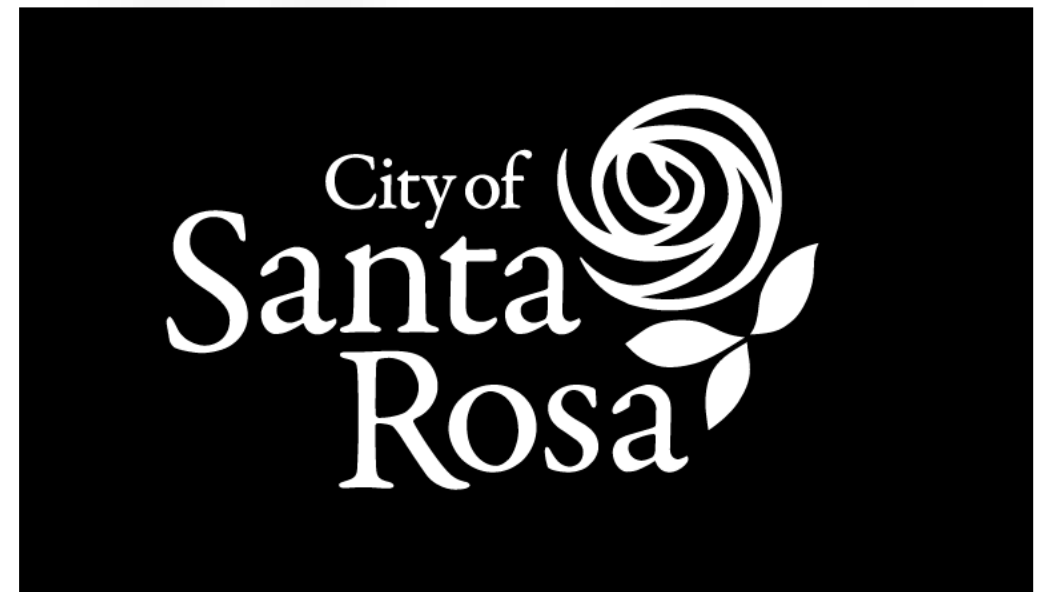
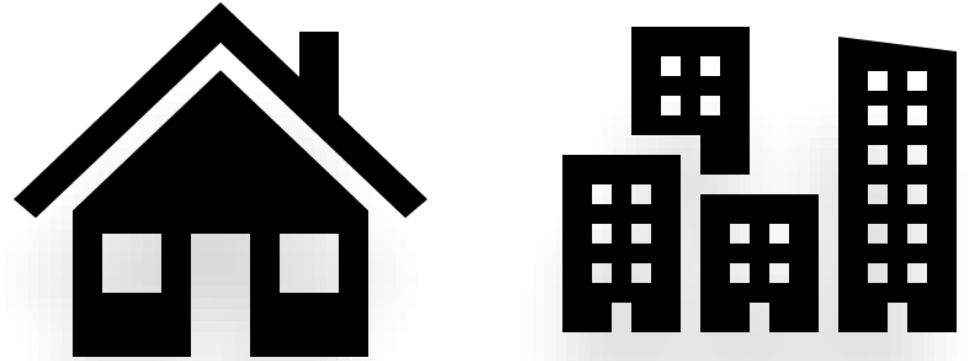


