



CITY OF DUBLIN IMPACT FEES FY 2021-22

The following pages contain a summary of the adjustments for the fees for Fiscal Year 2021-22. The new fee rates become effective July 1, 2021, with the exception of the Freeway Interchange Fee which becomes effective September 1, 2021.

- 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
- Public Art 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

| RESIDENTIAL | Single Family & Townhome | Other Multi Family | Senior Housing | ADU* |
|--------------------------------------|-----------------------------|--------------------------|-------------------|-----------------|
| Aquatic Center | \$373 | \$227 | \$135 | \$227 |
| Civic Center | \$1,652 | \$1,009 | \$600 | \$1,009 |
| Community Buildings | \$4,144 | \$2,530 | \$1,506 | \$2,530 |
| Community Nature Parks, Improvements | \$318 | \$194 | \$115 | \$194 |
| Community Parks, Improvements | \$5,017 | \$3,061 | \$1,824 | \$3,061 |
| Community Parks, Land | \$8,853 | \$5,404 | \$3,218 | \$5,404 |
| Libraries | \$298 | \$183 | \$108 | \$183 |
| Neighborhood Parks, Improvements | \$2,932 | \$1,790 | \$1,067 | \$1,790 |
| Neighborhood Parks, Land | \$3,987 | \$2,434 | \$1,449 | \$2,434 |
| TOTAL FEE | \$27,574 | \$16,832 | \$10,022 | \$16,832 |

| NON-RESIDENTIAL | Commercial | Office | Industrial | Senior Service Facility |
|-------------------------------------|-------------------|----------------|-------------------|--------------------------------|
| Aquatic Center | \$12 | \$17 | \$6 | \$5 |
| Civic Center | \$386 | \$519 | \$193 | \$157 |
| Community Buildings | \$156 | \$210 | \$79 | \$64 |
| Comm. Nature Parks, Improve. | \$54 | \$75 | \$27 | \$22 |
| Community Parks, Improve. | \$872 | \$1,171 | \$434 | \$355 |
| Community Parks, Land | \$1,541 | \$2,071 | \$767 | \$629 |
| Libraries | \$57 | \$78 | \$29 | \$24 |
| TOTAL FEE (Per 1,000 sq.ft.) | \$3,078 | \$4,141 | \$1,535 | \$1,256 |

FIRE IMPACT FEE

| RESIDENTIAL | Single-Family & Townhome | Other Multi Family | Senior Housing | ADU* |
|--------------------|-------------------------------------|---------------------------|-----------------------|--------------|
| Per Unit | \$339 | \$207 | \$207 | \$123 |

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

EASTERN DUBLIN TRAFFIC IMPACT FEE

| RESIDENTIAL OUTSIDE TRANSIT CENTER | Low (6.0 Units per acre or less) | Medium (6.1-14 units/acre) | Med/High (14.1-25 units/acre) | High (25.1+ units/acre) | ADU* |
|---|--|--------------------------------------|---|-----------------------------------|----------------|
| EDTIF Cat. 1 | \$9,408 | \$9,408 | \$6,589 | \$5,646 | \$5,646 |
| EDTIF Cat. 2 | \$2,421 | \$2,421 | \$1,696 | \$1,452 | \$1,452 |
| EDTIF Cat. 2 (BART Garage) | \$790 | \$790 | \$553 | \$474 | \$474 |
| EDTIF Cat. 2 | \$3,211 | \$3,211 | \$2,249 | \$1,926 | \$1,926 |
| TOTAL FEE | \$12,619 | \$12,619 | \$8,838 | \$7,572 | \$7,572 |

| RESIDENTIAL INSIDE TRANSIT CENTER | Low (6.0 Units per acre or less) | Medium (6.1-14 units/acre) | Med/High (14.1-25 units/acre) | High (25.1+ units/acre) | ADU* |
|--|--|--------------------------------------|---|-----------------------------------|----------------|
| EDTIF Cat. 1 | \$9,408 | \$9,408 | \$6,589 | \$4,295 | \$4,295 |
| EDTIF Cat. 2 | \$2,421 | \$2,421 | \$1,696 | \$1,090 | \$1,090 |
| TOTAL FEE | \$11,829 | \$11,829 | \$8,285 | \$5,385 | \$5,385 |

