

DEVELOPMENT FEES

March 14, 2025

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 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 [Master Fee Schedule](#).

Master Fee Schedule. This handout includes excerpts from the City's [Master Fee Schedule](#) which is available on the City's website. If any discrepancies exist between this handout and the Master Fee Schedule, the Master Fee Schedule shall govern.

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 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.

Applicable to all residential and non-residential projects as specified in PMC Chapters 17.40 and 17.44

PMC 17.40.070, Subject to an annual inflation adjustment on January 1 of each year, based upon the Engineering News Record Construction Cost Index (CCI) for the San Francisco Bay Area.

Residential		
Single-family	per sq. ft.	\$42.10
Single Family attached (Townhome, Duet, etc.)	per sq. ft.	\$42.10
Multi-family (Apartment, Condominium)	per sq. ft.	\$42.21
Accessory Dwelling Unit (In-law, Au pair, etc.)		\$0.00
Non-Residential		
Office	per sq. ft.	\$2.49
Retail/Commercial	per sq. ft.	\$1.49
Industrial	per sq. ft.	\$4.13
Hotel/Motel	per room	\$514.36

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 and new planned 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 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, and additional information.

<i>Applicable to all new construction and non-residential additions exceeding 200 square feet, and as specified in PMC Chapter 3.22</i>		
<i>PMC 3.22.040 Subject to an annual inflation adjustment on January 1 of each year based upon the Engineering News Record Construction Cost Index (CCI) for the San Francisco Bay Area.</i>		
Residential		
Single-family detached		
Units 825-4,499 square feet	per sq. ft.	\$11.87
Units 824 square feet or less	per unit	\$9,786
Units 4,500 square feet or greater	per unit	\$53,419
Single-family attached (Townhome, duet, etc.)		
Units 825-4,499 square fee	per sq. ft	\$11.87
Units 824 square feet or less	per unit	\$9,786
Units 4,500 square feet or greater	per unit	\$53,419
Multi-family (Apartment, Condominium)		
Units 418-1,599 square feet	per sq. ft.	\$23.48
Units 417 square feet or less	per unit	\$9,786
Units 1,600 square feet or greater	per unit	\$37,570
Accessory Dwelling Units and Junior Accessory Dwelling Units (ADU) e.g. In-law, Aupair, etc.		
Less than 749 sq. ft.	per sq. ft	\$0
750 sq ft or greater ADU, whether attached or detached to a detached single-family dwelling or townhome		
750- 1,000 sq ft	per sq. ft.	\$2.97
> 1,000 sq ft	per sq. ft.	\$5.93
750 sq ft or greater ADU, whether attached or detached to a multi-family (apartment or condominium) dwelling		
750- 1,000 sq ft	per sq. ft.	\$5.87
> 1,000 sq ft	per sq. ft.	\$11.74
<i>For all ADU/JADUs, the required fee shall be the lesser of either: 1) The stated fee per square foot for an ADU/JADU multiplied by the square footage of the ADU/JADU, or 2) The stated fee per square foot for the primary unit type, multiplied by the square footage of the ADU/JADU, multiplied by the number that represents the proportionate square footage of the ADU/JADU, compared to the size of the primary unit.</i>		
Non-Residential		
Office	per sq. ft.	\$10.15
Retail/Commercial	per sq. ft.	\$6.93
Industrial	per sq. ft.	\$3.04
Hotel/Motel	per room	\$508

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 and new planned transportation infrastructure. All new residential, commercial, office or industrial development projects, and projects that have a change in use that increases the peak hour trip rate that are not otherwise exempt shall pay a Transportation Development Fee as set forth in the City's Master Fee Schedule. Whenever floor area is added, constructed, or converted to 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. For conversions that increase the number of peak hour trips, the fee shall be applicable to only the new trips for which the fee has not been paid. See the [Pleasanton Municipal Code](#) Chapter 3.26 for exemptions, credits & additional information.

