



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Discussion Regarding the Timing of the Collection of Impact Fees

MEETING DATE: January 20, 2010

PREPARED BY: Community Development Director

RECOMMENDED ACTION: Discussion regarding the timing of the Collection of Impact Fees.

BACKGROUND INFORMATION: As the City Council is aware, the City charges impact fees on new development activities. This program has been in place since early 1992. The fees are charged to cover costs for municipal activities such as water, sewer, parks, and streets. The City collects these fees at the time of permit issuance. This has been the typical time for collection of these fees, as well as others, including building permit and outside agency fees.

Recently, the City was approached by the Building Industry Association (BIA) with a request to defer the collection of these fees until the construction activity is complete and a Certificate of Occupancy is issued. While this presents some concern on the part of staff regarding the certainty of collection, we do feel the collection at this time is more appropriate given the fact that the impact on these various services does not occur until the structure is actually occupied. There are no change proposed for impact fee amounts.

If the City Council desires changing the date of collection, staff will prepare the necessary amendments to the implementing ordinance and bring it back for action at a future meeting.

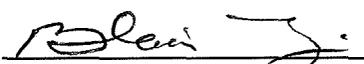
For informational purposes, we are attaching the existing fee schedule, an example of a typical fee sheet for a recent single family dwelling and the information provided by Mr. Beckman of the BIA.

FISCAL IMPACT: N/A


Konradt Bartlam
Community Development Director

KB/kjc

Attachments:
Fee Schedule
Typical Single family Dwelling Fee sheet
Summary of Fee information provided by the BIA

APPROVED: 
Blair King, City Manager



City of Lodi

Public Works Department

Fee and Service

Charge Schedule

Development Impact Mitigation Fees

RAE = Residential Acre Equivalent

Land Use Category	Total Fee per Acre	Water		Storm Drainage		Streets		Police	
		RAE	Fee/Acre	RAE	Fee/Acre	RAE	Fee/Acre	RAE	Fee/Acre
Residential									
Low Density	\$82,094	1.00	\$5,334	1.00	\$19,508	1.00	\$15,175	1.00	\$2,097
Medium Density	\$121,675	1.96	\$10,455	1.00	\$19,508	1.96	\$29,743	1.77	\$3,712
High Density	\$209,364	3.49	\$18,616	1.00	\$19,508	3.05	\$46,284	4.72	\$9,898
Planned Low Density	\$82,094	1.00	\$5,334	1.00	\$19,508	1.00	\$15,175	1.00	\$2,097
Planned Med. Density	\$121,675	1.96	\$10,455	1.00	\$19,508	1.96	\$29,743	1.77	\$3,712
Planned High Density	\$209,364	3.49	\$18,616	1.00	\$19,508	3.05	\$46,284	4.72	\$9,898
Commercial									
Retail	\$92,041	0.64	\$3,414	1.33	\$25,946	2.08	\$31,564	4.12	\$8,640
Office	\$120,691	0.64	\$3,414	1.33	\$25,946	3.27	\$49,622	3.72	\$7,801
Industrial									
Light	\$71,820	0.26	\$1,387	1.33	\$25,946	2.00	\$30,350	0.30	\$629
Heavy	\$65,852	0.26	\$1,387	1.33	\$25,946	1.27	\$19,272	0.19	\$398
		Fire		Parks & Recreation		General City			
		RAE	Fee/Acre	RAE	Fee/Acre	RAE	Fee/Acre		
Residential									
Low Density		1.00	\$2,049	1.00	\$29,461	1.00	\$8,470		
Medium Density		1.96	\$4,016	1.43	\$42,129	1.43	\$12,112		
High Density		4.32	\$8,852	2.80	\$82,491	2.80	\$23,716		
Planned Low Density		1.00	\$2,049	1.00	\$29,461	1.00	\$8,470		
Planned Med. Density		1.96	\$4,016	1.43	\$42,129	1.43	\$12,112		
Planned High Density		4.32	\$8,852	2.80	\$82,491	2.80	\$23,716		
Commercial									
Retail		2.69	\$5,512	0.32	\$9,428	0.89	\$7,538		
Office		2.46	\$5,041	0.54	\$15,909	1.53	\$12,959		
Industrial									
Light		0.64	\$1,311	0.23	\$6,776	0.64	\$5,421		
Heavy		0.61	\$1,250	0.33	\$9,722	0.93	\$7,877		

See Notes 4, 5, 6.

