

DEVELOPMENT FEES

January 1, 2021

Development Fees are shown here and will vary based on the specific project parameters and location. The values shown in this document reflect the fee rates in effect at the time of publication and are subject to change without notification.

The values shown in this document are for informational purposes only.

Development Fees. Development Fees are applicable to newly constructed buildings and additions, or whenever a change of use within an existing building creates additional traffic and/or sewer impact. Development Fees are paid at the time of Building Permit Issuance at the current rate in effect at the time of payment. Development fees cannot be prepaid. Any change of use on a parcel may trigger a review of the sewer capacity and traffic impact to determine if this creates an increase in demand on the City infrastructure. In all cases where it is determined the new use increases demand, a fee is assessed based on the difference between the previously purchased impact fee or capacity at a space, building or parcel and the increased impact or capacity demand.

Building Permit and Plan Review Fees. Building Permit and Plan Review for any new or expanding development are to be submitted at our Permit Center. See our separate [Building Permit and Plan Review Fees handout](#) for information on those fees and surcharges.

Fire Sprinkler, Fire Alarm and Hazardous Materials Permits. These applications and plans are submitted at our Permit Center and routed to the Livermore Pleasanton Fire Department for review. See our separate [Fire Permit Handouts for Fees](#).

Affordable Housing Fee

The Affordable Housing Fee has been established to assist in meeting the affordable and moderate-income housing goals as established in the general plan.

All new residential, commercial office or industrial development projects not otherwise exempt are required to pay an Affordable Housing Fee, as set forth in the City of Pleasanton Master Fee Schedule. Whenever floor area is added, constructed or converted to a commercial, industrial or office use, the fee shall be applicable only to the square footage of the floor area added or converted for which the fee has not been paid.

The City Council may adjust the fee in consideration of on-site programs promoting lower-income housing such as the dedication of land suitable for lower-income housing.

See the [Pleasanton Municipal Code](#) Chapter 17.40 for exemptions and additional information.

(adjusted annually based on CPI; rates effective 1/01/2021)

Residential (per dwelling unit)	
Single-family (over 1,500 sq ft)	\$46,076.00
Apartment, Condo, or Single-family (\leq 1,500 sq ft)	\$45,083.00
Accessory Dwelling Unit (ADU)	\$0.00
Non-Residential (per square foot)	
Retail	\$4.75
Hotel/Motel	\$3.28
Office	\$7.93
Industrial	\$13.16

Capital Facilities Fee

The Capital Facilities Fee apportions the cost of necessary public improvements to the reasonably estimated demand that new uses place upon existing public facilities.

All new residential, commercial, office or industrial development projects not otherwise exempt shall pay a Capital Facilities Fee as set forth in the City of Pleasanton Master Fee Schedule. Whenever floor area is added, constructed or converted to a commercial, industrial or office use, the fee shall be applicable only to the square footage of the floor area added or converted for which the fee has not been paid.

See the [Pleasanton Municipal Code](#) Chapter 3.22 for exemptions, credits & additional information.

(adjusted annually based on ENR CCI; rates effective 1/01/2021)

Residential (per dwelling unit)	
Single-family detached	\$17,430
Townhouse, Apartment, Condo	\$12,419
Accessory Dwelling Unit (ADU)	\$12,419
Non-Residential	
Office (per square foot)	\$2.53
Research & Development (per square foot)	\$2.02
Light Manufacturing (per square foot)	\$0.80
Service/Commercial (per square foot)	\$1.84
Warehouse (per square foot)	\$0.80
Retail (per square foot)	\$1.84
Restaurant (per square foot)	\$1.84
Hotel/Motel (per room)	\$999

Transportation Development Fee

The Transportation Development Fee apportions the cost of necessary transportation improvements and reconstruction to the reasonably estimated peak hour trip demand that new uses place upon existing transportation infrastructure.

