

Summary of City of Oakland Impact Fees

Effective September 1, 2016

There are three different Impact Fees per Oakland Municipal Code (“OMC”) Chapters 15.72 and 15.74: (1) Affordable Housing Impact Fees, (2) Capital Improvements Impact Fees, and (3) Transportation Impact Fees¹. These fees are listed below by zone along with the total of all three new impact fees together.

There are three different Impact Fee Zones for residential projects. The maps of these zones are at the end of this handout. The nonresidential project Impact Fees are the same citywide. For additional information and handouts visit the website at www.oaklandnet.com/impactfee.

Table 1: Residential Impact Fees for Zone 1

Residential Impact Fees (Fee Per Housing Unit)						
The Date is Based on When the Applicant Applies for Building Permit						
Housing Use Type	Fee Category	9/1/16 – 6/30/17	7/1/17 – 6/30/18	7/1/18 – 6/30/19	7/1/19 – 6/30/20	7/1/20 – 6/30/21
Multi-family	Affordable Hsg.	\$5,500	\$11,500	\$22,000	\$22,000	\$22,000
	Capital Imp.	\$750	\$750	\$1,250	\$1,250	\$1,250
	Transportation	\$750	\$750	\$750	\$750	\$750
	Total	\$7,000	\$13,000	\$24,000	\$24,000	\$24,000
Townhome	Affordable Hsg.	\$6,500	\$12,000	\$20,000	\$20,000	\$20,000
	Capital Imp.	\$1,000	\$1,000	\$3,000	\$3,000	\$3,000
	Transportation	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
	Total	\$8,500	\$14,000	\$24,000	\$24,000	\$24,000
Single-family	Affordable Hsg.	\$6,000	\$12,500	\$23,000	\$23,000	\$23,000
	Capital Imp.	\$1,500	\$2,000	\$4,000	\$4,000	\$4,000
	Transportation	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
	Total	\$8,500	\$15,500	\$28,000	\$28,000	\$28,000

Table 2: Residential Impact Fees for Zone 2

Residential Impact Fees (Fee Per Housing Unit)						
The Date is Based on When the Applicant Applies for Building Permit						
Housing Use Type	Fee Category	9/1/16 – 6/30/17	7/1/17 – 6/30/18	7/1/18 – 6/30/19	7/1/19 – 6/30/20	7/1/20 – 6/30/21
Multi-family	Affordable Hsg.	\$4,550	\$9,250	\$17,750	\$17,750	\$17,750
	Capital Imp.	\$250	\$500	\$750	\$750	\$750
	Transportation	\$750	\$750	\$750	\$750	\$750
	Total	\$5,550	\$10,500	\$19,250	\$19,250	\$19,250
Townhome	Affordable Hsg.	\$2,600	\$7,200	\$14,250	\$14,250	\$14,250
	Capital Imp.	\$1,000	\$1,000	\$2,000	\$2,000	\$2,000
	Transportation	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
	Total	\$4,600	\$9,200	\$17,250	\$17,250	\$17,250
Single-family	Affordable Hsg.	\$3,750	\$9,000	\$16,500	\$16,500	\$16,500
	Capital Imp.	\$1,000	\$1,500	\$3,000	\$3,000	\$3,000
	Transportation	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
	Total	\$5,750	\$11,500	\$20,500	\$20,500	\$20,500

¹ For Office and Warehouse uses there is also a Jobs/Housing Impact Fee (OMC Chapter 15.68).

