



## Interoffice Memorandum

**DATE:** February 18, 2025

**TO:** Regina Youngblood, Acting Director of Finance and Assistant City Manager

**FROM:** Sara Buizer, Director of Development Services

**SUBJECT:** **FY 26 Master Fee Schedule Update**

The following updates are requested for the Master Fee Schedule related to the Building Division:

### DEVELOPMENT SERVICES DEPARTMENT

#### BUILDING

#### Item 39 – Park Impact Fees

- All Park Impact fees will decrease by 0.3%, as shown in the attached ENR, in accordance with Section 3 of Resolution 19-245 (also attached for reference).

	Adopted FY23	Adopted FY24	Adopted FY25	Proposed FY26
ENR CCI Annual Increase		10.47%	+0.2%	<b>-0.3%</b>
<b><i>Residential</i></b>				
ADU that is 750+ s.f.	\$3,453	\$3,815	\$3,823	<b>\$3,812</b>
Studio/0 Bedroom Unit	\$3,453	\$3,815	\$3,823	<b>\$3,812</b>
1 Bedroom Unit	\$5,407	\$5,973	\$5,985	<b>\$5,967</b>
2 Bedroom Unit	\$9,753	\$10,774	\$10,796	<b>\$10,764</b>
3 Bedroom Unit	\$17,034	\$18,817	\$18,855	<b>\$18,798</b>
4+ Bedroom Unit	\$23,694	\$26,175	\$26,227	<b>\$26,148</b>
<b><i>Industrial</i></b>				
Gross Floor Area (per s.f.)	\$0.87	\$0.96	\$0.96	<b>\$0.96</b>



**Attached:**

City Cost Index - ENR Report  
Master Fee Update Excel Worksheet – Planning Division  
Resolution 19-245

Cc: Sara Buizer, Director of Development Services  
Christina Morales, Deputy Director of Development Services  
Jeremy Lochirco, Planning Manager  
Tera Maroney, Management Analyst



## City Cost Index - San Francisco - As of January 2025



The building and construction cost indexes for ENR's individual cities use the same components and weighting as those for the 20-city national indexes. The city indexes use local prices for portland cement and 2 X 4 lumber and the national average price for structural steel. The city's BCI uses local union wages, plus fringes, for carpenters, bricklayers and iron workers. The city's CCI uses the same union wages for laborers.

To find more recent cost index data, go to this webpage (link below) and click on the link for the year you need, and then navigate to the week you need. Keep in mind that the city cost index figures are always published in the second weekly issue of the month.

[http://www.enr.com/economics/current\\_costs](http://www.enr.com/economics/current_costs)

Go back to [view all City Indexes](#).

### ENR COST INDEXES IN SAN FRANCISCO (1978-2024)

YEAR	MONTH	BCI	%CHG	CCI	%CHG
2025	January	10794.37	0.2	15478.32	-0.3
2024	December	10729.09	-0.4	15413.04	-0.7
2024	November	10716.59	-0.6	15400.54	-0.8
2024	October	10701.45	-0.2	15385.40	-0.6
2024	September	10691.45	-0.5	15375.40	-0.7
2024	August	10683.29	+0.2	15367.24	-0.2
2024	July	10650.79	+0.3	15334.74	-0.2
2024	June	10683.43	+0.6	15367.38	0.0
2024	May	10734.05	-1.0	15418.02	-1.1

