



City of Sebastopol

Incorporated 1902

IMPACT AND ANNEXATION FEE SCHEDULE

Important Note: Information is correct as of: 04.05.18; however, all amounts listed are subject to change. Other fees may apply. Please contact the appropriate City Department to verify current fees for any particular project.

Number in brackets [] indicates City Council Resolution by which fee was established.

I. IMPACT FEES

SCHOOL IMPACT FEES:	
By law, you must provide a receipt from the local school district showing payment of the school impact fee before the Building Department can issue your Building Permit. The fee can vary; please call the local District Office at (707) 824-6402 for the correct amount.	
RESIDENTIAL	Per square foot, \$2.41
COMMERCIAL	Per square foot, \$0.38
COMMERCIAL – for Hotel/Motel uses only	Per square foot, \$0.33

WASTEWATER RETROFIT IMPACT FEE	
Single-Family Dwelling (SFD): Any SFD structure 1,500 square feet or greater is subject to the full fee, units with square footage less than 1,500 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,500 square feet floor area), then multiplied by the (full fee – \$2,040). Examples are provided below.	
Example: SFD of 1,500+ square feet → full fee (\$2,040.00)	\$2,040.00
Example: SFD of 1,000 square feet → (1,000 sq. ft. / 1,500 sq. ft.) X \$2,040	\$1,359.99
Example: SFD of 650 square feet → (650 sq. ft. / 1,500 sq. ft.) X \$2,040	\$883.99
Multi-Family Residential (M-FR): Any M-FR structure 1,500 square feet or greater is subject to the full fee, units with square footage less than 1,500 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,500 square feet floor area), then multiplied by the (full fee – \$1,040). Examples are provided below.	
Example: M-FR of 1,500+ square feet → full fee (\$1,040.00)	\$1,040.00
Example: M-FR of 1,000 square feet → (1,000 sq. ft. / 1,500 sq. ft.) X \$1,040	\$693.33
Example: M-FR of 650 square feet → (650 sq. ft. / 1,500 sq. ft.) X \$1,040	\$450.66

HOUSING LINKAGE FEE	
Commercial	Per square foot, \$2.08
Industrial	Per square foot, \$2.15
Retail	Per square foot, \$3.59

TRAFFIC IMPACT FEES [4824]	
Single-Family Dwelling (SFD), per unit [1 Bedroom]. Any 1-bedroom SFD structure 800 square feet or greater is subject to the full fee, 1-bedroom SFD units with square footage less than 800 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (800 square feet floor area), then multiplied by the (full fee – \$2,601). Examples are provided below.	
Example: 1 Bedroom SFD of 800+ square feet → full fee (\$2,601)	\$2,601.00
Example: 1 Bedroom SFD of 650 square feet → (650 sq. ft. / 800 sq. ft.) X \$2,601	\$2,113.31
Example: 1 Bedroom SFD of 500 square feet → (500 sq. ft. / 800 sq. ft.) X \$2,601	\$1,625.63