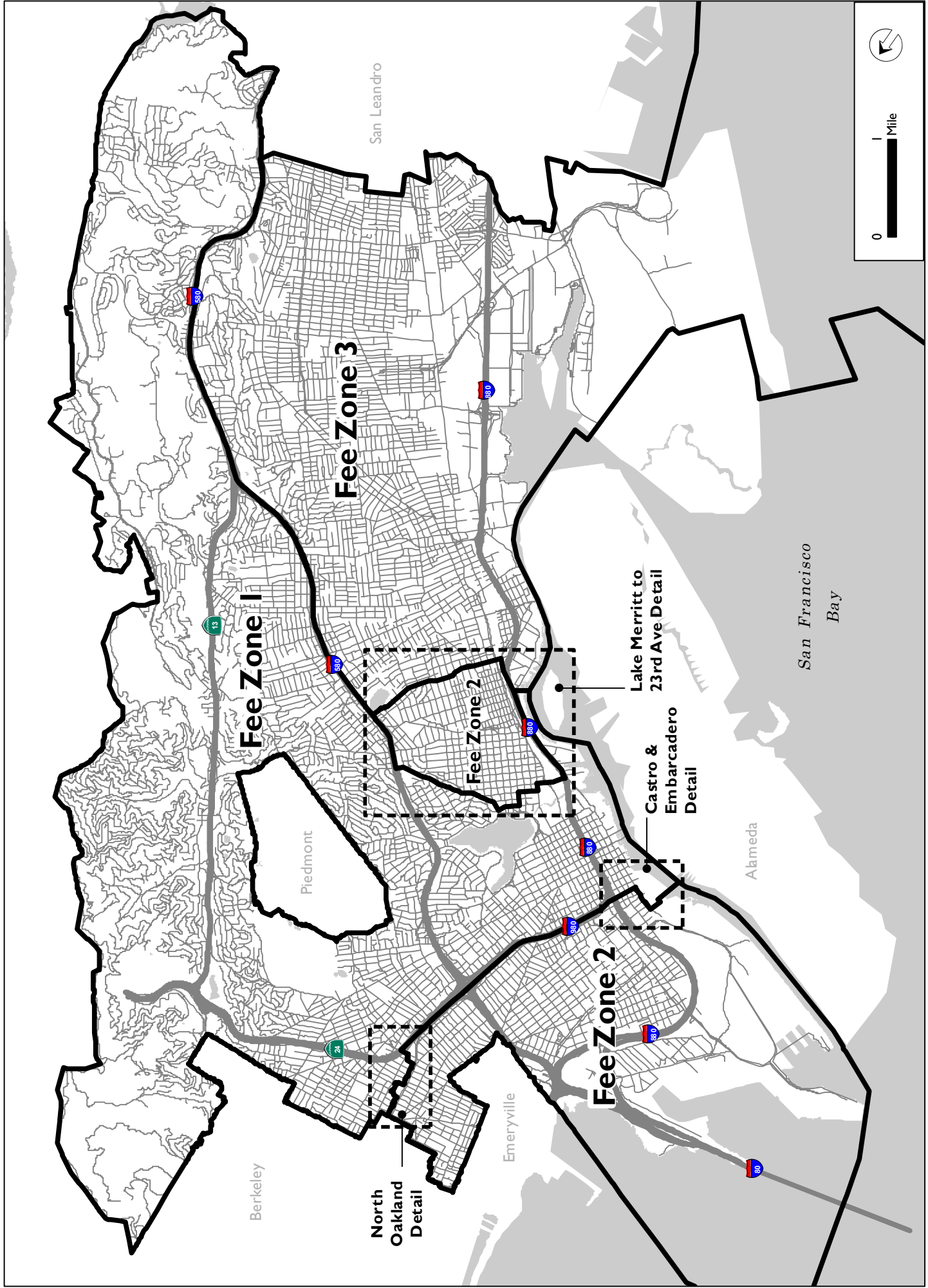
Table 3: Residential Impact Fees for Zone 3

Residential Impact Fees (Fee Per Housing Unit)						
The Date is Based on When the Applicant Applies for Building Permit						
Housing Use Type	Fee Category	9/1/16 – 6/30/17	7/1/17 – 6/30/18	7/1/18 – 6/30/19	7/1/19 – 6/30/20	7/1/20 – 6/30/21
Multi-family	Affordable Hsg.	\$0	\$0	\$3,000	\$6,000	\$12,000
	Capital Imp.	\$0	\$0	\$0	\$0	\$250
	Transportation	\$710	\$710	\$750	\$750	\$750
	Total	\$710	\$710	\$3,750	\$6,750	\$13,000
Townhome	Affordable Hsg.	\$0	\$0	\$1,000	\$4,000	\$8,000
	Capital Imp.	\$0	\$0	\$1,000	\$1,000	\$1,000
	Transportation	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
	Total	\$1,000	\$1,000	\$3,000	\$6,000	\$10,000
Single-family	Affordable Hsg.	\$0	\$0	\$1,000	\$4,000	\$8,000
	Capital Imp.	\$0	\$0	\$1,000	\$1,000	\$1,000
	Transportation	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
	Total	\$1,000	\$1,000	\$3,000	\$6,000	\$10,000

