

DEVELOPMENT FEES

July 1, 2023

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 [Fire Permit Handouts for Fees](#).

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 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 Consumer Price Index (CPI); rates effective 1/01/2023)

Residential (per dwelling unit)	
Single-family (over 1,500 sq ft)	\$50,480.00
Apartment, Condo, or Single-family (≤1,500 sq ft)	\$49,391.00
Accessory Dwelling Unit (ADU)	\$0.00
Non-Residential (per square foot)	
Retail	\$5.21
Hotel/Motel	\$3.59
Office	\$8.68
Industrial	\$14.42

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 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, and additional information.

(adjusted annually based on Engineering News Record Construction Cost Index (ENR CCI); rates effective 1/01/23)

Residential (per dwelling unit)	
Single-family detached	\$20,041
Townhouse, Apartment, Condominium	\$14,280
Accessory Dwelling Unit (ADU)	
Less than 749 sq. ft.	\$0.00
Accessory to Single-Family detached, 750-1,000 sq. ft.	\$5,010
Accessory to Single-Family detached, more than 1,000 sq. ft.	\$10,020
Accessory to Townhouse, Apartment or Condo, 750-1,000 sq. ft.	\$3,569
Accessory to Townhouse, Apartment or Condo, more than 1,000 sq. ft.	\$7,139
Non-Residential	
Office (per square foot)	\$2.91
Research & Development (per square foot)	\$2.32
Light Manufacturing (per square foot)	\$0.93
Service/Commercial (per square foot)	\$2.11
Warehouse (per square foot)	\$0.93
Retail (per square foot)	\$2.11
Restaurant (per square foot)	\$2.11
Hotel/Motel (per room)	\$1,148

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 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 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 1/01/23)

Residential (per dwelling unit)	
Single-Family, Townhouse	\$11,392
Multi-Family Apartment, Condominium	\$7,005
Accessory Dwelling Unit (ADU) (per dwelling unit)	
Less than 749 sq. ft.	\$0.00
Accessory to Single-Family, Townhouse, 750-1,000 sq. ft.	\$2,848
Accessory to Single-Family, Townhouse, more than 1,000 sq. ft.	\$5,696
Accessory to Apartment, Condo, 750-1,000 sq. ft.	\$1,751
Accessory to Apartment, Condo, more than 1,000 sq. ft.	\$3,502
Non-Residential	
Office (per square foot)	\$17.78
Commercial/Retail (per square foot)	\$26.13
Industrial (per square foot)	\$10.76
Research & Development (per square foot)	\$13.39
Hotel/Motel (per room)	\$7,511.08

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 07/01/23)

Residential (per dwelling unit)	
Single-family detached or Townhouse	\$6,946.01
Multi-family (Apartment, Condominium)	\$4,095.33
Accessory Dwelling Unit (ADU Aupair, etc.)	\$0.00
Affordable Housing Units	\$0.00
Non-Residential	
Office, gross floor area per square foot	\$9.28
Retail, gross floor area per square foot	\$5.92
Industrial, gross floor area per square foot	\$5.23
Other Uses, per average am/pm peak hour trip	\$6,424.02

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 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. 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. 7/01/23)
Residential			
Single-Family Dwelling Unit, Duet, Duplex, Townhouse	Per house or unit	\$500.00	\$15,150.00
Auxiliary Dwelling Unit (ADU)	Per sq. ft.	\$2.00	\$9.69
Condominium	Per unit	\$375.00	\$11,363.00
Apartment, Mobile Home	Per unit	\$330.00	\$9,999.00
Regular (low strength wastewater)			
Barber shops/Beauty Shops	Per sq. ft.	\$0.68	\$22.64
Bars, Cocktail lounges, taverns (w/o dining)	Per sq. ft.	\$0.80	\$26.42
Churches	5 gpd/seat	\$11.36	\$377.40
Delicatessen	Per sq. ft.	\$1.61	\$53.59
Dental Clinic	Per sq. ft.	\$2.05	\$10.57
General Retail/Commercial	Per sq. ft.	\$0.11	\$3.77
Gyms, Health Clubs	Per sq. ft.	\$0.95	\$31.70
Hotels, Motels (no dining facilities)	130 gpd/room	\$295.45	\$9,812.50
Medical Clinic	Per sq. ft.	\$0.84	\$27.93
Office Buildings	Per sq. ft.	\$0.11	\$3.77
Veterinary Hospital	Per sq. ft.	\$0.77	\$25.66
Warehouse/distribution	Per sq. ft.	\$0.07	\$2.26
Regular (medium strength wastewater)			
Cafeteria	Per sq. ft.	\$1.23	\$44.68
Restaurant, Fast Food	Per sq. ft.	\$1.36	\$47.73
Restaurant, Full Service	Per sq. ft.	\$1.23	\$44.68
Regular (high strength wastewater)			
Bakeries, Donut Shop, Ice Cream Shop	Per sq. ft.	\$1.41	\$55.23
Markets with food	Per sq. ft.	\$3.86	\$16.67
Industrial (other)			
All other non-residential users or special use (users with above-normal discharge of flow, BOD, and SS) shall be assessed a connection fee on a case-by-case basis based on average day peak month flow, BOD, and SS to be discharged to the sewer system as follows:			
Wastewater Flow	Gallons per day	\$2.27	\$70.40
BOD (Biochemical Oxygen Demand)	Lbs per day	n/a	\$1,702.06
SS (Suspended Solids)	Lbs per day	n/a	\$895.64

This is a list of commonly requested uses. For other uses not listed, 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. 1/01/22)
5/8" & 1" Fire Service***	20	\$613.37	\$3,000	\$31,910
3/4" (short Diehl)	30	\$452.99	\$1,800	\$95,730
3/4" (long Diehl)**	30	\$477.83	\$1,800	\$95,730
1"	55	\$613.37	\$3,000	\$175,505
1-1/2" Kamstrup	120	\$1,036.40	\$6,000	\$382,290
2" Kamstrup (short)	160	\$1,167.87	\$19,200	\$510,560
2" Kamstrup (long)**	160	\$1,225.10	\$19,200	\$510,560
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.

*** One- and two-family homes with fire sprinkler systems on a combined 1" water meter pay the 1" City connection fee, but only the 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.

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 01/01/11)

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 area 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 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 4/01/22)

Per required parking space: **\$23,554.08/ 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 7/01/22)

(not applicable to lots within Tract 7372 which have satisfied this requirements per document 200906627)

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

Water: \$20,027 (including service lateral cost)

Water: \$17,280 (excluding service lateral cost)

Sewer: \$17,983 (including service lateral cost)

Sewer: \$14,716 (excluding service lateral cost)

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

Water: \$56,864/unit (including service lateral cost)

Sewer: \$32,552/unit (including service lateral cost)

Ruby Hill Development Fees

(rate effective 10/01/22)

Agricultural Mitigation Fee: \$22,479.31/home (up to 4,000 sq. ft.); \$5.62/sq. ft. (over 4,000 sq. ft.)

Livermore Sewer Connection Fee: \$4,633.70/unit (collected in lieu of DSRSD fee)

Livermore Traffic Impact Fee: \$10,546/unit *(rate effective 7/01/22)*

Vineyard Ave. Corridor Specific Plan Area Infrastructure Pro-rata Fee

(rate effective 10/01/21)

Agricultural Mitigation Fee*: \$38,302.55 per net acreage**

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

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

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