



FY 24/25 DEVELOPMENT IMPACT FEES

This schedule is effective July 1, 2024

FEE TYPE	LAND USE TYPE	FEE	UNIT OF MEASUREMENT
City Facilities Development Impact Fee	Single Family Residential	\$7,665	Unit
	Multifamily Residential	\$5,161	Unit
	Accessory Dwelling*	\$2,629	Unit
	Commercial	\$1,451	1,000 sq ft of building space
	Office	\$1,386	1,000 sq ft of building space
	Industrial	\$883	1,000 sq ft of building space
Commercial Development Housing Linkage Fee	Commercial	\$3.47	Square Foot
	Retail	\$6.00	Square Foot
	Industrial	\$3.57	Square Foot
Open Space Acquisition Fee	Single Family Residential	\$539	Unit
	Multifamily Residential	\$361	Unit
	Accessory Dwelling*	\$185	Unit
	Commercial	\$104	1,000 sq ft of building space
	Office	\$98	1,000 sq ft of building space
	Industrial	\$63	1,000 sq ft of building space
Park Land Acquisition Fee (Quimby and Non-Quimby Act Projects)^(A)	Single Family Residential	\$2,293	Unit
	Multifamily Residential	\$1,551	Unit
	Accessory Dwelling*	\$787	Unit
	Commercial	\$435	1,000 sq ft of building space
	Office	\$415	1,000 sq ft of building space
	Industrial	\$264	1,000 sq ft of building space
Park Land Development Impact Fee	Single Family Residential	\$7,585	Unit
	Multifamily residential	\$5,107	Unit
	Accessory Dwelling*	\$2,601	Unit
	Commercial	\$1,437	1,000 sq ft of building space
	Office	\$1,374	1,000 sq ft of building space
	Industrial	\$876	1,000
Traffic Development Impact Fee	Single Family Residential	\$19,276	Unit
	Multifamily Residential	\$11,833	Unit
	Accessory Dwelling*	\$5,344	Unit
	Senior Housing	\$5,152	Unit
	Office	\$25,463	1,000 sq ft of building space



FEE TYPE	LAND USE TYPE	FEE	UNIT OF MEASUREMENT
	Hotel/Motel	\$7,593	Room
	Commercial/Shopping	\$37,247	1,000 sq ft of building space
	Industrial/Warehouse	\$15,077	1,000 sq ft of building space
	Education	\$1,898	Student
	Institution	\$7,811	1,000 sq ft of building space
	Gas/Service Station	\$62,355	Fuel Position
Wastewater Capacity Fee ^(B) ^(C)			
	Single Family Residential	\$10,737	Unit
	Multifamily Residential	\$7,109	Unit
	Accessory Dwelling*	\$3,952	Unit
	Non-Residential Customers	\$22.76 \$5,171 \$5,928	Per gallon daily flow Per daily pound of BOD Per daily pound of TSS
Water Capacity Fee (per meter size)			
	METER SIZE		
	¾	\$5,228	
	1" (residential)	\$5,228	
	1" (non-residential)	\$8,728	
	1 ½	\$17,403	
	2"	\$27,856	
	3"	\$52,262	
	4"	\$87,121	
	6"	\$172,463	
	>6	Case by Case basis	

*Accessory dwelling units less than 750 square feet are exempt from development impact fees. For accessory dwelling units exceeding 34% of the square footage of a primary single-family dwelling or 51% of a primary multi-family dwelling, the ADU fees listed here shall apply. Accessory dwelling units not exceeding these thresholds, but over 750 square feet shall be prorated based on the proportion of the ADU size as it relates to the primary dwelling.

- (A) The Quimby Act applies only to fees and/or dedications imposed on certain subdivisions subject to the Subdivision Map Act to fund land acquisition costs for park or recreational purposes.
- (B) The wastewater capacity fee for non-residential users is based on the daily flow, biological oxygen demand and the total suspended solids of the wastewater being discharged. Please contact the Department of Public Works & Utilities' Environmental Services Division at **707-776-3777** for a quote.
- (C) Projects that add up to one ADU and one JADU to an existing single-family dwelling are exempt from the Wastewater Capacity Fee. This fee applies to ADUs only when constructed with a new single-family dwelling and subject to the prorated calculations noted above.



