



Housing Development Constraints: Fees & Processing Times Survey Summary

Santa Clara County Planning Collaborative

With additional research by Century Urban
May, 2022

This document provides a summary of how local government planning, development fees, and permit processing times may represent constraints to new housing production in Santa Clara County. Local jurisdictions can use this data to help shape policy goals as part of the current 6th Cycle Housing Element processes.

The summary report will begin with an explanation of the methodology used for this analysis, before moving on to an overview of data of findings, including land costs, development costs, impact fees, and permit processing times. The summary report will then provide criteria for local staff to identify development constraints from jurisdiction-specific data, as well as template language that can be used to address local fees and permitting in a Housing Element draft. The final section of this report includes disaggregated data that jurisdiction staff can use for a more in-depth analysis.

For more information and data resources visit the Santa Clara County Planning Collaborative website: citiesassociation.org/constraints.



Methodology

In January 2022, the Santa Clara County Planning Collaborative distributed a survey to Santa Clara County jurisdictions to better understand the fees and processing times involved in the development of single-family and multi-family housing. Fourteen out of sixteen jurisdictions responded with locally collected data, which Collaborative staff used to identify major trends and produce data tables ¹. Additionally, the real estate economics consulting firm Century Urban conducted independent research on land and development costs ². Data and preliminary reports can be found on the Collaborative website: citiesassociation.org/constraints.

Jurisdictions were asked to estimate development fees based on the following hypothetical housing types and related detailed assumptions:

Single-Family

A new single-family house on an empty lot, 2,600 sq. ft. or 5,000 sq. ft., in an existing neighborhood with no significant grading or other complicating factors.

Small Multi-Family

A project that includes 10 units in one building on 1 acre, where no zoning changes are required and permitting is by-right with medium complexity.

Large Multi-Family

A project that is comprised of 100 units on 2 acres, 80,000 total sq. ft., with construction type V over a concrete podium.

¹ Santa Clara County Planning Collaborative, 2022. Summary of Constraints Survey Data. citiesassociation.org/documents/constraints-survey-data-summary-2022.

² Century Urban, 2022. San Mateo and Santa Clara Counties Development Cost & San Mateo County Unit Mix Research. citiesassociation.org/documents/development-cost-data.



Summary of Findings

High Cost of New Housing Production

The cost of development is generally high in Santa Clara County and represents a significant constraint on the production of both single-family and multi-family housing.

According to analysis by Century Urban, average development costs for single-family homes in the county range from \$1,667,000 to \$5,910,000. The cost of land and the size of the units are the two factors causing the most variance. Multi-family development costs are also quite high, though lower on a per unit basis compared to single family homes. Based on a survey of local development costs, Century Urban estimates the average cost per unit for a 10-unit prototype at \$726,000 to \$846,000. The average cost per unit to develop a 100-unit building ranges from \$672,000 to \$792,000.

Land Costs

The price of land also varies across the county based on site conditions and location, but land costs in Santa Clara County are notably higher than costs in neighboring counties. Century Urban estimates the average land price in Santa Clara County for single-family homes (based on sales within the last three years) at \$1,320,000. Land costs are lower for multi-family developments, estimated at \$600,000 for small developments and \$6,000,000 for large developments, or \$60,000 per unit.

Land costs for both single-family and multi-family sites by jurisdiction are displayed in Tables 1 and 2 below.



