

## **Park in-Lieu Fee**

Pursuant to Municipal Code 17.32.030, the Park in-Lieu Fee funds the acquisition of land for construction of major improvement at City parks.

## **Park Facility Development Fee**

Pursuant to City Municipal Code Section 3.34, the Park Facility Development Fee for 2019-20 is \$2,111 per bedroom.

Generally, the fees are imposed on all new development since new development in the City generates a need for added facilities and increases demand on existing facilities. The fees are necessary to provide funding for new facilities or improvements to existing facilities.

## **Affordable Housing Impact Fee**

Pursuant to Municipal Code Section 3.34, the City of San Carlos has adopted an Affordable Housing Impact Fee. Affordable Housing fees fund the construction, acquisition or financing of new or existing multi-or single-family affordable housing projects within the city for low-or very low-income residents. For more details on the Affordable Housing Impact Fee and a fee schedule, please refer to the Affordable Housing Impact Fee Table.

## **Traffic Impact Fee**

Per Municipal Code Chapter 8.50, a Traffic Impact Fee is assessed based upon evidence that a new development generates additional residents, employees and structures, which place a cumulative burden upon the local transportation system.

Effective April 28, 2015, Traffic Impact Fees are as outlined below, per Resolution 2015-036.

Office	\$4,547	Per 1,000 Square Foot
Lab	\$3,266	Per 1,000 Square Foot
Manufacturing	\$2,228	Per 1,000 Square Foot
Warehouse	\$977	Per 1,000 Square Foot
Restaurant (High turnover)	\$30,062	Per 1,000 Square Foot
Retail	\$11,323	Per 1,000 Square Foot
Single Family Residential	\$3,052	Per Dwelling Unit
Apartment	\$1,892	Per Dwelling Unit
Condominium	\$1,587	Per Dwelling Unit
Hotel	\$1,831	Per Room
Medical Office	\$10,896	Per 1,000 Square Foot

# Sewer Capacity Charges

On May 23, 2016, the City Council adopted Ordinance 1504, amending Chapter 13.04.025 of the Municipal Code - Fees for Sewer Connection.

- A. There shall be imposed on all new development and redevelopment in the city a sewer capacity charge as a condition of obtaining a permit to connect and discharge to the sanitary sewer system and prior to issuance of a building permit.
- B. The purpose of the sewer capacity charge is to recover costs for the City's sewer system infrastructure and assets that provide benefit to a) new connections to the sanitary sewer system, and b) existing sanitary sewer connections that increase wastewater discharge, such as redevelopment or changes in property use. The charges collected under this section shall be used to pay for improvements and expansion of sewer facilities, including the wastewater collection system, and any other purpose allowed by State and Federal law.
- C. The sewer capacity charge shall be applied based on the increase in volume of estimated wastewater discharge from each new or expanded connection.
- D. The City shall determine the volume of estimated wastewater discharge from each new or expanded connection.
- E. The sewer capacity charge shall be adjusted annually based on the change in the Engineering News-Record Construction Cost Index (20-Cities Average) from the March 2016 Index.
- F. The City shall also collect the sewer connection fees adopted by Silicon Valley Clean Water from new or expanded connections to the sewer system in conformance with the City's obligations under the Joint Powers Agreement between the City and Silicon Valley Clean Water.

Effective Jul 1, 2019	W	Sewer Capacity	
<b>RESIDENTIAL</b> <i>Charge per residential dwelling unit</i>			
Single-Family		\$11,797	
Multi-Family (Includes Duplexes, Apartments, Condos & Cooperative Projects)		\$5,457	
<b>NON-RESIDENTIAL</b> <i>Charge per 100 gpd* of estimated wastewater discharge</i>			
Commercial, Retail, Professional, Institutional & Industrial Users	100 gpd	\$6,209	Minimum charge for up to the first 100 gpd of estimated wastewater discharge
	1 gpd	\$62.09	Per each subsequent 1 gpd of estimated wastewater discharge

\*gpd: Gallons per day.

The fee collected under this section shall be used for improvement and expansion of sewer facilities, including the collection system, and any other purpose allowed by State and Federal law.

**Please contact Public Works for further information regarding Sewer Capacity Fees. (650) 802-4200**

## Commercial Linkage Fee

Pursuant to City Municipal Code Section 8.51, the City of San Carlos has adopted a Commercial Linkage Fee. This fee applies to certain commercial development as noted below. Commercial Linkage Fees are deposited in the affordable housing trust fund, which funds construction, acquisition or financing of new or existing multi-family affordable housing projects.

Retail, Restaurant, & Personal Service:	\$ 5.00	per net new square foot
Hotel:	\$ 10.00	per net new square foot
Office, Medical Office, Research & Development:	\$ 20.00	per net new square foot

Exemptions may apply; please refer to Municipal Code Section 8.51 or contact the Community Development Department for additional details.

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