



# Development Fees

As of September 1, 2016 unless otherwise noted.

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

## Parks Impact Fee

See [Municipal Code Chapter 18 Article XVI](#) for more information.

Single Family Home.....	\$12,733.38/unit
Condominium (8-20 units).....	\$10,688.53/unit
Apartment (8-20 units).....	\$11,452.09/unit
Condominium (21+ units).....	\$8,399.13/unit
Apartment (21+ units).....	\$11,127.94/unit

## 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.

## Transportation Impact Fee (TIF)

Uses in the Downtown have a discounted rate from below fees. See the [TIF program](#) for more information.

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.....	\$3.94/sq. ft.
Supermarket.....	\$10.75/sq. ft.
Commercial Warehouse.....	\$0.51/sq. ft.

## Sewer and Water Fee

See [Engineering and Transportation Fees and Charges Schedule](#) for information on these fees.

## 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 the [Council Resolution](#) and [Zoning Ordinance requirements](#).

In-Lieu Parking.....	\$25,000/space
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## Public Art Fee

New commercial buildings exceeding 50,000 sq. ft. are subject to the fee. [Chapter 45 of the Municipal Code](#).

Public Art Fee.....	1% of construction value
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# Affordable Housing Impact Fees

## What They Are

Affordable Housing Impact Fees are a type of charge that cities can require of new residential and commercial development. Money collected goes towards providing affordable housing, generally in partnership with housing nonprofits. In 2015, the City participated in a Countywide Nexus Study, a first step towards consideration of an impact fee. Multiple cities are considering updating or adopting affordable housing impact fees. On October 26, 2015, the City Council adopted a new Affordable Housing Impact Fee program, summarized below.

## Program Requirements

The following shows the fee amounts and minimum project sizes:

Unit Type	Fee / Sq. Ft.	Minimum Project Size
Condos and Apartments	\$20	5 or More Net New Units for Residential Projects
Single Family	\$25	
Townhome, Duplex and Triplex Developments	\$25	
Office	\$20	More than 5,000 square feet of Net New Construction for Commercial Projects
Hotel	\$5	
Retail and Restaurant	\$5	

## More Information

The ordinance and resolution contain more information about calculation of square footage, exempt uses, and alternatives housing plans that may be considered in-lieu of the fee.

For more information, including the complete ordinance and resolution, nexus studies, staff reports, and video of the meeting, as well as letters from the public, see [www.redwoodcity.org/housingfees](http://www.redwoodcity.org/housingfees).