<b>YEAR</b>	<b>MONTH</b>	<b>BCI</b>	<b>%CHG</b>	<b>CCI</b>	<b>%CHG</b>
<b>2024</b>	April	10804.99	+7.8	15488.96	+1.1
<b>2024</b>	March	10774.99	+7.0	15458.96	+0.6
<b>2024</b>	February	10843.54	+7.1	15527.50	+0.7
<b>2024</b>	January	10777.24	+5.6	15525.00	+0.2
<b>2023</b>	December	10767.24	+11.2	15515.00	+3.6
<b>2023</b>	November	10778.49	+9.8	15526.28	+2.7
<b>2023</b>	October	10725.60	+8.9	15473.38	+2.2
<b>2023</b>	September	10741.92	+9.7	15489.70	+2.7
<b>2023</b>	August	10657.16	+9.2	15404.94	+2.4
<b>2023</b>	July	10621.95	+2.7	15369.76	-1.7
<b>2023</b>	June	10619.45	+5.5	15367.26	+0.1
<b>2023</b>	May	10847.53	+8.1	15595.35	+1.8
<b>2023</b>	April	10026.39	+2.2	15319.85	+1.4
<b>2023</b>	March	10068.82	+2.4	15362.28	+1.6
<b>2023</b>	February	10125.94	+11.2	15419.90	+7.1
<b>2023</b>	January	10205.32	+13.3	15498.78	+8.4
<b>2022</b>	December	9684.48	+8.4	14977.94	+5.3
<b>2022</b>	November	9819.99	+7.6	15113.51	+4.8
<b>2022</b>	October	9847.88	+7.5	15141.40	+4.8
<b>2022</b>	September	9789.74	+18.1	15083.26	+11.0
<b>2022</b>	August	9757.65	+14.5	15051.17	+8.9
<b>2022</b>	July	10346.61	+22.2	15640.10	+13.6
<b>2022</b>	June	10062.91	+23.2	15356.33	+14.1
<b>2022</b>	May	10033.57	+23.4	15326.99	+14.2

<b>YEAR</b>	<b>MONTH</b>	<b>BCI</b>	<b>%CHG</b>	<b>CCI</b>	<b>%CHG</b>
<b>2022</b>	April	9810.39	+24.8	15103.81	+14.8
<b>2022</b>	March	9833.42	+25.4	15126.84	+15.1
<b>2022</b>	February	9102.28	+16.5	14396.70	+9.8
<b>2022</b>	January	9007.82	+15.4	14301.24	+9.2
<b>2021</b>	December	8934.82	+13.5	14228.24	+8.0
<b>2021</b>	November	9127.62	+15.9	14421.03	+9.5
<b>2021</b>	October	9158.49	+16.3%	14451.91	+9.8%
<b>2021</b>	September	8290.40	+7.5	13583.81	+4.4
<b>2021</b>	August	8524.32	+11.8	13817.73	+6.9
<b>2021</b>	July	8468.17	+11.2	13762.01	+6.6
<b>2021</b>	June	8165.26	+5.6	13459.10	+3.4
<b>2021</b>	May	8131.51	+8.1	13425.35	+4.7
<b>2021</b>	April	7863.57	+4.5	13157.41	+2.7
<b>2021</b>	March	7843.32	+4.3	13137.16	+2.5
<b>2021</b>	Feb	7816.32	+4.0	13110.16	+2.4
<b>2021</b>	Jan	7804.07	+3.9	13097.91	+2.3
<b>2020</b>	Dec	7874.92	+5.3	13168.76	+3.2
<b>2020</b>	Nov	7877.92	6.0%	13171.76	3.5%
<b>2020</b>	Oct	7874.17	+7.3	13168.01	+5.1
<b>2020</b>	Sept	7711.82	+6.0	13005.66	+5.2
<b>2020</b>	Aug	7626.76	+4.8	12920.60	+4.5
<b>2020</b>	July	7614.09	+4.9	12907.92	+4.5
<b>2020</b>	June	7728.87	+6.4	13022.70	+5.4

