



DEVELOPMENT IMPACT FEES

The following development impact fees are applicable to projects with net new residential units and/or net new nonresidential square footage for **fiscal year 2023-2024, effective on August 19, 2023**. Fee rates are subject to change each year, typically in August.

PARK IN-LIEU FEE

Applicable to:	Residential projects that do not dedicate land for parks and open space. Not charged for affordable units in rental projects.
Time of Calculation:	If applicable, SB 330 Preliminary Application complete date. Otherwise, at building permit submittal, or final map completeness, whichever comes first.
Time of Payment:	Prior to building permit issuance, or approval of final map, whichever comes first.
Municipal Code:	Chapter 18.10 (Ownership) or Chapter 19.74 (Rental)

Rates:

Proposed Project Density	Per Unit Fee
Low density (7 or fewer dwelling units per net acre)	\$107,811
Low-medium density (Over 7 to 14 du/net ac)	\$98,010
Medium density (Over 14 to 27 du/net ac)	\$70,567.20
High density (Over 27 du/net ac)	\$70,567.20

TRANSPORTATION IMPACT FEE

Applicable to:	Residential and nonresidential projects with net new development area/units.
Time of Calculation:	SB 330 Preliminary Application complete date. Otherwise, at building permit submittal.
Time of Payment:	Prior to building permit issuance.
Municipal Code:	Chapter 3.50

Rates (South of Route 237):

Existing/Proposed Land Use	Rate
Single-Family, detached	\$4,305/unit
Multi-family, attached	\$2,669/unit
Office/Research and Development	50% of s.f. at \$6,416/1,000 s.f. (office rate) and 50% of s.f. at \$4,607/1,000 s.f. (R&D rate)
Retail	\$7,986/1,000 s.f.
Industrial	\$4,177/1,000 s.f.
Hotel	\$2,582/room
Uses Not Enumerated	\$4,305/trip

Rates (North of Route 237):

Existing/Proposed Land Use	Rate
Industrial	\$7,989/1,000 s.f.
Research and Development	\$8,815/1,000 s.f.
Destination Retail	\$15,280/1,000 s.f.
Neighborhood Retail	\$7,640/1,000 s.f.
Hotel	\$4,944/room
Uses not enumerated	\$8,237/trip

To determine the fee, tabulate the amount for the proposed area, then tabulate the amount for the existing area. Subtract the existing amount from the proposed amount to obtain the fee due. Credit is not given for existing area if the land use has been vacant for two years or more.

HOUSING IN-LIEU FEE - RENTAL RESIDENTIAL

Applicable to:	Rental residential projects with three or more units that do not provide at least 15 percent of the total number of rental units as affordable units. Not applicable to affordable housing projects where 100% of the rental units are for very low income or low income households.
Time of Calculation:	SB 330 Preliminary Application complete date. Otherwise, at building permit submittal.
Time of Payment:	Prior to building permit issuance.
Municipal Code:	Chapter 19.77

Rates:

Project Size	Rate
3-6 units	\$15/net new habitable s.f.
7 or more units	\$30/net new habitable s.f. (payment of fee instead of providing affordable units requires City Council approval)

HOUSING IMPACT FEE - NONRESIDENTIAL (INCLUDES MIXED-USE PROJECTS)

Applicable to:	All projects with net new commercial, industrial, R&D, office, retail, and hotel/motel area. See Section 19.75.030 of the SMC for areas that are exempt from the fee.
Time of Calculation:	SB 330 Preliminary Application complete date. Otherwise, at building permit submittal.
Time of Payment:	Prior to building permit issuance.
Municipal Code:	Chapter 19.75

Rates:

Land Use	Rate
Industrial, office, research and development	\$11.50/net new s.f. for the first 25,000 s.f.; \$23/net new s.f. for all remaining s.f.
Retail, hotels/motels	\$20.50/net new s.f.

