



# Development Fee Rates for New Non-Residential Construction

**COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING AND SAFETY DIVISION**  
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| New Use Type  |  |                               |                               |                     |                |                |                         |   |                               |
|---|--|-------------------------------|-------------------------------|---------------------|----------------|----------------|-------------------------|---|-------------------------------|
| Proposed Use:   | Office   | R & D                         | Light Manufacturing           | Service/ Commercial | Warehouse      | Retail         | Full-Service Restaurant | Hotel/ Motel                            | Industrial                    |
| <b>Total Fees, per sf</b>   | <b>\$38.06</b>   | <b>\$32.34<br/>plus Sewer</b> | <b>\$28.83<br/>plus Sewer</b> | <b>\$36.54</b>      | <b>\$30.72</b> | <b>\$36.54</b> | <b>\$70.59</b>          | <b>\$8.51/sf plus<br/>\$15,121/room</b> | <b>\$29.87<br/>plus Sewer</b> |
| City Affordable Housing Fee, as of 1/1/2021:  | \$7.93   | \$13.16                       | \$13.16                       | \$4.75              | \$13.16        | \$4.75         | \$4.75                  | \$3.28                                  | \$13.16                       |
| City Capital Facilities Fee, as of 1/1/2021:  | \$2.53   | \$2.02                        | \$0.80                        | \$1.84              | \$0.80         | \$1.84         | \$1.84                  | \$999/room                              | \$1.84                        |
| *City Transportation Fee, as of 1/1/2021:   | \$15.46  | \$11.65                       | \$9.36                        | \$22.73             | \$9.36         | \$22.73        | \$22.73                 | \$6,533/room                            | \$9.36                        |
| *TVTC (Regional) Traffic Fee, as of 7/01/20:  | \$8.33   | \$4.85                        | \$4.85                        | \$3.41              | \$4.85         | \$3.41         | \$3.41                  | \$3.41                                  | \$4.85                        |
| City Sewer Connection Fee, per Master Fee Schedule \$2.27/sf:   | \$0.11   | **tbd                         | **tbd                         | \$0.11              | \$0.07         | \$0.11         | \$1.23                  | \$295/room                              | **tbd                         |
| DSRSD Sewer Connection Fee, as of 7/7/2020:   | \$3.04   | **tbd                         | **tbd                         | \$3.04              | \$1.82         | \$3.04         | \$35.97                 | \$7,900/room                            | **tbd                         |
| PUSD School Impact Fee, as of 8/10/2020:  | \$0.66   | \$0.66                        | \$0.66                        | \$0.66              | \$0.66         | \$0.66         | \$0.66                  | \$0.66                                  | \$0.66                        |
| Zone 7 Surface Drainage Fee, as of 1/1/2011:  | \$1.00 per square foot for all new or increased impervious surface area on site. |                               |                               |                     |                |                |                         |   |                               |
| *Transportation Fees may be different if based on a Traffic Study or analyzed on a per trip basis by our Traffic Engineer.          |  |                               |                               |                     |                |                |                         |   |                               |
| **Sewer Impact Fees for certain uses are not determined by square footage, but are analyzed and calculated on a case-by-case basis. |  |                               |                               |                     |                |                |                         |   |                               |

| Water Meter & Water Connection Fees (eff. 1/01/21)   | Meter Size                        | Meter Type   | Gallons per Min | Water Meter Fee | Potable Water Connection Fees* (both fees) |                 | Recycled Water Connection Fee** |
|--|-----------------------------------|--------------|-----------------|-----------------|--|-----------------|---------------------------------|
|  |                                   |              |                 |                 | City**                                     | Zone 7*         | City Only                       |
| The size and number of water meters is determined by Project Designers, not the City.          | $\frac{5}{8}$ " x $\frac{3}{4}$ " | Displacement | 10              | \$420           | \$1,200                                    | \$29,440        | \$17,044                        |
|  | $\frac{3}{4}$ "                   | Displacement | 15              | \$470           | \$1,800                                    | \$44,160        | \$25,566                        |
| Check with the Engineering Department for the availability of all water meter sizes and types. | 1"                                | Displacement | 25              | \$570           | \$3,000                                    | \$73,600        | \$40,427                        |
|  | $1\frac{1}{2}$ "                  | Displacement | 50              | \$730           | \$6,000                                    | \$147,200       | \$80,854                        |
|  | Other meter sizes & types         |              | ***             | ***             | \$120 per GPM                              | \$2,907 per GPM | \$1,617 per GPM                 |

\* 3rd party fee collected by the City of Pleasanton for the Zone 7 Water District.

\*\* Check with the Engineering Department for areas where Recycled Water (Non-Potable) Service for Irrigation is available.

\*\*\*Water meter Fee and Water Connection fees are based on maximum water flow per minute (GPM) through the meter.

January 1, 2021