

City of Hayward
Permitting and Development Fees
Discussion Draft

10/2/2019

Prototype 1: Detached Single Family Subdivision

Project Valuation:			\$ 35,283,600	
Site Size (acres)	15.50			
Gross SF	270,630			
Construction Type	Type VB			
Retail (IBC Occupancy Group M)	0			
Est. Retail Employees	0			
Residential Units	100			
Multifamily	0			
Single Family Attached	0			
Single Family Detached	100			
Units by Type (IBC Occupancy Group)	Count	% of Total	Gross SF	Net SF Saleable SF
Studio (R3)	0	0%	0	0
1 BR (R3)	0	0%	0	0
2 BR (R3)	0	0%	0	0
3 BR (R3)	25	25%	2,100	52,623
4 BR (R3)	75	75%	2,900	218,008
All (Total Habitable)	100			270,630
Parking Type	In Unit			
Parking SF	N/A			
FAR	0.40			

Estimated City of Hayward Fees

Based on Existing Park Fee

Type	Fee
Utility Connection Fees	\$2,525,441
Parks In-Lieu Fee	\$1,195,300
School Impact Fee	\$803,771
Plot Inspection Fee	\$305,292
Supplemental Bldg Cons - Sfr	\$120,000
Plot Plan Review Fee	\$49,100
Building Plot Plan Fee	\$29,400
General Plan Update Fee	\$25,571
Fire Inspection Fee	\$22,100
Address Assignment Single	\$22,050
Landscape Fee Single Family	\$21,200
Technology Fee	\$18,748
Admin Fee Building Permit	\$14,994
Fire Tract Building Plot	\$11,000
Master Plan Review Fee	\$7,173
SMIP Residential	\$4,672
Fire Plan Check 35%	\$2,510
Planning Review Fee	\$2,510
State Building Standards Fee	\$1,502
Solid Waste - Tract	\$320
Total	\$5,182,655
AHO In-Lieu Fee	\$4,960,648
Total	\$10,143,303

Estimated City of Hayward Fees

Based on Proposed Park Fee - 50% of Max. Allowable

Type	Fee
Utility Connection Fees	\$2,525,441
Parks In-Lieu Fee	\$2,006,571
School Impact Fee	\$803,771
Plot Inspection Fee	\$305,292
Supplemental Bldg Cons - Sfr	\$120,000
Plot Plan Review Fee	\$49,100
Building Plot Plan Fee	\$29,400
General Plan Update Fee	\$25,571
Fire Inspection Fee	\$22,100
Address Assignment Single	\$22,050
Landscape Fee Single Family	\$21,200
Technology Fee	\$18,748
Admin Fee Building Permit	\$14,994
Fire Tract Building Plot	\$11,000
Master Plan Review Fee	\$7,173
SMIP Residential	\$4,672
Fire Plan Check 35%	\$2,510
Planning Review Fee	\$2,510
State Building Standards Fee	\$1,502
Solid Waste - Tract	\$320
Total	\$5,993,926
AHO In-Lieu Fee	\$4,960,648
Total	\$10,954,574

Estimated City of San Leandro Fees

Type	Total Fee
Planning Plan Check for Building Permit	\$624
Community Planning Fee	\$105,851
Building Permit Fee	\$158,292
Plan Check Fee	\$158,292
Technology Fee	\$9,497
State Building Standards Fee	\$1,502
Certificate of Occupancy	\$191
Certificate of Compliance	\$191
Park Development Impact Fee	\$1,946,600
Dev. Fees for Street Improvements - Res.	\$144,991
Overhead Utility Conversion Fees	\$158,333
Sanitary Sewer Connection Fees - Res.	\$455,885
San Leandro Unified School District - Res.	\$1,025,688
EBMUD System Capacity Fee	\$3,023,000
Fire Department Fees	\$102,890
Subtotal	\$7,291,826
Affordable Housing In-Lieu Fee	N/A
Total	\$7,291,826

Notes:
1) EBMUD System Capacity Fee - Assumes Region 1.
2) Developments of more than 6 units must provide the required affordable units on site.