<b>YEAR</b>	<b>MONTH</b>	<b>BCI</b>	<b>%CHG</b>	<b>CCI</b>	<b>%CHG</b>
<b>2020</b>	May	7525.33	+3.9	12819.17	+3.9
<b>2020</b>	April	7522.83	+5.7	12816.67	+4.9
<b>2020</b>	March	7516.83	+8.1	12810.67	+6.3
<b>2020</b>	Feb	7513.83	+6.8	12807.67	+5.6
<b>2020</b>	Jan	7512.33	+7.0	12806.17	+5.7
<b>2019</b>	Dec	7479.68	+6.5	12764.52	+5.4
<b>2019</b>	Nov	7429.65	+5.9	12723.43	+5.1
<b>2019</b>	Oct	7341.15	+4.7	12524.93	+3.4
<b>2019</b>	Sept	7271.94	+3.7	12365.71	+2.2
<b>2019</b>	Aug	7274.44	+4.2	12368.21	+2.4
<b>2019</b>	July	7260.69	+4.2	12354.46	+2.5
<b>2019</b>	June	7260.69	+4.9	12354.46	+2.8
<b>2019</b>	May	7239.64	+4.6	12333.48	+2.7
<b>2019</b>	April	7228.39	+4.4	12322.23	+2.6
<b>2019</b>	Mar	6954.89	+0.5	12048.19	+0.3
<b>2019</b>	Feb	7038.07	+1.7	12131.37	+1.0
<b>2019</b>	Jan	7021.57	+1.4	12114.87	+0.8
<b>2018</b>	Dec	7022.07	+1.5	12115.37	+0.8
<b>2018</b>	Nov	7016.57	+1.4	12109.87	+0.8
<b>2018</b>	Oct	7014.08	+1.3	12107.38	+0.8
<b>2018</b>	Sept	7010.58	+0.9	12103.88	+0.6
<b>2018</b>	Aug	6981.42	+0.5	12074.72	+0.3
<b>2018</b>	July	6966.67	+2.5	12050.97	+2.8
<b>2018</b>	June	6921.42	+1.9	12014.72	+2.5

<b>YEAR</b>	<b>MONTH</b>	<b>BCI</b>	<b>%CHG</b>	<b>CCI</b>	<b>%CHG</b>
<b>2018</b>	May	6921.42	+2.4	12014.72	+2.8
<b>2018</b>	Apr	6921.42	+2.3	12014.72	+2.7
<b>2018</b>	Mar	6921.42	+3.6	12014.72	+3.5
<b>2018</b>	Feb	6921.42	+3.6	12014.72	+3.5
<b>2018</b>	Jan	6921.42	+3.6	12014.72	+3.5
<b>2017</b>	Dec	6921.42	+3.6	12014.72	+3.5
<b>2017</b>	Nov	6921.42	+4.1	12014.72	+3.8
<b>2017</b>	Oct	6921.42	+4.1	12014.72	+3.8
<b>2017</b>	Sept	6945.92	+4.5	12037.27	+4.0
<b>2017</b>	Aug	6943.98	+4.8	12037.27	+4.2
<b>2017</b>	Jul	6796.47	2.6	11725.52	1.5
<b>2017</b>	Jun	6793.10	+2.6	11722.15	+1.5
<b>2017</b>	May	6761.99	+2.1	11691.03	+1.2
<b>2017</b>	Apr	6767.41	+2.1	11696.47	+1.2
<b>2017</b>	Mar	6680.37	+0.8	11609.44	+0.5
<b>2017</b>	Feb	6680.37	+4.2	11609.44	+3.9
<b>2017</b>	Jan	6680.37	+4.6	11609.44	+4.1
<b>2016</b>	Dec	6680.37	+4.6	11609.44	+4.1
<b>2016</b>	Nov	6650.28	+4.2	11579.33	+3.8
<b>2016</b>	Oct	6649.28	+4.0	11578.33	+3.8
<b>2016</b>	Sep	6647.28	+3.9	11576.33	+3.7
<b>2016</b>	Aug	6625.60	+3.70	11554.65	+3.60
<b>2016</b>	Jul	6626.10	+3.70	11555.15	+3.60

