



# CITY OF DUBLIN IMPACT FEES FY 2020-21

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The following pages contain a summary of the adjustments for the fees for Fiscal Year 2020-21. The new fee rates become effective July 1, 2020, with the exception of the Freeway Interchange Fee which becomes effective September 1, 2020.

- Public Facilities Impact Fee
- Fire Impact Fee
- Eastern Dublin Traffic Impact Fee (EDTIF)
- Western Dublin Traffic Impact Fee (WDTIF)
- Dublin Crossing Transportation Fee
- Tri-Valley Transportation Development Fee (TVTD)
- Noise Mitigation Fee
- Freeway Interchange Fee
- Affordable Housing In-Lieu Fee
- Dublin Ranch West Side Storm Drain Benefit District
- Dublin Ranch East Side Storm Drain Benefit District

**\* Effective January 1, 2020, through January 1, 2025, an accessory dwelling unit (ADU) less than 750 square feet is not subject to impact fees. An ADU 750 square feet or larger are subject to impact fees that are proportional in relation to square footage of the primary dwelling unit or based on the impact fee per ADU, whichever is less.**

**PUBLIC FACILITY IMPACT FEES**

<b>RESIDENTIAL</b>	<b>Single Family &amp; Townhome</b>	<b>Other Multi Family</b>	<b>Senior Housing</b>	<b>ADU*</b>
Aquatic Center	\$359	\$219	\$130	\$219
Civic Center	1,592	972	578	972
Community Buildings	3,992	2,437	1,451	2,437
Community Nature Parks, Improvements	306	187	111	187
Community Parks, Improvements	4,833	2,949	1,757	2,949
Community Parks, Land	8,679	5,298	3,155	5,298
Libraries	287	176	104	176
Neighborhood Parks, Improvements	2,825	1,724	1,028	1,724
Neighborhood Parks, Land	3,909	2,386	1,421	2,386
<b>TOTAL FEE</b>	<b>\$26,782</b>	<b>\$16,348</b>	<b>\$9,735</b>	<b>\$16,348</b>

<b>NON-RESIDENTIAL</b>	<b>Commercial</b>	<b>Office</b>	<b>Industrial</b>	<b>Senior Service Facility</b>
Aquatic Center	\$12	\$16	\$6	\$5
Civic Center	372	500	186	151
Community Buildings	150	202	76	62
Comm. Nature Parks, Improve.	52	72	26	21
Community Parks, Improve.	840	1,128	418	342
Community Parks, Land	1,511	2,030	752	617
Libraries	55	75	28	23
<b>TOTAL FEE (Per 1,000 sq.ft.)</b>	<b>\$2,992</b>	<b>\$4,023</b>	<b>\$1,492</b>	<b>\$1,221</b>

**FIRE IMPACT FEE**

<b>RESIDENTIAL</b>	<b>Single-Family &amp; Townhome</b>	<b>Other Multi Family</b>	<b>Senior Housing</b>	<b>ADU*</b>
Per Unit	<b>\$339</b>	<b>\$207</b>	<b>\$123</b>	<b>\$207</b>

<b>NON-RESIDENTIAL</b>	<b>Commercial</b>	<b>Office</b>	<b>Industrial</b>	<b>Senior Service Facility</b>
Land-Use Type (Per 1,000 sq.ft.)	<b>\$80</b>	<b>\$107</b>	<b>\$39</b>	<b>\$32</b>

**EASTERN DUBLIN TRAFFIC IMPACT FEE**

<b>RESIDENTIAL OUTSIDE TRANSIT CENTER</b>	<b>Low</b> (6.0 Units per acre or less)	<b>Medium</b> (6.1-14 units/acre)	<b>Med/High</b> (14.1-25 units/acre)	<b>High</b> (25.1+ units/acre)	<b>ADU*</b>
<b>EDTIF Cat. 1</b>	<b>\$9,063</b>	<b>\$9,063</b>	<b>\$6,347</b>	<b>\$5,439</b>	<b>\$5,439</b>
EDTIF Cat. 2	\$2,332	\$2,332	\$1,634	\$1,399	\$1,399
EDTIF Cat. 2 (BART Garage)	790	790	553	474	474
<b>EDTIF Cat. 2</b>	<b>\$3,122</b>	<b>\$3,122</b>	<b>\$2,187</b>	<b>\$1,873</b>	<b>\$1,873</b>
<b>TOTAL FEE</b>	<b>\$12,185</b>	<b>\$12,185</b>	<b>\$8,534</b>	<b>\$7,312</b>	<b>\$7,312</b>