SENSE OF PLACE FEE

Applicable to:	All projects located within a Sense of Place Plan/Pedestrian and Bicycle Circulation Plan.
Time of Calculation:	SB 330 Preliminary Application complete date. Otherwise, at building permit submittal.
Time of Payment:	Prior to building permit issuance.
Municipal Code:	N/A

Rates:

Sense of Place Area	Rate
Tasman Crossing and Fair Oaks Junction	\$1,737/unit
East Sunnyvale	\$3,324/residential unit and \$1.20/s.f. of nonresidential

PEERY PARK SPECIFIC PLAN (PPSP) FEES

Applicable to:	All projects located within the Peery Park Specific Plan.
Time of Calculation:	SB 330 Preliminary Application complete date. Otherwise, at building permit submittal.
Time of Payment:	Prior to building permit issuance.

Municipal Code:	Chapter 19.27
------------------------	---------------

Rates:

Type	Rate
Peery Park Sense of Place Fee	\$2.41/net new s.f.
Peery Park Water Infrastructure Fee	\$6.90/net new s.f. Contact Planner on Duty for applicability
Peery Park Wastewater Infrastructure Fee	\$3.90/net new s.f.

Additional fees, such as Traffic Impact Fair Share and Community Benefit, may be applicable depending on project components.

LAWRENCE STATION AREA PLAN (LSAP) FEES

Applicable to:	All projects located within the Lawrence Station Area Plan.
Time of Calculation:	SB 330 Preliminary Application complete date. Otherwise, at building permit submittal.
Time of Payment:	Prior to building permit issuance.
Municipal Code:	Chapters 3.52, 19.35

Rates:

Type	Rate
LSAP Residential Wastewater Fee	\$864/unit
LSAP Sense of Place Fee	Residential- \$2,436/unit; Nonresidential- \$2.50/net new sf
LSAP Transportation Impact Fee	\$1,627/unit - only applies after 2,323 units have been built

EL CAMINO REAL SPECIFIC PLAN (ECRSP) FEES

Applicable to:	All projects located within the El Camino Real Specific Plan.
Time of Calculation:	SB 330 Preliminary Application complete date. Otherwise, at building permit submittal.
Time of Payment:	Prior to building permit issuance.
Municipal Code:	Chapters 3.54, 19.36

Rates:

Type	Rate
ECRSP Residential Transportation Impact Fee	\$44.50/net new unit
ECRSP Office Transportation Impact Fee	\$165/1,000 net new s.f.
ECRSP Retail/Commercial Transportation Impact Fee	\$390/1,000 net new s.f.
ECRSP Hotel Transportation Impact Fee	\$67.50/1,000 net new s.f.

MOFFETT PARK SPECIFIC PLAN (MPSP) FEES - EFFECTIVE SEPTEMBER 22, 2023

Applicable to:	All projects located within the Moffett Park Specific Plan as of September 22, 2023.
Time of Calculation:	SB 330 Preliminary Application complete date. Otherwise, at building permit submittal.
Time of Payment:	Prior to building permit issuance.
Municipal Code:	Chapters 3.56, 19.29

Rates:

Type	Rate
MPSP Residential Transportation Impact Fee	\$1,859/net new habitable s.f.
MPSP Office Transportation Impact Fee	\$7,119.57/1,000 net new s.f.
MPSP R+D Transportation Impact Fee	\$3,876.22/1,000 net new s.f.

One-Stop Permit Center at City Hall, 456 W. Olive Ave., 408-730-7444
Building and Planning hours are 8 a.m. - 12:30 p.m. and 1 - 5 p.m.
Sunnyvale.ca.gov

MPSP Hotel Transportation Impact Fee	\$2,333.64/1,000 net new s.f. of guest rooms
MPSP Retail/Commercial Transportation Impact Fee	Fee waived
MPSP Utility Infrastructure - Water, Residential	\$1.49/habitable s.f.
MPSP Utility Infrastructure - Water, Office/R+D	\$1.21/s.f.
MPSP Utility Infrastructure - Sewer, Residential	\$1.48/habitable s.f.
MPSP Utility Infrastructure - Sewer, Office/R+D	\$1.21/s.f.

