



DEVELOPMENT FEES  
FISCAL YEAR 2023-24

These are development-related fees effective July 1, 2023 and are collected separately from standard City permit, inspection, utility connection, and service fees. For questions, please contact the Community Development Department at 650-903-6306 or the Public Works Department at 650-903-6311.

<b>TYPE OF FEE</b>	<b>FEE AMOUNT</b>
<b>Nonresidential Housing Impact Fees</b> <span style="float: right;"><i>Community Development Dept.</i></span>	

**Commercial/Entertainment/Hotel/Retail**

First 25,000 sq. ft.	\$2/net new sq. ft.
All square footage over 25,000 sq. ft.	\$3.50/net new sq. ft.

**High-Tech/Industrial/Office**

First 10,000 sq. ft.	\$16/net new sq. ft.
All square footage over 10,000 sq. ft.	\$33/net new sq. ft.

<b>Residential Below-Market-Rate (BMR) In-Lieu Fees</b> <span style="float: right;"><i>Community Development Dept.</i></span>	
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All residential projects are required to provide 15% BMR units on-site; payment of an in-lieu fee may be allowed when the requirement results in a fractional BMR unit less than 0.5.

<b>Rental Housing</b> (for Low and Moderate Incomes)	\$111/net new habitable sq. ft.
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**Ownership Housing** (for Moderate Incomes)

For rowhouse/townhouse projects	\$144/net new habitable sq. ft.
All other projects with residential units	\$63/net new habitable sq. ft.

<b>East Whisman Precise Plan Development Fees</b> <span style="float: right;"><i>Public Works Dept.</i></span>	
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**Hotel**

Transportation	\$2,858 per guest room
Potable Water	\$264 per guest room
Recycled Water	\$3,666 per guest room
Sewer	\$705 per guest room

***Subtotal*** ***\$7,493 per guest room***

**Office and R&D**

Transportation	\$6.10/net new sq. ft.
Potable Water	\$0.34/net new sq. ft.
Recycled Water	\$4.77/net new sq. ft.
Sewer	\$1.05/net new sq. ft.

***Subtotal*** ***\$12.26/net new sq. ft.***

**Retail**

Transportation	\$14.90/net new sq. ft.
Potable Water	\$0.34/net new sq. ft.
Recycled Water	\$4.77/net new sq. ft.
Sewer	\$0.71/net new sq. ft.

***Subtotal*** ***\$20.72/net new sq. ft.***



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TYPE OF FEE	FEE AMOUNT
<b>East Whisman Precise Plan Development Fees (continued)</b> <span style="float: right;"><i>Public Works Dept.</i></span>	
<b>Residential</b>	
(includes Transportation, Potable Water, Recycled Water and Sewer fees combined)	
Studio Unit	\$3,295 per unit
1-Bedroom Unit	\$3,829 per unit
2-Bedroom Unit	\$5,883 per unit
3-Bedroom Unit	\$7,100 per unit
Per Additional Bedroom (> 3 Bedrooms)	\$985 per bedroom
<b>North Bayshore Precise Plan Development Fees</b> <span style="float: right;"><i>Community Development Dept.</i></span>	
<b>Hotel</b>	
Transportation	\$2,756 per guest room
Water	\$5,412 per guest room
Sewer	\$974 per guest room
<b>Subtotal</b>	<b>\$9,142 per guest room</b>
<b>Office and R&amp;D</b>	
Transportation Fee	\$30.93/net new sq. ft.
Water Fee	\$8.74/net new sq. ft.
Sewer Fee	\$1.63/net new sq. ft.
<b>Subtotal</b>	<b>\$41.30/net new sq. ft.</b>
<b>Retail</b>	
Transportation	\$3.23/net new sq. ft.
Water	\$0.01/net new sq. ft.
Sewer	\$1.08/net new sq. ft.
<b>Subtotal</b>	<b>\$4.32/net new sq. ft.</b>
<b>Public Benefit Values in Precise Plan Areas</b> <span style="float: right;"><i>Community Development Dept.</i></span>	
<b>El Camino Real</b>	\$26.88/net new sq. ft. over
(excluding ground-floor commercial area and underground parking)	1.35 FAR
<b>San Antonio</b>	\$26.88/net new sq. ft. over
(excluding aboveground parking structures in Mixed-Use Center or underground parking)	Base FAR
<b>North Bayshore</b>	Determined case-by-case for Bonus FAR projects
<b>East Whisman</b>	
Office	\$31.09/sq. ft. over 0.4 FAR
Residential/Hotel	\$6.22/sq. ft. over 1.0 FAR



