**Updated July 2016**

Adopted or fees in process

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|  | **Residential** | **Commercial** | **Notes** |
| Redwood City | $25 Single Family, Duplex, Triplex$20 Condos and Apartments | $20 Office$5 Hotel/retail | Prevailing wage reduction |
| San Mateo County | $5-$15 Single family$5-$12.50 Townhomes and Condos$10 Apartments | $25 Office$20 Hotel$5 Retail | Prevailing wage reduction |
| East Palo Alto | Already had residential fees | $10 | Pending second hearing.  |
| San Mateo City | Uses inclusionary | $15-25 Office, $5-10 for Hotel, and $2.50-7.50 for Retail | Staff recommendations |

*See:* [*http://21elements.com/Download-document/807-Fee-Comparison-Table-Revised-May-2016.html*](http://21elements.com/Download-document/807-Fee-Comparison-Table-Revised-May-2016.html) *for existing cities with fees*

**Redwood City**
Commercial and residential fees adopted December 7, 2015. Residential fees are $25 for Single Family and Townhome/Duplex/Triplex developments, and $20 for Condos and Apartments. Commercial fees are $20 for Office, and $5 for Hotel/Retail/Restaurant. Prevailing Wage Resolution No. 15463 was also adopted, establishing a housing impact fee reduction for projects paying area standard wages. Went into effect on February 5, 2016.

**San Mateo County**
Commercial and residential fees were adopted June 7, 2016 and go into effect on August 8, 2016. Residential Fees are $5-15 for Single Family Detached (dependent on amount of units and square footage), $5-12.50 Townhomes and Condos (dependent on square footage), and $10 for Apartments. Commercial fees are $25 Office/R&D/Medical, $10 Hotel and $5 Retail/Restaurant/Services. Commercial projects up to and equaling 3,500 square feet of net new gross floor area are exempt from fee.

**East Palo Alto**
Council passed a Commercial fee of $10 for Office/R&D/Medical projects on June 21, 2016. The second reading will be July 19, 2016 and the Ordinance will go into effect on August 18, 2016. Residential impact fees were previously adopted through a previous nexus study.

**San Mateo City**
Held hearing. Staff is currently preparing commercial ordinance and considering the recommended report range of $15-25 for Office, $5-10 for Hotel, and $2.50-7.50 for Retail. Council hearing will likely be in August. Residential uses governed by the Below Market (Inclusionary) Program.

**Belmont**
Ordinance has been prepared, inclusionary, commercial and residential impact fees. Hearings August 23rd.

**Colma**
Negotiating/collecting residential fees based on results of study.

**San Carlos**

Council directed staff to consider commercial impact fees. City already has residential fees. Hearings likely in July or August.

**San Bruno**

Council directed staff to move forward with preparing residential and commercial impact fees. Consideration likely this summer.