



CITY OF DUBLIN IMPACT FEES FY 2021-22

The following pages contain a summary of the adjustments for the fees for Fiscal Year 2021-22. The new fee rates become effective July 1, 2021, with the exception of the Freeway Interchange Fee which becomes effective September 1, 2021.

- Public Facilities Impact Fee
- Fire Impact Fee
- **Eastern Dublin Transportation Impact Fee** (formerly Eastern Dublin Traffic Impact Fee) (EDTIF) – *Effective March 1, 2022*
- Western Dublin Traffic Impact Fee (WDTIF)
- Dublin Crossing Transportation Fee
- Tri-Valley Transportation Development Fee (TVTD)
- Noise Mitigation Fee
- Freeway Interchange Fee
- Affordable Housing In-Lieu Fee
- Public Art In-Lieu Fee
- Dublin Ranch West Side Storm Drain Benefit District
- Dublin Ranch East Side Storm Drain Benefit District

*** Effective January 1, 2020, through January 1, 2025, an accessory dwelling unit (ADU) less than 750 square feet is not subject to impact fees. An ADU 750 square feet or larger are subject to impact fees that are proportional in relation to square footage of the primary dwelling unit or based on the impact fee per ADU, whichever is less.**

New units, excluding ADUs and JADUs, constructed under the provisions of Senate Bill 9 and the Dublin Municipal Code (Chapters 8.81 & 9.54) are subject to the impact fees under the Single Family category and General Plan density category (i.e., low, medium), as applicable.

PUBLIC FACILITY IMPACT FEES

RESIDENTIAL	Single Family & Townhome	Other Multi Family	Senior Housing	ADU*
Aquatic Center	\$373	\$227	\$135	\$227
Civic Center	\$1,652	\$1,009	\$600	\$1,009
Community Buildings	\$4,144	\$2,530	\$1,506	\$2,530
Community Nature Parks, Improvements	\$318	\$194	\$115	\$194
Community Parks, Improvements	\$5,017	\$3,061	\$1,824	\$3,061
Community Parks, Land	\$8,853	\$5,404	\$3,218	\$5,404
Libraries	\$298	\$183	\$108	\$183
Neighborhood Parks, Improvements	\$2,932	\$1,790	\$1,067	\$1,790
Neighborhood Parks, Land	\$3,987	\$2,434	\$1,449	\$2,434
TOTAL FEE	\$27,574	\$16,832	\$10,022	\$16,832

NON-RESIDENTIAL	Commercial	Office	Industrial	Senior Service Facility
Aquatic Center	\$12	\$17	\$6	\$5
Civic Center	\$386	\$519	\$193	\$157
Community Buildings	\$156	\$210	\$79	\$64
Comm. Nature Parks, Improve.	\$54	\$75	\$27	\$22
Community Parks, Improve.	\$872	\$1,171	\$434	\$355
Community Parks, Land	\$1,541	\$2,071	\$767	\$629
Libraries	\$57	\$78	\$29	\$24
TOTAL FEE (Per 1,000 sq.ft.)	\$3,078	\$4,141	\$1,535	\$1,256

FIRE IMPACT FEE

RESIDENTIAL	Single-Family & Townhome	Other Multi Family	Senior Housing	ADU*
Per Unit	\$339	\$207	\$207	\$123

NON-RESIDENTIAL	Commercial	Office	Industrial	Senior Service Facility
Land-Use Type (Per 1,000 sq.ft.)	\$80	\$107	\$39	\$32

EASTERN DUBLIN TRANSPORTATION IMPACT FEE

RESIDENTIAL OUTSIDE TRANSIT CENTER	Low (6.0 Units per acre or less)	Medium (6.1-14 units/acre)	Med/High (14.1-25 units/acre)	High (25.1+ units/acre)	ADU*
EDTIF	\$13,613	\$13,613	\$7,701	\$6,050	\$6,050
BART Garage	\$887	\$887	\$502	\$394	\$394
TOTAL FEE	\$14,500	\$14,500	\$8,203	\$6,444	\$6,444

RESIDENTIAL INSIDE TRANSIT CENTER	Low (6.0 Units per acre or less)	Medium (6.1-14 units/acre)	Med/High (14.1-25 units/acre)	High (25.1+ units/acre)	ADU*
EDTIF	\$13,613	\$13,613	\$7,701	\$6,050	\$6,050

NON-RESIDENTIAL	Commercial	Office	Industrial
Per PM Peak Hour Trip Rate ⁽¹⁾ ⁽²⁾	\$13,751	\$13,751	\$13,751

- (1) Fee is calculated based on Fee Rate x PM Peak Hour Trip Rate Multiplier x Per Thousand Square Feet **OR** Land Use Measurement Unit, for example, daycare/school is per student, hotel is per bed, etc. To determine if your project uses a “per unit” measurement, please contact the City’s Office of Economic Development.
- (2) Projects include a retail use may be eligible for a 35% trip reduction factor to the trips associated with the retail use.