All new residential, commercial, office or industrial development projects not otherwise exempt shall pay a Transportation Development Fee as set forth in the City of Pleasanton Master Fee Schedule. Whenever floor area is added, constructed or converted to a commercial, industrial or office use, the fee shall be applicable only to the square footage of the floor area added or converted for which the fee has not been paid.

See the [Pleasanton Municipal Code](#) Chapter 3.26 for exemptions, credits & additional information.

(adjusted annually based on ENR CCI; rates effective 1/01/2021)

Residential (per dwelling unit)	
Single-Family, Townhouse	\$9,908
Apartment, Condominium	\$6,092
Accessory Dwelling Unit (ADU)	\$6,092
Non-Residential	
Office (per square foot)	\$15.46
Commercial/Retail (per square foot)	\$22.73
Industrial (per square foot)	\$9.36
Research and Development (per square foot)	\$11.65
Hotel/Motel (per room)	\$6,533

Tri-Valley Transportation Development Fee

The Tri-Valley Transportation Council (“TVTC”) is a joint powers authority formed to evaluate the impacts of projected land uses on regional transportation infrastructure in the Tri-Valley area, including the City of Pleasanton. The Tri-Valley Transportation Development Fee is collected for the TVTC, to fund a portion of Transportation Improvement projects throughout the Tri-valley area.

All new residential, commercial, office or industrial development projects not otherwise exempt shall pay a Tri-Valley Transportation Development Fee. Whenever floor area is added, constructed or converted to a commercial, industrial or office use, the fee shall be applicable only to the square footage of the floor area added or converted for which the fee has not been paid.

See <http://www.tvtc-jpa.com/> for more information.

(3rd party fee; adjusted annually based on ENR CCI; rates effective 07/01/2020)

Residential (per dwelling unit)	
Single-family unit	\$4,901.69
Multi-family unit (Apartment, Condominium)	\$3,376.47
Accessory Dwelling Unit (ADU Aupair, etc.)	\$0.00
Affordable Housing Units	\$0.00
Non-Residential (per square foot)	
Office, gross floor area	\$8.33
Retail, gross floor area	\$3.41
Industrial, gross floor area	\$4.85
Other Uses, per average am/pm peak hour trip	\$5,446.41

Sewer Connection Fees

Sewer Connection fees are required for all new structures, new residential units and commercial additions, and may be required for any change or expanded use in an existing building. Residential connection fees for other than an attached ADU are a flat rate per dwelling unit, regardless of the size of building.

Non-Residential uses are based on a wastewater coefficient, typically based on gallons per day per square foot (i.e., 0.24gpd/sf). A change in use that results in an increased demand in sewer flow or effluent type must pay the difference between the previously purchased capacity and the newly estimated required capacity. The flow rate is determined by either actual water usage or the following table, with some common uses shown (for uses not shown please contact the Building Division). In addition to the City of Pleasanton sewer connection fee, the City collects sewer connection fees for the Dublin San Ramon Services District (DSRSD), the agency that processes and treats all sewage from the City of Pleasanton. The DSRSD sewer connection fee incorporates two additional strength factors known as biochemical oxygen demand (BOD) and Suspended Solids (SS).

See the Pleasanton Municipal Code Chapter 15, Sewerage, and the Dublin San Ramon Services District for more information. <http://qcode.us/codes/pleasanton/> <https://www.dsrds.com/>

TYPICAL WASTEWATER CHARACTERISTIC FACTORS & UNIT CONNECTION FEES (rates effective 7/01/2020)