Table 1: Single-Family Land Sale, up to 1 Acre, Last 3 Years

City	Data	Per Square Foot				Per Single-Family House			
	Points	Min	Max	Median	Average	Min	Max	Median	Average
Los Gatos	15	\$1	\$251	\$6	\$50	\$9,500	\$3,250,000	\$250,000	\$716,237
Morgan Hill	11	\$1	\$495	\$15	\$79	\$29,000	\$1,365,000	\$475,000	\$490,533
San Jose	54	\$12	\$677	\$75	\$150	\$32,000	\$5,300,000	\$925,000	\$949,380
Campbell	8	\$13	\$897	\$120	\$194	\$10,000	\$1,500,000	\$1,038,000	\$975,000
Mountain View	3	\$76	\$271	\$141	\$163	\$1,050,000	\$2,300,000	\$1,150,000	\$1,500,000
Santa Clara	1	\$169	\$169	\$169	\$169	\$1,275,000	\$1,275,000	\$1,275,000	\$1,275,000
Sunnyvale	3	\$167	\$602	\$214	\$328	\$1,080,000	\$5,750,000	\$1,345,000	\$2,725,000
Cupertino	4	\$47	\$297	\$197	\$185	\$872,000	\$2,900,000	\$2,175,000	\$2,030,500
Monte Sereno	2	\$61	\$1,006	\$534	\$534	\$2,142,714	\$2,427,500	\$2,285,107	\$2,285,107
Saratoga	5	\$61	\$171	\$74	\$93	\$1,380,000	\$2,900,000	\$2,640,000	\$2,386,000
Palo Alto	7	\$79	\$584	\$333	\$323	\$2,050,000	\$4,000,000	\$3,100,000	\$2,965,000
Los Altos	5	\$121	\$352	\$257	\$235	\$1,600,000	\$7,250,000	\$3,470,000	\$3,723,600
Los Altos Hills	1	\$99	\$99	\$99	\$99	\$3,995,000	\$3,995,000	\$3,995,000	\$3,995,000
Totals/Range	119	\$1	\$1,006	\$84	\$157	\$9,500	\$7,250,000	\$1,065,000	\$1,320,556

Source: Century Urban, 2022. [citiesassociation.org/documents/development-cost-data](https://www.citiesassociation.org/documents/development-cost-data).

Table 2: Multi-Family Land Sale Data Summary

City	Data	Per Multi-Family Unit			
	Points	Min	Max	Median	Average
San Jose	17	\$16,000	\$125,000	\$50,000	\$52,000
Gilroy	1	\$44,000	\$44,000	\$44,000	\$44,000
Morgan Hill	1	\$86,000	\$86,000	\$86,000	\$86,000
Campbell	3	\$42,000	\$184,000	\$59,000	\$95,000
Santa Clara	6	\$18,000	\$146,000	\$92,000	\$83,000
Sunnyvale	6	\$55,000	\$306,000	\$238,000	\$215,000
Palo Alto	1	\$73,000	\$73,000	\$73,000	\$73,000
Mountain View	4	\$45,000	\$736,000	\$120,000	\$256,000
Los Altos	1	\$513,000	\$513,000	\$513,000	\$513,000
	40	\$16,000	\$736,000	\$60,000	\$117,000
			County-Wide Weighted Average:		\$63,000
			Per Unit Land Amount:		\$60,000

Source: Century Urban, 2022. [citiesassociation.org/documents/development-cost-data](https://www.citiesassociation.org/documents/development-cost-data).



Hard and Soft Costs

Soft costs for housing development include the cost of architectural, engineering, accounting, legal and other professional services, as well as the cost of obtaining permits and paying government-imposed fees. Carrying costs and the cost of construction financing can also be considered soft costs. Century Urban's analysis finds that soft costs (such as impact fees and costs accumulated through permitting delays) are hard costs.

Hard costs include the costs of labor and materials. Hard costs are very high in Santa Clara County, and both the high cost of labor and the high cost of materials could be considered constraints on housing development.

The hard and soft costs for both single-family and multi-family housing are summarized in Table 3 and Table 4 below. According to analysis by Century Urban, residential hard and soft costs do not vary significantly across Santa Clara County, so this analysis of costs is applicable to all jurisdictions.

Hard and soft costs contribute significantly to the overall cost of developing new housing. Hard costs comprise over half of development costs for multi-family housing. Although hard costs are significant for single-family production as well, they comprise a lower percentage of overall costs because of the larger role of land costs in single-family construction. High hard costs are difficult for individual jurisdiction to mitigate.