<b>YEAR</b>	<b>MONTH</b>	<b>BCI</b>	<b>%CHG</b>	<b>CCI</b>	<b>%CHG</b>
<b>2016</b>	Jun	6619.35	+3.60	11548.40	+3.50
<b>2016</b>	May	6621.35	+3.40	11550.40	+3.40
<b>2016</b>	Apr	6630.10	+3.50	11559.15	+3.50
<b>2016</b>	Mar	6628.85	+3.50	11557.90	+3.50
<b>2016</b>	Feb	6408.87	-0.10	11174.79	0.00
<b>2016</b>	Jan	6387.49	-0.30	11153.41	-0.20
<b>2015</b>	Dec	6389.49	+2.30	11155.41	+2.20
<b>2015</b>	Nov	6390.46	+2.20	11154.06	+2.10
<b>2015</b>	Oct	6390.80	+2.40	11169.31	+2.40
<b>2015</b>	Sep	6395.22	+2.60	11158.82	+2.40
<b>2015</b>	Aug	6391.47	+2.60	11155.07	+2.40
<b>2015</b>	Jul	6391.47	0.00	11155.07	0.00
<b>2015</b>	Jun	6391.47	-0.22	11155.07	-0.13
<b>2015</b>	May	6405.72	0.00	11169.32	0.00
<b>2015</b>	Apr	6398.97	+2.8	11162.57	+2.5
<b>2015</b>	Mar	6405.72	+2.9	11169.32	+2.6
<b>2015</b>	Feb	6414.1	3	11177.7	2.6
<b>2015</b>	Jan	6409.56	2.9	11173.16	2.5
<b>2014</b>	Dec	6248.05	3.1	10915.84	5
<b>2014</b>	Nov	6252.05	3.1	10919.84	5
<b>2014</b>	Oct	6240.05	3.1	10907.84	5
<b>2014</b>	Sep	6230.55	3	10898.34	4.9
<b>2014</b>	Aug	6229.80	3.0	10897.59	4.9
<b>2014</b>	Jul	6229.80	3.0	10897.59	4.9



<b>YEAR</b>	<b>MONTH</b>	<b>BCI</b>	<b>%CHG</b>	<b>CCI</b>	<b>%CHG</b>
<b>2014</b>	Jun	6231.80	3.1	10899.59	4.9
<b>2014</b>	May	6228.05	3.1	10895.84	4.9
<b>2014</b>	Apr	6227.05	3.3	10894.84	5.0
<b>2014</b>	Mar	6224.05	3.3	10891.84	5.1
<b>2014</b>	Feb	6226.80	3.3	10894.59	5.1
<b>2014</b>	Jan	6228.55	3.5	10896.34	5.2
<b>2013</b>	Dec	6231.05	3.6	10898.84	5.3
<b>2013</b>	Nov	6233.30	3.5	10901.09	5.2
<b>2013</b>	Oct	6241.30	3.6	10909.09	5.2
<b>2013</b>	Sep	6047.27	0.4	10389.59	0.2
<b>2013</b>	Aug	6046.02	0.4	10388.34	0.2
<b>2013</b>	Jul	6048.77	0.2	10391.09	0.1
<b>2013</b>	Jun	6046.52	0.1	10388.84	0.0
<b>2013</b>	May	6040.77	-0.1	10383.09	0.0
<b>2013</b>	Apr	6031.02	0.0	10373.34	0.0
<b>2013</b>	Mar	6025.77	0.0	10368.09	0.0
<b>2013</b>	Feb	6026.77	1.3	10369.09	1.6
<b>2013</b>	Jan	6018.52	1.1	10360.84	1.5
<b>2012</b>	Dec	6012.77	1.1	10355.09	1.5
<b>2012</b>	Nov	6024.02	1.3	10366.34	1.6
<b>2012</b>	Oct	6025.02	1.4	10367.34	1.7
<b>2012</b>	Sep	6022.02	1.4	10364.34	1.7
<b>2012</b>	Aug	6024.21	1.5	10366.54	1.7