Single-Family Dwelling (SFD), per unit [2 Bedroom]. Any 2-bedroom SFD structure 1,100 square feet or greater is subject to the full fee, 2-bedroom SFD units with square footage less than 1,100 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,100 square feet floor area), then multiplied by the (full fee – \$3,278). Examples are provided below.	
Example: 2 Bedroom SFD of 1,100+ square feet → full fee (\$3,278)	\$3,278.00
Example: 2 Bedroom SFD of 800 square feet → (800 sq. ft. / 1,100 sq. ft.) X \$3,278	\$2,383.99
Example: 2 Bedroom SFD of 500 square feet → (500 sq. ft. / 1,100 sq. ft.) X \$3,278	\$1,489.99
Single-Family Dwelling (SFD), per unit [3+ Bedroom]. Any 3-bedroom SFD structure 1,500 square feet or greater is subject to the full fee, 3-bedroom SFD units with square footage less than 1,500 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,500 square feet floor area), then multiplied by the (full fee – \$4,040). Examples are provided below.	
Example: 3 Bedroom SFD of 1,500+ square feet → full fee (\$4,040)	\$4,040.00
Example: 3 Bedroom SFD of 1,200 square feet → (1,200 sq. ft. / 1,500 sq. ft.) X \$4,040	\$3,232.00
Example: 3 Bedroom SFD of 900 square feet → (900 sq. ft. / 1,500 sq. ft.) X \$4,040	\$2,424.00
Multi-Family Residences (M-FR), per unit [1 Bedroom]. Any 1-bedroom M-FR structure 800 square feet or greater is subject to the full fee, 1-bedroom M-FR units with square footage less than 800 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (800 square feet floor area), then multiplied by the (full fee – \$2,314). Examples are provided below.	
Example: 1 Bedroom M-FR of 800+ square feet → full fee (\$2,314)	\$2,314.00
Example: 1 Bedroom M-FR of 650 square feet → (650 sq. ft. / 800 sq. ft.) X \$2,314	\$1,880.13
Example: 1 Bedroom M-FR of 500 square feet → (500 sq. ft. / 800 sq. ft.) X \$2,314	\$1,446.25
Multi-Family Residences (M-FR), per unit [2 Bedroom]. Any 2-bedroom M-FR structure 1,100 square feet or greater is subject to the full fee, 2-bedroom M-FR units with square footage less than 1,100 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,100 square feet floor area), then multiplied by the (full fee – \$3,118). Examples are provided below.	
Example: 2 Bedroom M-FR of 1,100+ square feet → full fee (\$3,118)	\$3,118.00
Example: 2 Bedroom M-FR of 800 square feet → (800 sq. ft. / 1,100 sq. ft.) X \$3,118	\$2,267.64
Example: 2 Bedroom M-FR of 500 square feet → (500 sq. ft. / 1,100 sq. ft.) X \$3,118	\$1,417.27
Multi-Family Residences (M-FR), per unit [3+ Bedroom]. Any 3-bedroom M-FR structure 1,500 square feet or greater is subject to the full fee, 3-bedroom M-FR units with square footage less than 1,500 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,500 square feet floor area), then multiplied by the (full fee – \$3,921). Examples are provided below.	
Example: 3 Bedroom M-FR of 1,500+ square feet → full fee (\$3,921)	\$3,921.00
Example: 3 Bedroom M-FR of 1,200 square feet → (1,200 sq. ft. / 1,500 sq. ft.) X \$3,921	\$3,136.80
Example: 3 Bedroom M-FR of 900 square feet → (900 sq. ft. / 1,500 sq. ft.) X \$3,921	\$2,352.60
Offices uses, each 1,000 square feet	\$2,711.00
Office Park, each 1,000 square feet	\$1,258.00
Industrial uses, each 1,000 square feet	\$1,920.00
Mini-warehouses, per unit	\$91.00
Motel w/Restaurant, per room	\$366.00
Motel w/o Restaurant, per room	\$391.00
Shopping Center, each 1,000 square feet	\$5,369.00
Hardware Center, each 1,000 square feet	\$1,341.00
Downtown Retail, per 1,000 square feet	\$990.00
Specialty Retail, per 1,000 square feet	\$1,303.00
Drive-thru Restaurant, per 1,000 square feet	\$22,318.00
High Turnover Restaurant, per 1,000 square feet	\$11,489.00
Quality Restaurant, per 1,000 square feet	\$6,481.00