Table 3: Costs for Single-Family Development				
	2,600 sq. ft. home	Per sq. ft.	5,000 sq. ft. home	Per sq. ft.
Total Hard Costs	\$1,092,000	\$420	\$2,625,000	\$525
Soft Costs (not including City Fees)	\$280,000	\$112	\$700,000	\$139
Average Land Costs	\$1,320,000	\$508	\$1,320,000	\$264
Total Development Costs (not including City Fees)	\$2,692,000	\$1,040	\$4,645,000	\$928

Source: Century Urban, 2022. citiesassociation.org/documents/development-cost-data.



Table 4: Costs for Multi-Family Development						
	10-unit MF	Per sq. Ft.	Per unit	100-unit MF	Per sq. Ft.	Per unit
Total Hard Costs	\$5,215,000	\$522	\$521,500	\$48,450,000	\$517	\$484,500
Soft Costs (not including City Fees)	\$1,368,938	\$137	\$136,894	\$12,715,500	\$136	\$127,155
Average Land Costs	\$600,000	\$60	\$60,000	\$6,000,000	\$64	\$60,000
Total Development Costs (not including City Fees)	\$7,183,938	\$719	\$718,394	\$67,165,500	\$717	\$671,655

Source: Century Urban, 2022. citiesassociation.org/documents/development-cost-data.

Fees and Permit Processing Times

Government policy at both the State and jurisdictional levels plays a major role in determining the costs of building new housing. Regulations and permitting processes that result in lengthy or uncertain development carry higher risk and increased financing. Additionally, frequent delays in the entitlement and approval process directly increase costs, such as additional architectural work, inspections, and community meetings.

Streamlining permitting processes, applying permit application processes consistently, increasing interdepartmental cooperation, having adequately funded and staffed planning departments, and increasing by-right housing are all actions jurisdictions can take to reduce the constraints represented by fees and permit processing times.

The Collaborative also strongly recommends that local fees be compared to those of other county jurisdictions to help determine whether any fees present an outsized constraint. Tables 5 and 6 offer a comparison of fee estimates between jurisdictions, while Table 7 provides average processing times for different types of entitlement/approval processes. See page 9 of this memo for information on effectively identifying whether a fee might represent a constraint to new housing.



Table 5: Total Fees per Unit

Jurisdiction	Single-Family	Small Multi-Family	Large Multi-Family
Campbell	\$72,556	\$20,599	\$18,541
Cupertino	\$136,596	\$77,770	\$73,959
Gilroy	\$69,219	\$40,195	\$39,135
Los Altos Hills	\$146,631	N/A	N/A
Los Gatos	\$32,458	\$5,764	\$3,269
Milpitas	\$77,198	\$74,326	\$59,740
Monte Sereno	\$33,445	\$4,815	\$4,156
Morgan Hill	\$55,903	\$41,374	\$36,396
Mountain View	\$90,423	\$69,497	\$82,591
San Jose	\$9,919	\$23,410	\$23,410
Santa Clara	\$72,034	\$7,299	\$3,048
Saratoga	\$64,272	\$17,063	\$15,391
Sunnyvale	\$133,389	\$126,673	\$98,292

Note: Inclusive of impact, building, and entitlement fees.

Source: SCCPC, 2022. citiesassociation.org/documents/constraints-survey-data-summary-2022.

Table 6: Fees as Percentage of Total Development Costs

Jurisdiction	Single-Family	Small Multi-Family	Large Multi-Family
Campbell	2.6%	2.7%	2.6%
Cupertino	2.9%	10.3%	10.5%
Gilroy	1.5%	5.3%	5.6%
Los Altos Hills	3.1%	N/A	N/A
Los Gatos	1.2%	0.8%	0.5%
Milpitas	2.8%	9.8%	8.5%
Monte Sereno	0.7%	0.6%	0.6%
Morgan Hill	2.0%	5.5%	5.2%
Mountain View	3.3%	9.2%	11.8%
San Jose	0.4%	3.1%	3.3%
Santa Clara	2.6%	1.0%	0.4%
Saratoga	1.4%	2.3%	2.2%
Sunnyvale	4.8%	16.8%	14.0%
Unincorporated County	0.9%	N/A	N/A

Note: Calculation uses a county-wide average total development cost.