<b>YEAR</b>	<b>MONTH</b>	<b>BCI</b>	<b>%CHG</b>	<b>CCI</b>	<b>%CHG</b>
<b>2012</b>	Jul	6039.21	2.0	10381.54	2.0
<b>2012</b>	Jun	6043.21	2.2	10385.54	2.2
<b>2012</b>	May	6043.71	2.3	10386.04	2.2
<b>2012</b>	May	6043.71	2.3	10386.04	2.2
<b>2012</b>	Apr	6028.96	2.1	10371.29	2.1
<b>2012</b>	Mar	6027.21	2.2	10369.54	2.2
<b>2012</b>	Feb	5952.27	1.0	10207.79	0.6
<b>2012</b>	Feb	5952.27	1.0	10207.79	0.6
<b>2012</b>	Jan	5952.27	1.6	10207.79	0.9
<b>2011</b>	Dec	5949.27	1.4	10204.79	0.8
<b>2011</b>	Nov	5948.77	1.4	10204.29	0.8
<b>2011</b>	Oct	5943.77	1.4	10199.29	0.8
<b>2011</b>	Sep	5937.27	6.4	10192.79	3.1
<b>2011</b>	Aug	5936.02	6.0	10191.54	2.8
<b>2011</b>	Jul	5923.27	5.8	10178.79	2.7
<b>2011</b>	Jun	5911.77	5.7	10167.29	2.7
<b>2011</b>	May	5906.02	5.9	10161.54	2.8
<b>2011</b>	Apr	5905.02	7.9	10160.54	4.4
<b>2011</b>	Mar	5895.52	7.8	10151.04	4.4
<b>2011</b>	Feb	5892.52	7.9	10148.04	4.4
<b>2011</b>	Jan	5860.77	7.3	10116.29	4.1
<b>2010</b>	Dec	5864.77	7.3	10120.29	4.1
<b>2010</b>	Nov	5868.02	7.5	10123.54	4.2
<b>2010</b>	Oct	5859.52	7.3	10115.04	4.1

<b>YEAR</b>	<b>MONTH</b>	<b>BCI</b>	<b>%CHG</b>	<b>CCI</b>	<b>%CHG</b>
<b>2010</b>	Sep	5579.61	2.1	9888.54	1.7
<b>2010</b>	Aug	5600.74	2.5	9909.67	1.9
<b>2010</b>	Jul	5600.24	2.5	9909.17	1.9
<b>2010</b>	Jun	5593.74	2.1	9902.67	1.7
<b>2010</b>	May	5576.99	1.6	9885.92	1.4
<b>2010</b>	Apr	5471.56	-0.5	9730.17	-0.3
<b>2010</b>	Mar	5469.56	-0.5	9728.17	-0.3
<b>2010</b>	Feb	5463.56	-0.6	9722.17	-0.3
<b>2010</b>	Jan	5461.81	-0.9	9720.42	-0.5
<b>2009</b>	Dec	5463.56	-1.1	9722.17	-0.6
<b>2009</b>	Nov	5460.81	-2.1	9719.42	-1.2
<b>2009</b>	Oct	5460.56	-2.4	9719.17	-1.4
<b>2009</b>	Sep	5465.31	1.7	9723.92	4.1
<b>2009</b>	Aug	5466.06	2.7	9724.67	4.7
<b>2009</b>	Jul	5464.31	2.8	9722.92	4.7
<b>2009</b>	Jun	5477.06	4.4	9735.67	5.6
<b>2009</b>	May	5489.81	5.5	9748.42	6.3
<b>2009</b>	Apr	5497.31	6.1	9755.92	6.6
<b>2009</b>	Mar	5499.06	6.2	9757.67	6.6
<b>2009</b>	Feb	5496.56	6.5	9755.17	6.8
<b>2009</b>	Jan	5510.81	6.8	9769.42	7
<b>2008</b>	Dec	5523.06	7.1	9781.67	7.1
<b>2008</b>	Nov	5576.06	8.1	9834.67	7.7