COMMON CONVERSIONS THAT INCREASE TRIP RATES INCLUDE EXISTING OFFICE OR INDUSTRIAL SITES CONVERTED TO MEDICAL OFFICE OR DAYCARE/AFTER-SCHOOL PROGRAMS.

Applicable to all new construction and non-residential additions exceeding 200 sq ft. or conversions that increase the peak hour trip rate, and as specified in PMC Chapter 3.26

PMC 3.26.040 Subject to an annual inflation adjustment on January 1 of each year based upon the Engineering News Record Construction Cost Index (CCI) for the San Francisco Bay Area.

Residential		
Single-family detached		
Units 825-4,499 square feet	per sq. ft.	\$8.23
Units 824 square feet or less	per unit	\$6,781
Units 4,500 square feet or greater	per unit	\$37,017
Single-family attached (Townhome, Duet, etc.)		
Units 825-4,499 square fee	per sq. ft.	\$8.23
Units 824 square feet or less	per unit	\$6,781
Units 4,500 square feet or greater	per unit	\$37,017
Multi-family (Apartment, Condominium)		
Units 418-1,599 square feet	per sq. ft.	\$12.47
Units 417 square feet or less	per unit	\$5,196
Units 1,600 square feet or greater	per unit	\$19,947
Accessory Dwelling Units and Junior Accessory Dwelling Units (ADU) e.g. In-law, Aupair, etc.		
Less than 749 sq. ft.	per sq. ft.	\$0
750 sq ft or greater ADU, whether attached or detached to a detached single-family dwelling or townhome		
750- 1,000 sq ft	per sq. ft.	\$2.06
> 1,000 sq ft	per sq. ft.	\$4.12
750 sq ft or greater ADU, whether attached or detached to a multi-family (apartment or condominium) dwelling		
750- 1,000 sq ft	per sq. ft.	\$3.12
> 1,000 sq ft	per sq. ft.	\$6.24
<i>For all ADU/JADUs, the required fee shall be the lesser of either: 1) The stated fee per square foot for an ADU/JADU multiplied by the square footage of the ADU/JADU, or 2) The stated fee per square foot for the primary unit type, multiplied by the square footage of the ADU/JADU, multiplied by the number that represents the proportionate square footage of the ADU/JADU, compared to the size of the primary unit.</i>		
Non-Residential		
Office	per sq. ft.	\$10.15
Commercial/Retail	per sq. ft.	\$15.88
Industrial	per sq. ft.	\$5.77
Hotel/Motel	per room	\$4,159
Other (See PMC 3.26.050)	per trip	\$6,863

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 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 07/01/24)

Residential (per dwelling unit)	
Single-family detached or Townhouse	\$7,196.07
Multi-family (Apartment, Condominium)	\$4,242.76
Accessory Dwelling Unit (ADU Aupair, etc.)	\$0.00
Affordable Housing Units	\$0.00
Non-Residential	
Office, gross floor area per square foot	\$9.61
Retail, gross floor area per square foot	\$6.13
Industrial, gross floor area per square foot	\$5.42
Other Uses, per average am/pm peak hour trip	\$6,655.28

The City repealed its In-Lieu Park Dedication Fee (former Municipal Code Chapters 19.44, then 17.46 Dedications) by Ordinance No. 2192 (2019) and Res. 18-1047.

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 expansion of 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. 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. See the [Pleasanton Municipal Code](#) Title 15 Sewerage, or contact the [Dublin San Ramon Services District](#) for more information.

TYPICAL WASTEWATER CHARACTERISTIC FACTORS & UNIT CONNECTION FEES			
	Factor	City Fee	Regional DSRSD Fee (eff. 7/01/24)
Residential			
Single-Family Dwelling Unit, Duet, Duplex, Townhouse	Per house or unit	\$556.00	\$15,250.00
Auxiliary Dwelling Unit (ADU)	Per sq. ft.	\$2.22	\$9.75
Condominium	Per unit	\$417.00	\$11,438.00
Apartment, Mobile Home	Per unit	\$367.00	\$10,065.00
For non-residential uses, see the Master Fee Schedule			

Water Connection Fees

Water connection fees must be paid for all new construction, and upgrades, connected to the water system. In addition to the City of Pleasanton water connection fee, the City collects the water connection fee for the Alameda County Flood Control and Water Conservation District Zone 7 (Zone 7), the agency that provides a majority of the wholesale water to the City of Pleasanton. See the [Pleasanton Municipal Code](#) Chapter 14.08 Water Connections and [Zone 7](#) for more information. Water 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 Department collects water connection fees for all other occupancies and projects.

