
DEVELOPMENT FEES SURVEY INTERNAL SUMMARY

Final version - prepared September 17, 2008

This document summarizes the results of the development fees survey that jurisdictions filled out between late July and mid-August. In total, 14 of the 21 jurisdictions have completed the survey.

Responses were based on the following prompts:

Single Family

Please estimate your fees for the following development: Single-Family Unit, 3-BR, 2,400 sf, on 10,000 sq. ft. lot with a 400 sf garage at density of 4 units per acre and construction cost of \$500,000, estimated sale price \$800,000. (For fees that vary, please put in an average and use the comments section to add additional notes)

Multifamily

Please estimate your fees for the following developments:

10 unit condo (2-brs, 1200 sf), on .5 acres with a construction cost of \$400,000 per unit, to be sold at an average of \$500,000 per unit. (For fees that vary, please put in average and use the comments section to add additional notes)

Based on the responses, 21 Elements staff will produce boilerplate text for the constraints section of Housing Elements.

This document is organized in the following sections:

1. Jurisdictions Completing the Survey
2. Average Fees
3. Median Fees
4. Responses to Question "For what type of projects will you reduce fees?"
5. Charts and Analysis
6. Full Responses to Survey as Submitted

The attached Excel file includes:

Table of the full data formatted into numerical form

1. Jurisdictions Completing the Survey

Jurisdictions that completed the survey are:

Atherton (single family only)
 Belmont
 Brisbane
 Burlingame
 Daly City
 Foster City
 Half Moon Bay (single family only)
 Hillsborough (single family only)
 Millbrae
 Pacifica
 Portola Valley (single family only)
 Redwood City
 San Carlos
 San Mateo County

2. Average Development Fees

	Planning & Building Fees	Impact Fees	Total Fees
Single Family Home	14,813	13,146	27,959
Multifamily	63,318	118,757	182,075

3. Median Development Fees

	Planning & Building Fees	Impact Fees	Total Fees
Single Family Home	12,775	10,808	27,908
Multifamily	56,306	90,095	176,663

4. Responses to question "For what type of projects will you reduce fees?"

- No response (4)
- None (3)
- Affordable housing (2)
- Potentially Low-Income Housing
- Considered case-by-case for affordable housing
- The Density Bonus Program allows a reduction of planning application fees for affordable housing
- We reduced the building permit fees for solar, to a flat rate fee of \$50.00 and not based upon valuation
- Second Units

By jurisdiction: For what type of projects will you reduce fees?

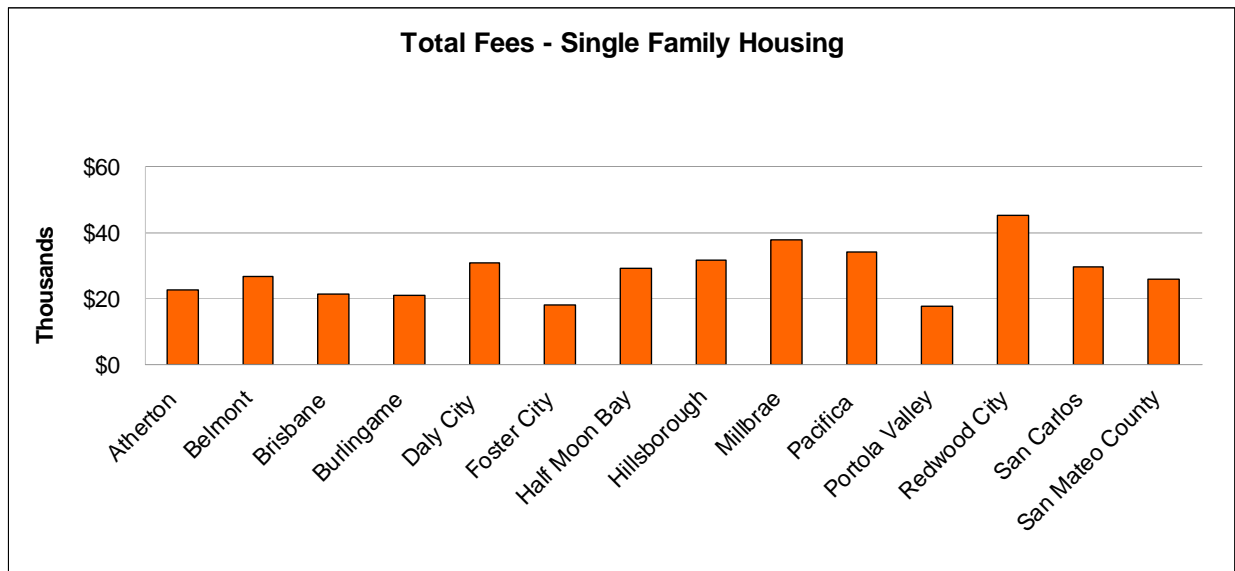
Atherton	None
Belmont	Potentially Low-Income Housing
Brisbane	Considered case-by-case for affordable housing.
Burlingame	None
Daly City	
Foster City	
Half Moon Bay	
Hillsborough	Second units
Millbrae	None
Pacifica	The Density Bonus Program allows a reduction of planning application fees for affordable housing.
Portola Valley	We reduced the building permit fees for solar, to a flat rate fee of \$50.00 and not based upon valuation
Redwood City	affordable housing
San Carlos	
San Mateo County	Affordable housing

5. Charts and Analysis

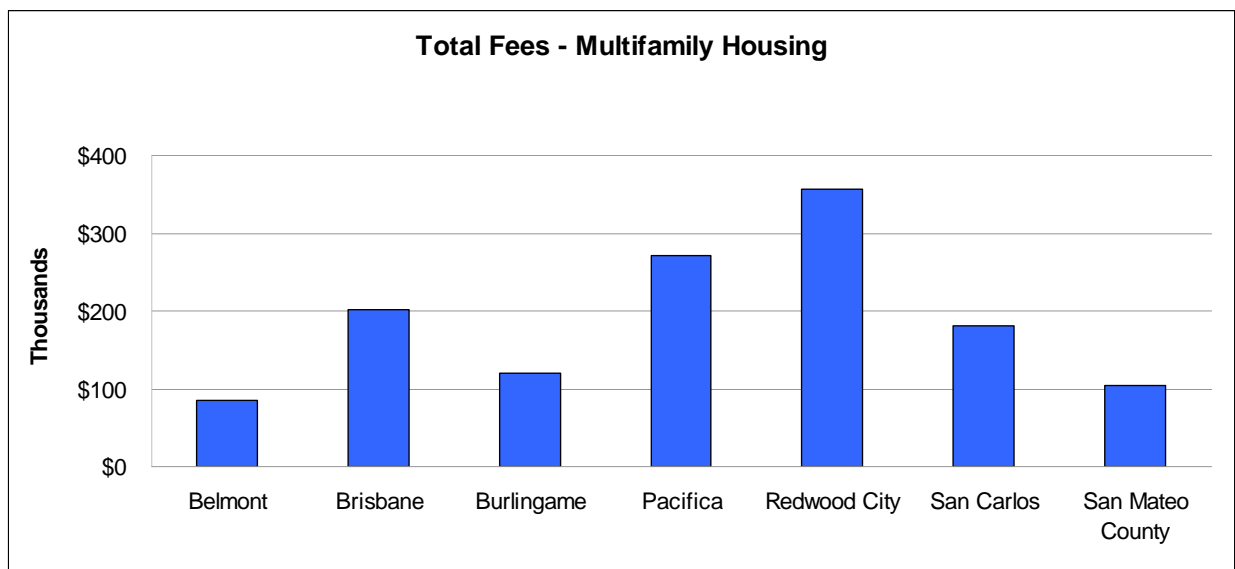
Total Development Fees

Note different scales for Single Family and Multifamily charts.

Total fees for single family housing vary significantly by jurisdiction (from \$17,800 to \$45,300), with most jurisdictions' total fees falling in the \$20,000-\$35,000 range.

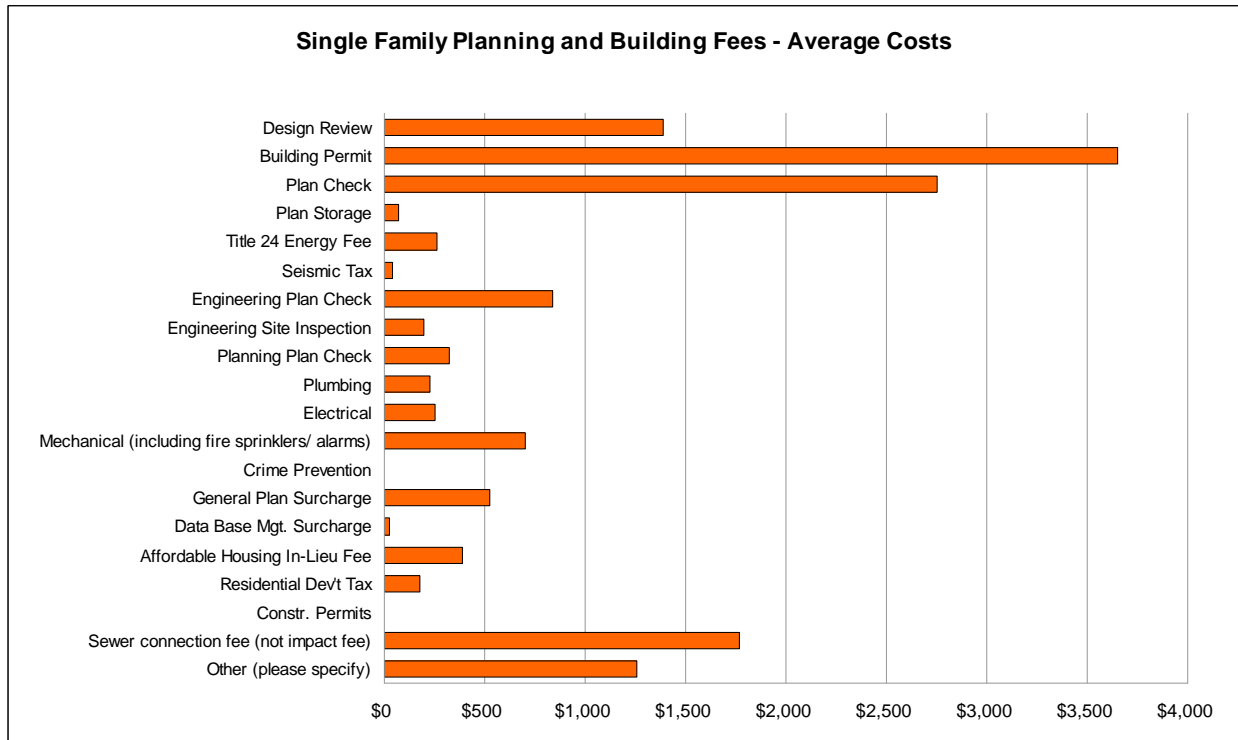


Total fees for 10-unit multifamily housing developments vary much more dramatically than for single families, with a range from \$71,600 to \$356,000.