<b>YEAR</b>	<b>MONTH</b>	<b>BCI</b>	<b>%CHG</b>	<b>CCI</b>	<b>%CHG</b>
<b>2008</b>	Oct	5594.81	9.8	9853.42	8.5
<b>2008</b>	Sep	5372.35	5.4	9344.67	2.9
<b>2008</b>	Aug	5320.6	6.7	9292.92	2.4
<b>2008</b>	Jul	5313.85	6.6	9286.17	2.4
<b>2008</b>	Jun	5244.1	5.3	9216.42	1.7
<b>2008</b>	May	5202.1	3.4	9174.42	0.6
<b>2008</b>	Apr	5182.85	3.3	9155.17	0.6
<b>2008</b>	Mar	5177.85	3.2	9150.17	0.5
<b>2008</b>	Feb	5161.24	2.9	9133.56	0.4
<b>2008</b>	Jan	5161.24	2.9	9133.56	0.4
<b>2007</b>	Dec	5159.49	2.7	9131.81	0.3
<b>2007</b>	Nov	5156.99	2.3	9129.31	0.1
<b>2007</b>	Oct	5096.9	1.6	9079.42	-0.2
<b>2007</b>	Sep	5095.9	5.8	9078.42	7.2
<b>2007</b>	Aug	4988.64	3.8	9071.91	7.3
<b>2007</b>	Jul	4986.64	3.8	9069.91	7.2
<b>2007</b>	Jun	4980.14	4	9063.41	7.4
<b>2007</b>	May	5033.45	5	9116.72	8
<b>2007</b>	Apr	5019.45	4.7	9102.72	7.8
<b>2007</b>	Mar	5019.41	4.7	9102.68	7.8
<b>2007</b>	Feb	5016.91	4.5	9100.18	7.7
<b>2007</b>	Jan	5017.41	4.2	9100.68	7.5
<b>2006</b>	Dec	5025.39	4.5	9108.66	7.6
<b>2006</b>	Nov	5040.37	5.4	9123.64	8.2

<b>YEAR</b>	<b>MONTH</b>	<b>BCI</b>	<b>%CHG</b>	<b>CCI</b>	<b>%CHG</b>
<b>2006</b>	Oct	5015.62	5.5	9098.89	8.3
<b>2006</b>	Sep	4815.14	1.8	8466.48	1
<b>2006</b>	Aug	4812.89	5.7	8464.23	2.5
<b>2006</b>	Jul	4805.89	5.3	8457.23	2.3
<b>2006</b>	Jun	4789.39	4.7	8440.73	1.9
<b>2006</b>	May	4794.36	5.3	8445.69	2.2
<b>2006</b>	Apr	4796.11	5.3	8447.44	2.3
<b>2006</b>	Mar	4793.11	6	8444.44	2.6
<b>2006</b>	Feb	4799.11	6.1	8450.44	2.7
<b>2006</b>	Jan	4817.11	6.5	8468.45	2.9
<b>2005</b>	Dec	4811.11	6.4	8462.45	2.8
<b>2005</b>	Nov	4783.86	6.3	8435.2	2.8
<b>2005</b>	Oct	4752.26	5.9	8403.59	2.6
<b>2005</b>	Sep	4731.12	5.4	8382.45	2.3
<b>2005</b>	Aug	4552.32	4.7	8259.2	1.2
<b>2005</b>	Jul	4564.32	5.3	8271.2	1.5
<b>2005</b>	Jun	4575.43	5.6	8282.31	1.7
<b>2005</b>	May	4553.53	6	8260.41	1.9
<b>2005</b>	Apr	4553.51	6.7	8260.39	2.3
<b>2005</b>	Mar	4520.24	7	8227.12	2.4
<b>2005</b>	Feb	4522.24	8.2	8229.12	5.4
<b>2005</b>	Jan	4522.74	10	8229.62	5.7
<b>2004</b>	Dec	4521.51	9.9	8228.39	5.6

