



Development Impact Fees

As of July 23, 2024 unless otherwise noted.

The City calculates final impact fee amounts based on the size and type of development shown on the final building permit plans. These fees are collected at building permit issuance.*

Affordable Housing Impact Fee

Projects must meet a minimum size before they are subject. Refer to the [Affordable Housing Ordinance and Fees website](#).

Apartments and Condominiums.....	\$20/sq. ft.
Single Family, Duplex, Triplex and Townhomes.....	\$25/sq. ft.
Office (Medical, R&D, Administrative).....	\$23.62/sq. ft.
Retail, Restaurant and Personal Services.....	\$5.91/sq. ft.
Hotel.....	\$5.91/sq. ft.

Parks Impact Fee

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

Single Family Home.....	\$47,414.00/unit
Multi Family.....	\$40,710.80/unit
Bedroom Addition***	\$0/bdrm
ADU***	\$0/sq ft
Office.....	\$7.86/sq ft
Commercial.....	\$5.40/sq ft
Industrial.....	\$2.54/sq ft
Hotel.....	\$3,325.76/room
Childcare Facility***	\$0/sq ft

*Impact and Capacity Fees adjust annually on July 1 of each year based upon the construction cost index referenced in the respective Impact Fee Ordinance.

**As applied to the 1/2 mile radius from the Caltrain station platform. A 38% discount has been applied to residential land use categories inside. A temporary 38% discount has been applied for affordable housing outside. A temporary 25% discount has been applied to non-residential and other land use categories inside. Temporary discounts expire on April 1, 2027.

***Temporary exemptions expire on April 1, 2027.

****Refers to drive-through restaurants, cafes, and convenience markets

Sewer and Water Capacity Fees

Refer to the [current Redwood City Master Fee Schedule](#) for information on these fees. Water and Sewer Capacity Fees as well as some connection fees apply to any new development, including ADUs.

Transportation Impact Fee (TIF)

Land Use Category	Outside**	Inside**
Residential		
Per Livable Square Foot		
Single-Family Mkt. Rate	\$3.22	\$2.00
Single-Family Affordable	\$2.00	\$2.00
Multi-Family Mkt. Rate	\$2.31	\$1.43
Multi-Family Affordable	\$1.43	\$1.43
ADU/Bedroom Addition***	\$0.00	\$0.00
Non-Residential		
Per Gross Building Square Foot		
Office/Research and Development	\$6.58	\$4.94
Medical/Dental Office	\$21.87	\$16.40
Industrial	\$2.96	\$2.22
Entertainment Venue	\$47.43	\$35.57
Religious Facility	\$2.96	\$2.22
Childcare Facility***	\$0.00	\$0.00
Other		
Per Leasable Building Square Foot		
General Retail	\$4.50	\$3.38
High Intensity Retail****	\$56.79	\$42.59
Per Room		
Hotel/ Lodging	\$4,853	\$3,640
Per Student		
School	\$1,178	\$883.50
Per Fueling Station		
Service Station	\$41,792	\$31,344



Development Impact Fees

Art in Public Places Fee

New commercial projects of 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.

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 SUHSD's Feeder Elementary School Districts.

Residential Construction.....	\$4.79/sq. ft.
Commercial & Industrial Construction.....	\$0.78/sq. ft.
Mini-Storage.....	\$0.03/sq. ft.