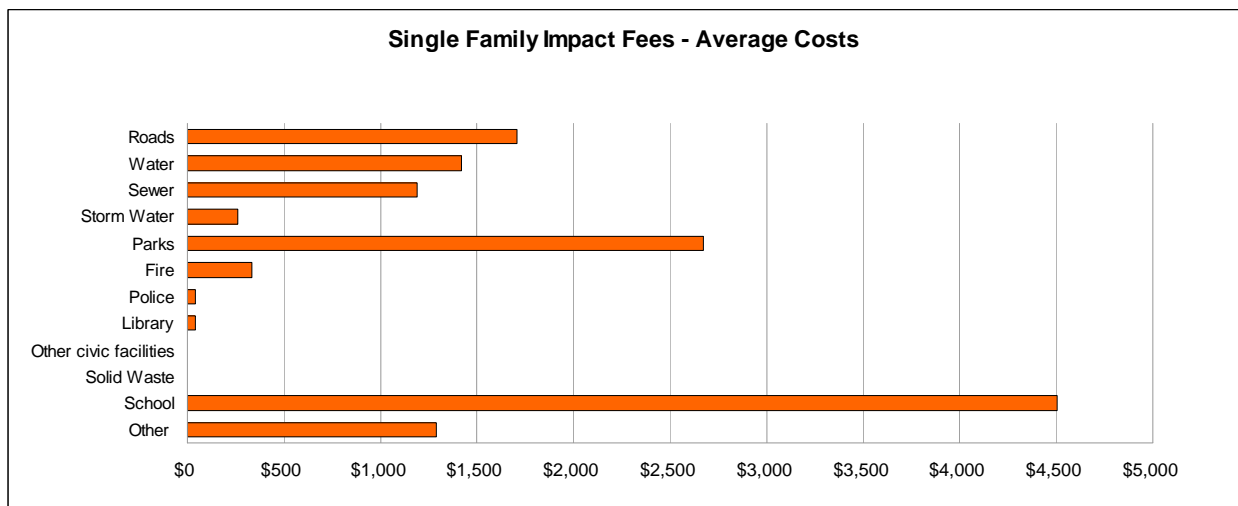


Average Development Fees

Development fees for single family homes all averaged under \$5,000. The largest planning and building fees were for design review, building permits, plan checks, sewer connection, and other fees. Building permit and plan check fees were by far the largest. Fees in the “other” category included Measure A, Capital Improvement Fee, and Fire Plan Check.



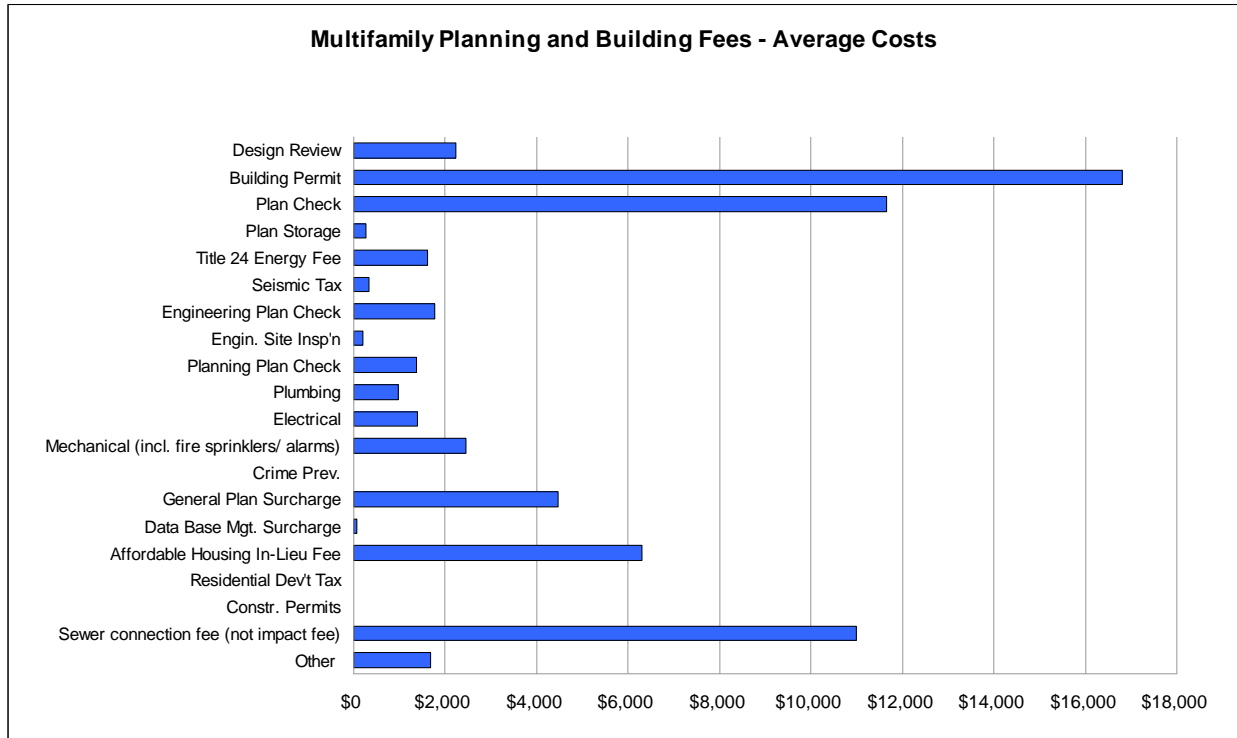
The largest impact fees were for roads, water, sewer, parks, schools, and other, with school fees significantly larger than any other fee. Fees in the “other” category included Traffic Mitigation and Parking in-Lieu.



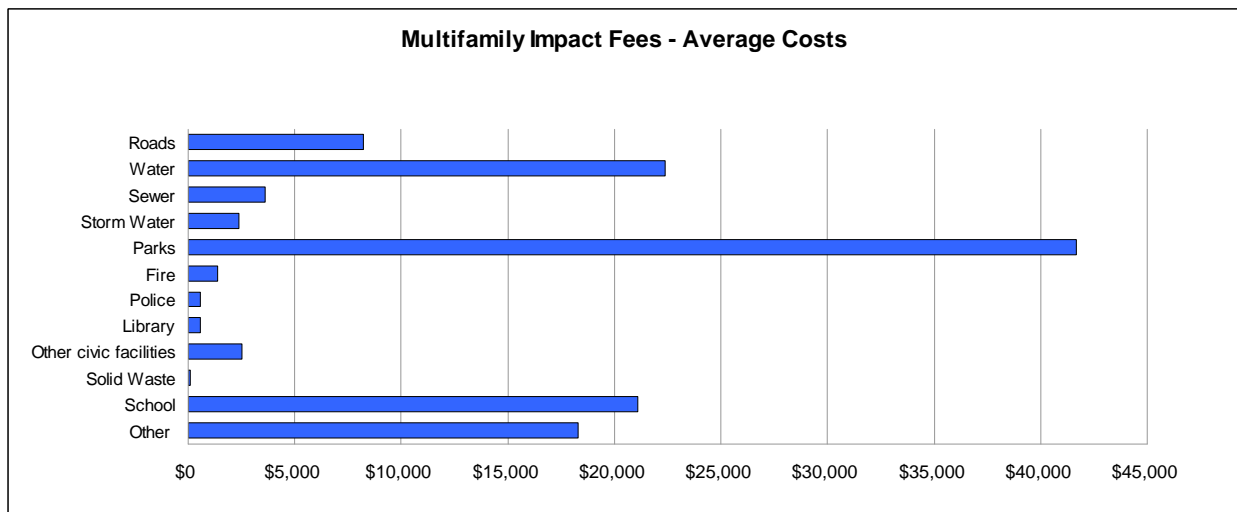
21 Elements: San Mateo Countywide Housing Element Update Kit

Fees Survey Summary

For multifamily developments, as with single family homes, building permits and plan checks were the largest fees. Sewer connection and affordable housing in-lieu fees were also large, more so than with single family homes.



