

Impact Fees - FY24-25 Proposed Changes

PARK FACILITY DEVELOPMENT FEE (Municipal Code Chapter 3.34)

E. Annual Increase. The fee set forth in subsection B of this section shall be increased annually by the percentage increase of park construction costs cited in the Engineering News Record, for the San Francisco Bay Area, as determined by City Engineer.

	Existing	Proposed
Fee per bedroom	\$ 2,692	\$ 2,709
ENR City Cost Index Annual Change (March 2023 to March 2024)		0.63%

SEWER CAPACITY CHARGES (Municipal Code Chapter 13.04)

E. The sewer capacity charge shall be adjusted annually based on the change in the Engineering News-Record Construction Cost Index (20-Cities Average) from the March 2024 index.

	Existing	Proposed
RESIDENTIAL (charge per residential dwelling unit)		
Single Family	\$ 13,895	\$ 14,270
Multi-Family (includes Duplexes, Apartments, Condos & Co-op)	\$ 6,427	\$ 6,601
NON-RESIDENTIAL (charge per 100 gpd of estimated wastewater discharge)		
Commercial, Retail, Professional, Institutional & Industrial Users	100 gpd \$ 7,313	\$ 7,510
	1gpd \$ 73	\$ 75.00
ENR Construction Cost Index Change (see note below - March 2023 to March 2024)		2.7%

Note - the % change for the FY24-25 Sewer Capacity Charge was calculated from the change in the CCI from March 2023 to March 2024

TRAFFIC IMPACT FEE (Municipal Code Chapter 8.50)

E. Annual Increase. Effective October 28, 2020, per Ordinance 1562, the amount of the Traffic Impact Fee shall be \$6,196 per p.m. peak hour trip, adjusted annually based on the Construction Cost Index published by the Engineering News Record.

Land Use	ITE Trip Rate	Unit	Existing	Existing Calculated Fee	Proposed	Proposed Calculated Fee
Office	1.15	1000 sf	\$ 7,430	\$ 8,545	\$ 7,477	\$ 8,599
Research & Development	0.49	1000 sf	\$ 7,430	\$ 3,641	\$ 7,477	\$ 3,664
Manufacturing	0.67	1000 sf	\$ 7,430	\$ 4,978	\$ 7,477	\$ 5,010
Warehousing	0.19	1000 sf	\$ 7,430	\$ 1,412	\$ 7,477	\$ 1,421
Restaurant	9.77	1000 sf	\$ 7,430	\$ 72,591	\$ 7,477	\$ 73,050
Retail	3.81	1000 sf	\$ 7,430	\$ 28,308	\$ 7,477	\$ 28,487
Single-Family	0.99	Unit	\$ 7,430	\$ 7,356	\$ 7,477	\$ 7,402
Multi-Family (Condos/Apts)	0.56	Unit	\$ 7,430	\$ 4,161	\$ 7,477	\$ 4,187
Condo/Townhome	0.56	Unit	\$ 7,430	\$ 4,161	\$ 7,477	\$ 4,187
Hotel	0.6	Rooms	\$ 7,430	\$ 4,458	\$ 7,477	\$ 4,486
Medical Office	3.46	1000 sf	\$ 7,430	\$ 25,708	\$ 7,477	\$ 25,870
ENR Construction Cost Index Change (March 2023 to March 2024)					0.63%	0.63%

CHILD CARE DEVELOPMENT IMPACT FEE (Municipal Code Chapter 8.52)

E. The child care development fee shall be adjusted annually based on the change in the Engineering News-Record

Reduced Fees for Nonresidential Developm	Unit	Existing	Proposed
Office/Research & Development (R&D)	per sq. ft.	\$ 5.00	\$ 5.03
Retail	per sq. ft.	\$ 2.50	\$ 2.52
Hotel	per sq. ft.	\$ 1.60	\$ 1.61
Industrial	per sq. ft.	\$ 1.60	\$ 1.61
ENR Construction Cost Index Change (March 2023 to March 2024)			0.63%