| NON-RESIDENTIAL | Commercial | Office | Industrial |
|---|-------------------|----------------|-------------------|
| EDTIF Cat. 1 | \$899 | \$899 | \$899 |
| EDTIF Cat. 2 | \$244 | \$244 | \$244 |
| Land-Use Type (Per 1,000 sq.ft. or Per Unit) ^{(1) (2)} | \$1,143 | \$1,143 | \$1,143 |

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

(2) Some project's fee is calculated per unit basis, such as movie theaters, gas stations, preschools, daycares, private schools, and hotels, etc. To determine if your project uses a "per unit" measurement, please contact the City.

WESTERN DUBLIN TRAFFIC IMPACT FEE

| RESIDENTIAL | Low (6.0 Units per acre or less) | Medium (6.1-14 units/acre) | Medium High (14.1-25 units/acre) | High (25.1+ units/acre) | ADU* |
|--------------------|--|--------------------------------------|--|-----------------------------------|----------------|
| Per Unit | \$6,507 | \$6,507 | \$4,034 | \$3,384 | \$3,384 |

| NON-RESIDENTIAL | Commercial | Office | Industrial |
|--|-------------------|----------------|-------------------|
| Land-Use Type (Per 1,000 sq. ft. or Per Unit) ^{(1) (2) (3) (4)} | \$6,507 | \$6,507 | \$6,507 |

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

(2) Some project's fee is calculated per unit basis, such as movie theaters, gas stations, preschools, daycares, private schools, and hotels, etc. To determine if your project uses a "per unit" measurement, please contact the City.

(3) 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.

(4) 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

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

| NON-RESIDENTIAL | Commercial | Office | Industrial |
|--|-------------------|---------------|-------------------|
| TOTAL FEE (Per 1,000 sq.ft.) ⁽¹⁾ | \$838 | \$838 | \$838 |

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

EASTERN DUBLIN FREEWAY INTERCHANGE FEE (City of Pleasanton)

| RESIDENTIAL | | | | | |
|--|--|--|--|--|-----------------|
| Effective Sept. 1, 2020 - Aug. 31, 2021 | Low Density (6.0 Units per acre or less) | Medium Density (6.1-14 units/acre) | Med/ High Density (14.1-25 units/acre) | High Density (25.1+ units/acre) | ADU* |
| Base Fee | \$214.60 | \$214.60 | \$150.22 | \$128.76 | \$128.76 |
| Escalator | \$144.03 | \$144.03 | \$100.82 | \$86.41 | \$86.41 |
| TOTAL FEE | \$358.63 | \$358.63 | \$251.04 | \$215.17 | \$215.17 |
| Effective Sept. 1, 2021 - Aug. 31, 2022 | Low Density (6.0 Units per acre or less) | Medium Density (6.1-14 units/acre) | Med/High Density (14.1-25 units/acre) | High Density (25.1 + units/acre) | ADU* |
| Base Fee | \$214.60 | \$214.60 | \$150.22 | \$128.76 | \$128.76 |
| Escalator | \$147.07 | \$147.07 | \$102.94 | \$88.23 | \$88.23 |
| TOTAL FEE | \$361.67 | \$361.67 | \$253.16 | \$216.99 | \$216.99 |

| NON-RESIDENTIAL | | | |
|--|-------------------|----------------|-------------------|
| Effective Sept. 1, 2020 - Aug. 31, 2021 | Commercial | Office | Industrial |
| Base Fee | \$21.46 | \$21.46 | \$21.46 |
| Escalator | \$14.39 | \$14.39 | \$14.39 |
| TOTAL FEE (Per 1,000 sq. ft.)⁽¹⁾ | \$35.85 | \$35.85 | \$35.85 |
| Effective Sept. 1, 2021 - Aug. 31, 2022 | Commercial | Office | Industrial |
| Base Fee | \$21.46 | \$21.46 | \$21.46 |
| Escalator | \$14.69 | \$14.69 | \$14.69 |
| TOTAL FEE (Per 1,000 sq. ft.)⁽¹⁾ | \$36.15 | \$36.15 | \$36.15 |