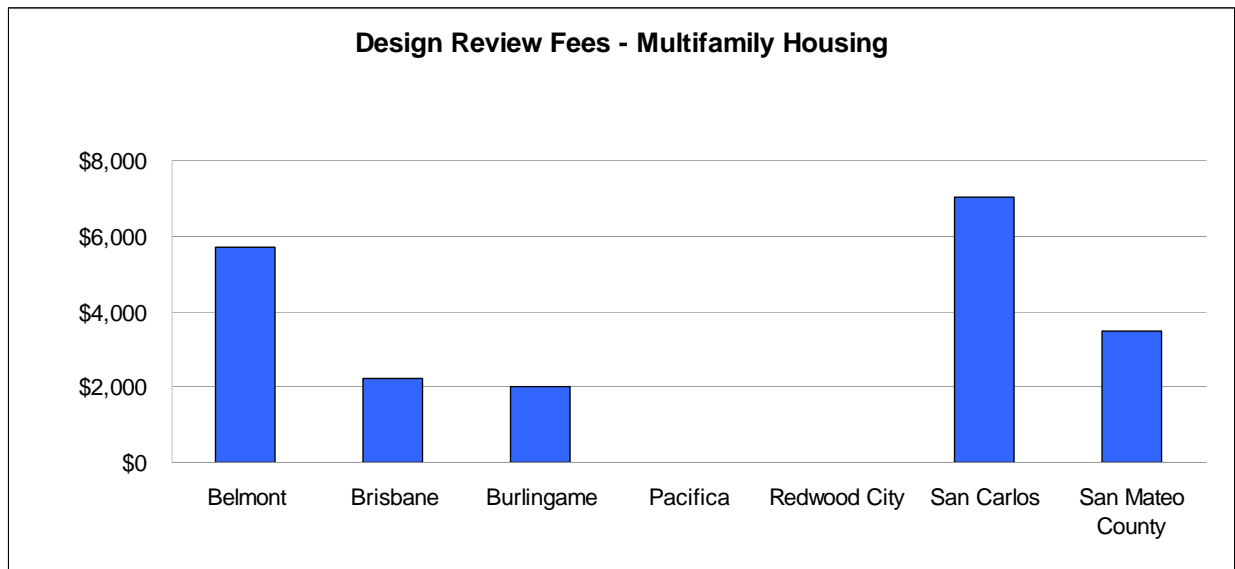
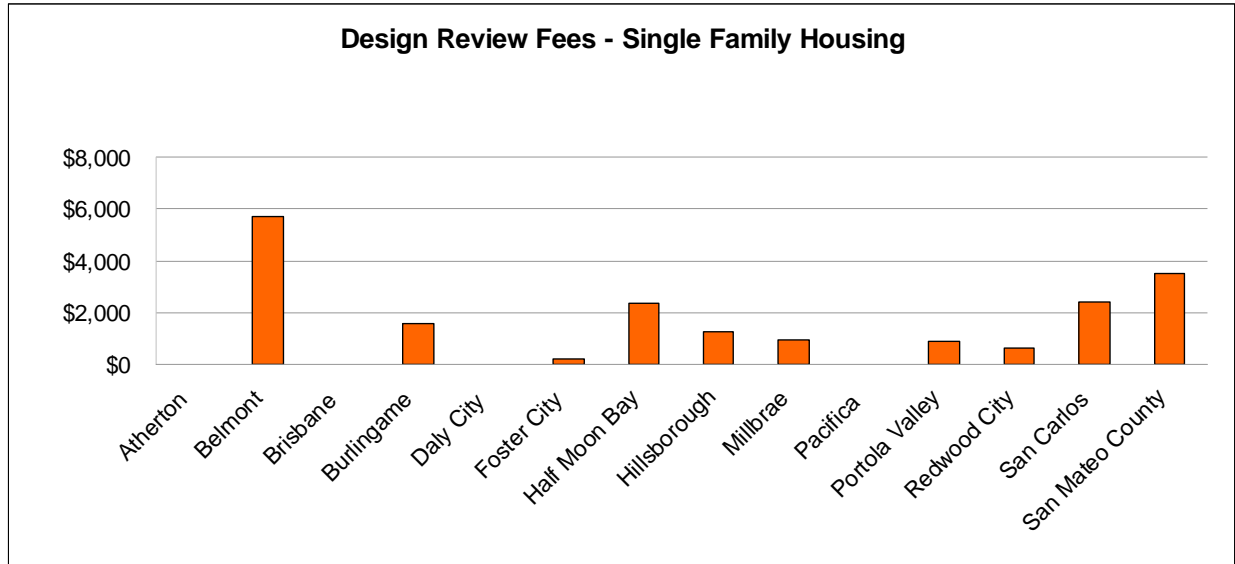
The largest impact fees for multifamily developments were for water, parks, schools, and other, with parks fees significantly larger than any other fee. Road and sewer fees were not as significant as they were for single-family homes. Fees in the “other” category included Building License Fee, Capital Improvement Fee, and Parking In-Lieu Fee.



Selected Development Fees

The following charts compare fees for each jurisdiction for the most significant categories of fees. Numbers used in presenting ranges are rounded.

Design review fees varied greatly by jurisdiction.

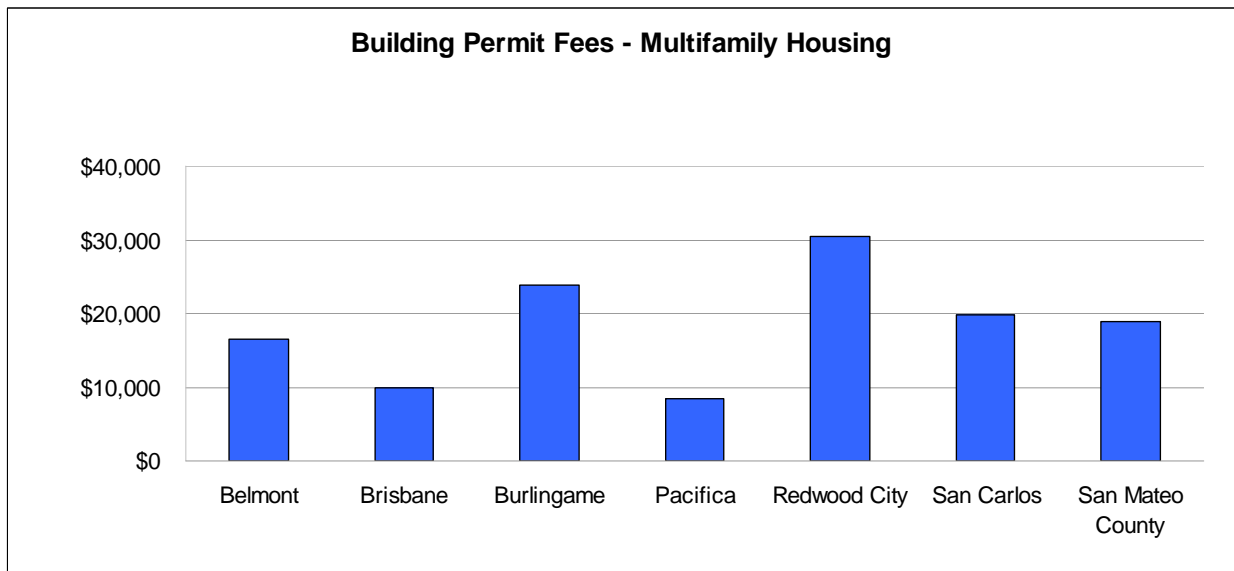
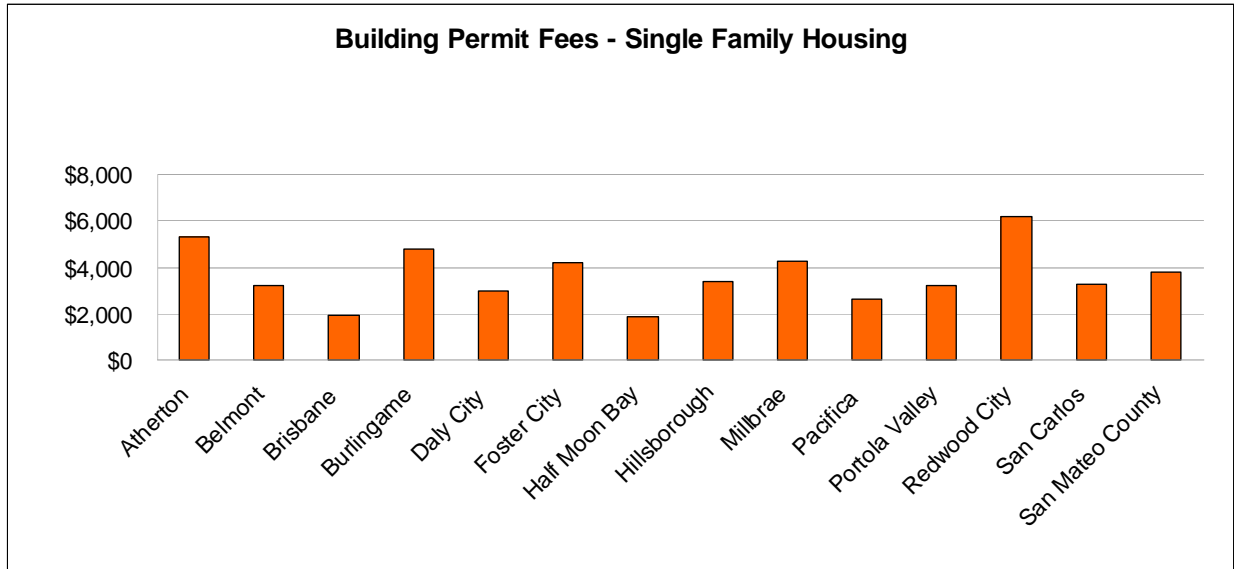