Reference: LMC Chapter 15.64 & Resolution 2001-242 & 2004-236

Notes

1. This schedule is a summary only; refer to the reference cited for details of applicability and interpretations.
2. LMC = Lodi Municipal Code; PWD = Public Works Department
3. Fees must be paid or guaranteed before work is scheduled or applicable Map/Permit issued.
4. Special area assessments or charges required by reimbursement agreements are not included in this summary.
5. Impact fees shall be adjusted accordingly on projects for which the proposed land use does not match the land use definitions in LMC Chapter 15.64 or for "projects in progress" that have paid previous impact mitigation fees.
6. For mixed use projects, the appropriate land use category shall be used for the area of each use. For example, an office building or bank located in a shopping center will be charged Commercial-Office rates.
7. For Wastewater Capacity Impact Fee, refer to schedule on page 3 of 6.
8. Fees noted shall be adjusted annually based on the change in the 20-City Construction Cost Index in the Engineering News Record for the prior calendar year. Said fee adjustments will be automatically effective January 1 of each year.

Local Impact Fee Deferral/Reduction

Matrix

9-3-09

Fee Reductions	Fees Deferred or Reduced	Date Deferral/Reduction Ordinance Became Effective	Date Deferral/Reduction Ordinance Expires (if any)	Fee Payment Deferred Until	Bonding or Letter of Credit Requirements
Fresno County					
County of Fresno	<ul style="list-style-type: none"> • Fire Facilities • Police Facilities • Parks Capital • Quimby Parkland • Traffic Signal • Major Street • Community Sanitation <p>Total deferred - \$11,856</p>	2002	None	Upon Certificate of Occupancy	NO
City of Fresno	Parks and Fire fees extended to about a dozen developers (970 residential lots) Savings of about \$3.4 million.	July 30 th	Nearly unlimited extension		
City of Clovis	<ul style="list-style-type: none"> • Fire Facilities • Police Facilities • Parks Capital • Traffic Signal • Major Street • Community Sanitation • Underground Utilities <p>Total deferred - \$15,601</p>	1998	None	Upon close of escrow	NO
Imperial County					
County of Imperial	<ul style="list-style-type: none"> • General Government; SF \$1,699, MF \$977 • Sheriff; SF \$936, MF \$727 • Parks and Recreation; SF & MF \$452 • Fire; SF \$1,273, MF \$977 • Public Works; SF \$1,894, MF \$1,453 <p>Total deferral: SF \$6,254, MF \$4,933</p>	April 1, 2008	12 months w/ possible 12 month extension	At application for Certificate of Occupancy/ Final Inspection	NO

*	Imperial County Air Pollution Control District (DC)	Rule 310 Operational Development Fees Cut by 50% to: <ul style="list-style-type: none"> \$258.00/SFU \$196.50/MFU \$0.80/sq.ft. Com 	February 3, 2009	12 months w/ possible 12 month extension	At application for Certificate of Occupancy/ Final Inspection	NO
	City of Brawley (DC)	Development Impact Fees Delayed increase of \$8,596	January 1, 2008	Undetermined	At Building Permit	NO
	City of El Centro (DC)	Development Impact Fees	June 1, 2008	Undetermined	On a case-by-case basis after meeting w/ builder and a review of market conditions	Negotiated
	(4) El Centro School Districts (DC) McCabe Elementary Central Union High School Heber Elementary El Centro Elementary	School Fees – Average Combined \$5.00/sq.ft. Demanding \$15.10 - \$18.00/sq.ft. Extorting thru delay tactics in CEQA process	May 1, 2009	N/A	City has backed the industry, denied Marshall Krupp's (Districts) tactics, approved EIR	N/A
	City of Imperial (DC)	Development Impact Fees	August 1, 2008	12 months w/ possible 12 month extension	At application for Certificate of Occupancy/Final Inspection	Negotiated signed agreement at building permit
Madera County						
	County of Madera	Street Impact Fees	2000	None	Upon Certificate of Occupancy	NO
	City of Madera	<ul style="list-style-type: none"> Park Facilities Street Impact Traffic Signal 	2001	None	Upon Certificate of Occupancy	NO
Orange County						
	City of Irvine	<ul style="list-style-type: none"> System Development Charges IBC Development Impact Fees Park Fees Street Slurry Seal Fees Affordable Housing In-Lieu Fees Total deferral - Up to \$33,000 per unit Reduced DIF fees by 26% for 5 years	Approved	7/23/2009	Upon issue of Certificate of Occupancy	NO