<b>YEAR</b>	<b>MONTH</b>	<b>BCI</b>	<b>%CHG</b>	<b>CCI</b>	<b>%CHG</b>
<b>2003</b>	Dec	4113.11	0.5	7788.8	1.9
<b>2002</b>	Dec	4093.21	1.7	7644.46	3.3
<b>2001</b>	Dec	4025.65	-0.5	7399.07	-0.7
<b>2000</b>	Dec	4044.2	3.7	7447.99	9.3
<b>1999</b>	Dec	3898.57	-0.7	6816.7	-0.4
<b>1998</b>	Dec	3927.46	3.1	6845.59	1.7
<b>1997</b>	Dec	3809.11	4.8	6731.08	1.5
<b>1996</b>	Dec	3634.25	2	6629.61	1.1
<b>1995</b>	Dec	3561.6	1.2	6558.16	0.4
<b>1994</b>	Dec	3519.17	2.7	6530.35	0.8
<b>1993</b>	Dec	3428.04	3.9	6477.95	2.9
<b>1992</b>	Dec	3298.09	3.2	6294.84	1.2
<b>1991</b>	Dec	3270.9	0.8	6222.06	2.8
<b>1990</b>	Dec	3245.04	4	6055.61	2.1
<b>1989</b>	Dec	3119.95	1.4	5932.57	3.5
<b>1988</b>	Dec	3076.27	1.1	5734.48	0
<b>1987</b>	Dec	3044.27	2.8	5732.37	4.1
<b>1986</b>	Dec	2961.47	5	5508.43	9
<b>1985</b>	Dec	2819.5	2.3	5055.04	0.1
<b>1984</b>	Dec	2756.35	-2.5	5049.13	-1.4
<b>1983</b>	Dec	2826.13	0.9	5122.74	2.6
<b>1982</b>	Dec	2799.96	9.4	4993.3	8.7
<b>1981</b>	Dec	2558.49	6.8	4592.45	5
<b>1980</b>	Dec	2395.21	10.2	4371.96	14.9

<b>YEAR</b>	<b>MONTH</b>	<b>BCI</b>	<b>%CHG</b>	<b>CCI</b>	<b>%CHG</b>
<b>1979</b>	Dec	2172.96	12	3806.14	11.5
<b>1978</b>	Dec	1940.78	9.7	3412.2	8.3

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HAYWARD CITY COUNCIL

RESOLUTION NO. 19-245

Introduced by Council Member Zermeño

RESOLUTION AMENDING CHAPTER 10, ARTICLE 16 OF THE HAYWARD MUNICIPAL CODE AND ADOPTING UPDATED PARK IMPACT FEES

WHEREAS, to assure that future housing and industrial development in the City of Hayward (the "City") mitigates its impact on the City's park and recreation facilities, the City Council has considered and introduced on this same date an ordinance to amend Chapter 10, Article 16 of the City's Municipal Code, Property Developers – Obligations for Parks and Recreation; and

WHEREAS, Chapter 10, Article 16 of the City's Municipal Code authorizes the imposition of Park Impact Fees on residential subdivisions and developments and industrial developments to provide funds not to exceed the cost of mitigating the impact of the development on the City's parks and recreation system; and

WHEREAS, to ensure that the Park Impact Fees adopted by this Resolution do not exceed the cost of mitigating the impacts to the City's parks and recreation system attributable to the subdivisions and development projects on which the fee is imposed, the City Council has received and considered a report from Community Attributes, Inc. dated November 6, 2019 and entitled "City of Hayward Parks Development Impact Fee Nexus Study" (the "Nexus Study"); and

WHEREAS, the Nexus Study demonstrates that to fully mitigate the burdens created by new development on the City's parks and recreation system, a Park Impact Fee of \$4,416.39 to \$30,301.40 per residential dwelling unit and \$0.78 to \$9.72 per square foot of non-residential development would be needed; and

WHEREAS, the City Council now desires to adopt Park Impact Fees for residential subdivisions and development and industrial development as authorized by Chapter 10, Article 16 of the City's Municipal Code; and

WHEREAS, due to the reduction of the residential Park Impact Fee below the maximum allowable fees calculated by the Nexus Study and the exemption of all non-residential development, with the exception of industrial development, the Park Impact Fees imposed by this Resolution are economically reasonable and are not expected to pose a constraint on new development in the City; and



WHEREAS, notice of the hearing on the proposed fee was published twice in the manner set forth in Government Code Section 6062a as required by Government Code Sections 66004 and 66018; and

WHEREAS, the City Council has reviewed the information contained in this Resolution and the accompanying staff report and attachments thereto at a meeting held on December 17, 2019.