Source: SCCPC, 2022. citiesassociation.org/documents/constraints-survey-data-summary-2022.



Table 7 lists permit processing times by permit type for each jurisdiction that responded to the Santa Clara County Planning Collaborative Fee Survey.

Table 7: Processing Times (in months)						
Jurisdiction	ADU Process	Ministerial By-Right	Discretionary By-Right	Discretionary (Hearing Officer if Applicable)	Discretionary (Planning Commission)	Discretionary (City Council)
Campbell	1	1	3	NA	5	8
Cupertino	1 to 3	1 to 6	2 to 4	2 to 4	3 to 6	6 to 12
Gilroy	1 to 2	1 to 2	2 to 4	NA	4 to 5	5 to 6
Los Altos Hills	1 to 2	0.5 to 2	2 to 3	3 to 4	4 to 6	5 to 8
Los Gatos	No data	1 to 2	1 to 2	2 to 4	4 to 6	6 to 12
Milpitas	1 to 3	1 to 3	2 to 4	3 to 4	4 to 6	6 to 12
Monte Sereno	0.75	0.75	1	1 to 2	1 to 2	1 to 2
Morgan Hill	1 to 2	1 to 3	*2 to 3	2 to 3	4 to 6	4 to 6
Mountain View	3 to 5	4 to 6	2 to 3	*6 to 18	NA	12 to 24
San Jose	2	1 to 3	7	7	7 to 11	5 to 12
Santa Clara	0 to 1	0 to 1	0 to 3	4 to 9	6 to 9	6 to 12
Saratoga	1	1 to 2	2 to 3	NA	4 to 6	6 to 12
Sunnyvale	1 to 3	1 to 3	3 to 6	6 to 9	9 to 18	9 to 18
Unincorporated County	4 to 6	6 to 8	9 to 12	12 to 15	15 to 18	15 to 18

*Entitlements only

Source: SCCPC, 2022. citiesassociation.org/documents/constraints-survey-data-summary-2022.



Analyzing Constraints in Your Jurisdiction

In general, jurisdiction-imposed fees represent a small percentage of the overall cost to develop new housing, however given the additional strain of hard costs these fees can compound constraints on the production of new housing. There are five situations in which jurisdictions or HCD might consider their fees or permitting processes a significant constraint:

1. The first is if a jurisdiction's fees are significantly higher than neighboring or peer jurisdictions' fees. Higher fees can have the impact of discouraging projects within the jurisdiction, especially for smaller community developers, even if the fees themselves are a relatively small percentage of overall development costs.
 - a. For a breakdown of each jurisdiction's fees per unit, see Table 5 above.
 - b. For additional data see tables starting on page 13.
2. The second is if fees represent a relatively high percentage of overall development costs. Higher development costs generally result in the production of more housing units for wealthy residents, and fewer units for lower income - residents.
 - a. Table 6 lists fees as a percentage of overall estimated development costs.
3. A third potential constraint and concern is if fees disproportionately impact multi-family housing, i.e., fees per unit are higher for multi-family construction than for single-family construction. This could be seen as a constraint on more naturally affordable multi-family housing, and represents a challenge to Affirmatively Furthering Fair Housing goals.
 - a. Table 5 compares fees per unit across housing types for each jurisdiction.
 - b. For additional data see tables starting on page 13.
4. A fourth concern is if permit processing times are long. Long permitting processing times, or permit processes that have a high degree of uncertainty (i.e., discretionary reviews or processes with multiple public meetings) increase the cost of housing development for developers, either by increasing their carrying costs as they wait for permits, or by increasing the chance that a project will be rejected after a long wait. In either case, a developer working in a



jurisdiction with an onerous permitting process will demand higher profits to account for the increased risk, thereby increasing the overall development cost.

- a. Table 7 lists permit processing times.
5. Similar to number three, a permitting process that is more onerous or uncertain for multi-family units than for single-family presents a challenge to Affirmatively Furthering Fair Housing goals, and represents a constraint on multi-family housing.
 - a. Table 7 lists permit processing times.

