i>	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>
Redwood City	Office, Medical Office, R&D, Hotel, Retail, Restaurant, Services	<b>Office, Medical Office, R&amp;D:</b> \$20 per sq. ft. <b>Hotel, Retail, Restaurant, Services:</b> \$5 per sq. ft.	Due at issuance of building permit	Redwood City, California Municipal Code Title Chapter 18 Article 17 <a href="http://bit.ly/1MInXXF">http://bit.ly/1MInXXF</a>  City of Redwood City Affordable Housing Impact Fees <a href="http://bit.ly/1RkBhiP">http://bit.ly/1RkBhiP</a>

CITY	PROJECT TYPE	AMOUNT	PAYMENT TERMS	REFERENCE
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>
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.	<b>Office/Retail/Restaurant/Hotel/Lodging/R&amp;D:</b> \$4.00 per sq. ft. <b>Industrial/Manufacturing/Warehouse/Storage:</b> \$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>