The City requires impact fees depending on the size and type of development. These are collected at permit issuance with Building Permit fees.

### Affordable Housing Impact Fee

Projects must meet a minimum size before they are subject to the fee. See reverse for more information, including effective date.

- Single Family, Duplex and Townhomes: $25/sq. ft.
- Apartments and Condominiums: $20/sq. ft.
- Office (Medical, R&D, Administrative): $20/sq. ft.
- Retail, Restaurant and Personal Services: $5/sq. ft.
- Hotel: $5/sq. ft.

### School Impact Fee

Projects adding 500 square feet or more of living space must pay a school impact fee. This fee is set by the Sequoia Union High School District and a portion of the fee is distributed to the Redwood City School District.

- Residential Construction: $3.48/sq. ft.
- Commercial & Industrial Construction: $0.56/sq. ft.
- Mini-Storage: $0.07/sq. ft.

### Art in Public Places Fee

Commercial projects 50,000 square feet or more may make a contribution to the Art in Public Places Fund in lieu of placing art on their project site.

The in-lieu fee must be equal to 1% of the construction valuation, or the difference between 1% of the construction valuation and the value of art provided on-site, see Chapter 45 Section 45.090 of the Municipal Code concerning Public Art.

### Downtown Parking In-Lieu Fee

Projects in the Downtown may apply to pay an in-lieu fee rather than provide all the required parking on-site. For more information, see Zoning Ordinance requirements.

In-Lieu Parking: $25,000/space

### Parks Impact Fee

See Municipal Code Chapter 18 Article XVI for more information.

- Single Family Home: $12,733.38/unit
- Condominium (8-20 units): $10,668.53/unit
- Apartment (8-20 units): $11,452.09/unit
- Condominium (21+ units): $8,399.13/unit
- Apartment (21+ units): $11,127.94/unit

### Sewer and Water Fee

See Engineering and Transportation Fees and Charges Schedule for information on these fees.

### Transportation Impact Fee (TIF)

Uses inside the Downtown area have a discounted rate from those listed below. See the Engineering and Transportation Fees and Charges Schedule for more information.

Developments outside the Downtown area

- Single Family (15 du/acre or less): $1,617/unit
- Multi-Family: $992/unit
- Hotel: $945/room
- Office: $2.38/sq. ft.
- Medical Office: $5.54/sq. ft.
- Industrial: $1.55/sq. ft.
- General Retail: $0.94/sq. ft.
- Supermarket: $10.75/sq. ft.
- Commercial Warehouse: $0.51/sq. ft.

**Revised on July 9, 2019**