NOW, THEREFORE, BE IT RESOLVED, the City Council hereby adopts the following findings and takes the following actions:

Section 1. The City Council finds as follows:

A. The foregoing recitals are true and correct and incorporated into this Resolution by this reference.

B. The purpose of the Park Impact Fee is to provide funds to the City to develop and construct parks and recreation facilities to mitigate the burdens on the City's park and recreation system created by new residential and industrial development. An applicant for a residential subdivision or development or an industrial development must pay the Park Impact Fee. Partial or full credit toward the fee may be allowed for dedicated land or private parkland that is accessible to the public, in compliance with Chapter 10, Article 16 of the City's Municipal Code and in consultation with the Hayward Area Recreation and Park District (HARD).

C. In compliance with Chapter 10, Article 16 of the City's Municipal Code, all Park Impact Fees collected shall be deposited into a special park and recreation trust fund to be used solely for the purpose of acquiring necessary land and developing or rehabilitating existing park or recreational facilities reasonably related to serving the city.

D. There is a need in the City for parks and recreation facilities to serve new development.

E. The Nexus Study sets forth cost estimates that are reasonable for acquiring and developing parks and recreation facilities, and the Park Impact Fees expected to be generated by new development will not exceed these costs.

F. Setting residential Park Impact Fees below the maximum allowable level will help ensure that multifamily residential development remains financially feasible.

G. Exempting non-residential development other than industrial development will ensure that Park Impact Fees do not pose a barrier to attracting commercial development to the City.

H. Adoption of this Resolution is exempt from the California Environmental Quality Act because the adoption of this Resolution is not a project, in that it is a government funding mechanism which does not involve any commitment to any specific project. (CEQA Guidelines Section 15378(b)(4).)

**Section 2.** The City Council hereby adopts the following Park Impact Fees:

<i>Type of Development</i>	<i>Park Impact Fee</i>
<b>Residential</b>	
0 Bedrooms/Accessory Dwelling Unit	\$3,091/dwelling unit
1 Bedroom	\$4,841/dwelling unit
2 Bedrooms	\$8,732/dwelling unit
3 Bedrooms	\$15,249/dwelling unit
4+ Bedrooms	\$21,211/dwelling unit
<b>Non-Residential</b>	
Industrial	\$0.78/square foot of gross floor area

Notes:

1. "Bedroom," "dwelling unit," and "gross floor area" as defined by HMC Sec. 10-1.3500.
2. Projects receiving all discretionary approvals by the effective date of this Resolution shall be subject to the parkland dedication and in-lieu fee requirements in effect immediately prior to the effective date of this Resolution.

**Section 3.** The City Council may review and amend the Park Impact Fees from time to time. Beginning January 1, 2021, for any annual period during which the City Council does not review the Park Impact Fee, fee amounts shall be adjusted once by the City Manager or designee based on the percentage change in the Engineering News-Record Construction Cost Index, San Francisco Area.

**Section 4.** A Park Impact Fee as shown in Section 2 shall be paid by all developments subject to the fee.

**Section 5.** This Resolution shall go into full force and effect on February 20, 2020.

**Section 6.** Any judicial action or proceeding to attack, review, set aside, void or annul this Resolution shall be brought within the 90-day time period as established by Code of Civil Procedure Section 1094.6.

IN COUNCIL, HAYWARD, CALIFORNIA December 17, 2019

ADOPTED BY THE FOLLOWING VOTE:

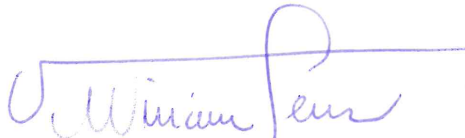
AYES: COUNCIL MEMBERS: Zermeño, Mendall, Lamnin, Salinas  
MAYOR: Halliday

NOES: COUNCIL MEMBERS: Wahab


ABSTAIN: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: Márquez

ATTEST:

  
\_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney of the City of Hayward