Estimated City of Dublin Fees

Type	Total Fee
Public Facilities Impact Fee - Res.	\$2,631,100
Fire Impact Fee - Res.	\$33,900
Eastern Dublin Traffic Impact Fee - Res.	\$1,180,200
Eastern Dublin Freeway Interchange Fee - Res.	\$35,045
Eastern Dublin Noise Mitigation Fee - Res.	\$474
Fire Plan Review and Inspection	\$1,635
Fire Alarm Systems	\$1,061
Automatic Fire Sprinkler Systems, Residential	\$4,244
Building Permit	\$429,337
Address Request	\$11,700
Strong Motion Instrumentation Fee	\$4,672
State Building Standards Fee	\$1,502
Dublin San Ramon SD Water Capacity Reserve Fee	\$3,336,100
DSRSD Wastewater Capacity Reserve Fee - Res.	\$1,553,300
School District Fees - Dublin Unified	\$2,313,887
Subtotal	\$11,538,157
Affordable Housing In Lieu Fee - Res.	\$2,465,663
Total	\$14,003,819

Notes:
1) Traffic Impact Fee assumes project is outside Transit Center.
2) Building Permit Fee is calculated based on overall valuation, rather than by master plan, for all three prototypes.
3) Address requests based on single address price per unit, as subdivisions are billed on a time & materials basis.
4) Affordable Housing in-lieu fees may only be paid for up to 40% of the required units (12.5% of total number of units). The remaining required units must be provided on site.

Estimated City of Fremont Fees

Type	Total Fee
Building Permit Application Fee	\$50
Plan Check Fee	\$107,092
CPF - Plan Check Fee	\$16,064
Building Permit Inspection Fee	\$107,092
Mechanical, Electrical, Plumbing, Green Building	\$200
State Building Standards Fee	\$1,412
SMIP Fee	\$4,587
Electrical Permit Fee	\$90
Mechanical Permit Fee	\$11,040
Plumbing Permit Fee	\$11,040
Construction Tax	\$247,600
CPF - Green Building Permit Fee	\$1,035
CPF - Electrical Permit Fee	\$14
CPF - Mechanical Permit Fee	\$1,656
CPF - Plumbing Permit Fee	\$1,656
CPF - Building Permit Inspection Fee	\$16,064
Fremont Unified School District Fee	\$1,840,284
Capital Facilities	\$334,053
Fire Facilities	\$48,237
Traffic	\$346,557
Parkland	\$1,467,416
Park Facilities	\$1,648,387
Alameda County Water District - Installation Charges	\$1,100,000
Alameda County Water District - Capacity Charges	\$702,000
Union Sanitary District - Capacity Fee	\$691,903
Union Sanitary District - TM Improvement Plan Permit	\$1,009,771
Subtotal	\$9,715,298
Affordable Housing Fee	\$7,036,380
Total	\$16,751,678

City of Hayward

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Prototype 2: Townhome with Standalone Retail

Project Valuation:	27,296,350				
Site Size (acres)	4.80				
Gross SF	200,000				
Construction Type	Type VA				
Retail (IBC Occupancy Group M)	15,000				
Est. Retail Employees	16				
Residential Units	100				
<i>Multifamily</i>	0				
<i>Single Family Attached</i>	100				
<i>Single Family Detached</i>	0				
Units by Type (IBC Occupancy Group)	Count	% of Total	Gross SF	Net SF: Saleable SF	
<i>Studio (R3)</i>	0	0%	0	0	0
<i>1 BR (R3)</i>	0	0%	0	0	0
<i>2 BR (R3)</i>	0	0%	0	0	0
<i>3 BR (R3)</i>	50	50%	1,600	1,600	80,000
<i>4 BR (R3)</i>	50	50%	2,100	2,100	105,000
<i>All (Total Habitable)</i>	100				185,000
Parking Type	In Unit & Surface				
Parking SF	TBD				
FAR	0.96				

Note: Parcels to be subdivided so that each residential unit is located on its own lot. Retail assumed as wood-frame construction (Type V) in addition to residential structures, unless precluded by local building code.