Local
Government
Impact Fee
Approaches





Impact Fees

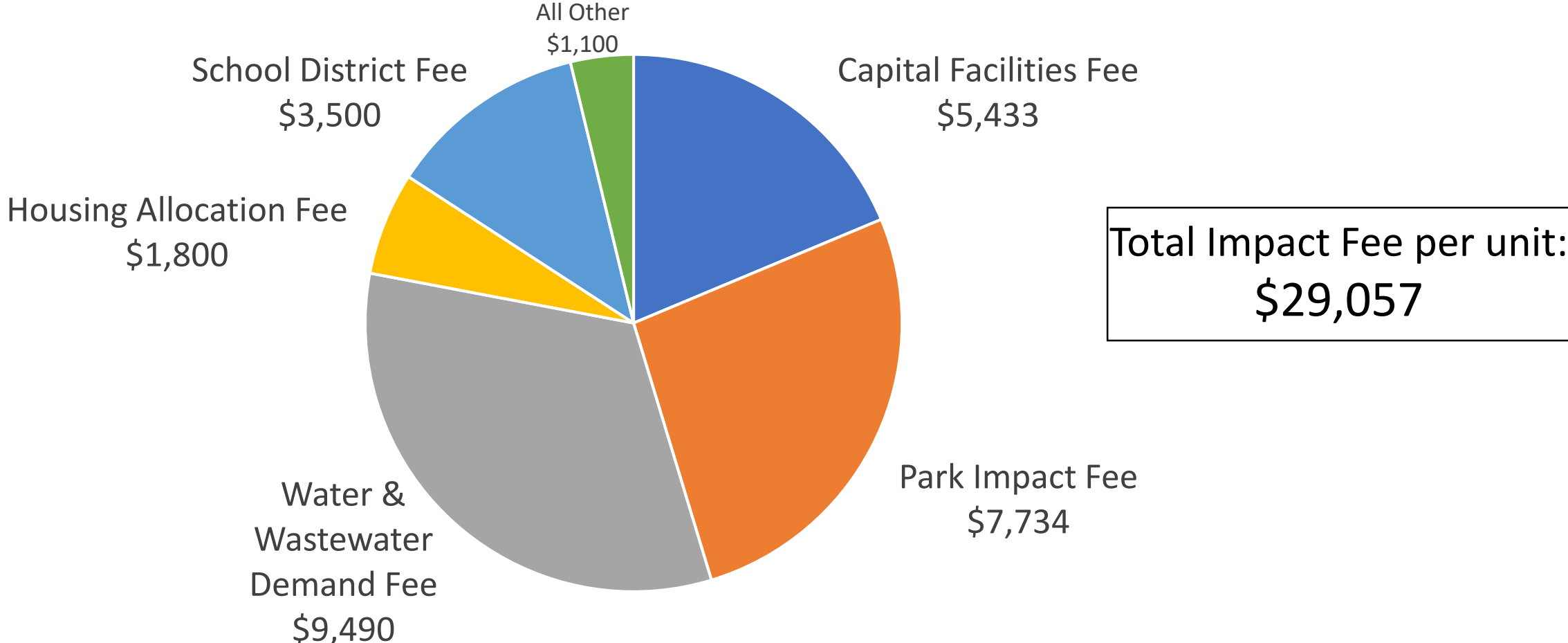
Types of Impact Fees

- Infrastructure
- Connectivity
- Water/Sewer
- Parks
- Affordable Housing

Methods of Implementation

- Fee Deferrals
- SF vs Per Unit
- Fee Caps
- Fee Reductions
- Payment Plans

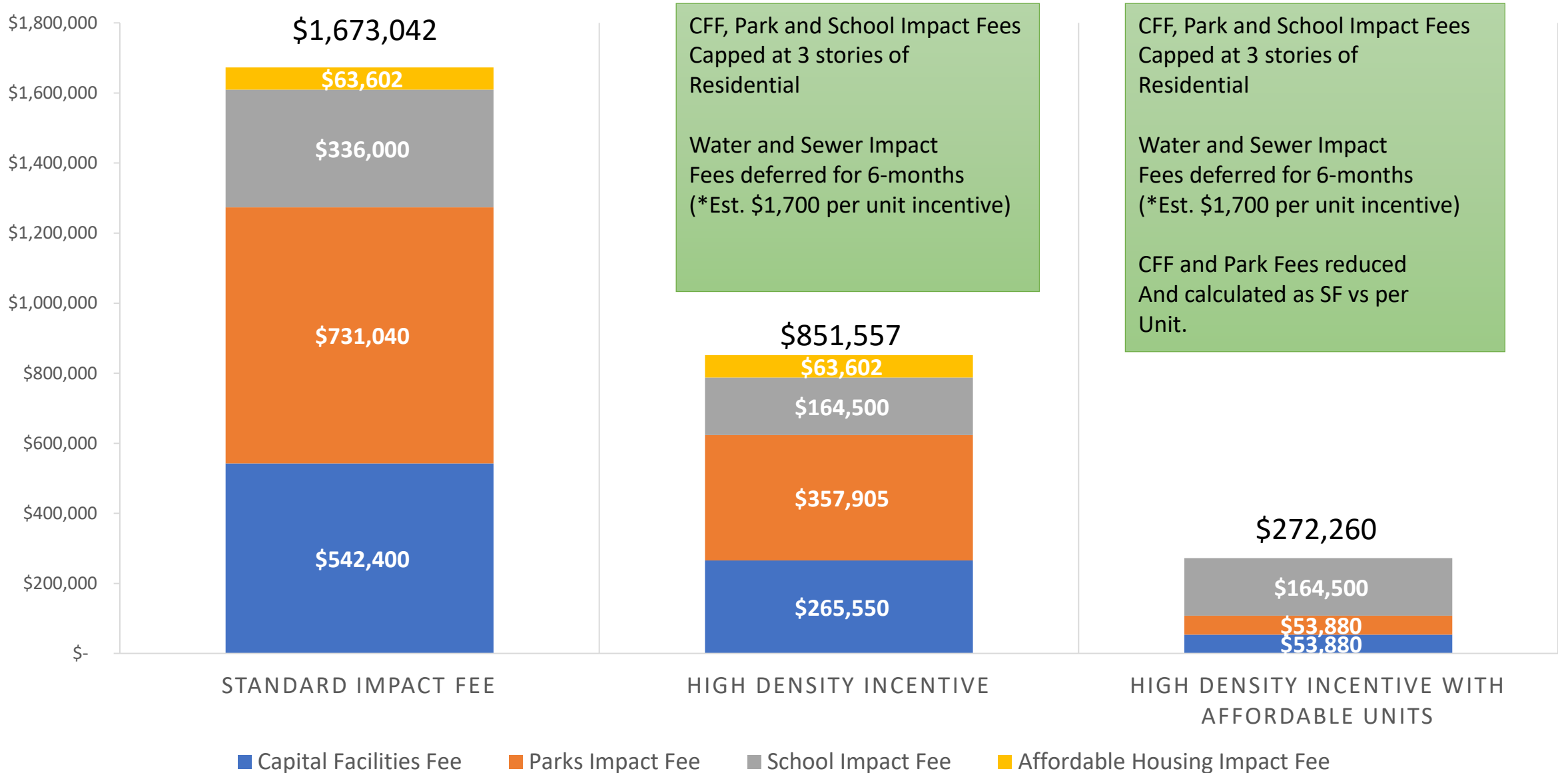
Standard Estimated Impact Fees Per Unit Downtown High-Density Residential Projects



¹ Fee varies by unit mix. Above estimate assumes average unit size of 800 sq. ft. and average fee per unit of \$1.50 per sq. ft.

² Building inspection, plan review, fire permit, technology, advanced planning, micrographics, and state-mandated fees.

7 Story, 96 Unit Downtown Multifamily Housing



CFF, Park and School Impact Fees Capped at 3 stories of Residential

Water and Sewer Impact Fees deferred for 6-months (*Est. \$1,700 per unit incentive)

CFF, Park and School Impact Fees Capped at 3 stories of Residential

Water and Sewer Impact Fees deferred for 6-months (*Est. \$1,700 per unit incentive)

CFF and Park Fees reduced And calculated as SF vs per Unit.

CITY OF SANTA ROSA

ADU PERMITS SUBMITTED

Fees for a 750 sqft Detached ADU

Fee	Original	New**
Park Fee	\$6,147	\$ 0
Capital Facility Fee	\$5,433	\$ 0
Water/Wastewater	\$6,499	\$ 0
Building Fee*	\$4,000	\$ 4,000
TOTAL	\$22,079	\$4,000

*Approximate
 **Units over 750 sf up to 1,200 sf: fees incrementally increase, School fees not included

- Citywide (non fire affected areas)
- Fire Re-build