21 Elements: San Mateo Countywide Housing Element Update Kit

Fees Survey Summary

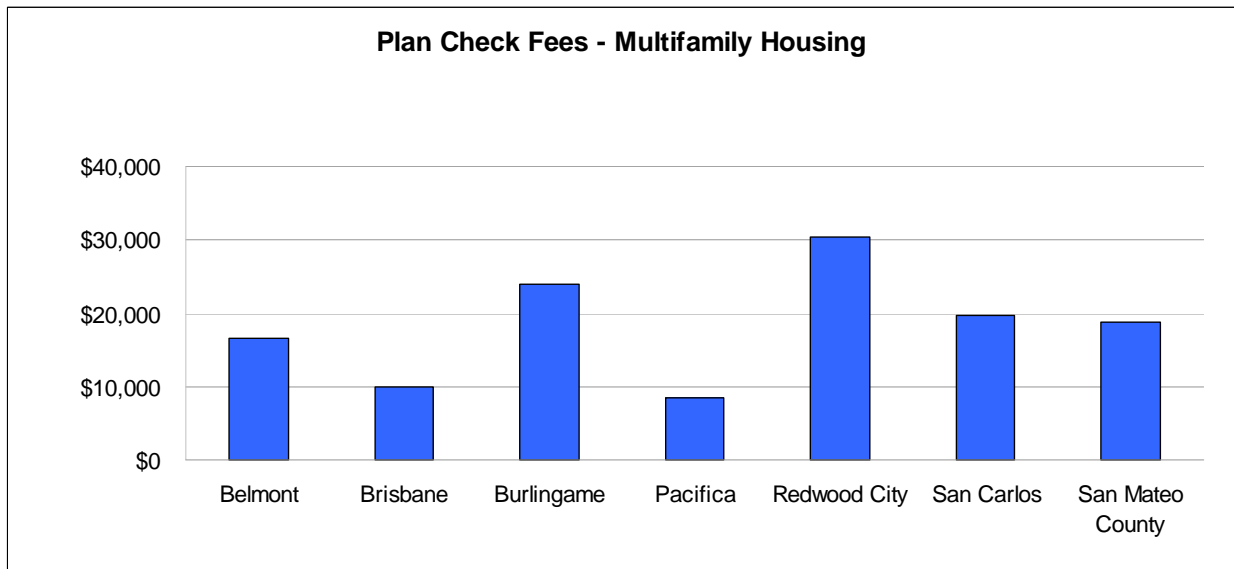
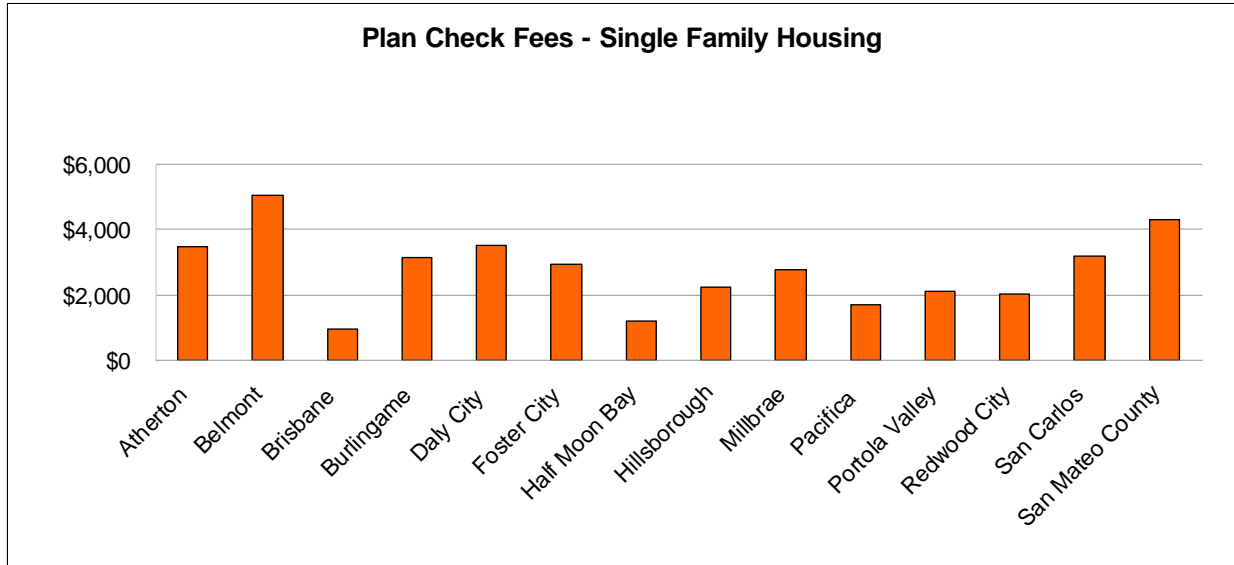
Note different scales for Single Family and Multifamily charts.

Building permit fees varied significantly, but all jurisdictions had permit fees. Multifamily fees were generally proportional to single family fees (approximately five times larger).



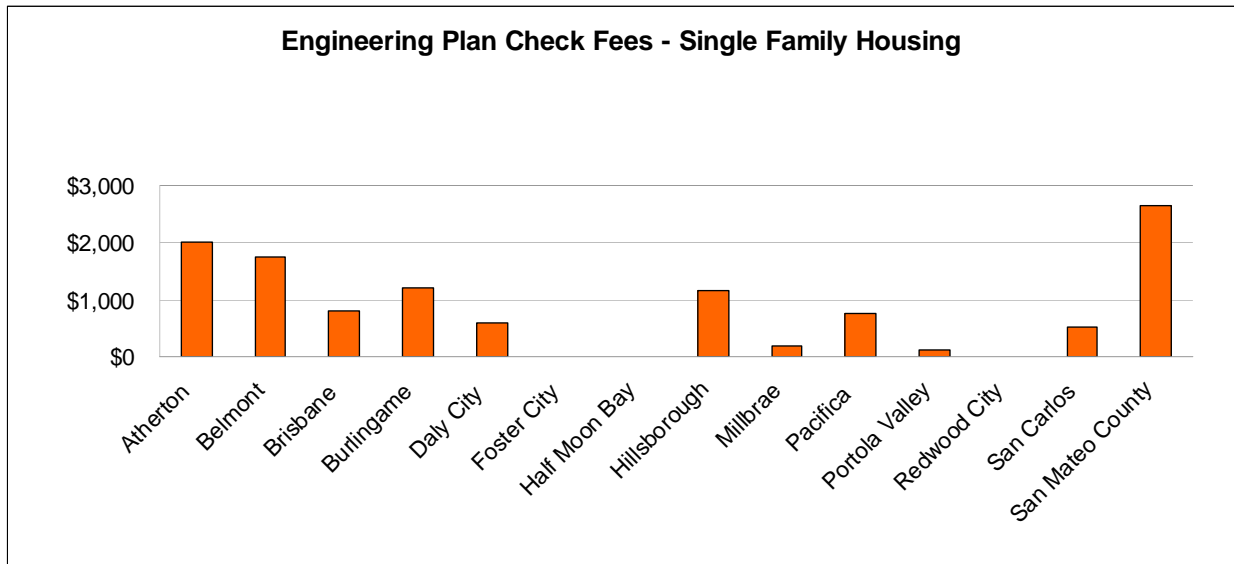
Note different scales for Single Family and Multifamily charts.

Plan check fees varied significantly by jurisdiction, but all jurisdictions required plan check fees.

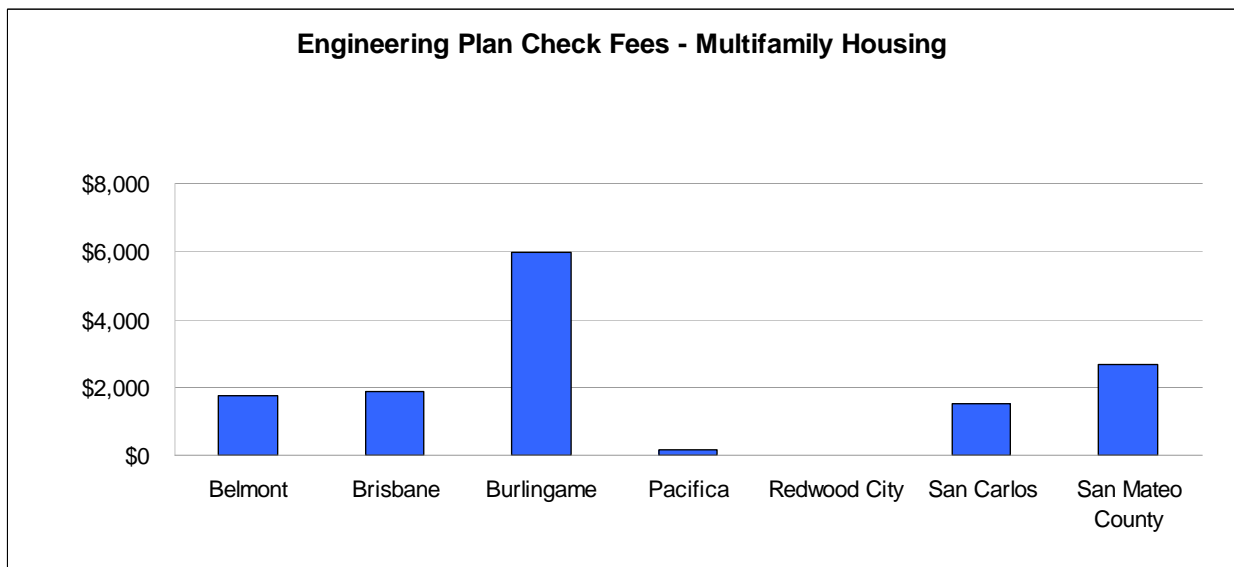


Note different scales for Single Family and Multifamily charts.

Only some jurisdictions required engineering plan check fees, and amounts varied widely, from \$110 for the smallest fee to \$2,660 for the largest.

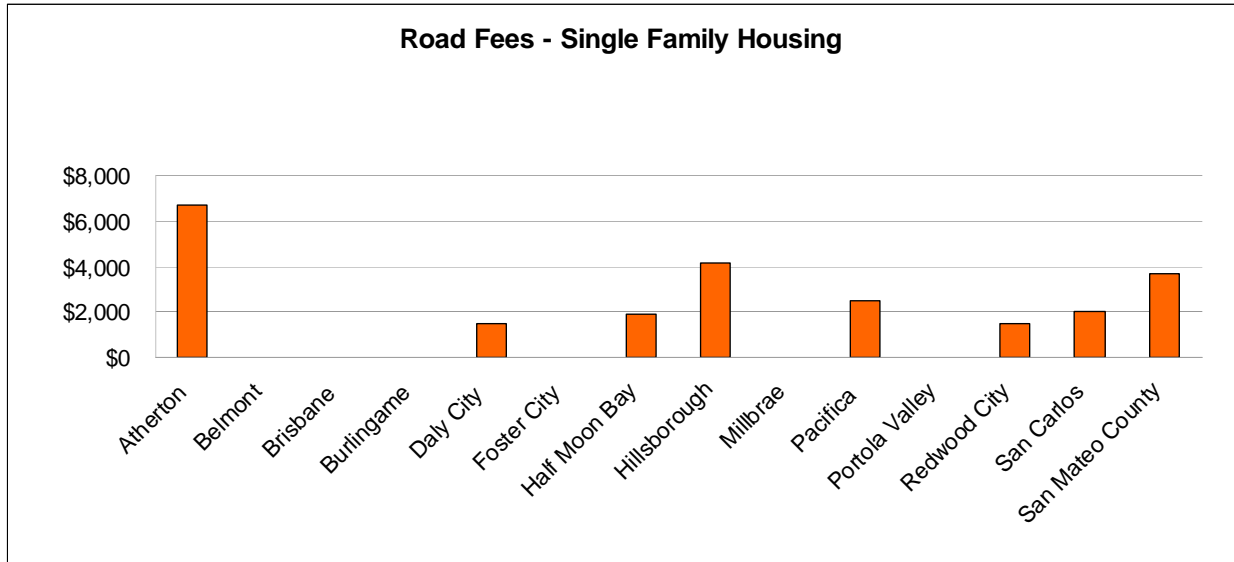


Only some jurisdictions required engineering plan check fees for multifamily developments, and amounts varied widely, from \$150 for the smallest fee to \$5,970 for the largest.