*	City of Santa Ana	One year deferral up to \$15,852 7% decrease in Building & Planning Fees	Approved	10/1/2009	Upon issue of Certificate of Occupancy	NO
	City of Mission Viejo	Permanent deferral of all DIF's	Approved	None	Upon issue of Certificate of Occupancy	
*	County of Orange	Impact Fees – does NOT include Police or Fire Total deferral - Up to \$40k per unit 7% decrease in Building & Planning Fees	Approved	5/8/2009	Upon issue of Certificate of Occupancy	NO
	City of Orange	<ul style="list-style-type: none"> • Police facility fee • Park impact fees • Library impact fees • Fire protection facility impact fees • Transportation systems improvement program fees • Quimby park fees Total deferral - Up to \$13k per unit	Approved	None	Upon issue of Certificate of Occupancy	NO
	City of Anaheim	<ul style="list-style-type: none"> • Parks • Electrical Service fee • Drainage fee • Signal impact fee • Traffic and Roads impact fee Total deferral - Up to \$10k per unit differed	Approved	7/5/2010	Upon issue of Certificate of Occupancy	NO
	City of Tustin	TBD – Based on density	Approved	10/1/2009		
	City of Huntington Beach	Total Deferral – up to \$30,000	Approved	3/30/2010		
	City of Costa Mesa	TBD Deferral Program	Pending			
	City of Fullerton	TBD Deferral Program	Pending			
	Anaheim Union High School District	School Fees - \$20,000	Approved	12/31/2009	Upon issue of Certificate of Occupancy	
	OC Sanitation District	Enabling Resolution for Deferral – Approx \$5,000	Approved	7/31/09		
	Riverside County					

*	County of Riverside	Impact Fees Reduced fees by 50% Was: \$4,057 Savings: \$2,028.50	7/14/09		At application for Certificate of Occupancy/ Final Inspection	
		Deposit Based Fees for Transportation/Plan Check	16-Jan-08	None	Deposit prior to inspection 2% instead of 3 of construction cost - \$50,000 max. initial deposit	
		Deposit Based Fees for Transportation/Inspection Fees	16-Jan-08	None	Deposit prior to inspection 3% removed deposit for water and sewer construction costs - \$75,000 max. initial deposit	
	City of Banning	<ul style="list-style-type: none"> • Administrative program processing fee • Development impact fee • Fire protection facilities fee • General facility and equipment fee • General plan • Park land fee • Police facilities fee • Solid waste facility and equipment fee • Traffic control facility fee • Water capital facilities fee 	5-Mar-08	12 months	Upon issue of Certificate of Occupancy	
	City of Indio	Quimby Fees - \$2,193.75 per unit	19-Dec-07	None	From Map Application to Building permit	
	City of Moreno Valley	Impact Fees - \$13,745	8-Jan-08	None	Upon issue of Certificate of Occupancy	
	City of Palm Desert	Planning and Service Fee Increase	13-Dec-07	Six (6) months w/ possible extension	At submittal for service deposit based	N/A
*	City of Beaumont	\$5,217/DU reduction (32%) in Development Impact Fees and a deferral of DIF collection until "prior to final building inspection"	February 2009	July 2012		

*	City of Corona	40% reduction of development impact fees	Approved (5/6/2009)	Two years (May 2011)		
*	City of Perris	Fees reduced by 50% Was: \$12,668 Savings: \$6,334.00	6/30/09		Upon issue of Certificate of Occupancy	
*	Perris High School District	School fees reduced by \$2, 960.00				
	City of Lake Elsinore	Deferral of all impact fees to COO			Upon issue of Certificate of Occupancy	
	City of Hemet	Deferral of all impact fees to COO			Upon issue of Certificate of Occupancy	
	City of San Jacinto	Deferral of all impact fees to COO			Upon issue of Certificate of Occupancy	
	Eastern Municipal Water District	District postponed the imposition of an approved fee increase of over \$3,000 per EDU. (Approved (May, 2008) but not instituted fee \$10,427.00/EDU. Fee until July 1, 2009 \$7,275/EDU. Savings:\$3,152.00/EDU)	April 1, 2009	July 1, 2009		
	Western Riverside Council of Governments	TUMF Master Ordinance			Upon issue of Certificate of Occupancy	
*	City of Menifee	Development Impact Fee's cut by 65% Hourly rate for planning services reduced by 20%	July 7, 2009	June 30, 2010 or upon the issuance of 500 permits (whichever comes first)		
	Coachella Valley Association of Governments (DC)	Transportation Uniform Mitigation Fee (TUMF) (SFU - \$1,837.44)	September 1, 2008	2010 will see a new nexus study for potential increase	Fees were scheduled to increase twice during this time period based on	