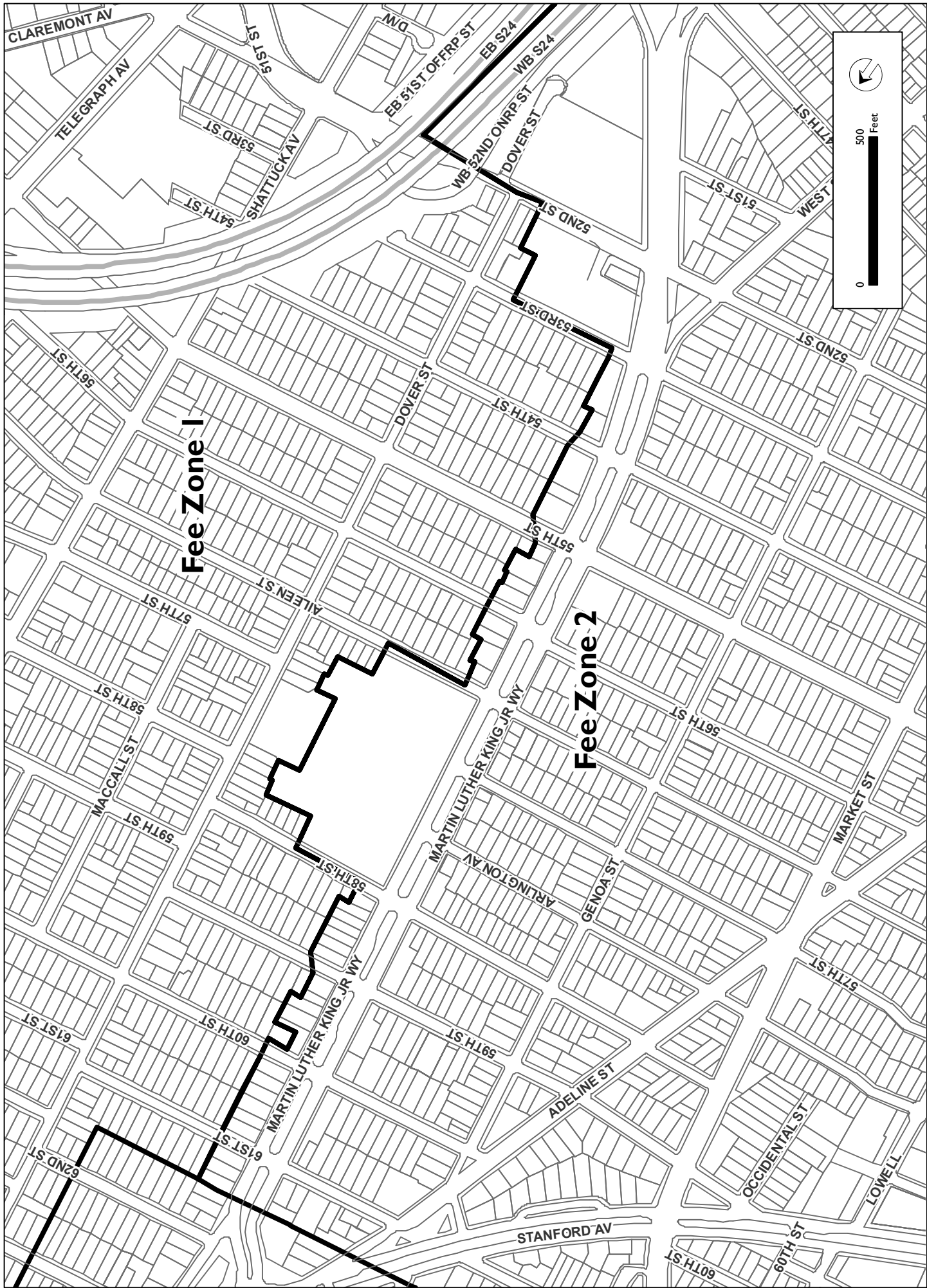
Table 4: Nonresidential Impact Fees

Nonresidential Impact Fees (Fee Per Square Foot)						
The Date is Based on When the Applicant Applies for Building Permit						
Use Type	Fee Category	9/1/16 – 6/30/17	7/1/17 – 6/30/18	7/1/18 – 6/30/19	7/1/19 – 6/30/20	7/1/20 – 6/30/21
Office*	Capital Imp.	\$0.00	\$0.00	\$1.00	\$1.00	\$2.00
	Transportation	\$0.85	\$0.85	\$1.00	\$1.00	\$2.00
	Total	\$0.85	\$0.85	\$2.00	\$2.00	\$4.00
Retail, Freestanding	Capital Imp.	\$0.00	\$0.15	\$0.25	\$0.25	\$0.50
	Transportation	\$0.75	\$0.75	\$0.75	\$0.75	\$0.75
	Total	\$0.75	\$0.90	\$1.00	\$1.00	\$1.25
Retail, Ground Floor	Capital Imp.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Transportation	\$0.75	\$0.75	\$0.75	\$0.75	\$0.75
	Total	\$0.75	\$0.75	\$0.75	\$0.75	\$0.75
Industrial	Capital Imp.	\$0.40	\$0.40	\$0.75	\$0.75	\$1.00
	Transportation	\$0.55	\$0.55	\$0.55	\$0.55	\$0.55
	Total	\$0.95	\$0.95	\$1.30	\$1.30	\$1.55
Warehouse*	Capital Imp.	\$0.65	\$0.90	\$1.00	\$1.00	\$1.00
	Transportation	\$0.35	\$0.35	\$0.35	\$0.35	\$0.35
	Total	\$1.00	\$1.25	\$1.35	\$1.35	\$1.35
Hotel/Motel	Capital Imp.	\$0.10	\$0.20	\$0.35	\$0.35	\$0.60
	Transportation	\$0.65	\$0.65	\$0.65	\$0.65	\$0.65
	Total	\$0.75	\$0.90	\$1.00	\$1.00	\$1.25
Institutional	Capital Imp.	\$2.50	\$2.50	\$2.50	\$2.50	\$3.00
	Transportation	\$1.20	\$1.20	\$2.00	\$2.00	\$3.00
	Total	\$3.70	\$3.70	\$4.50	\$4.50	\$6.00

*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).