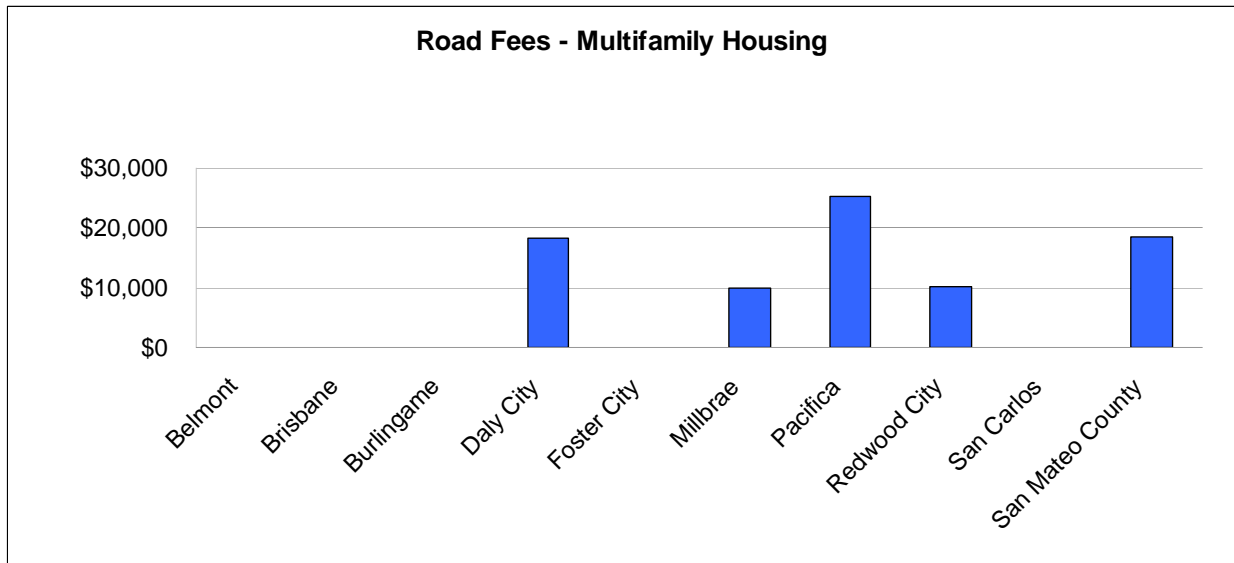


Note different scales for Single Family and Multifamily charts.

Only some jurisdictions required road fees, and amounts varied from \$1,460 for the smallest fee to \$6,670 for the largest.

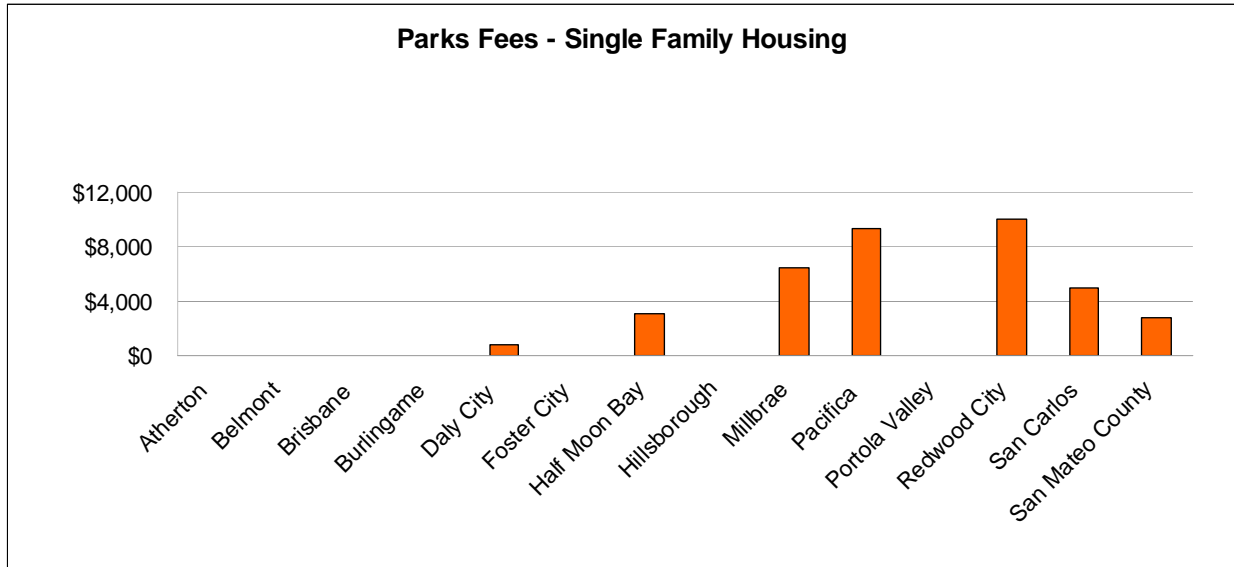


All jurisdictions with multifamily developments required substantial road fees, with amounts varying from \$10,000 to \$25,300.

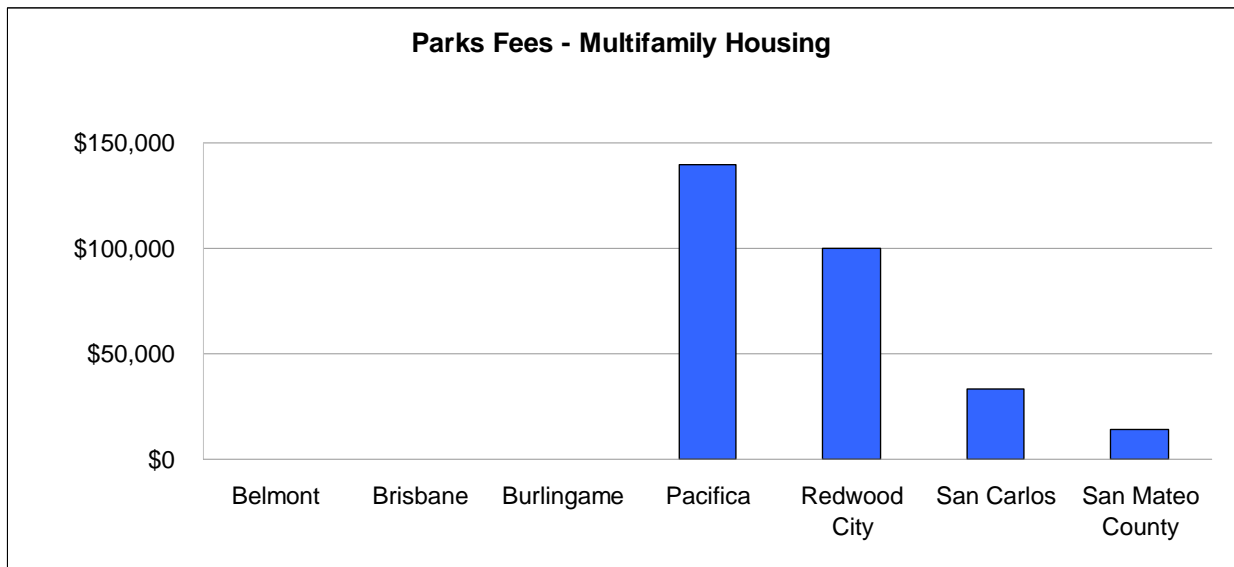


Note different scales for Single Family and Multifamily charts.

Only some jurisdictions required parks fees, and amounts for single family homes varied from \$770 for the smallest fee to \$10,000 for the largest.

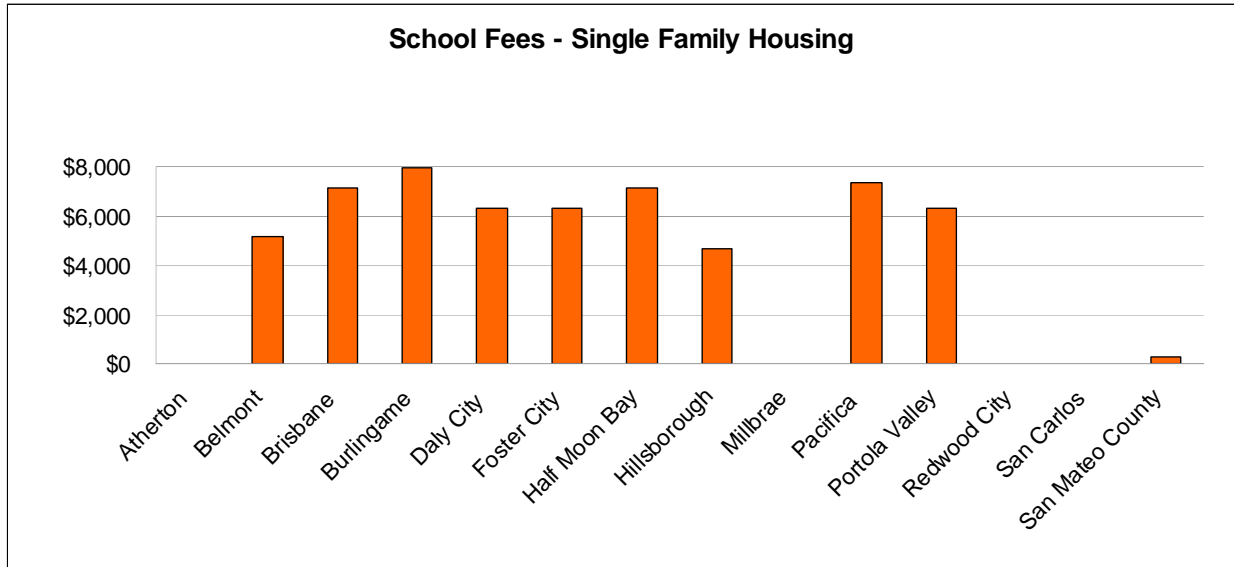


Only some jurisdictions required parks fees for multifamily developments, and amounts varied widely, from \$14,000 for the smallest fee to \$140,000 for the largest.

