



FY 20/21 DEVELOPMENT IMPACT FEES

This schedule is effective October 1, 2020.

FEE TYPE	LAND USE TYPE	FEE	UNIT OF MEASUREMENT
City Facilities Development Impact Fee	Single Family Residential	\$6,471	Unit
	Multifamily Residential	\$4,356	Unit
	Accessory Dwelling*	\$2,220	Unit
	Commercial	\$1,225	1,000 sq ft of building space
	Office	\$1,170	1,000 sq ft of building space
	Industrial	\$746	1,000 sq ft of building space
Commercial Development Housing Linkage Fee	Commercial	\$2.93	Square Foot
	Retail	\$5.07	Square Foot
	Industrial	\$3.02	Square Foot
Open Space Acquisition Fee	Single Family Residential	\$455	Unit
	Multifamily Residential	\$305	Unit
	Accessory Dwelling*	\$156	Unit
	Commercial	\$87	1,000 sq ft of building space
	Office	\$83	1,000 sq ft of building space
	Industrial	\$53	1,000 sq ft of building space
Park Land Acquisition Fee (Quimby and Non-Quimby Act Projects)^(A)	Single Family Residential	\$1,936	Unit
	Multifamily Residential	\$1,310	Unit
	Accessory Dwelling*	\$664	Unit
	Commercial	\$367	1,000 sq ft of building space
	Office	\$350	1,000 sq ft of building space
	Industrial	\$223	1,000 sq ft of building space
Park Land Development Impact Fee	Single Family Residential	\$6,403	Unit
	Multifamily residential	\$4,311	Unit
	Accessory Dwelling*	\$2,195	Unit
	Commercial	\$1,213	1,000 sq ft of building space
	Office	\$1,160	1,000 sq ft of building space
	Industrial	\$739	1,000



FEE TYPE	LAND USE TYPE	FEE	UNIT OF MEASUREMENT
Traffic Development Impact Fee	Single Family Residential	\$16,273	Unit
	Multifamily Residential	\$9,989	Unit
	Accessory Dwelling*	\$4,511	Unit
	Senior Housing	\$4,349	Unit
	Office	\$21,494	1,000 sq ft of building space
	Hotel/Motel	\$6,410	Room
	Commercial/Shopping	\$31,443	1,000 sq ft of building space
	Industrial/Warehouse	\$12,728	1,000 sq ft of building space
	Education	\$1,602	Student
	Institution	\$6,594	1,000 sq ft of building space
	Gas/Service Station	\$52,638	Fuel Position
Wastewater Capacity Fee ^(B)	Single Family Residential	\$8,834	Unit
	Multifamily Residential	\$5,849	Unit
	Accessory Dwelling*	\$3,251	Unit
	Non-Residential Customers	\$18.73 \$4,254 \$4,878	Per gallon daily flow Per daily pound of BOD Per daily pound of TSS
Water Capacity Fee (per meter size)	METER SIZE		
	¾	\$4,301	
	1" (residential)	\$4,301	
	1" (non-residential)	\$7,181	
	1 ½	\$14,319	
	2"	\$22,919	
	3"	\$42,999	
	4"	\$71,679	
	6"	\$141,895	
	>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.



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.



PUBLIC ART IN LIEU FEES

Calculation of Fee

The following fee will be required for all “new [non-residential] development, or the rehabilitation, renovation, remodeling or improvement of an existing building, having a construction cost as defined... of \$500,000.00 or more.” Compliance with the provisions of the ordinance will be determined at the time of building permit application. Those projects subject to the ordinance must either provide proof of a written contractual agreement to commission public art for the project site, or pay an in-lieu fee equal to:

Public Art Fee In-Lieu of Public Art Commission: 1% of the construction cost

CENTRAL PETALUMA SPECIFIC PLAN FEES

This fee will be charged to all applications requiring governmental approvals subject to the provisions of the Central Petaluma Specific Plan and the adopted land use and development regulations (the “Smart Code”). The fee will be as follows:

Central Petaluma Specific Plan Fee Per Acre of Land: \$2,125.00