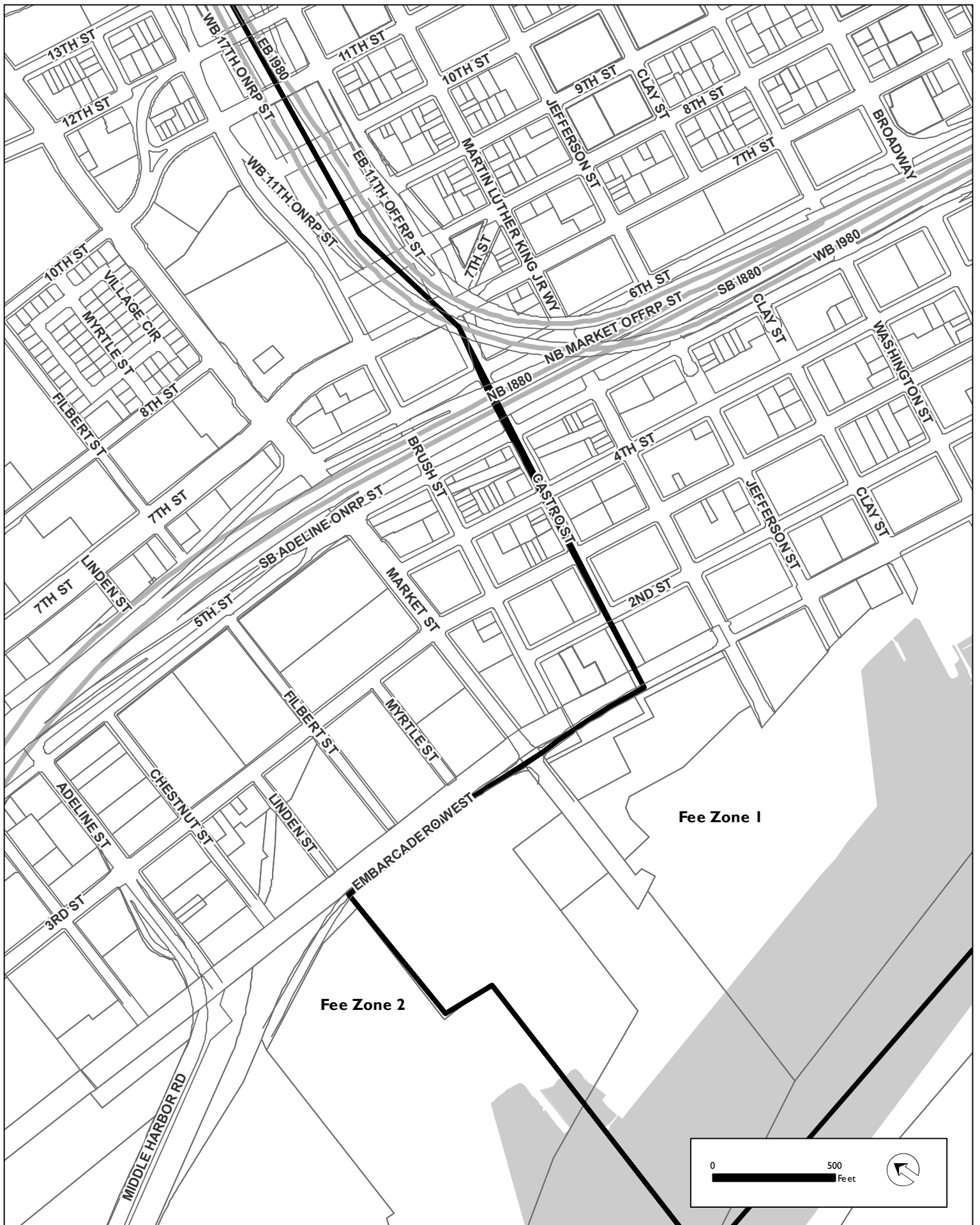


Impact Fee Zones for Residential Projects



Impact Fee Zones for Residential Projects - North Oakland Detail





Impact Fee Zones for Residential Projects- Castro St & Embarcadero Detail

