

INCREASE IN IMPACT FEES ON JULY 1, 2018 FOR:



AFFORDABLE HOUSING, TRANSPORTATION, AND CAPITAL IMPROVEMENTS

(Fee is based on the date when Complete Building Permit Application is submitted)

Types of projects subject to impact fees:

- **Affordable Housing Impact Fees**
 - New housing units (including single-family, townhome, multi-family, live/work, and work/live units)
- **Transportation and Capital Improvements Impact Fees**
 - New housing units (including single-family, townhome, multi-family, live/work, and work/live units)
 - New nonresidential projects
 - Nonresidential projects with additional floor area
 - Nonresidential projects with a “Change and Intensification of Use”

Table 1: Residential Impact Fees for Zone 1

Zone 1, Residential Impact Fees (Fee Per Housing Unit)			
Housing Use Type	Fee Category	7/1/17 – 6/30/18 (Existing Fees)	7/1/18 – 6/30/19 (Increased Fees)
Multi-family	Affordable Hsg.	\$11,500	\$22,000
	Capital Imp.	\$750	\$1,250
	Transportation	\$750	\$750
	Total	\$13,000	\$24,000
Townhome	Affordable Hsg.	\$12,000	\$20,000
	Capital Imp.	\$1,000	\$3,000
	Transportation	\$1,000	\$1,000
	Total	\$14,000	\$24,000
Single-family	Affordable Hsg.	\$12,500	\$23,000
	Capital Imp.	\$2,000	\$4,000
	Transportation	\$1,000	\$1,000
	Total	\$15,500	\$28,000

Table 2: Residential Impact Fees for Zone 2

Zone 2, Residential Impact Fees (Fee Per Housing Unit)			
Housing Use Type	Fee Category	7/1/17 – 6/30/18 (Existing Fees)	7/1/18 – 6/30/19 (Increased Fees)
Multi-family	Affordable Hsg.	\$9,250	\$17,750
	Capital Imp.	\$500	\$750
	Transportation	\$750	\$750
	Total	\$10,500	\$19,250
Townhome	Affordable Hsg.	\$7,200	\$14,250
	Capital Imp.	\$1,000	\$2,000
	Transportation	\$1,000	\$1,000
	Total	\$9,200	\$17,250
Single-family	Affordable Hsg.	\$9,000	\$16,500
	Capital Imp.	\$1,500	\$3,000
	Transportation	\$1,000	\$1,000
	Total	\$11,500	\$20,500

Residential Impact Fees for Zone 1 and 2 will not increase on July 1, 2019 or July 1, 2020, but will increase with inflation on July 1st beginning on July 1, 2021.

Please ask Planning Staff for handouts on the Impact Fees for more information or visit the website at

www.oaklandnet.com/impactfee



Table 3: Residential Impact Fees for Zone 3

Zone 3, Residential Impact Fees (Fee Per Housing Unit)			
Housing Use Type	Fee Category	7/1/17 – 6/30/18 (Existing Fees)	7/1/18 – 6/30/19 (Increased Fees)
Multi-family	Affordable Hsg.	\$0	\$3,000
	Capital Imp.	\$0	\$0
	Transportation	\$710	\$750
	Total	\$710	\$3,750
Townhome	Affordable Hsg.	\$0	\$1,000
	Capital Imp.	\$0	\$1,000
	Transportation	\$1,000	\$1,000
	Total	\$1,000	\$3,000
Single-family	Affordable Hsg.	\$0	\$1,000
	Capital Imp.	\$0	\$1,000
	Transportation	\$1,000	\$1,000
	Total	\$1,000	\$3,000

Residential Impact Fees for Zone 3 will increase again on July 1, 2019 and again on July 1, 2020.

Table 4: Nonresidential Impact Fees

Nonresidential Impact Fees (Fee Per Square Foot)			
Use Type	Fee Category	7/1/17 – 6/30/18 (Existing Fees)	7/1/18 – 6/30/19 (Increased Fees)
Office*	Capital Imp.	\$0.00	\$1.00
	Transportation	\$0.85	\$1.00
	Total	\$0.85	\$2.00
Retail, Freestanding	Capital Imp.	\$0.15	\$0.25
	Transportation	\$0.75	\$0.75
	Total	\$0.90	\$1.00
Retail, Ground Floor	Capital Imp.	\$0.00	\$0.00
	Transportation	\$0.75	\$0.75
	Total	\$0.75	\$0.75
Industrial	Capital Imp.	\$0.40	\$0.75
	Transportation	\$0.55	\$0.55
	Total	\$0.95	\$1.30
Warehouse*	Capital Imp.	\$0.90	\$1.00
	Transportation	\$0.35	\$0.35
	Total	\$1.25	\$1.35
Hotel/Motel	Capital Imp.	\$0.20	\$0.35
	Transportation	\$0.65	\$0.65
	Total	\$0.85	\$1.00
Institutional	Capital Imp.	\$2.50	\$2.50
	Transportation	\$1.20	\$2.00
	Total	\$3.70	\$4.50

*Existing Jobs/Housing Impact Fee for affordable housing = \$5.44 per square foot for July 1, 2017 – June 30, 2018 (shall be adjusted yearly on July 1st in accordance with the percentage increase or decrease in the residential building cost index per OMC Chapter 15.68).

The Nonresidential Impact Fees will increase again on July 1, 2020.

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