

City of Palo Alto Development Impact and In-Lieu Fees (as of August 19, 2019)

COMMUNITY FACILITIES

For information on fee calculations and applicability, please refer to the Municipal Code references listed below. For use of fee revenues, please contact the following:

Parks/Community Centers: Jazmin LeBlanc **463-4950** jazmin.leBlanc@cityofpaloalto.org

Libraries: Giovanna Erkanat **329-2516** giovanna.erkanat@cityofpaloalto.org

General Government Facilities: Brad Eggleston **329-2636** brad.eggleston@cityofpaloalto.org

Public Safety: (Police) Eric Jensen **329-2413** eric.jensen@cityofpaloalto.org

(Fire) Amber Cameron **329-2374** amber.cameron@cityofpaloalto.org

Fee	Single Family	Single Family over 3000 sf	Multi-Family	Multi-Family under 900 sf
Parks	\$ 12,436	18,570	8,141	4,116
Comm Ctr	3,321	4,827	2,122	1,071
Libraries	1,126	1,676	674	370
Pub Safety Facilities	1,081	1,081	865	865
Gen Govt Facilities	1,362	1,362	1,089	1,089
Total	\$ 19,326	\$ 27,516	\$ 12,891	\$ 7,511
	<i>basis per home</i>	<i>per home</i>	<i>per home</i>	<i>per home</i>

Fee	Commercial	Hotel/Motel	Institutional	Industrial
Parks	\$ 5.281	2.388	5.281	5.281
Comm Ctr	0.298	0.134	0.298	0.298
Libraries	0.284	0.119	0.284	0.284
Pub Safety Facilities	0.604	0.604	0.806	0.202
Gen Govt Facilities	0.760	0.760	1.016	0.253
Total	7.227	4.005	7.685	6.318
	<i>basis per net new s.f</i>	<i>per net new s.f</i>	<i>per net new s.f</i>	<i>per net new s.f</i>

HOUSING Sherry Nikzat **329-2359** sherry.nikzat@cityofpaloalto.org

Use	Fee
Office/R&D	\$36.53 per sq. ft.
Hotel	\$21.26 per sq. ft.
Retail/Other	\$21.26 per sq. ft.
Single Family Detached**	\$78.27 per sq. ft.
Single Family Attached**	\$52.18 per sq. ft.
Condominiums**	\$52.18 per sq. ft.
Apartment (Rentals)	\$20.87 per sq. ft.
**These in lieu fees apply to fractional units and in cases where the Council agrees to accept payments of fees in lieu of building affordable units on site.	

TRAFFIC Elizabeth Egli **329-2390** elizabeth.egli@cityofpaloalto.org

Parking in lieu for the Downtown

Assessment District

\$106,171/parking space

Charleston/Arastradero

\$0.40 per square foot – Commercial;

\$1,362 per residential unit

Citywide Transportation Impact Fee

\$7,886 per net new PM peak hour trip

PUBLIC ART Elise DeMarzo **617-3517** elise.demarzo@cityofpaloalto.org

1% of first \$114.13 million construction valuation and .9% of construction valuation for valuation in excess of \$114.13 million for commercial buildings with a floor area of at least 10,000 sq. ft. and construction value of at least \$200,000.

PARKLAND DEDICATION Jazmin LeBlanc **463-4950** jazmin.leBlanc@cityofpaloalto.org

Fee applies only to residential projects that require a subdivision or parcel map less than 50 parcels when land is not dedicated. Fee applies to all net new units, including both rental and ownership units. Land dedication is required for subdivisions resulting in more than 50 parcels. When parkland dedication applies, park impact fees (above) do not apply.

Land required: Single-family = 531 sq. ft./unit, Multi-family = 366 sq. ft./unit

In-lieu Fee: Single-family = \$62,583.66/unit, Multi-family = \$43,136.76/unit

For more information on impact fees and parkland dedication, refer to Palo Alto Municipal Code Chapters 16.45, 16.46, 16.47, 16.58, 16.59, 16.60, 16.61, 16.64, 16.65, 21.50 and the Municipal Fee Schedule.

Palo Alto Development Impact Fee Exemptions

X = Exempt NOTE: When an exempt use changes to a non-exempt use, a fee is due.

Exemption	Housing	Libraries, Parks, Community Cntrs, Gov. Facilities, Public Safety Facilities	Traffic: Charleston/ Arastradero	Citywide Traffic Fee	Parkland Dedication
<i>Ordinance section</i>	<i>16.65.060</i>	<i>16.58.030</i>	<i>16.60.040</i>	<i>16.59</i>	<i>21.50.100</i>
<i>Residential Exemptions</i>					
Single-family home remodels or additions	X	X	X	X	X
New home on an empty parcel					Only applies if a subdivision or parcel map is required
Second units					
Accessory Dwelling or Junior Accessory Dwelling	X		X	X	
Multi-family Residential					
Required BMR units	X				
Below Market housing beyond required units	X	X	X	X	
100% Affordable Housing	X	X	X	X	X
<i>Non-Residential Exemptions</i>					
Demolition of existing building	Fees may apply if replacement building has additional floor area, or in the case of the Citywide TIF, if the replacement building generates additional traffic, regardless of whether it remains the same size or not.				
Tenant improvements that do not increase building area	X	X	X	X	All non-residential uses exempt
Churches	X				
Colleges and universities	X				
Commercial recreation	X				
Hospitals and convalescent facilities	X				
Private clubs, lodges, and fraternal organizations	X				
Private educational facilities	X				
Public buildings & schools	X	X	X	X	
Retail, personal service, or automotive service 1,500 s.f. or smaller (one-time)	X	X	X	X	
Non-residential use 250 s.f. or smaller					
Hazardous materials storage	X	X	X	X	
On-site cafeteria/ recreation/ childcare (employee use only)	X	X	X	X	
Daycare, nursery school, preschool		X	X	X	