SCHOOL IMPACT FEES

School impact fees are due prior to building permit issuance and payable directly to the school districts. Fees are assessed by square footage and units at rates set by the State of California. If a development property is located in both an elementary/middle school district and high school district, then fees are paid to both districts.

The elementary/middle school districts within the City of Sunnyvale are the Sunnyvale School District, Santa Clara Unified School District, Mountain View-Whisman School District, Los Altos School District, and Cupertino Union School District. The high school districts are the Fremont Union High School District and Mountain View-Los Altos Union High School District.

PUBLIC WORKS LAND DEVELOPMENT FEES (SEE ATTACHED)

**LAND DEVELOPMENT FEES ****

Fiscal Year 2023-2024 (Effective August 19, 2023)

DEVELOPMENT PROJECTS *

- | | |
|--|----------|
| <input type="checkbox"/> Public Record Drawing Maintenance Fee (per Sheet) | \$191.00 |
|--|----------|

SUBDIVISION MAP / LEGAL PLAN REVIEW FEE

- | | |
|--|------------|
| <input type="checkbox"/> Parcel Map Plan Check Fee (per Map) | \$6,995.00 |
|--|------------|

Tract/Final Map Plan Check (per Map)

- | | |
|--|-------------|
| <input type="checkbox"/> Low (1-parcel condo with 5 units or more) | \$7,574.00 |
| <input type="checkbox"/> Medium (5-10 lots) | \$8,206.00 |
| <input type="checkbox"/> High (11-50 lots) | \$9,532.00 |
| <input type="checkbox"/> Complex (>50 lots) | \$12,624.00 |

- | | |
|--|----------|
| <input type="checkbox"/> Certificate of Compliance Fee (per certificate) | \$790.00 |
|--|----------|

- | | |
|--|----------|
| <input type="checkbox"/> Certificate of Correction/Amendment of Map (per certificate/amendment, SMC 18.30) | \$608.00 |
|--|----------|

- | | |
|---|------------|
| <input type="checkbox"/> Lot Line or Lot Merger Adjustment Fee (per application, SMC 18.24) | \$2,266.00 |
|---|------------|

- | | |
|---------------------------------------|---------|
| <input type="checkbox"/> plus per lot | \$66.50 |
|---------------------------------------|---------|

- | | |
|--|------------|
| <input type="checkbox"/> Public Easement Review Fee (such as Easement Deed for sidewalk or public utilities, etc., per easement) | \$1,080.00 |
|--|------------|

PUBLIC IMPROVEMENT ENGINEERING PLAN CHECK AND INSPECTION FEES

- | | |
|---|------------|
| <input type="checkbox"/> Public Improvement Construction (costs up to \$10,000) | \$6,453.00 |
|---|------------|

- | | |
|--|---|
| <input type="checkbox"/> Public Improvement Construction (costs from \$10,001 to \$50,000) | \$6,453.00
plus 35% of cost
>\$10,000 |
|--|---|

- | | |
|---|---|
| <input type="checkbox"/> Public Improvement Construction (costs from \$50,001 to \$1,000,000) | \$22,627.00
plus 5% of cost
>\$50,000 |
|---|---|

- | | |
|---|--|
| <input type="checkbox"/> Public Improvement Construction (costs \$1,000,001 and up) | \$75,395.00
plus 2% of cost
>\$1,000,000 |
|---|--|

PUBLIC RIGHT-OF-WAY AND EASEMENT ABANDONMENT FEE

- | | |
|--|------------|
| <input type="checkbox"/> Summary Vacation (Per Process) | \$2,652.00 |
| <input type="checkbox"/> Standard Vacation (Per Process) | \$4,140.00 |
| <input type="checkbox"/> Summary Vacation of Public Service Easement (Per Easement, SMC 18.50) | \$1,272.00 |