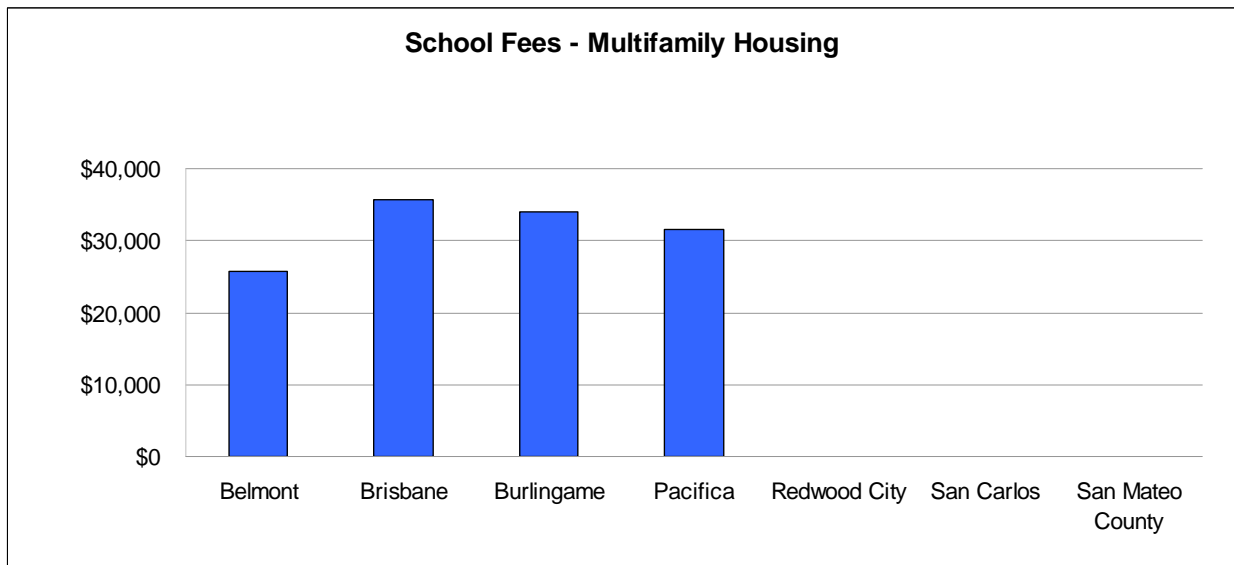


Note different scales for Single Family and Multifamily charts.

Most jurisdictions required school fees for single family homes, with a normal range between \$4,700 and \$7,900, with a \$260 fee in the unincorporated county.



Just over half of the jurisdictions with multifamily housing developments required school fees for them, with a fairly small range of \$25,700 to \$35,600.



7. Full Responses to Survey as Submitted

Atherton

Single Family – Planning and Building Fees

Design Review: N/A
 Building Permit: 5,324
 Plan Check: 3,461
 Plan Storage: N/A
 Title 24 Energy Fee: N/A
 Seismic Tax: 94
 Engineering Plan Check: 2,000
 Engineering Site Inspection: Included in Engr. PC
 Planning Plan Check: Included in Plan Ck.
 Plumbing: Included in Bldg. Per.
 Electrical: Included in Bldg. Per.
 Mechanical (including fire sprinklers/alarms):
 Included in Bldg. Per.
 Crime Prevention: N/A
 General Plan Surcharge: N/A
 Data Base Mgt. Surcharge: N/A
 Affordable Housing In-Lieu Fee: N/A
 Residential Development Tax: N/A
 Construction Permits: N/A
 Sewer connection fee (not impact fee): 550
 Other (please specify): Recycling Dep.- \$1,000

Single Family – Impact Fees

Roads: 6,674
 Water: Cal Water
 Sewer: Outside Agency
 Storm Water: N/A
 Parks: N/A
 Fire: Menlo Park Fire Prot. District
 Police: N/A
 Library: N/A
 Other civic facilities: N/A
 Solid Waste: N/A
 School: Outside Agency
 Other (please specify): Business Licence Fee
 \$3,384
 Comments: Outside Agencies: Menlo Park Fire
 Protection Dist. (650) 688-8425; Sequoia Union
 High School Dist. (650) 369-1411 x 2290; West
 Bay Sanitary Dist. (650) 321-0384; Cal Water
 Service (650) 367-6800

For what type of project will you reduce fees: None

Belmont

Single Family – Planning and Building Fees

Design Review: 5,711
 Building Permit: 3,234
 Plan Check: 21,002
 Plan Storage: N/A
 Title 24 Energy Fee: 1,294
 Seismic Tax: 50
 Engineering Plan Check: 1,740
 Engineering Site Inspection: N/A
 Planning Plan Check: 1,132
 Plumbing: 95
 Electrical: 95
 Mechanical (including fire sprinklers/alarms): 95
 Crime Prevention: N/A
 General Plan Surcharge: 1,250
 Data Base Mgt. Surcharge: N/A
 Affordable Housing In-Lieu Fee: 417
 Residential Development Tax: N/A
 Construction Permits: N/A
 Sewer connection fee (not impact fee): 1,085
 Other (please specify):

Single Family – Impact Fees

Roads:
 Water:
 Sewer:
 Storm Water:
 Parks:
 Fire: 247
 Police:
 Library:
 Other civic facilities:
 Solid Waste: 66
 School: 5,136
 Other (please specify):
 Comments:

For what type of projects will you reduce fees: Potentially Low-Income Housing

Multifamily – Planning and Building Fees

Design Review: 5,711
 Building Permit: 16,559
 Plan Check: 10,763
 Plan Storage: N/A
 Title 24 Energy Fee: 6,624
 Seismic Tax: 400
 Engineering Plan Check: 1,740
 Engineering Site Inspection: N/A
 Planning Plan Check: 5,796
 Plumbing: 95
 Electrical: 95
 Mechanical (including fire sprinklers/alarms): 95
 Crime Prevention: N/A
 General Plan Surcharge: 10,000
 Data Base Mgt. Surcharge: N/A
 Affordable Housing In-Lieu Fee: 417
 Residential Development Tax: N/A
 Construction Permits: N/A
 Sewer connection fee (not impact fee): 1,085
 Other (please specify):

Multifamily – Impact Fees

Roads:
 Water:
 Sewer:
 Storm Water:
 Parks:
 Fire: 247
 Police:
 Library:
 Other civic facilities:
 Solid Waste:
 School: 25,680
 Other (please specify):
 Comments:

Brisbane

Single Family – Planning and Building Fees

Design Review: NA
 Building Permit: \$1,944 = 0.74 sq ft (habitable) + .42 sq ft (garage)
 Plan Check: \$972 = 50% of Bldg Permit
 Plan Storage: \$24.45 = \$1.63/page (est. 15 pages)
 Title 24 Energy Fee: NA
 Seismic Tax: \$50 = 0.0001 of valuation
 Engineering Plan Check: \$793
 Engineering Site Inspection: Included with Engineering estimate
 Planning Plan Check: 29
 Plumbing: NA
 Electrical: NA
 Mechanical (including fire sprinklers/alarms): \$140 = 0.05 sq ft (inc. garage)
 Crime Prevention: NA
 General Plan Surcharge: NA
 Data Base Mgt. Surcharge: NA
 Affordable Housing In-Lieu Fee: NA
 Residential Development Tax: NA
 Construction Permits: NA
 Sewer connection fee (not impact fee): \$697
 Other (please specify): \$1,159

Single Family – Impact Fees

Roads: NA
 Water: \$5,710
 Sewer: \$2,523
 Storm Water: NA
 Parks: NA
 Fire: NA
 Police: NA
 Library: NA
 Other civic facilities: NA
 Solid Waste: NA
 School: \$7,128 = \$2.97/sq ft of habitable space =
 Other (please specify): NA
 Comments: Engineering fees vary by site. See the attached estimate.

Multifamily – Planning and Building Fees

Design Review: 2,217
 Building Permit: \$9,900.60 = \$.74/sq ft (habitable) + \$.42/ sq ft garage (15 garages at 9 ft by 18 ft)
 Plan Check: \$4,950.3 = 50% of B.P.
 Plan Storage: \$24.25 = \$1.63/page (est 15 pages)
 Title 24 Energy Fee: NA
 Seismic Tax: \$400 = 0.0001 of valuation
 Engineering Plan Check: \$1,881
 Engineering Site Inspection: Included in Engineering Plan check above
 Planning Plan Check: 29
 Plumbing: NA
 Electrical: NA
 Mechanical (including fire sprinklers/alarms): \$721.50 = 0.05 per square ft habitable and garage
 Crime Prevention: NA
 General Plan Surcharge: NA
 Data Base Mgt. Surcharge: NA
 Affordable Housing In-Lieu Fee: NA
 Residential Development Tax: NA
 Construction Permits: NA
 Sewer connection fee (not impact fee): \$12,540
 Other (please specify): \$12,492

Multifamily – Impact Fees

Roads: NA
 Water: \$103,399
 Sewer: \$18,020
 Storm Water: NA
 Parks: NA
 Fire: NA
 Police: NA
 Library: NA
 Other civic facilities: NA
 Solid Waste: NA
 School: \$35,640 = \$2.97/sq ft of habitable
 Other (please specify): NA
 Comments:

For what type of projects will you reduce fees: Considered case-by-case for affordable housing.

Burlingame

Single Family – Planning and Building Fees

Design Review: 1,550
 Building Permit: 4,813
 Plan Check: 3,129
 Plan Storage: 241
 Title 24 Energy Fee: 1,203
 Seismic Tax: 50
 Engineering Plan Check: 1,203
 Engineering Site Inspection: -
 Planning Plan Check: 722
 Plumbing: Included
 Electrical: Included
 Mechanical (including fire sprinklers/alarms): Included
 Crime Prevention:
 General Plan Surcharge
 Data Base Mgt. Surcharge
 Affordable Housing In-Lieu Fee
 Residential Development Tax
 Construction Permits:
 Sewer connection fee (not impact fee): 209
 Other (please specify)

Single Family – Impact Fees

Roads:
 Water:
 Sewer:
 Storm Water:
 Parks:
 Fire:
 Police:
 Library:
 Other civic facilities:
 Solid Waste:
 School: 7,924
 Other (please specify):
 Comments:

Multifamily – Planning and Building Fees

Design Review: 2,000
 Building Permit: 23,876
 Plan Check: 15,519
 Plan Storage: 1,194
 Title 24 Energy Fee: 5,969
 Seismic Tax: 400
 Engineering Plan Check: 5,969
 Engineering Site Inspection
 Planning Plan Check: 3,581
 Plumbing: Included
 Electrical: Included
 Mechanical (including fire sprinklers/alarms): Included
 Crime Prevention:
 General Plan Surcharge
 Data Base Mgt. Surcharge
 Affordable Housing In-Lieu Fee
 Residential Development Tax
 Construction Permits:
 Sewer connection fee (not impact fee)
 Other (please specify): 2,090

Multifamily – Impact Fees

Roads:
 Water:
 Sewer:
 Storm Water:
 Parks:
 Fire:
 Police:
 Library:
 Other civic facilities: \$25,000 (North Burlingame
 Development fee -for streetscape/public
 improvements
 Solid Waste:
 School: 33,960
 Other (please specify):
 Comments:

For what type of projects will you reduce fees: None

Daly City

Single Family – Planning and Building Fees

Design Review:
 Building Permit: 2,963
 Plan Check: 3,503
 Plan Storage: 148
 Title 24 Energy Fee: 593
 Seismic Tax: 50
 Engineering Plan Check: 593
 Engineering Site Inspection:
 Planning Plan Check: 593
 Plumbing: 194
 Electrical: 326
 Mechanical (including fire sprinklers/alarms): 110
 Crime Prevention:
 General Plan Surcharge: 2,500
 Data Base Mgt. Surcharge:
 Affordable Housing In-Lieu Fee:
 Residential Development Tax:
 Construction Permits:
 Sewer connection fee (not impact fee): 2,700
 Other (please specify): 5,000

Single Family – Impact Fees

Roads: 1,464
 Water: 428
 Sewer:
 Storm Water: 1,065
 Parks: 768
 Fire: 140
 Police: 580
 Library: 576
 Other civic facilities:
 Solid Waste:
 School: 6,312
 Other (please specify): 224
 Comments: Other is "construction and debris deposit". The above assumes development of a presubdivided lot, where no entitlement other than a building permit is required. New homes on pre-

existing lots in Daly City do not require Design Review.

