



# Finance Department IMPACT FEES FY 2025-26

The following pages contain a summary of the adjustments for the fees for Fiscal Year 2025-26. The new fee rates become effective July 1, 2025, with the exception of the Freeway Interchange Fee which becomes effective September 1, 2025.

- Public Facilities Impact Fee
- Fire Impact Fee
- Eastern Dublin Transportation Impact Fee (EDTIF)
- Western Dublin Transportation 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, 2022, through December 31, 2026, 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.**

**New units, excluding ADUs and JADUs, constructed under the provisions of Senate Bill 9 and the Dublin Municipal Code (Chapters 8.81 & 9.54) are subject to the impact fees under the Single-Family category and General Plan density category (i.e., low, medium), as applicable.**

## PUBLIC FACILITIES IMPACT FEE

| LAND USE  | Civic Center Facilities | Library Facilities | Parks <sup>(1)</sup> | Community Recreation Facilities | Aquatic Facilities | Total   |
|---|-------------------------|--------------------|----------------------|---------------------------------|--------------------|---------|
| <b>Residential Dwelling Unit – per Sq. Ft. <sup>(2)</sup></b> |                         |                    |                      |                                 |                    |         |
|   | \$1.20                  | \$0.23             | \$16.13              | \$2.21                          | \$0.17             | \$19.94 |
| <b>Nonresidential – per Sq. Ft.</b>                           |                         |                    |                      |                                 |                    |         |
| Commercial  | \$0.47                  | \$0.07             | \$3.48               | \$0.13                          | \$0.01             | \$4.16  |
| Office  | \$0.72                  | \$0.11             | \$5.33               | \$0.20                          | \$0.02             | \$6.38  |
| Industrial  | \$0.26                  | \$0.04             | \$1.90               | \$0.07                          | \$0.01             | \$2.28  |
| Senior Service Facility                                       | \$0.20                  | \$0.03             | \$1.56               | \$0.06                          | \$0.01             | \$1.86  |

(1) Park Land and Improvements are summarized

(2) For multifamily projects, the per square foot calculation is based on net square feet, meaning it excludes common areas.

## FIRE FACILITIES 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           | \$339                               | \$207                     | \$207                 | \$123       |

  

| <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.) | \$80              | \$107         | \$39              | \$32                           |

## EASTERN DUBLIN TRANSPORTATION IMPACT FEE

| <b>RESIDENTIAL OUTSIDE TRANSIT CENTER</b> | <b>Low</b><br>(6.0 Units per acre or less) | <b>Medium</b><br>(6.1-14 units/acre) | <b>Med/High</b><br>(14.1-25 units/acre) | <b>High</b><br>(25.1+ units/acre) | <b>ADU*</b>    |
|---|--|--------------------------------------|---|-----------------------------------|----------------|
| EDTIF/per Unit                            | \$16,739                                   | \$16,739                             | \$9,470                                 | \$7,440                           | \$7,440        |
| BART Garage/per Unit                      | \$887                                      | \$887                                | \$502                                   | \$394                             | \$394          |
| <b>Total Fee</b>                          | <b>\$17,626</b>                            | <b>\$17,626</b>                      | <b>\$9,972</b>                          | <b>\$7,834</b>                    | <b>\$7,834</b> |

  

| <b>RESIDENTIAL INSIDE TRANSIT CENTER</b> | <b>Low</b><br>(6.0 Units per acre or less) | <b>Medium</b><br>(6.1-14 units/acre) | <b>Med/High</b><br>(14.1-25 units/acre) | <b>High</b><br>(25.1+ units/acre) | <b>ADU*</b> |
|--|--|--------------------------------------|---|-----------------------------------|-------------|
| EDTIF/per Unit                           | \$16,739                                   | \$16,739                             | \$9,470                                 | \$7,440                           | \$7,440     |

  

| <b>NON-RESIDENTIAL</b>                        | <b>Commercial</b> | <b>Office</b> | <b>Industrial</b> |
|---|-------------------|---------------|-------------------|
| Per PM Peak Hour Trip Rate <sup>(1) (2)</sup> | \$16,910          | \$16,910      | \$16,910          |

- (1) Fee is calculated based on Fee Rate x PM Peak Hour Trip Rate Multiplier x Per Thousand Square Feet **OR** Land Use Measurement Unit, for example, daycare/school is per student, hotel is per bed, etc. To determine if your project uses a "per unit" measurement, please contact the City's Office of Economic Development.
- (2) Projects include a retail use may be eligible for a 35% trip reduction factor to the trips associated with the retail use.