RIGHT OF WAY ENCROACHMENT *

Construction in Public Right of Way

- | | |
|--|----------|
| <input type="checkbox"/> A construction of 50 feet in length or less | \$510.00 |
| <input type="checkbox"/> A construction of over 50 feet in length. (This fee includes the initial 50 feet.) | \$510.00 |
| <input type="checkbox"/> For each additional 100 feet or fraction thereof | \$307.00 |
| <input type="checkbox"/> Traffic Control Plan Review Fee or Construction Management Plan Review Fee (each applicable permit) | \$200.00 |
| <input type="checkbox"/> Permit Cancellation Fee | \$244.00 |
| <input type="checkbox"/> Re-inspection Fee | \$244.00 |
| <input type="checkbox"/> Permit Extension (3 month increments) | \$92.00 |
| <input type="checkbox"/> Permit Revision (after approval) | \$208.00 |

Occupancy of Public Right of Way/Public Easement and/or Encroachment/Maintenance and/or License Agreement

- | | |
|--|------------|
| <input type="checkbox"/> Right-of-way Usage Fee (for private fiber optic/network facilities) per linear foot | \$26.00 |
| <input type="checkbox"/> Application for private use of public right of way/public easement (SMC 13.08.110) | \$1,591.00 |

RIGHT OF ENTRY

- | | |
|--|----------|
| <input type="checkbox"/> To apply and obtain entry rights for activities on a property owned by the City (Per Lot) | \$716.00 |
|--|----------|

STORM DRAINAGE FEES

Residential Development:

- | | |
|--|------------|
| <input type="checkbox"/> Charge per gross acre | \$9,189.00 |
| <input type="checkbox"/> Provided, however, that the minimum charge per lot shall not be less than | \$1,897.00 |

Commercial, Industrial and Institutional Development:

- | | |
|--|---|
| <input type="checkbox"/> First 5 gross acres | \$12,016.00
per gross acre |
| <input type="checkbox"/> 6-10 gross acres | \$53,372.00 + \$9,569.00
per gross acre over 5 |
| <input type="checkbox"/> 11-20 gross acres | \$101,217.00 + \$8,012.00
per gross acre over 10 |
| <input type="checkbox"/> Over 20 gross acres | \$181,340.00 + \$5,339.00
per gross acre over 20 |
| <input type="checkbox"/> Provided, however, that the minimum charge per lot shall not be less than | \$2,772.00 |

* A 5% Technology Surcharge fee applies to each engineering permit issued.

- For all development projects, a minimum fee (based on Public Improvement construction costs up to \$10,000) will be charged at the time of the first plan check submittal. The review process will not begin until the submittal is complete and the minimum fee is paid.
- Three plan checks are included in the fees. For each additional review, a 4% surcharge fee will apply for plan reviews and a 10% surcharge fee will apply for map/legal plan reviews and be paid at the time of each additional submittal.
- Projects determined to be large, complex, unusual and/or time-consuming which require service above and beyond the standard will be subject to additional fees to cover the actual cost of service.

LAND DEVELOPMENT FEES – EFFECTIVE AUGUST 19, 2023 (CONTINUED)