Estimated City of Hayward Fees

Based on Existing Park Fee

Type	Fee w Retail
Utility Connection Fees	\$2,598,701
Parks In-Lieu Fee	\$1,139,500
School Impact Fee	\$594,000
Plot Inspection Fee	\$237,583
Supplemental Bldg Cons - Sfr	\$120,000
Construction Improvement Tax	\$75,000
Supplemental Fee Commercial	\$59,400
Plot Plan Review Fee	\$49,100
Building Plot Plan Fee	\$29,400
Fire Inspection Fee	\$22,321
Address Assignment Single	\$22,271
General Plan Update Fee	\$21,461
Landscape Fee Single Family	\$21,200
Technology Fee	\$15,176
Admin Fee Building Permit	\$15,141
Fire Tract Building Plot	\$11,000
Plan Check Fee	\$9,517
Building Permit Fee	\$9,517
Master Plan Review Fee	\$5,826
Fire Plan Check 35%	\$5,370
Planning Review Fee	\$5,370
SMIP Residential	\$3,407
State Building Standards Fee	\$1,136
SMIP Non-Residential	\$448
Solid Waste - Tract	\$320
Landscape Fee-Com/Ind	\$319
Planning/Landscape Inspect Fee	\$212
Solid Waste Trash Enclosure	\$120
Total	\$5,072,817
AHO In-Lieu Fee	\$3,391,050
Total	\$8,463,867

Estimated City of Hayward Fees

Based on Proposed Park Fee - 50% of Max. Allowable

Type	Fee w Retail
Utility Connection Fees	\$2,598,701
Parks In-Lieu Fee	\$1,850,600
School Impact Fee	\$594,000
Plot Inspection Fee	\$237,583
Supplemental Bldg Cons - Sfr	\$120,000
Construction Improvement Tax	\$75,000
Supplemental Fee Commercial	\$59,400
Plot Plan Review Fee	\$49,100
Building Plot Plan Fee	\$29,400
Fire Inspection Fee	\$22,321
Address Assignment Single	\$22,271
General Plan Update Fee	\$21,461
Landscape Fee Single Family	\$21,200
Technology Fee	\$15,176
Admin Fee Building Permit	\$15,141
Fire Tract Building Plot	\$11,000
Plan Check Fee	\$9,517
Building Permit Fee	\$9,517
Master Plan Review Fee	\$5,826
Fire Plan Check 35%	\$5,370
Planning Review Fee	\$5,370
SMIP Residential	\$3,407
State Building Standards Fee	\$1,136
SMIP Non-Residential	\$448
Solid Waste - Tract	\$320
Landscape Fee-Com/Ind	\$319
Planning/Landscape Inspect Fee	\$212
Solid Waste Trash Enclosure	\$120
Total	\$5,783,917
AHO In-Lieu Fee	\$3,391,050
Total	\$9,174,967

Estimated City of San Leandro Fees

Type	Total Fee
Planning Plan Check for Building Permit	\$624
Community Planning Fee	\$81,889
Building Permit Fee	\$123,547
Plan Check Fee	\$123,547
Technology Fee	\$7,413
Strong Motion Instrumentation Fee - Res.	\$3,856
State Building Standards Fee	\$1,136
Certificate of Occupancy	\$191
Certificate of Compliance	\$191
Park Development Impact Fee	\$1,946,600
Dev. Fees for Street Improvements - Res.	\$144,991
Dev. Fees for Street Improvements - Non- Res.	\$67,500
Overhead Utility Conversion Fees	\$158,333
Sanitary Sewer Connection Fees - Res.	\$455,885
Sanitary Sewer Connection Fees - Non-Res.	\$28,452
San Leandro Unified School District - Res.	\$701,150
San Leandro Unified School District - Non-Res.	\$9,150
EBMUD System Capacity Fee	\$3,217,280
Fire Department Fees	\$80,306
Subtotal	\$7,152,041
Affordable Housing In-Lieu Fee	N/A
Total	\$7,152,041