## WESTERN DUBLIN TRANSPORTATION IMPACT FEE

| <b>RESIDENTIAL</b> | <b>Low</b><br>(6.0 Units per<br>acre or less) | <b>Medium</b><br>(6.1-14<br>units/acre) | <b>Medium High</b><br>(14.1-25<br>units/acre) | <b>High</b><br>(25.1+<br>units/acre) | <b>ADU*</b>    |
|--------------------|---|---|---|--------------------------------------|----------------|
| Per Unit           | <b>\$8,108</b>                                | <b>\$8,108</b>                          | <b>\$5,027</b>                                | <b>\$4,216</b>                       | <b>\$4,216</b> |

| <b>NON-RESIDENTIAL</b>   | <b>Commercial</b> | <b>Office</b>  | <b>Industrial</b> |
|--|-------------------|----------------|-------------------|
| Land-Use Type (per 1,000 Sq. Ft. or per Unit) <sup>(1) (2) (3)</sup> | <b>\$8,108</b>    | <b>\$8,108</b> | <b>\$8,018</b>    |

<sup>(1)</sup> Fee is calculated based on Fee Rate x Land Use Measurement Unit x Trip Rate Multiplier. For example, daycare/school is per student, hotel is per bed, etc. To determine if your project uses a "per unit" measurement, please contact the City's Office of Economic Development.

<sup>(2)</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>(3)</sup> Projects that include a retail use may be 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><br>(6.0 Units per<br>acre or less) | <b>Medium</b><br>(6.1-14<br>units/acre) | <b>Medium High</b><br>(14.1-25<br>units/acre) | <b>High</b><br>(25.1+<br>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> |
|--|-------------------|---------------|-------------------|
| Fee (per 1,000 Sq. Ft.) <sup>(1)</sup> | <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, 2024 - Aug. 31, 2025</b> | <b>Low Density</b><br>(6.0 Units per acre or less) | <b>Medium Density</b><br>(6.1-14 units/acre) | <b>Med/ High Density</b><br>(14.1-25 units/acre) | <b>High Density</b><br>(25.1+ units/acre)  | <b>ADU*</b>     |
| Base Fee                                       | \$214.60   | \$214.60                                     | \$150.22   | \$128.76                                   | \$128.76        |
| Escalator                                      | \$168.22   | \$168.22                                     | \$117.75   | \$100.92                                   | \$100.92        |
| <b>Total Fee (per Unit)</b>                    | <b>\$382.82</b>                                    | <b>\$382.82</b>                              | <b>\$267.97</b>                                  | <b>\$229.68</b>                            | <b>\$229.68</b> |
| <b>Effective Sept. 1, 2025 - Aug. 31, 2026</b> | <b>Low Density</b><br>(6.0 Units per acre or less) | <b>Medium Density</b><br>(6.1-14 units/acre) | <b>Med/High Density</b><br>(14.1-25 units/acre)  | <b>High Density</b><br>(25.1 + units/acre) | <b>ADU*</b>     |
| Base Fee                                       | \$214.60   | \$214.60                                     | \$150.22   | \$128.76                                   | \$128.76        |
| Escalator                                      | \$185.79   | \$185.79                                     | \$130.05   | \$111.46                                   | \$111.46        |
| <b>Total Fee (per Unit)</b>                    | <b>\$400.39</b>                                    | <b>\$400.39</b>                              | <b>\$280.27</b>                                  | <b>\$240.22</b>                            | <b>\$240.22</b> |