<b>RESIDENTIAL INSIDE TRANSIT CENTER</b>	<b>Low</b> (6.0 Units per acre or less)	<b>Medium</b> (6.1-14 units/acre)	<b>Med/High</b> (14.1-25 units/acre)	<b>High</b> (25.1+ units/acre)	<b>ADU*</b>
EDTIF Cat. 1	\$9,063	\$9,063	\$6,347	\$4,138	\$4,138
EDTIF Cat. 2	2,332	2,332	1,634	1,050	1,050
<b>TOTAL FEE</b>	<b>\$11,395</b>	<b>\$11,395</b>	<b>\$7,981</b>	<b>\$5,188</b>	<b>\$5,188</b>

<b>NON-RESIDENTIAL</b>	<b>Commercial</b>	<b>Office</b>	<b>Industrial</b>
EDTIF Cat. 1	\$866	\$866	\$866
EDTIF Cat. 2	235	235	235
<b>TOTAL FEE (Per 1,000 sq.ft.) <sup>(1)</sup></b>	<b>\$1,101</b>	<b>\$1,101</b>	<b>\$1,101</b>

<sup>(1)</sup> Fee is calculated based on Fee Rate x Land Use Measurement Unit x Trip Rate Multiplier.

**WESTERN DUBLIN TRAFFIC IMPACT FEE**

<b>RESIDENTIAL</b>	<b>Low</b> (6.0 Units per acre or less)	<b>Medium</b> (6.1-14 units/acre)	<b>Medium High</b> (14.1-25 units/acre)	<b>High</b> (25.1+ units/acre)	<b>ADU*</b>
Per Unit <sup>(1)</sup>	<b>\$6,210</b>	<b>\$6,210</b>	<b>\$3,849</b>	<b>\$3,229</b>	<b>\$3,229</b>

<b>NON-RESIDENTIAL</b>	<b>Commercial</b>	<b>Office</b>	<b>Industrial</b>
Land-Use Type (Per 1,000 sq. ft.) <sup>(1) (2) (3)</sup>	<b>\$6,210</b>	<b>\$6,210</b>	<b>\$6,210</b>

<sup>(1)</sup> Project locates within the boundaries of the Downtown Dublin Specific Plan area is eligible for a trip reduction factor of 23% if the project meets certain design criteria.

<sup>(2)</sup> Fee is calculated based on Fee Rate x Land Use Measurement Unit x Trip Rate Multiplier.

<sup>(3)</sup> Project includes a retail use is eligible for a 35% trip reduction factor to the trips associated with the retail use.

**DUBLIN CROSSING TRANSPORTATION FEE**

<b>RESIDENTIAL</b>	<b>Low</b> (6.0 Units per acre or less)	<b>Medium</b> (6.1-14 units/acre)	<b>Medium High</b> (14.1-25 units/acre)	<b>High</b> (25.1+ units/acre)	<b>ADU*</b>
Per Unit	<b>\$9,476</b>	<b>\$9,476</b>	<b>\$6,633</b>	<b>\$5,685</b>	<b>\$5,685</b>

<b>NON-RESIDENTIAL</b>	<b>Commercial</b>	<b>Office</b>	<b>Industrial</b>
<b>TOTAL FEE (Per 1,000 sq.ft.) <sup>(1)</sup></b>	<b>\$838</b>	<b>\$838</b>	<b>\$838</b>

<sup>(1)</sup> Fee is calculated based on Fee Rate x Land Use Measurement Unit x Trip Rate Multiplier.

**EASTERN DUBLIN FREEWAY INTERCHANGE FEE (City of Pleasanton)**

<b>RESIDENTIAL</b>					
<b>Effective Sept. 1, 2019 - Aug. 31, 2020</b>	<b>Low Density</b> (6.0 Units per acre or less)	<b>Medium Density</b> (6.1-14 units/acre)	<b>Med/ High Density</b> (14.1-25 units/acre)	<b>High Density</b> (25.1+ units/acre)	<b>ADU*</b>
Base Fee	\$214.60	\$214.60	\$150.22	\$128.76	\$128.76
Escalator	135.85	135.85	95.10	81.50	81.50
<b>TOTAL FEE</b>	<b>\$350.45</b>	<b>\$350.45</b>	<b>\$245.32</b>	<b>\$210.26</b>	<b>\$210.26</b>
<b>Effective Sept. 1, 2020 - Aug. 31, 2021</b>	<b>Low Density</b> (6.0 Units per acre or less)	<b>Medium Density</b> (6.1-14 units/acre)	<b>Med/High Density</b> (14.1-25 units/acre)	<b>High Density</b> (25.1 + units/acre)	<b>ADU*</b>
Base Fee	\$214.60	\$214.60	\$150.22	\$128.76	\$128.76
Escalator	144.03	144.03	100.82	86.41	86.41
<b>TOTAL FEE</b>	<b>\$358.63</b>	<b>\$358.63</b>	<b>\$251.04</b>	<b>\$215.17</b>	<b>\$215.17</b>