The survey results have additional information that jurisdictions may find useful as they craft their housing elements. Jurisdictions may wish to know which of their fees are highest or potentially burdensome and may need to be modified. Likewise, you may wish to cite the median or interquartile range for various housing types; this is enumerated in the Appendix section of this summary report, starting on page 13.

Additional graphics and charts for inclusion in your Housing Element are available in the Santa Clara County Constraints Survey Data Summary:
citiesassociation.org/documents/constraints-survey-data-summary-2022.



Sample Text: Housing Element Inclusion

Note: jurisdictions will need to customize this to meet their needs. It is written for a jurisdiction that has an average fee structure and permitting processing time; if your jurisdiction has higher fees or longer processing times, you may wish to acknowledge that and offer a justification, or identify programs you are implementing to address any concerns. See the end of this section for language addressing potential concerns.

Permit fees and processing times are not significant constraints to housing production in **NAME of JX**. In the Spring of 2022, the Santa Clara County Planning Collaborative conducted a survey of fees and permit processing times in Santa Clara County. Fourteen of fifteen jurisdictions completed the survey, an excellent response rate. The results indicate that **NAME of JX** has overall permit fees that are **[average, within the average range, near the middle]** of Santa Clara County jurisdictions. **NAME of JX's** fees total **XX** per single-family home, **YY** per unit of a hypothetical 10-unit multi-family development, and **ZZ** per unit of a 100-unit multi-family development. The median fees for jurisdictions who completed the survey were **\$XXX** for a single-family home, **\$XXX** per unit for a 10-unit development, and **\$XXX** per unit for a 100-unit development.

Our fees also represent a relatively low percentage of the overall cost to develop housing in **NAME of JX**. Based on the Santa Clara County Planning Collaborative survey results and an analysis on housing development costs performed by Century Urban, a San Francisco based real estate consulting firm, our fees represent **X percent** of total development costs for a single-family home, **Y percent** for a 10-unit multi-family development, and **Z percent** for a 100-unit multi-family development. Finally, as you can see, our fee structure does not disproportionately burden multi-family housing.

We are aware that jurisdictional permit processing procedures that are lengthy or uncertain can dissuade developers from building new housing, or result in housing that is more expensive. Within **NAME of JX**, our permit processing times are **[within the average range / better than average / slightly longer than average]** for jurisdictions withing Santa Clara County. **NAME of JX's** permit process also does not disproportionately burden ADU applications or applications for multi-family housing.

If necessary, use the following text...



We are aware of the following issues in **NAME OF JX: (List Issues)**; and are taking the following steps to address them: **(List Steps)**.

OR

While we do not believe any of the above are significant barriers to new development, we are always trying to improve our processes to make it easier to build high quality and affordable housing in our jurisdiction. To that end, we are **(LIST STEPS)** that we believe will **(LIST WAYS IT WILL STREAMLINE PERMITTING, REDUCE COSTS FOR CERTAIN HOUSING TYPES, or INCREASE EQUITY)**.



Appendix: Medians and Ranges Data

The following tables provide additional data that can be used in a comparison narrative for a jurisdiction's Housing Element Constraints Analysis.

Medians & Ranges of Total Fees by Housing Type

Building Type	Median (per sq. ft.)	Range (per sq. ft.)
Single-Family	\$24	\$4 - \$51
Multi-Family Small	\$15	\$2 - \$60
Multi-Family Large	\$40	\$3 - \$131

Note: Numbers rounded to the nearest dollar.

Source: SCCPC, 2022. citiesassociation.org/documents/constraints-survey-data-summary-2022.