| <b>NON-RESIDENTIAL</b>                              |                   |                |                   |
|---|-------------------|----------------|-------------------|
| <b>Effective Sept. 1, 2024 - Aug. 31, 2025</b>      | <b>Commercial</b> | <b>Office</b>  | <b>Industrial</b> |
| Base Fee  | \$21.46           | \$21.46        | \$21.46           |
| Escalator   | \$16.81           | \$16.81        | \$16.81           |
| <b>Total Fee (per 1,000 Sq. Ft.) <sup>(1)</sup></b> | <b>\$38.27</b>    | <b>\$38.27</b> | <b>\$38.27</b>    |
| <b>Effective Sept. 1, 2025 - Aug. 31, 2026</b>      | <b>Commercial</b> | <b>Office</b>  | <b>Industrial</b> |
| Base Fee  | \$21.46           | \$21.46        | \$21.46           |
| Escalator   | \$18.57           | \$18.57        | \$18.57           |
| <b>Total Fee (per 1,000 Sq. Ft.) <sup>(1)</sup></b> | <b>\$40.03</b>    | <b>\$40.03</b> | <b>\$40.03</b>    |

<sup>(1)</sup> 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                    | \$7,196.07    | \$4,242.76   | \$0        |  |
| NON-RESIDENTIAL             | Commercial    | Office       | Industrial | Other<br>(Average AM/PM<br>peak hour trip) |
| Land-Use Type (per Sq. Ft.) | \$6.13        | \$9.61       | \$5.42     | \$6,655.28                                 |

## EASTERN DUBLIN NOISE MITIGATION FEE

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

| <b>NON-RESIDENTIAL</b>            | <b>Commercial</b> | <b>Office</b> | <b>Industrial</b> |
|-----------------------------------|-------------------|---------------|-------------------|
| Land-Use Type (per 1,000 Sq. Ft.) | <b>\$23.71</b>    | <b>\$7.11</b> | <b>\$2.37</b>     |

## AFFORDABLE HOUSING IN-LIEU FEE<sup>(1)</sup>

| <b>RESIDENTIAL</b>                         | <b>Single Family<sup>(2)</sup></b> | <b>Multi-Family<sup>(3)</sup></b> |
|--|------------------------------------|-----------------------------------|
| Residential Development Type (per Sq. Ft.) | <b>\$15.53</b>                     | <b>\$9.32</b>                     |

| <b>NON-RESIDENTIAL<sup>(4)</sup></b> | <b>Industrial</b> | <b>Research<br/>&amp; Dev</b> | <b>Commercial</b> | <b>Lodging</b> |
|--------------------------------------|-------------------|-------------------------------|-------------------|----------------|
| Land-Use Type (per Sq. Ft.)          | <b>\$0.67</b>     | <b>\$1.44</b>                 | <b>\$1.40</b>     | <b>\$0.59</b>  |

(1) The Affordable Housing In-Lieu Fee shall be calculated based on the habitable square feet per dwelling unit.

(2) Single-family detached units and for attached for-sale market rate units (except for condominium units with a density of 30 or more units per acre).

(3) Multi-family rental market rate units, and for sale condominium market rate units with a density of 30 or more units per acre.

(4) Buildings less than 20,000 sq. ft. are exempt.

## 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

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

| Parcel    | Owner / Reference | Balance<br>(07/01/2025) |
|-----------|-------------------|-------------------------|
| Parcel #2 | Dublin Land Co.   | \$0                     |
| Parcel #3 | Dublin Land Co.   | \$50,610.17             |
| Parcel #4 | Dublin Land Co.   | \$109,146.13            |

### 2. DUBLIN RANCH EAST SIDE STORM DRAIN BENEFIT ASSESSMENT DISTRICT

Note – Some Properties made payment which reduced the balance owed.

| Parcel     | Original Assessment Report<br>Owner / Reference | Balance<br>(07/01/2025) |
|------------|---|-------------------------|
| Parcel #3  | Chen  | \$725,010.87            |
| Parcel #4  | EBJ Partners                                    | \$8,470.16              |
| Parcel #5  | Anderson  | \$3,080.10              |
| Parcel #8  | Anderson  | \$305,267.72            |
| Parcel #9  | Righetti  | \$365,499.91            |
| Parcel #10 | Branagh   | \$292,947.48            |
| Parcel #11 | Monte Vista                                     | \$71,611.31             |