					ENR-CCI	
		Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) – Local Development Mitigation Fee (FDMF) (SFU - \$1,284)	October 2, 2008	None – Subject to periodic review	Fees due upon application for Certificate of Occupancy	
*	Coachella Valley Water District (DC)	Water System Backup Facility Charge; Supplemental Water Charge; Sanitation Charge	December 24, 2007	12 months w/ possible 12 month extension	Fees due at close of Escrow or no later than six months after installation	Negotiated signed agreement – Board Approval
		Water System Backup Facility Charge \$3,557 proposed \$3, 755 (\$198 difference) Supplemental Water Charge \$9, 530 proposed \$17, 027 (\$7, 497 difference)	September 1, 2008 Extended May 2009	July 1, 2010 For evaluation	Will delay increasing valid fee rates until mid-2010	NO
		Sanitation Capacity Charge \$3, 995 proposed \$4,231 (\$235 difference)	May 1, 2009	July 1, 2010 For re-evaluation	Will delay increasing valid fee rates until mid-2010	NO
	Coachella Valley Unified School District (DC)	School Impact Fees Reduced from \$3. 78 to \$3.00 due to legal challenge	June 24, 2009	12 months or until next SFNA	Fees due at Building Permit	NO
	City of Desert Hot Springs (DC)	Development Impact & Public Art Fees – Tolling Agreement Proposed \$11,000 increase w/o basic nexus support	April 20, 2009	N/A	Outlined terms of agreement reducing proposed fee \$6,600	N/A
	Desert Water Agency (DC)	Backup Facility Charges – Supplemental Imported Water Charges	September 20, 2007	12 months w/ possible 12 month extension	Fees due at Escrow	Negotiated signed agreement
	City of La Quinta (DC)	Delayed Implementation of adopted / supportable Development Impact Fee increases on residential construction	October 7, 2008	w/ possible 12 month extension	Fees due at Building Permit	N/A

	City of Palm Springs (DC)	Public Arts and Quimby Fees	February 4, 2009	12 months w/ possible 12 month extension	At application for Final Inspection/Certific ate	Not Stated
		Planning Land Use, Inspection Fees	February 4, 2009	12 months w/ possible 12 months extension	Delayed implementation of fee increase	N/A
	San Bernardino County					
	San Bernardino	<p>Total Deferral: Single Family Detached (SFD) – \$15,506.60 Single Family Attached (SFA) – \$10,997.20</p> <ul style="list-style-type: none"> • Law enforcement facilities, vehicles and equipment; SFD, \$535; SFA, \$474 • Fire suppression facilities, vehicles and equipment; SFD, \$663; SFA, \$818 • Regional circulation system; SFD, \$2,435; SFA, \$1,626 • Local circulation system; SFD, \$195; SFA, \$130 • Quimby Act Parkland and open space acquisition and park improvement; AB 1600 parkland and open space acquisition and park improvement; SFD, \$6,688; SFA, \$5,293 • Library facility and collection; SFD, \$534; SFA, \$423 • Public meeting facilities; SFD, \$765.60; SFA, \$605.60 • Aquatics facilities; SFD, \$273; SFA, \$216 • Storm Drain Development; SFD, \$3,418; SFA, \$1,411 	Pending	None	Upon issue of Certificate of Occupancy	

	Victorville	<ul style="list-style-type: none"> • Roads, \$4,470.05 • Fire, \$328.81 • Police, \$139.07 • Parks, \$5,054.87 – Temp. Adjustment, \$0 • Facilities, \$1,334.35 – Temp. Adjustment, \$0 <p>DIF Fees dropped from \$11,300 to \$4,900 per unit</p>		Six (6) months w/ possible extension	Upon issue of Certificate of Occupancy	
Tulare County						
	City of Visalia	All Development Impact Fee's deferred	1994	Ongoing		
	City of Porterville	All Development Impact Fee's deferred	March 2009	Ongoing		
	Farmersville	All Development Impact Fee's deferred	March 2009	Ongoing		
	Porterville Unified School District	School Fees deferred	April 2009	One year		
	Burton School District	School Fees deferred	April 2009	Ongoing		
	Visalia Unified School District	School Fees deferred	June 2009	June 2010		
	Tulare City School District	School Fees deferred	June 2009	June 2010		
Ventura County						
	City of Ventura	Impact Fees – Determined on a case by case basis	Approved	Six months w/ possible six month extension	Upon issue of Certificate of Occupancy	