Notes:
 1) *Overhead Utility Conversion Fee only takes into account residential units. Have reached out to San Leandro about how to calculate for mixed use projects, and have not heard back.*
 2) *EBMUD System Capacity Fee - Assumes Region 1.*
 3) *Developments of more than 6 units must provide the required affordable units on site.*

Estimated City of Dublin Fees

Type	Total Fee
Public Facilities Impact Fee - Res.	\$2,631,100
Public Facilities Impact Fee - Non-Res.	\$44,085
Fire Impact Fee - Res.	\$33,900
Fire Impact Fee - Non-Res.	\$1,200
Eastern Dublin Traffic Impact Fee - Res.	\$826,500
Eastern Dublin Traffic Impact Fee - Non-Res.	\$15,960
Eastern Dublin Freeway Interchange Fee - Res.	\$24,532
Eastern Dublin Freeway Interchange Fee - Non-Res.	\$525
Eastern Dublin Noise Mitigation Fee - Res.	\$332
Eastern Dublin Noise Mitigation Fee - Non-Res.	\$356
Fire Plan Review and Inspection	\$1,635
Fire Alarm Systems	\$1,061
Automatic Fire Sprinkler Systems, Residential	\$4,244
Building Permit	\$333,493
Address Request	\$12,051
Strong Motion Instrumentation Fee	\$3,856
State Building Standards Fee	\$1,136
Dublin San Ramon SD Water Capacity Reserve Fee	\$3,436,183
DSRSD Wastewater Capacity Reserve Fee - Res.	\$1,553,300
DSRSD Wastewater Capacity Reserve Fee - Non-Res.	\$52,950
School District Fees - Dublin Unified	\$1,590,900
Subtotal	\$10,569,299
Affordable Housing In Lieu Fee - Res.	\$986,265
Affordable Housing In Lieu Fee - Non-Res.	\$17,700
Total	\$11,573,264

Notes:
 1) *Traffic Impact Fee assumes project is outside Transit Center.*
 2) *Building Permit Fee is calculated based on overall valuation, rather than by master plan, for all three prototypes.*
 3) *Address requests based on single address price per unit, as subdivisions are billed on a time & materials basis.*
 4) *Fire Service Line connection fees not listed on DSRSD fee schedule, so not included here.*
 5) *Affordable Housing in-lieu fees may only be paid for up to 40% of the required units (12.5% of total number of units). The remaining required units must be provided on site.*

Estimated City of Fremont Fees

Type	Total Fee
Building Permit Application Fee	\$50
Plan Check Fee	\$107,092
CPF - Plan Check Fee	\$16,064
Building Permit Inspection Fee	\$107,092
Mechanical, Electrical, Plumbing, Green Building	\$200
Green Building Permit Fee	\$6,900
State Building Standards Fee	\$1,092
SMIP Fee	\$3,549
Electrical Permit Fee	\$90
Mechanical Permit Fee	\$11,040
Plumbing Permit Fee	\$11,040
Construction Tax	\$247,600
CPF - Green Building Permit Fee	\$1,035
CPF - Electrical Permit Fee	\$14
CPF - Mechanical Permit Fee	\$1,656
CPF - Plumbing Permit Fee	\$1,656
CPF - Building Permit Inspection Fee	\$16,064
Fremont Unified School District Fee	\$1,258,000
Capital Facilities	\$325,880
Fire Facilities	\$48,780
Traffic	\$426,760
Parkland	\$1,392,000
Park Facilities	\$1,563,700
Art Fee	\$112,000
Alameda County Water District - Installation Charges	\$1,133,000
Alameda County Water District - Capacity Charges	\$754,647
Union Sanitary District - Capacity Fee	\$949,120
Union Sanitary District - TM Improvement Plan Permit	\$1,009,771
Subtotal	\$9,505,890
Affordable Housing Fee	\$5,085,000
Total	\$14,590,890

Notes:
 1) *Art Fee assumed to apply, as it applies to several districts, including Downtown and City Center.*

City of Hayward

Permitting and Development Fees
Discussion Draft

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Prototype 3: Mixed-Use Multifamily & Retail