	WW Strength (mg/L)		Wastewater Coefficients (gpd/sf)*	SEWER CONNECTION FEES		
	BOD	SS		City Fee	DSRSD Fee	Total Sewer Fees
	Residential					
1- or 2-Family Dwelling /Townhome	229	245	220 gpd/unit	\$ 500.00	\$ 13,659.00	\$14,159.00
Detached Auxiliary Dwelling Unit (ADU)	229	245	0.14	\$2.00/sf	\$8.74 per sf	\$10.74/sf
Condominium	229	245	165 gpd/unit	\$ 375.00	\$ 10,244.00	\$ 10,619.00
Apartment Unit or Mobile Home	229	245	145 gpd/unit	\$ 330.00	\$ 9,016.00	\$ 9,154.00
Non-Residential						
Bagel Shop, per sf	1,000	600	0.24	\$ 0.55	\$ 17.21	\$ 17.76
Bar, Lounge (no onsite cooking), per sf	229	245	0.35	\$ 0.80	\$ 21.27	\$ 22.07
Coffee Shop (no onsite cooking), per sf	229	245	0.37	\$ 0.84	\$ 22.49	\$ 23.33
Day Care, per sf	229	245	0.10	\$ 0.23	\$ 6.08	\$ 6.31
Day Spa, per sf	229	245	0.30	\$ 0.68	\$ 18.23	\$18.91
Dental Clinic, per sf	229	245	0.14	\$ 0.32	\$ 8.51	\$ 8.83
Gyms, Health Clubs, per sf	229	245	0.42	\$ 0.95	\$ 25.52	\$ 26.48
Hair Salon, per sf	229	245	0.10	\$ 0.22	\$ 5.77	\$ 5.99
Ice Cream/Yogurt Shops, per sf	1,000	600	0.21	\$ 0.48	\$ 15.06	\$ 15.54
Institutional, Resident Care, per bed	229	245	100 gpd/bed	\$ 227.27	\$ 6,077.03	\$ 6304.30
Medical Clinic, per sf	229	245	0.37	\$ 0.84	\$ 22.49	\$ 23.33
Office Buildings, per sf	229	245	0.05	\$ 0.11	\$ 3.04	\$ 3.15
Parking Structure, covered, per sf	229	245	0.004	\$ 0.01	\$ 0.24	\$ 0.25
Pizza Take-Out only, per sf	500	275	0.26	\$ 0.59	\$ 16.65	\$ 17.24
Restaurant, Fast Food, per sf	500	275	0.60	\$ 1.36	\$ 38.43	\$ 39.79
Restaurant, Full Service, per sf	725	275	0.54	\$ 1.23	\$ 35.97	\$ 37.20
Retail/ Commercial, per sf	229	245	0.05	\$ 0.11	\$ 3.04	\$ 3.15
Sandwich Shop, per sf	229	245	0.16	\$ 0.36	\$ 9.72	\$ 10.08
Warehouse/distribution, per sf	229	245	0.03	\$ 0.07	\$ 1.82	\$ 1.89
Wine/Beer Tasting (w/o cooking), per sf	229	245	0.18	\$ 0.40	\$ 10.63	\$ 11.03

**All Wastewater coefficients are in gallons per day per square foot (gpd/sf) unless noted otherwise.*

This is list of commonly requested uses. For other uses not listed, please contact the Building Division.

Each GPD of Standard Strength (229 mg/L BOD, 245 mg/L SS) sewer capacity is approx. \$2.27 City fee + \$62.09 DSRSD Fee, for a total cost of approximately \$64.36.

Water Connection Fees

See the Pleasanton Municipal Code Chapter 14.08, Water, and Zone 7 for more information. <http://gcode.us/codes/pleasanton/> <http://www.zone7water.com/>. Connection fees for new or upgraded water services are based on the size of the water meter(s) and the connection rate in effect at the time of payment, not application date. The project designer determines the size and number of meters needed for the project. The Building and Safety Division collects water connection fees only for one- and two-family residential domestic water meters. The Engineering Division collects water connection fees for all other occupancies and projects. (eff. 1/01/2021)

Meter Size	Meter Type	Gallons per Min	Meter Fee	Recycled Water Connection Fee**	Potable Water Connection Fees*
				City Only	City and Zone 7
$\frac{5}{8}$ " x $\frac{3}{4}$ "	Displacement	10	\$420	\$17,044	\$30,640
$\frac{3}{4}$ "	Displacement	15	\$470	\$25,566	\$45,960
1"	Displacement	25	\$570	\$40,427	\$76,600
1" Combo***	Displacement	25	\$570	N/A	\$32,440***
1- $\frac{1}{2}$ "	Displacement	50	\$730	\$80,854	\$153,200
Other water meter sizes & types	****	****	****	\$1,704.40 per GPM	\$3,640 per GPM

Note: Water Connection charges are based on the flow rate of each water meter, without any reduction.