	City of Santa Paula	Impact Fees	Approved		Upon issue of Certificate of Occupancy	
*	City of Thousand Oaks	Temporary rollback of IZ in lieu fees to \$0 Savings: Detached single family dwelling 9,000 dwelling unit Townhouse condo 25,000 dwelling unit	Approved	June 30 th , 2010		
Placer County						
	City of Roseville	Total Deferral: \$30,092.43 Fees paid at Issuance of Building Permit <ul style="list-style-type: none"> • Fire Service Construction Tax, \$1,107.30 • Public Facilities Fee, \$2,821.50 • Regional Sewer Fee, \$5,815 • Local Sewer Fee, \$305 • Water Connection Fee, \$4,675 • Traffic Mitigation Fee, \$4,411.13 Development Agreement Fees <ul style="list-style-type: none"> • Water meter retrofit program, \$135 • Public Benefit Fee, \$1,280 • General fund contribution, \$1,060 • Traffic signal coordination fee, \$100 • South Placer animal control shelter fee, \$50 • Transit shuttle service tax, \$52.50 Other Fees <ul style="list-style-type: none"> • Electric direction installation fee, \$2,000 • Solid waste impact fee, \$410 	Approved	31-Dec-08	Close of Escrow \$258 permit processing fee	NO
	City of Lincoln	Fees deferred: Sewer Water CAT Drainage Community Services Fee Traffic Mitigation Dollar amount depends on location in the city. Could be as high as \$41,521.	Approved	Permanent	Certificate of Occupancy or up to 12 months following issuance of building permit, which ever occurs first.	NO

Sacramento County						
	City of Elk Grove	<ul style="list-style-type: none"> • Capital Facilities Fee • Affordable Housing Fee • Very Low-Income Housing Trust Fund Fee • Citywide Roadway Fee <p>\$18,595 for SF* \$11,931 for MF* *Total deferral may depend on project or part of the city.</p>	Approved	The Ordinance implementing the program will expire on June 30, 2010	Issuance of a Final Inspection; OR to the close of escrow OR to the maximum allowed deferral period (24 months) After this period, residential projects may apply for an extension (12 months at the discretion of the City Manager) during which interest will accrue.	NO
*	City of Elk Grove	<p>Roadway and Capital Facilities Impact Fees: Reduced by more than 30%</p> <p>Single family home fee reduced 30%: \$14,260 to \$9,894 per unit Fees for shopping center reduced 55%: \$12.00 per sq ft to \$7.51 per sq ft</p> <p>Fees for offices reduced 42%: \$14.23 per sq ft to \$6.31 per sq ft</p>	Approved			
Yolo County						
*	City of Woodland	20% discount on impact fees	Approved			
Yuba County						
	Yuba County	<ul style="list-style-type: none"> • Countywide Capital Facilities Fee; • Levee Impact Fee; • PLSP/KASA Road Improvement Fee; • PLSPNASA Park Improvement Fee; • ELSP Road Improvement Fee; • ELSP Park Improvement Fee; 	Pending	June 30, 2010	Final inspection.	NO

		<ul style="list-style-type: none"> • Olivehurst Fire Impact Fee; and • Linda Fire Impact Fee. 				
	Santa Clara County					
	City of San Jose	Park Fees	2007	Varies	Payment of In-Lieu fees may be deferred under a parkland agreement to final inspection for the first certificate of occupancy associated with the use of a residential unit(s)	
	Contra Costa County					
	City of San Ramon	Quimby Act park fees *HBANC and city staff are in active discussions regarding additional fee deferral actions	Approved		Deferred until building permit is pulled - Common Quimby Act practice is to collect park fees at final map approval	
	City of Brentwood	Water, wastewater, roadway, community facilities, parks and trails and administration development impact fees			Deferred to COO/Final Inspection	
	City of Concord	*HBANC and city staff are in active discussions regarding developing fee deferral proposal.				
	Tri Valley Transportation Council	*HBANC and city staff are in active discussions regarding developing fee deferral proposal.				
	City of Oakley	Repeal of a child care facility fee	Approved			