STORM DRAIN IMPACT FEE

Calculation of Fee

Runoff computation: The increase in runoff created by a given project is calculated for a 100-year storm, utilizing runoff coefficients based upon the portion of vegetated area to impervious surfaces, and expressed in acre-feet. Runoff coefficients are based upon the type of use, slope of the land, and percent of vegetation coverage.

Commercial/Industrial: Projects pay a fee of \$30,000 per acre foot of additional runoff. The amount of incremental runoff created is directly linked to the amount of landscaping provided. The maximum fee possible is \$9,000 per acre of land. This would apply to a project with 20% or less landscaping. A project with 25% landscaping can expect a fee of \$6,750 per acre, 30% would pay \$6,300 per acre, and so on.

Residential: Projects pay a fee of \$15,000 per acre foot of additional runoff. Incremental runoff is dependent upon the density of a project and the amount of landscaping and open space provided. A high-density project with 20% or less area in landscaping could expect to pay \$4,500 per acre. A type detached single-family subdivision would pay approximately \$1,500 per acre.

If you have any questions on how to calculate this fee please contact Gina Petnic, City Engineer/Flood Plain Administrator at: **707-778-4311**.



IN LIEU HOUSING FEES (5 units or more – based on square footage):

\$10.12/square foot.

Resolution 2003-241 N.C.S.

Resolution 2018-142 N.C.S.

Ordinance 2663 N.C.S.



DEVELOPMENT FEES PROTEST (GOVT. CODE SECTION 66020)

Consistent with Government Code section 66020(d), this section details ways in which a developer may protest the imposition of development impact fees on a project as required by the City of Petaluma for new construction or change of use in the case of water and wastewater capacity fees. As detailed in Government Code Section 66020(d), a developer has the opportunity to protest fees either (1) within 90 days of the time of approval or conditional approval of a development or (2) within 90 days after the date of the imposition of fees. For purposes of this section, approval or conditional approval of a development refers to the issuance of an approval by a decision making body of the City of Petaluma including administrative approvals issued by the Planning Director and approvals issued at a public hearing by the Historic and Cultural Preservation Committee, Planning Commission, and/or City Council. The imposition of fees refers to the building permit review process wherein impact fees are assessed and provided to the developer. This may be included as a conditional approval of a building permit by the Planning Division upon determination that the development project complies with all applicable regulations. For purposes of protesting fees, the 90-days commences upon issuance of the conditional approval by the Planning Division detailing the amount of fees to be paid based on the development type and size.

Protest within 90-days of Approval or Conditional Approval

As noted above, the developer has 90 days from the date of approval of a development project to protest the imposition of fees. A protest of the imposition of fees by a developer shall be considered by the City Council at a public hearing within 90 days after its filing, and the decision of the City Council shall be final. The following provides requirements for a developer to protest the imposition of development impact fees on a development project at the time of approval or conditional approval of a development project.

1. Tender the required payment in full or providing satisfactory evidence of arrangements to pay the fee when due; and
2. Serve a written notice on the City Clerk, including (i) a statement that the required payment is tendered or will be tendered when due, under protest, and (ii) a statement informing the City of the factual elements of the dispute and the legal theory forming the basis for the protest.

Protest within 90-days of Imposition of Fees

As noted above, the developer has 90 days from the date of imposition of fees to protest such fees. A protest of the imposition of fees by a developer shall be considered by the City Council at a public hearing within 90 days after its filing, and the decision of the City Council shall be final. The following provides requirements for a developer to protest the imposition of development impact fees on a development project at the time of imposition of fees, which occurs during the building permit review process.

1. No previous notification was received on how to protest the development fees when the development was approved or the 90 days from receiving that notice has not lapsed;
2. Tender any required payment in full or providing satisfactory evidence of arrangements to pay the fee when due; and

Serve a written notice on the City Clerk, including (i) a statement that the required payment is tendered or will be tendered when due, under protest, and (ii) a statement informing the City of the factual elements of the dispute and the legal theory forming the basis for the protest.