Project Valuation:	27,614,791				
Site Size (acres)	4.58				
Gross SF	197,823				
Construction Type	Type IIIA				
Retail (IBC Occupancy Group M)	32,971				
Est. Retail Employees	35				
Residential Units	200				
<i>Multifamily</i>	200				
<i>Single Family Attached</i>	0				
<i>Single Family Detached</i>	0				
Units by Type (IBC Occupancy Group)	Count	% of Total	Gross SF	Net SF	Rentable SF
<i>Studio</i>	50	25%	559	475	23,779
<i>1 BR</i>	50	25%	735	625	31,265
<i>2 BR</i>	100	50%	1000	850	85,076
<i>3 BR</i>	0	0%	0	0	0
<i>4 BR</i>	0	0%	0	0	0
<i>All (Total Habitable)</i>	200				140,120
Parking Type	Structured				
Parking SF	TBD				
FAR	0.99				

Note: Gross SF includes each unit's proportional share of all common areas. Net SF is the total in-unit (rentable) SF.

Estimated City of Hayward Fees

Based on Existing Park Fee

Type	Total Fee
Utility Connection Fees	\$3,653,504
Parks In-Lieu Fee	\$1,930,600
School Impact Fee	\$587,536
Supplemental Bldg Cons - Sfr	\$322,565
Plan Check Fee	\$113,569
Building Permit Fee	\$113,569
Construction Improvement Tax	\$75,000
Address Assignment Multiple	\$44,321
Fire Plan Check 35%	\$39,749
Planning Review Fee	\$39,749
General Plan Update Fee	\$18,171
Technology Fee	\$6,814
SMIP Residential	\$3,590
State Building Standards Fee	\$1,105
Landscape Fee Multi-Family	\$319
Fire Inspection Fee	\$221
Planning/Landscape Inspect Fee	\$212
Admin Fee Building Permit	\$147
Solid Waste Fee	\$80
Subtotal	\$6,950,821
Affordable Housing In-Lieu Fee	\$2,568,400
Total	\$9,519,221

Estimated City of Hayward Fees

Based on Proposed Park Fee - 50% of Max. Allowable

Type	Total Fee
Utility Connection Fees	\$3,653,504
Parks In-Lieu Fee	\$1,290,150
School Impact Fee	\$587,536
Supplemental Bldg Cons - Sfr	\$322,565
Plan Check Fee	\$113,569
Building Permit Fee	\$113,569
Construction Improvement Tax	\$75,000
Address Assignment Multiple	\$44,321
Fire Plan Check 35%	\$39,749
Planning Review Fee	\$39,749
General Plan Update Fee	\$18,171
Technology Fee	\$6,814
SMIP Residential	\$3,590
State Building Standards Fee	\$1,105
Landscape Fee Multi-Family	\$319
Fire Inspection Fee	\$221
Planning/Landscape Inspect Fee	\$212
Admin Fee Building Permit	\$147
Solid Waste Fee	\$80
Subtotal	\$6,310,371
Affordable Housing In-Lieu Fee	\$2,568,400
Total	\$8,878,771

Estimated City of San Leandro Fees

Type	Total Fee
Planning Plan Check for Building Permit	\$624
Community Planning Fee	\$82,844
Building Permit Fee	\$124,932
Plan Check Fee	\$124,932
Technology Fee	\$7,496
Strong Motion Instrumentation Fee - Res.	\$3,590
State Building Standards Fee	\$1,105
Certificate of Occupancy	\$191
Certificate of Compliance	\$191
Park Development Impact Fee	\$3,405,837
Dev. Fees for Street Improvements - Res.	\$290,241
Dev. Fees for Street Improvements - Non- Res.	\$148,368
Overhead Utility Conversion Fees	\$316,949
Sanitary Sewer Connection Fees - Res.	\$761,839
Sanitary Sewer Connection Fees - Non-Res.	\$62,539
San Leandro Unified School District - Res.	\$531,055
San Leandro Unified School District - Non-Res.	\$20,112
EBMUD System Capacity Fee	\$3,317,171
Fire Department Fees	\$81,206
Subtotal	\$9,281,222
Affordable Housing In-Lieu Fee	N/A
Total	\$9,281,222