WATER AND SEWER CONNECTION FEES

Water Connection Fees	
Residential Units	
<input type="checkbox"/> Standard Occupancy Unit (with 3 or more bedrooms)	\$7,836.00
<input type="checkbox"/> Low Occupancy Unit (with 1 or 2 bedrooms)	\$4,439.00
<input type="checkbox"/> Hotel Occupancy Unit*	\$2,536.00
Commercial, Industrial and Institutional Units	
<input type="checkbox"/> Per 100 gallons of expected daily water demand	\$2,613.00
Water Service Abandonment Fee	
<input type="checkbox"/> 2" Lateral or smaller	\$3,775.00
<input type="checkbox"/> 4" to 8" Lateral	\$5,665.00
<input type="checkbox"/> Larger than 8" Lateral	\$6,983.00
<input type="checkbox"/> 12" Lateral	\$7,249.00
Water Meter Installation Fee	
<input type="checkbox"/> 3/4" Meter	\$963.00
<input type="checkbox"/> 1" Meter	\$1,053.00
<input type="checkbox"/> 1-1/2" Meter	\$1,328.00
<input type="checkbox"/> 2" Meter	\$1,434.00
<input type="checkbox"/> All other meters not listed	Actual List Cost
<input type="checkbox"/> Fire Service 5/8" Meter for DCDA	\$1,081.00
Water Main Tapping Fee	
<input type="checkbox"/> 1" and 2" (Per tap)	\$1,627.00
<input type="checkbox"/> 4", 6", 8" and 10" (Per tap)	\$2,358.00
<input type="checkbox"/> Over 10-inch size The costs of installation including labor, materials, equipment and overhead as determined by the City shall be paid by owner or developer.	Actual Cost
Cut-In Tee Fee **	
<input type="checkbox"/> 4" Main	\$6,712.00
<input type="checkbox"/> 6" Main	\$7,211.00
<input type="checkbox"/> 8" Main	\$8,592.00
<input type="checkbox"/> 10" Main	\$9,638.00
<input type="checkbox"/> 12" Main	\$11,288.00
Tie-In Fee	
<input type="checkbox"/> 6" Main	\$13,078.00
<input type="checkbox"/> 8" Main	\$14,691.00
<input type="checkbox"/> 10" & Larger Mains	Actual Cost
<input type="checkbox"/> Water Service Inspection Fee (when request is made to inspect existing water service)	\$251.00
<input type="checkbox"/> Water Main Offset Fee	Actual Cost

Sewer Connection Charges	
Residential	
<input type="checkbox"/> Standard Occupancy Unit (with 3 or more bedrooms)	\$10,552.00
<input type="checkbox"/> Low Occupancy Unit (with 1 or 2 bedrooms)	\$6,860.00
<input type="checkbox"/> Hotel Occupancy Unit*	\$5,366.00
Commercial	
<input type="checkbox"/> Standard Strength Per Public Works estimated discharge (gpd)/100	\$5,242.12
<input type="checkbox"/> Low Strength Per Public Works estimated discharge (gpd)/100	\$4,849.00
<input type="checkbox"/> High Strength Per Public Works estimated discharge (gpd)/100	\$7,632.00
<input type="checkbox"/> Minimum Charge Per 100 gallons of expected daily water demand	\$6,860.00
All significant industrial users pay based on the following characteristics of the waste collected:	
<input type="checkbox"/> For each gallon of average daily discharge of sewage plus:	\$37.50
<input type="checkbox"/> For each thousand pounds per year of discharge of "total organic carbon," plus	\$19,647.00
<input type="checkbox"/> For each thousand pounds per year of discharge of "suspended solids," plus	\$5,582.00
<input type="checkbox"/> For each thousand pounds per year of discharge of "ammonia nitrogen"	\$45,960.00

<input type="checkbox"/> Fire Flow Testing Fee This fee will be assessed when a private party requests a fire flow test.	\$1,160.00
<input type="checkbox"/> Water Hydraulic Modeling Fee	\$1,748.00
Building Permit Clearance fee	
<input type="checkbox"/> Building Permit related to subdivision or major planning permit	\$3,675.00
<input type="checkbox"/> Building Permit all other Building Permit Plan Reviews	\$626.00
Street Trees	
<input type="checkbox"/> If installed/planted by City	\$372.00
<input type="checkbox"/> If installed/planted by Owner/Developer	\$37.00

+ A hotel "unit" shall mean a room in a hotel that is intended or designed for dwelling, lodging or sleeping purposes by transient occupants. Units in a hotel that contain facilities for cooking and washing dishes shall be classified as low occupancy residential units.

** [See the FY 2023/24 Master Fee Schedule](#) for a complete list of fees and descriptions.

One-Stop Permit Center at City Hall, 456 W. Olive Ave., 408-730-7444
Land Development Division representatives are available 8 a.m. to noon and 1 to 5 p.m.
Sunnyvale.ca.gov