No water connection fee is collected for separate private fire service connections.

* Fees collected for both Zone 7 and City of Pleasanton.

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

***One- & two-family homes with fire sprinkler systems on a combined 1" water meter pay the 1" City connection fee, but only the $\frac{5}{8}$ " Zone 7 water connection fee. (Zone 7 Ord. FC O-91-68)

****Connection fee, meter type and availability of all water meters must be verified prior to payment.

Impervious Surface Drainage Fee

(3rd party fee collected for the Alameda County Flood Control & Water Conservation District, Zone 7)

\$1.00 per sq ft of impervious surface (effective 01/01/11)

Zone 7 Drainage District fees are collected for all newly constructed impervious area and are based on the total square footage increase of all impervious surfaces on the lot or site. Surface Drainage Fees are only payable at time of permit issuance and are based upon the rate in effect at the time of payment, not application date. Impervious is defined by the Zone 7 Drainage District as any area occupied by buildings or structures, driveways, streets, sidewalks, parking, storage or any other area where surfacing is required, and any other surface including, but not limited to, asphalt, concrete, compacted gravel, or other non-porous or semi-porous substance or substances which will cause, assist, or in any way contribute to the runoff in any appreciable amount or quantity of water or any associated liquid elements. See <http://www.zone7water.com/> for more information.

School Impact Fees

California state law requires School Impact fees must be paid before building permits may be issued for new construction and additions exceeding 500 square feet. The School Impact Fee is paid by the applicant directly to the Pleasanton Unified School District (PUSD) for all new construction and additions exceeding 499 square feet in area. Prior to issuance of the building permit, the developer or applicant will need to schedule an appointment with their Business Services Department at (925) 426-4312. You will need to submit the completed PUSD Acknowledgement/Certification form to the Building Division in order to issue the Building Permit. The Pleasanton Unified School District website is <https://www.pleasantonusd.net>.

OTHER MISCELLANEOUS DEVELOPMENT FEES

(applicable only on projects in specific locations):

G.I.S. Mapping Fee

\$0.002 per sq. ft., per site

Downtown Revitalization District Parking In-Lieu Fee

(rate effective 4/01/18)

Per required parking space: **\$20,594.03/ parking space**

When development within District cannot meet the onsite parking requirements

Happy Valley Specific Plan Fees

(In addition to Sewer and Water Connection Fees, rate effective 1/01/2019)

Existing Home Pro-rata Cost:

Water: \$17,490

Sewer: \$16,182

New Home Pro-rata Cost:

Water: \$48,965/unit

Sewer: \$29,291/unit

Ruby Hill Development Fees

(rate effective 10/01/19)

Agricultural Mitigation Fee: \$5.05/sf (\$20,203.92 min.)

Livermore Sewer Connection Fee: \$4,633.70/unit

Livermore Traffic Impact Fee: \$7,655/unit

Vineyard Ave Corridor Specific Plan Area

(rate effective 02/21/16)

Agricultural Mitigation Fee: \$25,752 per net acreage

Existing Home Pro-rata Cost: \$40,845/unit

New Home Pro-rata Cost: \$68,518/unit

*Note: **This handout contains typical development fees** collected at the time of building permit issuance. Actual fees will be determined by our staff, both at the time of application submittal and prior to permit issuance. In addition, there may be fees for your project required by the Public Works/Engineering Department, (925) 931-5650, the Planning Division, (925) 931-5600, or other applicable agencies. Contact those divisions or agencies directly for more information.*

REVISED: January 1, 2021