

Recommended Housing Impact Fee and Fee Structure by Development Type - Initial Proposal and Modifications

Development Type	Nexus Study Fee Range	Comparable Jurisdiction Fees	Recommended San Mateo County Fee	Recommended Exemptions	Modifications from May 24, 2016 BOS Hearing
Commercial					
Hotel	\$10 - \$25	RWC \$5/sq ft;	\$10/sq. ft.	Projects up to 3,500 sq ft: exempt. Projects larger than 3,500 sq ft: all sq ft subject to fee	None
Retail	\$5 - \$10	RWC \$5/sq ft	\$5/sq. ft.	Projects up to 3,500 sq ft: exempt. Projects larger than 3,500 sq ft: all sq ft subject to fee	None
Office	\$25 - \$40	RWC \$20/sq ft;	\$25/sq. ft.	Projects up to 3,500 sq ft: exempt. Projects larger than 3,500 sq ft: all sq ft subject to fee	None
Residential					
<u>Single Family Residential</u>					
Single Family Detached - Large Subdivision Projects (5 or more units)	\$35 - \$40	Redwood City \$25/sq. ft.; Daly City \$18/sq. ft.	\$15/sq. ft	None	None
INITIAL RECOMMENDATION: Single Family Detached For Sale - Small Projects (1 to 4 units)	\$35 - \$40	Redwood City \$25/sq. ft.; Daly City \$18/sq. ft.	Graduated Fee	First 2,500 sq ft exempt; above 2,500 sq ft, graduated fees that increase with size of unit	N/A
REVISED PROPOSAL: Single Family Detached For Sale - Small Projects (1 to 4 units)	\$35 - \$40	Redwood City \$25/sq. ft.; Daly City \$18/sq. ft.	First 2,500 sq. ft: \$5/sq. ft. Square footage above 2,500: \$12.50/sq. ft	None	<u>2,500 square foot exemption removed; simplified two-tier fee structure applied</u>
<u>Multi Family Residential</u>					
Multifamily Attached For-Sale - Large Condo/Townhome Projects(5 units or more)	N/A - exempt because subject to Inclusionary Ordinance	N/A	N/A	Exempt because subject to Inclusionary Ordinance	None
INITIAL RECOMMENDATION: Multifamily Attached For-Sale - Small Condo/Townhome Projects (1 to 4 units)	\$5 - \$25	Redwood City \$20 - \$25/sq. ft.; Daly City \$18 - \$22/sq. ft	Graduated Fee	First 2,500 sq. ft. exempt; graduated fees above 2,500 sq. ft, increasing with size of unit	N/A
REVISED PROPOSAL: Multifamily Attached For-Sale - Small Condo/Townhome Projects (1 to 4 units)	\$5 - \$25	Redwood City \$20 - \$25/sq. ft.; Daly City \$18 - \$22/sq. ft	First 2,500 sq. ft: \$5/sq. ft. Square footage above 2,500: \$12.50/sq. ft	None	<u>2,500 square foot exemption removed; simplified two-tier fee structure applied</u>
Rental (Apartment) Projects	\$5 - \$10	Redwood City \$20/sq. ft.; Daly City, \$25/sq. ft	\$10	None	None