



# IMPACT FEES – COMMUNITY DEVELOPMENT

(510) 578-4330

## WHAT IS AN IMPACT FEE?

An impact fee is a fee that is imposed by a local agency on a new or proposed development project to help pay for all or a portion of the costs of providing public services to the new development. Impact fees are considered to be a charge on new development to help fund and pay for the construction or needed expansion of offsite capital improvements.

The following is a list of current impact fees:

### 1. Park Impact

- a. Projects that dedicate adequate park land
  - (1) Single-Family Residential: \$7,500/unit
  - (2) Multi-Family Residential: \$5,300/unit
- b. Projects that do not dedicate adequate park land
  - (1) Single-Family Residential: \$25,000/unit
  - (2) Multi-Family Residential: \$18,000/unit

### 2. Capital Facilities

- a. Public Safety
  - (1) Single-Family Residential: \$1,989/unit
  - (2) Multi-Family Residential: \$2,079/unit
  - (3) Commercial: \$1.73/sq.ft.
  - (4) Industrial: \$0.17/sq.ft.
- b. Community Service/Facilities
  - (1) Single-Family Residential: \$1,942/unit
  - (2) Multi-Family Residential: \$1,596/unit
  - (3) Commercial: \$0.36/sq.ft.
  - (4) Industrial: \$0.31/sq.ft.
- c. Transportation
  - (1) Single-Family Residential: \$801/unit
  - (2) Multi-Family Residential: \$460/unit
  - (3) Commercial: \$1.38/sq.ft.
  - (4) Industrial: \$0.68/sq.ft.

### 3. Housing

- a. Housing Impact Fee  
\$20 per sq.ft. of building area for the first 1000 sq.ft\*. and \$8 per sq.ft. above 1000 sq.ft.  
\* (No fee for residential additions.)
- b. Non-Residential Development Housing Impact (revised annually)
  - (1) Commercial: \$3.59/sq.ft.
  - (2) Industrial: \$.69/sq.ft.

### 4. Art in Public Places and Private Development

- (1) Residential (excluding affordable housing): \$270/unit
- (2) Retail: \$0.26/sq.ft.
- (3) Office: \$0.38/sq.ft.
- (4) Light Manufacturing/Warehouse: \$0.21/sq.ft.
- (5) High-Tech: \$0.41/sq.ft.

### 5. Community Development Maintenance Fee

0.5% of construction value

## OTHER AGENCY FEES

- 1. Union Sanitary District
  - (a) Single-Family Dwelling Unit: \$5,329.20 (less than or equal to 4500 square feet)
  - (b) All others – See Website: <http://www.unionsanitary.com/connectionFees.htm>
- 2. Alameda County Water District  
<http://www.acwd.org/DocumentCenter/View/69>
- 3. Newark Unified School District
  - (a) Residential: \$3.36/sq.ft.
  - (b) Commercial/Industrial: \$0.54/sq.ft.
  - (c) Mini Storage: \$0.05/sq. ft.