<b>NON-RESIDENTIAL</b>			
<b>Effective Sept. 1, 2019 - Aug. 31, 2020</b>	<b>Commercial</b>	<b>Office</b>	<b>Industrial</b>
Base Fee	\$21.46	\$21.46	\$21.46
Escalator	13.57	13.57	13.57
<b>TOTAL FEE (Per 1,000 sq. ft) <sup>(1)</sup></b>	<b>\$35.03</b>	<b>\$35.03</b>	<b>\$35.03</b>
<b>Effective Sept. 1, 2020 - Aug. 31, 2021</b>	<b>Commercial</b>	<b>Office</b>	<b>Industrial</b>
Base Fee	\$21.46	\$21.46	\$21.46
Escalator	14.39	14.39	14.39
<b>TOTAL FEE (Per 1,000 sq. ft) <sup>(1)</sup></b>	<b>\$35.85</b>	<b>\$35.85</b>	<b>\$35.85</b>

<sup>(1)</sup> Total fee calculation is based on EDTIF trip rate of Land-Use Type.

**TRI-VALLEY TRANSPORTATION DEVELOPMENT FEE**

<b>RESIDENTIAL</b>	<b>Single Family</b>	<b>Multi Family</b>	<b>ADU</b>
Per Unit	\$4,901.69	\$3,376.47	\$0

<b>NON-RESIDENTIAL</b>	<b>Commercial</b>	<b>Office</b>	<b>Industrial</b>	<b>Other</b> (Average AM/PM peak hour trip)
Land-Use Type (Per sq.ft.)	\$3.63	\$8.33	\$4.85	\$5,446.41

**EASTERN DUBLIN NOISE MITIGATION FEE**

<b>RESIDENTIAL</b>	<b>Low</b> (6.0 Units per acre or less)	<b>Medium</b> (6.1-14 units/acre)	<b>Med/High</b> (14.1-25 units/acre)	<b>High</b> (25.1+ units/acre)	<b>ADU*</b>
Per Unit	\$4.74	\$4.74	\$3.32	\$2.85	\$2.85

<b>NON-RESIDENTIAL</b>	<b>Commercial</b>	<b>Office</b>	<b>Industrial</b>
Land-Use Type (Per 1,000 sq.ft.)	\$23.71	\$7.11	\$2.37

**AFFORDABLE HOUSING IN LIEU FEE**

<b>RESIDENTIAL (Per Unit)</b>	<b>\$206,386</b>
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<b>NON-RESIDENTIAL</b>	<b>Industrial</b>	<b>Office</b>	<b>Research &amp; Devel.</b>	<b>Retail</b>	<b>Services &amp; Accom.</b>
Land-Use Type (Per sq.ft.)	\$0.57	\$1.47	\$0.96	\$1.19	\$0.50

**STORM DRAIN BENEFIT ASSESSMENT DISTRICTS**

**1. DUBLIN RANCH WEST SIDE STORM DRAIN BENEFIT ASSESSMENT DISTRICT**

<b>Parcel</b>	<b>Owner / Reference</b>	<b>Balance</b> (07/01/2020)
Parcel #2	Dublin Land Co.	\$153,093.15
Parcel #3	Dublin Land Co.	\$197,944.26
Parcel #4	Dublin Land Co.	\$97,757.24

**2. DUBLIN RANCH EAST SIDE STORM DRAIN BENEFIT ASSESSMENT DISTRICT**  
**Note – Some Properties made payment which reduced the balance owed.**

<b>Parcel</b>	<b>Original Assessment Report Owner / Reference</b>	<b>Balance (07/01/2020)</b>
Parcel #3	Chen	\$649,359.39
Parcel #4	EBJ Partners	\$7,586.34
Parcel #5	Anderson	\$2,758.70
Parcel #7	Croak	\$568,683.70
Parcel #8	Anderson	\$273,414.47
Parcel #9	Righetti	\$327,361.71
Parcel #10	Branagh	\$262,379.78
Parcel #11	Monte Vista	\$64,139.00