



MEMORANDUM

Date: July 22, 2021 and December 23, 2021

To: Community Development Department

From: Ellen Clark, Director of Community Development
Dennis Corbett, Chief Building Official

Subject: Fees for Accessory Dwelling Units, **Effective July 1, 2021 (updated January 1, 2022)**

Based on recent changes to State law with respect to Accessory Dwelling Units (ADUs) and Junior ADUs (JADUs), the City of Pleasanton has modified and reduced its Development Impact Fees, and Water and Sewer Connection Fees for these types of units. The new fees, summarized below, are applicable to any ADU or JADU for which a building permit is issued on or after January 1, 2021. The Development Impact Fee rates are updated to reflect the January 1, 2022 increases.

Building Permit and Plan Review Fees

Building Permit and Plan Review fees are applicable to any ADU or JADU for which a building permit is required (e.g., new construction or alterations to existing construction). These fees remain as stated in the current *City Development Fee* schedule.

Development Impact Fees (i.e. Capital Facility Fee and Transportation Fees)

Certain development impact fees for ADUs and Junior ADUs have been reduced:

- ADUs of 749 square feet or less, and all JADUs, are exempt from payment of Capital Facility and Transportation Fees.
- ADUs of 750 - 1,000 square feet are subject to the following fees:
 - Capital Facility Fee: \$4,782 (*accessory to Single-family detached*)
 - Capital Facility Fee: \$3,406 (*accessory to Townhouse, Apartment or Condo*)
 - Transportation Fee: \$2,718 (*accessory to Single-Family or Townhouse*)
 - Transportation Fee: \$1,671 (*accessory to Apartment or Condo*)
- ADUs of 1,000 square feet or greater are subject to the following fees:
 - Capital Facility Fee: \$9,564 (*accessory to Single-family detached*)
 - Capital Facility Fee: \$6,814 (*accessory to Townhouse, Apartment or Condo*)
 - Transportation Fee: \$5,437 (*accessory to Single-Family or Townhouse*)
 - Transportation Fee: \$3,343 (*accessory to Apartment or Condo*)

Water and Sewer Connection Fees and Capacity Charges:

Water and Sewer connection fees and/or capacity changes have been modified as follows:

- ADUs within the existing space of a single-family residence or accessory structure, with independent exterior access to the ADU from the existing residence, shall not be required to install a new or separate utility connection or pay any connection fee or capacity charge.
- ADUs that are not within the existing space of a single-family residence or accessory structure with independent exterior access from the existing residence are required to pay a connection fee or capacity charge as follows:
 - City of Pleasanton sewer fee: \$2.00/sf.
 - DSRSD (Dublin San Ramon Services District) sewer fee: \$8.87/sf. (if less than 150 sq. ft., no fee)
 - City of Pleasanton and Zone 7 water connection fees: Water meter upsizing (and related water connection charges) may be required depending on the size of the ADU and existing water service at the property.

Impervious Surface Drainage Fee:

Impervious surface drainage fees have been modified as follows:

- ADUs of 749 square feet or less, and all JADUs, are exempt from payment of the Zone 7 Flood Protection and Storm Water Drainage Development Impact Fee.
- ADUs of 750 square feet or greater: \$1.00/sf of new impervious area.

School Impact Fees:

Payment of Pleasanton Unified School District (PUSD) school impact fees are required for any new construction or additions exceeding 500 square feet. Prior to issuance of a building permit, the applicant must schedule an appointment with the PUSD Business Services Department at 925-426-4312, pay the applicable fee(s) to PUSD, and then provide the City with a copy of the receipt.