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<b>Utility Capacity Fees</b> <span style="float: right;"><i>Public Works Dept.</i></span>	
<b>Water Fees</b>	
Single-Family Detached (Class 1)	\$5,016 unit cost/dwelling
Townhomes/Rowhomes/ Small-Lot Single-Family (Class 2)	\$4,260 unit cost/dwelling
Multi-Family and Mobile Homes (Class 3)	\$3,258 unit cost/dwelling
All Commercial and Nonresidential Projects, Irrigation Meter	Based on Water Meter Size: \$8,356 unit cost/3/4" water meter \$13,927 unit cost/1" water meter \$27,851 unit cost/1-1/2" water meter \$44,562 unit cost/2" water meter \$84,832 unit cost/3" water meter
<b>Sewer Fees</b>	
Single-Family Detached (Class 1)	\$4,141 unit cost/dwelling
Townhomes/Rowhomes/ Small-Lot, Single-Family (Class 2)	\$3,750 unit cost/dwelling
Multi-Family and Mobile Homes (Class 3)	\$2,918 unit cost/dwelling
Commercial/Retail	\$2,028/1,000 sq. ft. of floor area
Office/R&D	\$2,970/1,000 sq. ft. of floor area
Restaurant	\$17,085/1,000 sq. ft. of floor area
Hotels/Motels	\$1,875/room
Industrial or Other Land Use	Determined case-by-case
<b>Other Fees</b>	
<b>Downtown Parking In-Lieu Fee</b> <span style="float: right;"><i>Community Development Dept.</i></span>	
Change of Use (50% of fee)	\$32,237/parking space
New Construction	\$64,472/parking space
<b>Land Use Documents Fee</b> <span style="float: right;"><i>Community Development Dept.</i></span>	
(collected on all projects at building permit)	0.26% of building valuation
<b>Citywide Transportation Impact Fee</b> <span style="float: right;"><i>Public Works Dept.</i></span>	
Single-Family (attached or detached)	\$6,120/net new dwelling unit
Multi-Family	\$3,428/net new dwelling unit
Hotels and Motels	\$3,785/net new guest room
Service and Retail Commercial	\$6.53/sq. ft. of net new floor area
Office, R&D, and Industrial	\$6.53/sq. ft. of net new floor area
Other, Low-Trip-Generating Uses	\$3,537/a.m. and p.m. peak-hour trip



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TYPE OF FEE	FEE AMOUNT	
<b>Other Fees (Continued)</b>		
<b>Park Land Dedication In-Lieu Fee</b>		
	<i>Public Works Dept.</i>	
Land Value Range Per Acre for Calculation	<b><u>Per Sq. Ft.</u></b>	<b><u>Per Acre</u></b>
Low Density (1-6 du/acre)	\$150 - \$170	\$7.4 - \$8.2 Million
Medium-Low Density (7-12 du/acre)	\$160 - \$190	\$7.8 - \$8.7 Million
Medium Density (13-25 du/acre)	\$200 - \$250	\$10.4 - \$11.7 Million
Medium-High and High Density (26+ du/acre)	\$270 - \$310	\$12.6 - \$13.9 Million
<hr/> <b>School Impact Fees</b>		
(fee established/collected by School District(s))	<i>School Districts</i>	
	Varies. Contact School District(s) where project is located:	
	<b><i>Mountain View Whisman School District:</i></b>	
	650-526-3500	
	<b><i>Mountain View Los Altos Union High</i></b>	
	<b><i>School District:</i></b> 650-940-4650	
	<b><i>Los Altos School District:</i></b> 650-947-1150	