Multifamily – Planning and Building Fees

Design Review:
 Building Permit: 16,733
 Plan Check: 10,902
 Plan Storage: 839
 Title 24 Energy Fee: 3,355
 Seismic Tax: 939
 Engineering Plan Check: 3,355
 Engineering Site Inspection:
 Planning Plan Check: 3,355
 Plumbing: 578
 Electrical: 1,733
 Mechanical (including fire sprinklers/alarms): 192
 Crime Prevention:
 General Plan Surcharge: 22,360
 Data Base Mgt. Surcharge:
 Affordable Housing In-Lieu Fee:
 Residential Development Tax:
 Construction Permits:
 Sewer connection fee (not impact fee)
 Other (please specify):

Multifamily – Impact Fees

Roads: 18,360
 Water: 4,283
 Sewer:
 Storm Water: 14,210
 Parks: 107,687
 Fire: 1,398
 Police: 5,804
 Library: 5,765
 Other civic facilities:
 Solid Waste:
 School: 31,560
 Other (please specify): 2,243
 Comments: Fees are for entire project (all ten units) under single building permit. \$2243 additional impact fee for "Administration."

For what type of projects will you reduce fees:

Half Moon Bay

Single Family – Planning and Building Fees

Design Review: 2,356
 Building Permit: 1,869
 Plan Check: 1,215
 Plan Storage: 0
 Title 24 Energy Fee: 0
 Seismic Tax: 25
 Engineering Plan Check: 0
 Engineering Site Inspection: 0
 Planning Plan Check: 0
 Plumbing: 230
 Electrical: 213
 Mechanical (including fire sprinklers/alarms): 81
 Crime Prevention: 0
 General Plan Surcharge: 0
 Data Base Mgt. Surcharge: 0
 Affordable Housing In-Lieu Fee: 0
 Residential Development Tax: 0
 Construction Permits: 0
 Sewer connection fee (not impact fee): 3,777
 Other (please specify): Measure
 A=\$623;CDP=1972

For what type of projects will you reduce fees:

Single Family – Impact Fees

Roads: 1,913
 Water: Coastside County Water
 Sewer: 3,777
 Storm Water: 838
 Parks: 3,114
 Fire:
 Police:
 Library:
 Other civic facilities:
 Solid Waste:
 School: 7,128
 Other (please specify):
 Comments:

Foster City

Single Family – Planning and Building Fees

Design Review: 200
 Building Permit: 4219
 Plan Check: 2953
 Plan Storage:
 Title 24 Energy Fee:
 Seismic Tax: 50
 Engineering Plan Check
 Engineering Site Inspection
 Planning Plan Check
 Plumbing: 45
 Electrical: 50
 Mechanical (including fire sprinklers/alarms): 454
 Crime Prevention:
 General Plan Surcharge:
 Data Base Mgt. Surcharge:
 Affordable Housing In-Lieu Fee:
 Residential Development Tax:
 Construction Permits:
 Sewer connection few (not impact fee): 1870
 Other (please specify): 1774

Single Family – Impact Fees

Roads:
 Water:
 Sewer:
 Storm Water:
 Parks:
 Fire:
 Police:
 Library:
 Other civic facilities:
 Solid Waste:
 School: 6312
 Other (please specify):
 Comments: other=water connection + meter

For what type of projects will you reduce fees:

Multifamily – Planning and Building Fees

Design Review: 900
 Building Permit: 19778
 Plan Check: 13845
 Plan Storage:
 Title 24 Energy Fee:
 Seismic Tax: 400
 Engineering Plan Check:
 Engineering Site Inspection:
 Planning Plan Check:
 Plumbing: 450
 Electrical: 501
 Mechanical (including fire sprinklers/alarms): 2117
 Crime Prevention:
 General Plan Surcharge:
 Data Base Mgt. Surcharge:
 Affordable Housing In-Lieu Fee:
 Residential Development Tax:
 Construction Permits:
 Sewer connection few (not impact fee): 1165
 Other (please specify): 926

Multifamily – Impact Fees

Roads:
 Water:
 Sewer:
 Storm Water:
 Parks:
 Fire:
 Police:
 Library:
 Other civic facilities:
 Solid Waste:
 School: 31560
 Other (please specify):
 Comments: other=water

Hillsborough

Single Family – Planning and Building Fees

Design Review: 1,274
Building Permit: 3,413
Plan Check: 2,218
Plan Storage: 75
Title 24 Energy Fee:
Seismic Tax: 50
Engineering Plan Check: 1,154
Engineering Site Inspection: 582
Planning Plan Check:
Plumbing: 348
Electrical: 348
Mechanical (including fire sprinklers/alarms): 320
Crime Prevention:
General Plan Surcharge: 250
Data Base Mgt. Surcharge: 170
Affordable Housing In-Lieu Fee
Residential Development Tax: 2,500
Construction Permits:
Sewer connection fee (not impact fee): 10,177
Other (please specify)

Single Family – Impact Fees

Roads: 4,150
Water:
Sewer:
Storm Water:
Parks:
Fire:
Police:
Library:
Other civic facilities:
Solid Waste:
School: 4,680
Other (please specify):
Comments:

Multifamily

Comments: The Town of Hillsborough does not have zoning for condos.

For what type of projects will you reduce fees: Second Units

Millbrae

Single Family – Planning and Building Fees

Design Review: 959
 Building Permit: 4,267
 Plan Check: 2,774
 Plan Storage: 210
 Title 24 Energy Fee:
 Seismic Tax: 50
 Engineering Plan Check: 200
 Engineering Site Inspection: 200
 Planning Plan Check: 160
 Plumbing: 1,000
 Electrical: 1,000
 Mechanical (including fire sprinklers/alarms): 7,000
 Crime Prevention: 0
 General Plan Surcharge: 625
 Data Base Mgt. Surcharge: 10
 Affordable Housing In-Lieu Fee
 Residential Development Tax
 Construction Permits:
 Sewer connection fee (not impact fee): 3,309
 Other (please specify)

Single Family – Impact Fees

Roads:
 Water: 2,500
 Sewer: 1,500
 Storm Water: 1,500
 Parks: 6,459
 Fire: 3,200
 Police: 0
 Library: 0
 Other civic facilities: 0
 Solid Waste: 0
 School:
 Other (please specify): 725
 Comments: Construction permits included in fees. school fees are assessed by school district. "other" fee is departmental review fee.

Multifamily – Planning and Building Fees

Design Review: 1,097
 Building Permit: 3,528
 Plan Check: 2,300
 Plan Storage: 400
 Title 24 Energy Fee: 0
 Seismic Tax: 40
 Engineering Plan Check: 400
 Engineering Site Inspection: 200
 Planning Plan Check: 160
 Plumbing: 2,000
 Electrical: 2,000
 Mechanical (including fire sprinklers/alarms): 15,000
 Crime Prevention: 0
 General Plan Surcharge: 500
 Data Base Mgt. Surcharge: 10
 Affordable Housing In-Lieu Fee
 Residential Development Tax: 0
 Construction Permits:
 Sewer connection fee (not impact fee): 23,160
 Other (please specify): 529

Multifamily – Impact Fees

Roads: 10,000
 Water: 80,000
 Sewer: 3,500
 Storm Water: 3,500
 Parks: 21,530
 Fire: 2,700
 Police: 0
 Library: 0
 Other civic facilities: 0
 Solid Waste: 0
 School:
 Other (please specify):
 Comments: Affordable housing in-lieu fee determined by development agreement. "Other" fee = departmental review fee. School fees assessed by school district.