Jurisdiction	Single-Family	Small Multi-Family	Large Multi-Family
Campbell	\$72,556	\$20,599	\$18,541
Cupertino	\$136,596	\$77,770	\$73,959
Gilroy	\$69,219	\$40,195	\$39,135
Los Altos Hills	\$146,631*	-	-
Los Gatos	\$32,458	\$5,764	\$3,269
Milpitas	\$77,198	\$74,326	\$59,740
Monte Sereno	\$33,445	\$4,815*	\$4,156
Morgan Hill	\$55,903	\$41,374	\$36,396
Mountain View	\$90,423	\$69,497	\$82,591
San Jose	\$9,919*	\$23,410	\$23,410
Santa Clara	\$14,653	\$6,733	\$2,156*
Saratoga	\$64,272	\$17,063	\$15,391
Sunnyvale	\$133,389	\$126,673*	\$98,292*
Unincorporated	\$25,166	-	-

Note: Outliers represented in bold/with asterisks.

Source: SCCPC, 2022. citiesassociation.org/documents/constraints-survey-data-summary-2022.



Table 10: Fees as Percentage of Total Development Costs			
Jurisdiction	Single-Family	Small Multi-Family	Large Multi-Family
Campbell	3%	3%	3%
Cupertino*	3%	10%	11%
Gilroy	1%	5%	6%
Los Altos Hills	3%	0%	-
Los Gatos	1%	1%	0%
Milpitas	3%	10%	9%
Monte Sereno	1%	1%	1%
Morgan Hill	2%	5%	5%
Mountain View	3%	9%	12%
San José	0%	3%	3%
Santa Clara	1%	1%	0%
Saratoga	1%	2%	2%
Sunnyvale*	5%	17%	14%
Unincorporated County	1%	-	-

Note: Outliers represented in bold/with asterisks.

Source: SCCPC, 2022. citiesassociation.org/documents/constraints-survey-data-summary-2022.



Medians and Interquartile Ranges by Fee Type

Table 11: Single-Family Median and Interquartile Ranges					
	Entitlement Fees	Building Permit Fees	Impact Fees	Other Fees	Total Fees
Quartile 1	\$796	\$13,865	\$18,044	\$5,381	\$39,059
Median	\$4,404	\$15,719	\$37,618	\$12,533	\$70,626
Quartile 3	\$7,176	\$21,877	\$60,244	\$23,689	\$87,117
Interquartile Range	\$6,380	\$8,012	\$42,199	\$18,308	\$48,057
Total Range	\$17,360	\$99,052	\$113,146	\$32,372	\$136,712

Source: SCCPC, 2022. citiesassociation.org/documents/constraints-survey-data-summary-2022.

Table 12: Small Multi-Family Median and Interquartile Ranges						
	Entitlement Fees	Building Permit Fees	Impact Fees	Other Fees	Total Fees	Total Fees/DU
Quartile 1	\$8,033	\$27,870	\$84,391	\$5,147	\$146,223	\$14,622
Median	\$21,327	\$40,198	\$259,483	\$47,887	\$318,024	\$31,802
Quartile 3	\$37,018	\$53,877	\$501,494	\$96,783	\$707,041	\$70,704
Interquartile Range	\$28,985	\$26,007	\$417,102	\$91,635	\$560,817	\$56,082
Total Range	\$84,275	\$132,973	\$1,089,174	\$111,687	\$1,218,578	\$121,858

Source: SCCPC, 2022. citiesassociation.org/documents/constraints-survey-data-summary-2022.

Table 13: Large Multi-Family Median and Interquartile Ranges						
	Entitlement Fees	Building Permit Fees	Impact Fees	Other Fees	Total Fees	Total Fees/DU
Quartile 1	\$8,033	\$27,870	\$84,391	\$5,147	\$146,223	\$14,622
Median	\$21,327	\$40,198	\$259,483	\$47,887	\$318,024	\$31,802
Quartile 3	\$37,018	\$53,877	\$501,494	\$96,783	\$707,041	\$70,704
Interquartile Range	\$28,985	\$26,007	\$417,102	\$91,635	\$560,817	\$56,082
Total Range	\$84,275	\$132,973	\$1,089,174	\$111,687	\$1,218,578	\$121,858

Source: SCCPC, 2022. citiesassociation.org/documents/constraints-survey-data-summary-2022.