	Mt. Diablo Unified School District	School Facility Fees			Deferred to COO/Final Inspection	
	East Contra Costa Habitat Conservation Plan / Natural Community Conservation Plan	The HCP/NCCP provides that the HCP/NCCP Mitigation Fees are to be automatically updated on March 15 of every year. For 2009, the Development Fees have gone down about 11%.	Approved	3/14/2010		
	Central Contra Costa Sanitary District Board	Sewer connection fees deferred to close of escrow	Approved		Close of Escrow	
	Alameda County					
*	City of Fremont	10% reduction in development impact fees citywide Creation of a package of specific Central Business District (CBD) incentives including, but not limited to, a reduction of Development Impact Fees by 25% within the CBD area until December 31, 2011. 75% of the fees will be collected during this time.	Approved	12/31/2010	City staff to explore collection of fees at final inspection or Certificate of Occupancy	
	City of Livermore	All development impact fees deferred until COO.	Approved		Upon issue of Certificate of Occupancy	
	Hayward Unified School District	School fees		Ongoing	Upon issue of Certificate of Occupancy	
*	City of Dublin	Reduction to traffic impact fees anywhere from 3 percent to 11 percent Two year moratorium on public art fees for residential and commercial development of 20 units or more.	Approved			
	City of Pleasanton	Deferral of impact fees	Approved (two years))	Deferred to COO/COE (which ever occurs first	

	Sonoma County					
	City of Petaluma	DIF's with the exception of the water connection fee which is due at time of setting meter. Affordable housing in lieu fees	Approved	None	Final Inspection or Certificate of Occupancy Paid at close of escrow	NO
	Napa County					
	City of Napa	Affordable Housing in lieu fees			Upon issue of Certificate of Occupancy	
	Stanislaus County					
	City of Modesto	Capital facilities fee Removal of affordable housing requirements and set-asides for SFR Fee deferrals from most school districts as in the Modesto MSA due to a pre-existing agreement.			Upon issue of Certificate of Occupancy	
	San Diego County					
*	County of San Diego	Residential and non residential Impact fees are deferred. Deferred fees include: transportation impact fee, Parkland dedication, Drainage and Sewer. Total: \$18,000 Reduced trans impact fees, one year ago, by 40%.	Approved		Upon final inspection or Certificate of Occupancy	
	City of San Diego	Impact fees and Facilities Benefit Assessments deferred (Represents the largest city to enact fee	2009	2 years	Upon final inspection	