For what type of projects will you reduce fees: None

Pacifica

Single Family – Planning and Building Fees

Design Review:
 Building Permit: 2,618
 Plan Check: 1,702
 Plan Storage: 15
 Title 24 Energy Fee:
 Seismic Tax: 59
 Engineering Plan Check: 750
 Engineering Site Inspection: 750
 Planning Plan Check:
 Plumbing: 127
 Electrical: 157
 Mechanical (including fire sprinklers/alarms): 463
 Crime Prevention:
 General Plan Surcharge: 1,950
 Data Base Mgt. Surcharge
 Affordable Housing In-Lieu Fee: See Item 3
 Residential Development Tax
 Construction Permits:
 Sewer connection fee (not impact fee): 404
 Other (please specify): 639.00 Capital Improvement Fee

Single Family – Impact Fees

Roads: 1247-3734
 Water:
 Sewer: 2,702
 Storm Water:
 Parks:
 Fire:
 Police:
 Library:
 Other civic facilities:
 Solid Waste:
 School: 7,364
 Other (please specify): Traffic Mitigation Fee - 2600 per unit
 Comments: Housing In-Lieu Fees --BMR-lower income, rental unit, \$205,416 (in-lieu payment), for sale detached SFR, \$561,910 (in-lieu payment), condominium/towhouse, \$356,910 (in-lieu payment); Moderate Income -- Rental unit, \$26,732 (in-lieu payment), for sale detached SFR, \$465,023 (in-lieu payment), condominium/townhouse, \$260,023 (in-lieu payment)

Multifamily – Planning and Building Fees

Design Review:
 Building Permit: 8,529
 Plan Check: 5,544
 Plan Storage: 15
 Title 24 Energy Fee:
 Seismic Tax: 270
 Engineering Plan Check: 150
 Engineering Site Inspection
 Planning Plan Check:
 Plumbing: 1,360
 Electrical: 672
 Mechanical (including fire sprinklers/alarms): 673
 Crime Prevention:
 General Plan Surcharge: 9,000
 Data Base Mgt. Surcharge
 Affordable Housing In-Lieu Fee: Lower income-356,910.00; Moderate Income-260,023
 Residential Development Tax
 Construction Permits:
 Sewer connection fee (not impact fee): 27,020
 Other (please specify)

Multifamily – Impact Fees

Roads: Highway 1 Improvement Fee (south of Sharp Park)-\$37,340.00, Secondary Impacting Area (north of Sharp Park)-\$12,470.00;Oceana/Manor/Palmetto Mitigation Fee (north of Paloma)-\$26,000
 Water:
 Sewer:
 Storm Water: 5,586
 Parks: 140,000
 Fire: 3,960
 Police:
 Library:
 Other civic facilities:
 Solid Waste:
 School: 31,560
 Other (please specify): Capital Improvement Fee-\$4,260.00;Engineering Encroachment Permit and Bond-\$750.00;Tentative Map Plan Check Fee-\$2,700.00;Final/Parcel Map Plan Check Fee-\$1,350.00;Improvement Plans Fee-\$1,500.00;Subdivision Drainage Fee-\$1,500.00
 Comments:

For what type of projects will you reduce fees: The Density Bonus Program allows a reduction of planning application fees for affordable housing.

Portola Valley

Single Family – Planning and Building Fees

Design Review: \$910.00 w/\$2,500 deposit for professional services
 Building Permit: 3,234
 Plan Check: 2,102
 Plan Storage: n/a
 Title 24 Energy Fee: n/a
 Seismic Tax: included in permit fees
 Engineering Plan Check: \$110.00 w/\$500.00 deposit
 Engineering Site Inspection: included in permit fees
 Planning Plan Check: \$140.00 w/\$300.00 deposit
 Plumbing: approx. \$150.00
 Electrical: approx. \$175.00
 Mechanical (including fire sprinklers/alarms): approx. \$150.00
 Crime Prevention: n/a
 General Plan Surcharge: n/a
 Data Base Mgt. Surcharge: n/a
 Affordable Housing In-Lieu Fee: n/a
 Residential Development Tax: n/a
 Construction Permits: n/a
 Sewer connection fee (not impact fee): Payable to West Bay Sanitary District
 Other (please specify): Road Impact Fees \$1.90/sq ft

For what type of projects will you reduce fees: We reduced the building permit fees for solar, to a flat rate fee of \$50.00 and not based upon valuation

Single Family – Impact Fees

Roads: Not required for single family residential construction
 Water: n/a
 Sewer: n/a
 Storm Water: n/a
 Parks: n/a
 Fire: n/a
 Police: n/a
 Library: n/a
 Other civic facilities: n/a
 Solid Waste: n/a
 School: \$2.63/sf payable to Sequoia Union High School District
 Other (please specify):
 Comments: The above fees are only for a single family residential unit.

Multifamily

Comments: Not applicable

Redwood City

Single Family – Planning and Building Fees

Design Review: 620
 Building Permit: 6,161
 Plan Check: 2,021
 Plan Storage: included in BP
 Title 24 Energy Fee: included in BP
 Seismic Tax:
 Engineering Plan Check: \$3,000 deposit
 Engineering Site Inspection: deposit
 Planning Plan Check: 866
 Plumbing: part of BP fee
 Electrical: part of BP fee
 Mechanical (including fire sprinklers/alarms): part of BP fee
 Crime Prevention:
 General Plan Surcharge: .05% of building valuation fee
 Data Base Mgt. Surcharge: 2% of BP fee
 Affordable Housing In-Lieu Fee
 Residential Development Tax
 Construction Permits:
 Sewer connection fee (not impact fee)
 Other (please specify): Fire Plan Check \$866.18

Single Family – Impact Fees

Roads: 1,502
 Water: 11,230
 Sewer: 1,676
 Storm Water:
 Parks: 9,998
 Fire:
 Police:
 Library:
 Other civic facilities:
 Solid Waste:
 School: per School District
 Other (please specify): parking in-lieu \$10,000
 Comments: Sewer fee is more than doubling as of August 25, 2008

For what type of projects will you reduce fees:
 affordable housing

Multifamily – Planning and Building Fees

Design Review: \$5,000 deposit
 Building Permit: 30,383
 Plan Check: 13,262
 Plan Storage:
 Title 24 Energy Fee:
 Seismic Tax:
 Engineering Plan Check: \$3,000 deposit
 Engineering Site Inspection
 Planning Plan Check: part of BP fee
 Plumbing: part of BP fee
 Electrical: part of BP fee
 Mechanical (including fire sprinklers/alarms): part of BP fee
 Crime Prevention:
 General Plan Surcharge: .05% of building valuation fee
 Data Base Mgt. Surcharge: 2% of BP fee
 Affordable Housing In-Lieu Fee
 Residential Development Tax
 Construction Permits:
 Sewer connection fee (not impact fee)
 Other (please specify)

Multifamily – Impact Fees

Roads: 10,210
 Water: 35,965
 Sewer: 14,370
 Storm Water:
 Parks: 99,980
 Fire:
 Police:
 Library:
 Other civic facilities:
 Solid Waste:
 School: per school district
 Other (please specify): parking in-lieu fee \$10,000 per space
 Comments: sewer fee is more than doubling as of August 25, 2008

San Carlos

Single Family – Planning and Building Fees

Design Review: 2,399
 Building Permit: 3,290
 Plan Check: 3,178
 Plan Storage: 22
 Title 24 Energy Fee: 164
 Seismic Tax: 50
 Engineering Plan Check: 524 (Grading)
 Engineering Site Inspection: 1,000
 Planning Plan Check: 857
 Plumbing: 164
 Electrical: 82
 Mechanical (including fire sprinklers/alarms): 82 (not including fire)
 Crime Prevention:
 General Plan Surcharge: 477
 Data Base Mgt. Surcharge: 27
 Affordable Housing In-Lieu Fee: 5,000
 Residential Development Tax:
 Construction Permits:
 Sewer connection fee (not impact fee):
 Other (please specify):

Single Family – Impact Fees

Roads: 2,000
 Water:
 Sewer: 4,500
 Storm Water:
 Parks: 4,989
 Fire:
 Police:
 Library:
 Other civic facilities:
 Solid Waste: 1000 (Deposit)
 School:
 Other (please specify): Geo-\$500, Fire \$247
 Comments: Public Works fees are not yet included in these fees.

Multifamily – Planning and Building Fees

Design Review: 7,022
 Building Permit: 19,812
 Plan Check: 15,569
 Plan Storage: 7 + varying fee depending on number of pages
 Title 24 Energy Fee: 164
 Seismic Tax: 500
 Engineering Plan Check: 1,500
 Engineering Site Inspection: 1,800
 Planning Plan Check: 857
 Plumbing: varies + \$82 for each water heater
 Electrical: varies
 Mechanical (including fire sprinklers/alarms): varies + \$125 ea. unit for HVAC (not including sprinkler)
 Crime Prevention:
 General Plan Surcharge: approx. \$1200
 Data Base Mgt. Surcharge: 27
 Affordable Housing In-Lieu Fee: 50,000
 Residential Development Tax
 Construction Permits:
 Sewer connection fee (not impact fee): \$45,000
 Other (please specify): Mock fee \$735

Multifamily – Impact Fees

Roads:
 Water:
 Sewer:
 Storm Water:
 Parks: 33,264
 Fire:
 Police:
 Library:
 Other civic facilities:
 Solid Waste: 1000 + (deposit)
 School:
 Other (please specify): \$245 fire
 Comments: Subdivision fees are the actual costs incurred for 10 or more lots

For what type of projects will you reduce fees:

San Mateo County

Single Family – Planning and Building Fees

Design Review: 3,489
 Building Permit: 3,776
 Plan Check: 43,017
 Plan Storage: 250
 Title 24 Energy Fee: 141
 Seismic Tax: 0
 Engineering Plan Check: 2,656
 Engineering Site Inspection: 0
 Planning Plan Check: 0
 Plumbing: 864
 Electrical: 1,066
 Mechanical (including fire sprinklers/alarms): 912
 Crime Prevention: 0
 General Plan Surcharge: 0
 Data Base Mgt. Surcharge: 0
 Affordable Housing In-Lieu Fee: 0
 Residential Development Tax: 0
 Construction Permits: 0
 Sewer connection fee (not impact fee)
 Other (please specify)

Single Family – Impact Fees

Roads: 3,696
 Water:
 Sewer:
 Storm Water: 258
 Parks: 2,808
 Fire: 1,056
 Police: 0
 Library: 0
 Other civic facilities: 0
 Solid Waste: 0
 School: 258
 Other (please specify):
 Comments: Health Plan Check if septic = \$280
 Public Works review = \$400 Water, Sewer &
 Connection Fees paid to private providers.

Multifamily – Planning and Building Fees

Design Review: 3,489
 Building Permit: 18,880
 Plan Check: 23,816
 Plan Storage: 250
 Title 24 Energy Fee: 141
 Seismic Tax: 0
 Engineering Plan Check: 2,656
 Engineering Site Inspection: 0
 Planning Plan Check: 0
 Plumbing: 4,320
 Electrical: 8,880
 Mechanical (including fire sprinklers/alarms): 4,560
 Crime Prevention: 0
 General Plan Surcharge: 0
 Data Base Mgt. Surcharge: 0
 Affordable Housing In-Lieu Fee: 0
 Residential Development Tax: 0
 Construction Permits: 0
 Sewer connection fee (not impact fee): 0
 Other (please specify)

Multifamily – Impact Fees

Roads: 18,480
 Water:
 Sewer:
 Storm Water: 258
 Parks: 14,040
 Fire: 5,280
 Police:
 Library:
 Other civic facilities:
 Solid Waste:
 School:
 Other (please specify):
 Comments: School fee paid to district- varies by district

For what type of projects will you reduce fees: Affordable housing