Meter Size	GPM	Meter & Installation Fee (eff. 7/01/22)	Potable Water Connection Fees*	
			City	Zone 7 (eff. 1/01/25)
3/4" Short Diehl	32	\$452.99	\$3,483	\$111,712
3/4" Long Diehl**	32	\$477.83	\$3,483	\$111,712
1" Diehl	55	\$613.37	\$5,987	\$192,005
1-1/2" Sensus-Omni	160	\$1,036.40	\$17,416	\$558,560
2" Sensus-Omni	200	\$1,167.87	\$21,770	\$698,200
Other water meter sizes & types	****	****	See Master Fee Schedule	See Master Fee Schedule

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.

For information about Recycled Water for landscape irrigation, visit the [program website](#).

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

*** Required for new construction.*

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

Flood Protection and Storm Water Drainage Fee

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

\$1.00 per sq ft of impervious surface (effective 01/01/25)

Exemption: Accessory Dwelling Units less than 750 sq. ft. are not assessed the fee

Zone 7's Flood Protection and Storm Water Drainage fee is collected for all newly constructed impervious areas and based on the total square footage increase of all impervious surfaces on the lot or site. Flood Protection and Storm Water Drainage Fees are only payable at the time of permit issuance and based upon the rate in effect at the time of payment, not application date. Impervious is defined by Zone 7 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 [Zone 7](#) 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 500 square feet in area. Prior to issuance of the building permit, the developer or applicant will need to schedule an appointment with the PUSD 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 PUSD 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 4/01/24)

Per required parking space: **\$25,219.00 / parking space**
When development within District cannot meet the onsite parking requirements

Happy Valley Specific Plan Area Water Main and Sewer Main Pro-rata Fee
(In addition to Sewer and Water Connection Fees, rate effective 1/01/25)
(not applicable to lots within Tract 7372 which have satisfied this requirement per document 200906627)

Existing Home Water Main and Sewer Main Pro-rata Cost:

Water: \$21,870 (including service lateral cost)
Water: \$18,870 (excluding service lateral cost)
Sewer: \$20,522 (including service lateral cost)
Sewer: \$16,794 (excluding service lateral cost)

New Home Water main and Sewer Main Pro-rata Cost:

Water: \$62,097/unit (including service lateral cost)
Sewer: \$37,147/unit (including service lateral cost)

Ruby Hill Development Fees
(rate effective 10/01/24)

Agricultural Mitigation Fee: \$23,874.91/home (up to 4,000 sq. ft.); \$5.96/sq. ft. (over 4,000 sq. ft.)
Livermore Sewer Connection Fee: \$8,148.68/unit (collected in lieu of DSRSD fee)
Livermore Traffic Impact Fee: \$12,153/unit *(rate effective 7/01/24)*

Vineyard Ave. Corridor Specific Plan Area Infrastructure Pro-rata Fee
(rate effective 10/01/24)

Agricultural Mitigation Fee*: \$41,883.50 per net acreage**

* Applies to properties within Subareas 2 and 3 (excluding Parcels 29, 30, and 31). For a copy of the Vineyard Avenue Specific Plan, including a map of the Subareas and Parcels, visit the [City's webpage](#).

** Net acreage is defined as the area of potentially cultivable soils that are less than 25% in slope and lost to development.

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 Department, (925) 931-5650, the Planning Division, (925) 931-5600, or other applicable agencies. Contact those divisions, departments, or agencies directly for more information.