Fees by Square Foot Across Unit Types

Table 14: Single-Family Fees per Square Foot

Fee Type:	Entitlement	Building Permit	Impact	Other	Total
Campbell	\$2	\$16.65	\$9.69	\$0.00	\$27.91
Cupertino	\$1	\$3.64	\$22.63	\$0.00	\$27.32
Gilroy	\$0.95	\$2.22	\$10.67	\$0.00	\$13.84
Los Altos Hills	\$0.98	\$21.73	\$6.62	\$0.00	\$29.33
Los Gatos	\$4.31	\$6.43	\$1.75	\$0.00	\$12.48
Milpitas	\$6.68	\$8.89	\$0.00	\$14.13	\$29.69
Monte Sereno	\$0.58	\$3.39	\$1.58	\$1.14	\$6.69
Morgan Hill	\$0.00	\$5.29	\$16.21	\$0.00	\$21.50
Mountain View	\$0.00	\$5.66	\$27.44	\$58.82	\$91.92
San Jose	\$0.12	\$3.70	\$0.00	\$0.00	\$3.82
Santa Clara	\$0.36	\$5.26	\$0.02	\$0.00	\$5.64
Saratoga	\$1.56	\$7.01	\$4.29	\$0.00	\$12.85
Unincorporated County	\$4.22	\$5.45	\$0.00	\$0.00	\$9.68

Source: SCCPC, 2022. citiesassociation.org/documents/constraints-survey-data-summary-2022.

Table 15: Small Multi-Family Fees per Square Foot

Fee Type:	Entitlement	Building Permit	Impact	Other	Total
Campbell	\$1	\$0.19	\$8.53	\$0.00	\$9.81
Cupertino	\$4	\$2.12	\$30.90	\$0.00	\$37.03
Gilroy	\$0.39	\$0.85	\$17.90	\$0.00	\$19.14
Los Altos Hills*	-	-	-	-	-
Los Gatos	\$0.81	\$1.33	\$0.61	\$0.00	\$2.74
Milpitas	\$1.75	\$6.24	\$23.10	\$4.30	\$35.39
Monte Sereno	\$0.00	\$1.32	\$0.72	\$0.26	\$2.29
Morgan Hill	\$1.34	\$2.18	\$16.19	\$0.00	\$19.70
Mountain View	\$0.14	\$6.52	\$26.23	\$0.21	\$33.09
San Jose	\$3.10	\$2.93	\$5.12	\$0.00	\$11.15
Santa Clara	\$1.81	\$1.39	\$0.01	\$0.00	\$3.21
Saratoga	\$0.37	\$2.44	\$5.31	\$0.00	\$8.13
Unincorporated*	-	-	-	-	-

*No multifamily zoning.

Source: SCCPC, 2022. citiesassociation.org/documents/constraints-survey-data-summary-2022.



Table 16: Large Multi-Family Fees per Square Foot

Fee Type:	Entitlement	Building Permit	Impact	Other	Total
Campbell	\$0	\$0.71	\$23.62	\$0.00	\$24.72
Cupertino	\$1	\$19.37	\$78.11	\$0.00	\$98.61
Gilroy	\$0.45	\$1.73	\$50.00	\$0.00	\$52.18
Los Altos Hills*	-	-	-	-	-
Los Gatos	\$0.23	\$2.53	\$1.60	\$0.00	\$4.36
Milpitas	\$0.49	\$8.22	\$64.78	\$6.16	\$79.65
Monte Sereno	\$0.00	\$2.58	\$1.72	\$1.24	\$5.54
Morgan Hill	\$1.32	\$1.89	\$45.32	\$0.00	\$48.53
Mountain View	\$0.60	\$3.72	\$105.33	\$0.47	\$110.12
San Jose	\$8.67	\$8.21	\$14.33	\$0.00	\$31.21
Santa Clara	\$0.69	\$2.15	\$0.04	\$0.00	\$2.88
Saratoga	\$0.16	\$5.73	\$14.63	\$0.00	\$20.52
Unincorporated*	-	-	-	-	-

*No multifamily zoning.

Source: SCCPC, 2022. citiesassociation.org/documents/constraints-survey-data-summary-2022.