Notes:
 1) *Overhead Utility Conversion Fee only takes into account residential units. Have reached out to San Leandro about how to calculate for mixed use projects, and have not heard back.*
 2) *EBMUD System Capacity Fee - Assumes Region 1.*
 3) **Developments of more than 6 units must provide the required affordable units on site.**

Estimated City of Dublin Fees

Type	Total Fee
Public Facilities Impact Fee - Res.	\$3,215,267
Public Facilities Impact Fee - Non-Res.	\$96,901
Fire Impact Fee - Res.	\$41,437
Fire Impact Fee - Non-Res.	\$2,638
Eastern Dublin Traffic Impact Fee - Res.	\$1,417,664
Eastern Dublin Traffic Impact Fee - Non-Res.	\$35,081
Eastern Dublin Freeway Interchange Fee - Res.	\$42,090
Eastern Dublin Freeway Interchange Fee - Non-Res.	\$1,155
Eastern Dublin Noise Mitigation Fee - Res.	\$571
Eastern Dublin Noise Mitigation Fee - Non-Res.	\$782
Fire Plan Review and Inspection	\$1,635
Fire Alarm Systems	\$1,061
Automatic Fire Sprinkler Systems, Residential	\$4,244
Building Permit	\$337,309
Address Request	\$24,123
SMIP Residential	\$3,590
State Building Standards Fee	\$1,105
Dublin San Ramon SD Water Capacity Reserve Fee	\$6,878,321
DSRSD Wastewater Capacity Reserve Fee - Res.	\$2,052,030
DSRSD Wastewater Capacity Reserve Fee - Non-Res.	\$116,338
School District Fees - Dublin Unified	\$1,218,138
Subtotal	\$15,491,476
Affordable Housing In Lieu Fee - Res.	\$1,974,290
Affordable Housing In Lieu Fee - Non-Res.	\$38,905
Total	\$17,504,672

Notes:
 1) *Traffic Impact Fee assumes project is outside Transit Center.*
 2) *Building Permit Fee is calculated based on overall valuation, rather than by master plan, for all three prototypes.*
 3) *Address requests based on single address price per unit, as subdivisions are billed on a time & materials basis.*
 4) *Fire Service Line connection fees not listed on DSRSD fee schedule, so not included here.*
 5) **Affordable Housng in-lieu fees may only be paid for up to 40% of the required units (12.5% of total number of units). The remaining required units must be provided on site.**

Estimated City of Fremont Fees

Type	Total Fee
Building Permit Application Fee	\$50
Plan Check Fee	\$84,391
CPF - Plan Check Fee	\$12,659
Building Permit Inspection Fee	\$84,391
Mechanical, Electrical, Plumbing, Green Building	\$200
Green Building Permit Fee	\$4,140
State Building Standard Fee	\$1,105
SMIP Fee	\$3,590
Electrical Permit Fee	\$7,006
Mechanical Permit Fee	\$11,040
Plumbing Permit Fee	\$11,040
Construction Tax	\$361,400
CPF - Green Building Permit Fee	\$621
CPF - Electrical Permit Fee	\$1,051
CPF - Mechanical Permit Fee	\$1,656
CPF - Plumbing Permit Fee	\$1,656
CPF - Building Permit Inspection Fee	\$12,659
Fremont Unified School District Fee	\$952,816
Affordable Housing Fee	\$2,168,287
Capital Facilities	\$386,225
Fire Facilities	\$59,657
Traffic	\$720,610
Parkland	\$1,609,585
Park Facilities	\$1,807,962
Art Fee	\$110,781
Alameda County Water District - Installation Charges	\$2,317,963
Alameda County Water District - Capacity Charges	\$1,241,707
Union Sanitary District - Capacity Fee	\$1,696,943
Subtotal	\$13,671,191
Affordable Housing Fee	\$2,168,287
Total	\$15,839,478

Notes:
 1) *Art Fee assumed to apply, as it applies to several districts, including Downtown and City Center.*