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

TRI-VALLEY TRANSPORTATION DEVELOPMENT FEE

| RESIDENTIAL | Single Family | Multi Family | ADU |
|--------------------|----------------------|---------------------|------------|
| Per Unit | \$5,057.00 | \$3,484.00 | \$0 |

| NON-RESIDENTIAL | Commercial | Office | Industrial | Other (Average AM/PM peak hour trip) |
|----------------------------|-------------------|---------------|-------------------|--|
| Land-Use Type (Per sq.ft.) | \$3.74 | \$8.59 | \$5.00 | \$5,620.00 |

EASTERN DUBLIN NOISE MITIGATION FEE

| | | | | | |
|----------------------------------|--|---|--|--------------------------------------|---------------|
| RESIDENTIAL | Low (6.0 Units per acre or less) | Medium (6.1-14 units/acre) | Med/High (14.1-25 units/acre) | High (25.1+ units/acre) | ADU* |
| Per Unit | \$4.74 | \$4.74 | \$3.32 | \$2.85 | \$2.85 |
| NON-RESIDENTIAL | | Commercial | Office | Industrial | |
| Land-Use Type (Per 1,000 sq.ft.) | | \$23.71 | \$7.11 | \$2.37 | |

AFFORDABLE HOUSING IN LIEU FEE

| | |
|-------------------------------|------------------|
| RESIDENTIAL (Per Unit) | \$217,696 |
|-------------------------------|------------------|

| | | | | | |
|----------------------------|-------------------|---------------|----------------------------------|---------------|----------------------------------|
| NON-RESIDENTIAL | Industrial | Office | Research & Devel. | Retail | Services & Accom. |
| Land-Use Type (Per sq.ft.) | \$0.59 | \$1.53 | \$1.00 | \$1.24 | \$0.52 |

PUBLIC ART IN LIEU FEE

Residential - Project of more than 20 units may make a monetary contribution to the City equal to five-tenths percent (0.5%) of the development project’s building valuation (exclusive of land).

Non-Residential

- Buildings More Than 50,000 Square Feet: A developer may make a monetary contribution to the City equal to five-tenths percent (0.5%) of the development project’s building valuation (exclusive of land).
- Buildings Less Than 50,000 Square Feet: A developer may make a monetary contribution to the City equal to forty-five one-hundredths percent (0.45%) of the development project’s building valuation (exclusive of land).

STORM DRAIN BENEFIT ASSESSMENT DISTRICTS

1. DUBLIN RANCH WEST SIDE STORM DRAIN BENEFIT ASSESSMENT DISTRICT

| Parcel | Owner / Reference | Balance (07/01/2021) |
|---------------|--------------------------|---------------------------------|
| Parcel #2 | Dublin Land Co. | \$154,394.44 |
| Parcel #3 | Dublin Land Co. | \$199,626.79 |
| Parcel #4 | Dublin Land Co. | \$98,588.18 |

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

| Parcel | Original Assessment Report Owner / Reference | Balance (07/01/2021) |
|---------------|---|---------------------------------|
| Parcel #3 | Chen | \$654,878.94 |
| Parcel #4 | EBJ Partners | \$7,650.82 |
| Parcel #5 | Anderson | \$2,782.15 |
| Parcel #7 | Croak | \$573,517.51 |
| Parcel #8 | Anderson | \$275,738.49 |
| Parcel #9 | Righetti | \$330,144.28 |
| Parcel #10 | Branagh | \$264,610.01 |
| Parcel #11 | Monte Vista | \$64,684.18 |