		deferrals)																																								
	City of Chula Vista	Deferral of development impact fees to Certificate of Occupancy for all development projects.	Approved			Upon Certificate of Occupancy																																				
*	City of Carlsbad	<p>Reduced Traffic Impact Fees by 25% (\$12 million saved).</p> <p>Savings around \$900 a house (10 ADT's/unit)</p> <p>Summary of NEW fees:</p> <p>Residential</p> <table> <tr> <td><i>Outside CFD</i></td> <td><i>In CFD*</i></td> </tr> <tr> <td>\$265/ADT</td> <td>\$224.20/ADT</td> </tr> <tr> <td>Single Family (10 ADT's/unit)</td> <td></td> </tr> <tr> <td>\$2,650/unit</td> <td>\$2,242/unit</td> </tr> <tr> <td>Multi-Family Condo (8 ADT's/unit)</td> <td></td> </tr> <tr> <td>\$2,120/unit</td> <td>\$1,793.60/unit</td> </tr> <tr> <td>Apartment (6 ADT's/unit)</td> <td></td> </tr> <tr> <td>\$1,590/unit</td> <td>\$1,345.20/unit</td> </tr> </table> <p>Commercial/Industrial</p> <table> <tr> <td><i>Outside CFD</i></td> <td><i>In CFD</i></td> </tr> <tr> <td>\$106/ADT</td> <td>\$89.68/ADT</td> </tr> <tr> <td>Retail (40 ADT's/1,000)</td> <td></td> </tr> <tr> <td>\$4.24/sq. ft.</td> <td>\$3.59/sq. ft.</td> </tr> <tr> <td>Com. Shopping Ctr. (80 ADT's/1000)</td> <td></td> </tr> <tr> <td>\$8.48/sq. ft.</td> <td>\$7.17/sq. ft.</td> </tr> <tr> <td>Office (20 ADT's/1,000)</td> <td></td> </tr> <tr> <td>\$2.12/sq. ft.</td> <td>\$1.79/sq. ft.</td> </tr> <tr> <td>Industrial (8 ADT's/1,000)</td> <td></td> </tr> <tr> <td>\$0.85/sq. ft.</td> <td>\$0.72/sq. ft.</td> </tr> </table> <p>*CFD – Community Facilities District</p>	<i>Outside CFD</i>	<i>In CFD*</i>	\$265/ADT	\$224.20/ADT	Single Family (10 ADT's/unit)		\$2,650/unit	\$2,242/unit	Multi-Family Condo (8 ADT's/unit)		\$2,120/unit	\$1,793.60/unit	Apartment (6 ADT's/unit)		\$1,590/unit	\$1,345.20/unit	<i>Outside CFD</i>	<i>In CFD</i>	\$106/ADT	\$89.68/ADT	Retail (40 ADT's/1,000)		\$4.24/sq. ft.	\$3.59/sq. ft.	Com. Shopping Ctr. (80 ADT's/1000)		\$8.48/sq. ft.	\$7.17/sq. ft.	Office (20 ADT's/1,000)		\$2.12/sq. ft.	\$1.79/sq. ft.	Industrial (8 ADT's/1,000)		\$0.85/sq. ft.	\$0.72/sq. ft.	July 1, 2009	Ongoing		
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\$4.24/sq. ft.	\$3.59/sq. ft.																																									
Com. Shopping Ctr. (80 ADT's/1000)																																										
\$8.48/sq. ft.	\$7.17/sq. ft.																																									
Office (20 ADT's/1,000)																																										
\$2.12/sq. ft.	\$1.79/sq. ft.																																									
Industrial (8 ADT's/1,000)																																										
\$0.85/sq. ft.	\$0.72/sq. ft.																																									
	City of Encinitas	Deferral Approved (exception: drainage fees still collected at Final Map).				Upon Certificate of Occupancy																																				
	City of Vista	Approved (Traffic Impact Fees Only--project by project).																																								
	City of Oceanside	Development Impact Fees deferred	Preliminary Approval: September 2, 2009			1 year or until final city inspection																																				

					(whichever comes first)	
	Escondido Union School District	Board reduced fees by 27% from \$3.02/square foot to \$2.19/square foot.				
	Santa Cruz County					
*	Scotts Valley Unified School District	Developer fees reduced from \$6.31 per square foot to \$3.27 per square foot (nearly in half)	May 12, 2010	The fee is set annually		
	Kings County					
	City of Lenmoore	Development Impact Fees deferred	February 2009	Ongoing		
	City of Hanford	Development Impact Fees deferred	April 2009	Ongoing		
	Santa Barbara					
*	City of Santa Maria	<p>Development Impact Fees reduced from \$23,741 per 1,800-square foot home to \$21,498</p> <p>Total reduction: \$2,243</p> <p>Detached single-family home –</p> <p>Police, Fire, Recreation and Parks, City hall, and Corporation Yard Projects: from \$5.07 per square foot to \$4.70 per square foot</p> <p>Traffic Improvements: from \$4.72 per square foot to \$4.37</p> <p>*Charged at a flat rate, water and wastewater fees would rise from \$1,457 to \$1,533 and</p>	August 3, 2009	Revised every other year	Upon Certificate of Occupancy	

		from \$3,674 to \$3,791, respectively				
	Merced County					
*	City of Merced	<p>Impact fees reduced:</p> <p>Commercial projects – 25% reduction</p> <p>Infill Projects – 28% reduction</p> <p>Retail commercial (per 1,000 feet of space)</p> <p>Institutional — \$6,910 now \$5,182.50</p> <p>Low turnover — \$20,204 now \$15,153</p> <p>Retail (more than 50,000 square-feet) — \$15,246 now \$11,434.50</p> <p>Office/Commercial — \$13,336 now \$10,002</p> <p>Industrial (light) — \$3,812 now \$2,859</p> <p>Industrial (heavy) — \$3,987 now \$2,990.25</p> <p>Infill residential</p> <p>Single-family house — \$10,404 now \$7,491</p>				
	Los Angeles County					
	City of Santa Clarita	Quimby, Bridge & Thoroughfare, and Transit Impact development fees deferred	August 25, 2009	1 year	Fees due at Building Permit for one year	

* Indicates jurisdictions where fees have been reduced.