WESTERN DUBLIN TRAFFIC IMPACT FEE

RESIDENTIAL	Low (6.0 Units per acre or less)	Medium (6.1-14 units/acre)	Medium High (14.1-25 units/acre)	High (25.1+ units/acre)	ADU*
Per Unit	\$6,507	\$6,507	\$4,034	\$3,384	\$3,384

NON-RESIDENTIAL	Commercial	Office	Industrial
Per 1,000 sq. ft or Per Unit ⁽¹⁾ ⁽²⁾ ⁽³⁾	\$6,507	\$6,507	\$6,507

- (1) Fee is calculated based on Fee Rate x Land Use Measurement Unit x Trip Rate Multiplier. For example, daycare/school is per student, hotel is per bed, etc. To determine if your project uses a “per unit” measurement, please contact the City’s Office of Economic Development.
- (2) Project locates within the boundaries of the Downtown Dublin Specific Plan area is eligible for a trip reduction factor of 23% if the project meets certain design criteria.
- (3) Projects that include a retail use may be eligible for a 35% trip reduction factor to the trips associated with the retail use.

DUBLIN CROSSING TRANSPORTATION FEE

RESIDENTIAL	Low (6.0 Units per acre or less)	Medium (6.1-14 units/acre)	Medium High (14.1-25 units/acre)	High (25.1+ units/acre)	ADU*
Per Unit	\$9,476	\$9,476	\$6,633	\$5,685	\$5,685

NON-RESIDENTIAL	Commercial	Office	Industrial
TOTAL FEE (Per 1,000 sq.ft.) ⁽¹⁾	\$838	\$838	\$838

⁽¹⁾ Fee is calculated based on Fee Rate x Land Use Measurement Unit x Trip Rate Multiplier.

EASTERN DUBLIN FREEWAY INTERCHANGE FEE (City of Pleasanton)

RESIDENTIAL					
Effective Sept. 1, 2021 - Aug. 31, 2022	Low Density (6.0 Units per acre or less)	Medium Density (6.1-14 units/acre)	Med/High Density (14.1-25 units/acre)	High Density (25.1 + units/acre)	ADU*
Base Fee	\$214.60	\$214.60	\$150.22	\$128.76	\$128.76
Escalator	\$147.07	\$147.07	\$102.94	\$88.23	\$88.23
TOTAL FEE	\$361.67	\$361.67	\$253.16	\$216.99	\$216.99

NON-RESIDENTIAL			
Effective Sept. 1, 2021 - Aug. 31, 2022	Commercial	Office	Industrial
Base Fee	\$21.46	\$21.46	\$21.46
Escalator	\$14.69	\$14.69	\$14.69
TOTAL FEE (Per 1,000 sq. ft.) ⁽¹⁾	\$36.15	\$36.15	\$36.15

⁽¹⁾ Total fee calculation is based on EDTIF trip rate of Land-Use Type.

TRI-VALLEY TRANSPORTATION DEVELOPMENT FEE

RESIDENTIAL	Single Family	Multi Family	ADU
Per Unit	\$5,057.00	\$3,484.00	\$0

NON-RESIDENTIAL	Commercial	Office	Industrial	Other (Average AM/PM peak hour trip)
Land-Use Type (Per sq.ft.)	\$3.74	\$8.59	\$5.00	\$5,620.00

EASTERN DUBLIN NOISE MITIGATION FEE

RESIDENTIAL	Low (6.0 Units per acre or less)	Medium (6.1-14 units/acre)	Med/High (14.1-25 units/acre)	High (25.1+ units/acre)	ADU*
Per Unit	\$4.74	\$4.74	\$3.32	\$2.85	\$2.85
NON-RESIDENTIAL		Commercial	Office	Industrial	
Land-Use Type (Per 1,000 sq.ft.)		\$23.71	\$7.11	\$2.37	

AFFORDABLE HOUSING IN LIEU FEE

RESIDENTIAL (Per Unit)	\$217,696
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NON-RESIDENTIAL	Industrial	Office	Research & Dev.	Retail	Services & Accom.
Land-Use Type (Per sq.ft.)	\$0.59	\$1.53	\$1.00	\$1.24	\$0.52

PUBLIC ART IN LIEU FEE

Residential - Project of more than 20 units may make a monetary contribution to the City equal to five-tenths percent (0.5%) of the development project’s building valuation (exclusive of land).

Non-Residential

- Buildings More Than 50,000 Square Feet: A developer may make a monetary contribution to the City equal to five-tenths percent (0.5%) of the development project’s building valuation (exclusive of land).
- Buildings Less Than 50,000 Square Feet: A developer may make a monetary contribution to the City equal to forty-five one-hundredths percent (0.45%) of the development project’s building valuation (exclusive of land).

STORM DRAIN BENEFIT ASSESSMENT DISTRICTS

1. DUBLIN RANCH WEST SIDE STORM DRAIN BENEFIT ASSESSMENT DISTRICT

Parcel	Owner / Reference	Balance (07/01/2021)
Parcel #2	Dublin Land Co.	\$154,394.44
Parcel #3	Dublin Land Co.	\$199,626.79
Parcel #4	Dublin Land Co.	\$98,588.18

2. DUBLIN RANCH EAST SIDE STORM DRAIN BENEFIT ASSESSMENT DISTRICT
Note – Some Properties made payment which reduced the balance owed.

Parcel	Original Assessment Report Owner / Reference	Balance (07/01/2021)
Parcel #3	Chen	\$654,878.94
Parcel #4	EBJ Partners	\$7,650.82
Parcel #5	Anderson	\$2,782.15
Parcel #7	Croak	\$573,517.51
Parcel #8	Anderson	\$275,738.49
Parcel #9	Righetti	\$330,144.28
Parcel #10	Branagh	\$264,610.01
Parcel #11	Monte Vista	\$64,684.18