

City of Palo Alto Development Impact and In-Lieu Fees (as of August 19, 2024)

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: Robert Gonzalez – (650) 463-4900 – robert.gonzalez@cityofpaloalto.org

Libraries: Sarah Wilson (650) 329-2516 – sarah.wilson@cityofpaloalto.org

General Government Facilities: Michelle Austin (650) 329-2281 michelle.austin@cityofpaloalto.org

Public Safety: (Police) Eric Jensen (650) 329-2413 eric.jensen@cityofpaloalto.org

(Fire) Amber Cameron (650) 329-2374 amber.cameron@cityofpaloalto.org

Fee	Single Family	Multi-Family
Parks	\$67,650.36 per unit	\$50,034.40 per unit
Community Center	\$5,228.71 per unit	\$3,867.92 per unit
Libraries	\$3,116.25 per unit	\$2,304.49 per unit
Public Safety Facilities	\$1,384.31 per unit	\$1,107.96 per unit
General Gov. Facilities	\$1,744.59 per unit	\$1,394.64 per unit
Total	\$79,124.22	\$58,709.41

Fee	Commercial	Hotel /Motel	Institutional	Industrial
Parks	\$19,837.00	\$3,377.00	\$19,837.00	\$19,837.00
Community Center	\$1,533.00	\$262.00	\$1,533.00	\$1,533.00
Libraries	\$914.00	\$156.00	\$914.00	\$914.00
Public Safety Facilities	\$773.00	\$773.00	\$1,103.00	\$258.00
General Gov. Facilities	\$973.00	\$973.00	\$1,301.00	\$334.00
Total	\$24,030.00	\$5,541.00	\$24,688.00	\$22,876.00
<i>basis</i>	<i>per net new 1,000 sf</i>	<i>per net new 1,000 sf</i>	<i>per net new 1,000 sf</i>	<i>per net new 1,000 sf</i>

HOUSING Oscar Murillo - (650) 329-2306 - oscar.murillo@cityofpaloalto.org

Use	Fee
Office/R&D	\$80.00 per sq. ft.
Hotel	\$27.00 per sq. ft.
Retail/Other	\$27.00 per sq. ft.
Single Family Detached**	\$100.00 per sq. ft.
Single Family Attached**	\$66.00 per sq. ft.
Condominiums	\$66.00 per sq. ft.
Apartment (rentals)	\$26.00 per sq. ft.
** These in-lieu fees apply to fractional units and in cases where the Council agrees to accept payments in-lieu of building affordable units on site.	

TRAFFIC - Joseph Shin – (650) 329-2390 – joseph.shin@cityofpaloalto.org

**Parking In-Lieu for the
Downtown Assessment District**

\$135,514.06/parking space

Charleston/Arastradero

\$0.51 per square foot – commercial

\$1,744.00 per residential unit

Citywide Transportation Impact Fee

\$10,103.99 per net new PM peak hour trip

PUBLIC ART - Elise DeMarzo (650) 617-3517 elise.demarzo@cityofpaloalto.org

1% of first \$132.67 million construction valuation and 0.9% of construction valuation for valuation in excess of \$132.67 million. Applies to new commercial buildings including new construction, remodels, additions, and reconstruction that have a floor area of 10,000 sq. ft. or more and a construction value of \$200,000.00 or more, and new residential projects of five units or more, with some exclusions.

PARKLAND DEDICATION - Robert Gonzalez – (650) 463-4900 – robert.gonzalez@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 = \$81,863.14/unit, Multi-family = \$56,425.44/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 Centers, 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>
Residential Exemptions					
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 Unit Garage/Carport Conversions (with no FAR expansion) or Junior Accessory Dwelling	X	X	X	X	
Accessory Dwelling Units less than 750 square feet	X	X	X	X	
Accessory Dwelling Units 750 square feet and larger. Fee is proportional to the size of the primary unit.	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	
Non-Residential Exemptions					
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	