



Development Impact Fees

As of July 1, 2019 unless otherwise noted.

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.

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

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.

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