PARK IN LIEU FEES (Applies to residential developments only)	
Single-Family Detached 3+ Bedroom. Any 3+ bedroom SFD 1,500 square feet or greater is subject to the full fee, 3+ bedroom SFD with square footage less than 1,500 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,500 square feet floor area), then multiplied by the (full fee – \$6,500). Examples are provided below.	
Example: 3+ Bedroom SFD of 1,500+ square feet → full fee (\$6,500)	\$6,500.00
Example: 3+ Bedroom SFD of 1,200 square feet → (1,200 sq. ft. / 1,500 sq. ft.) X \$6,500	\$5,200.00
Example: 3+ Bedroom SFD of 900 square feet → (900 sq. ft. / 1,500 sq. ft.) X \$6,500	\$3,900.00
Single-Family Detached 2 Bedroom. Any 2-bedroom SFD 1,100 square feet or greater is subject to the full fee, 2-bedroom SFD with square footage less than 1,100 square feet are subject to a percentage of the full fee.	

This is calculated by taking the (project square feet floor area) divided by (1,100 square feet floor area), then multiplied by the (full fee – \$5,200). Examples are provided below.	
Example: 2 Bedroom SFD of 1,100+ square feet → full fee (\$5,200)	\$5,200.00
Example: 2 Bedroom SFD of 800 square feet → (800 sq. ft. / 1,100 sq. ft.) X \$5,200	\$3,781.82
Example: 2 Bedroom SFD of 500 square feet → (500 sq. ft. / 1,100 sq. ft.) X \$5,200	\$2,363.64
<i>Single-Family Detached 1 Bedroom.</i> Any 1-bedroom SFD 800 square feet or greater is subject to the full fee, 1-bedroom SFD with square footage less than 800 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (800 square feet floor area), then multiplied by the (full fee – \$3,900). Examples are provided below.	
Example: 1 Bedroom SFD of 800+ square feet → full fee (\$3,900)	\$3,900.00
Example: 1 Bedroom SFD of 600 square feet → (600 sq. ft. / 800 sq. ft.) X \$3,900	\$2,925.00
Example: 1 Bedroom SFD of 450 square feet → (450 sq. ft. / 800 sq. ft.) X \$3,900	\$2,193.75
<i>3+ Bedroom Multi Family (M-F).</i> Any 3+ bedroom Multi-Family structure 1,500 square feet or greater is subject to the full fee, 3+ bedroom Multi-Family units with square footage less than 1,500 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,500 square feet floor area), then multiplied by the (full fee – \$5,580). Examples are provided below.	
Example: 3+ Bedroom M-F of 1,500+ square feet → full fee (\$5,580)	\$5,580.00
Example: 3+ Bedroom M-F of 1,200 square feet → (1,200 sq. ft. / 1,500 sq. ft.) X \$5,580	\$4,464.00
Example: 3+ Bedroom M-F of 900 square feet → (900 sq. ft. / 1,500 sq. ft.) X \$5,580	\$3,348.00
<i>2 Bedroom Multi-Family (M-F).</i> Any 2-bedroom Multi-Family structure 1,100 square feet or greater is subject to the full fee, 2-bedroom Multi-Family units with square footage less than 1,100 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,100 square feet floor area), then multiplied by the (full fee – \$3,900). Examples are provided below.	
Example: 2 Bedroom M-F of 1,100+ square feet → full fee (\$3,900)	\$3,900.00
Example: 2 Bedroom M-F of 900 square feet → (900 sq. ft. / 1,100 sq. ft.) X \$3,900	\$3,190.91
Example: 2 Bedroom M-F of 700 square feet → (700 sq. ft. / 1,100 sq. ft.) X \$3,900	\$2,481.82
<i>1 Bedroom Multi-Family (M-F).</i> Any 1-bedroom Multi-Family structure 800 square feet or greater is subject to the full fee, 1-bedroom Multi-Family units with square footage less than 800 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (800 square feet floor area), then multiplied by the (full fee – \$3,250). Examples are provided below.	
Example: 1 Bedroom M-F of 800+ square feet → full fee (\$3,250)	\$3,250.00
Example: 1 Bedroom M-F of 600 square feet → (600 sq. ft. / 800 sq. ft.) X \$3,250	\$2,437.50
Example: 1 Bedroom M-F of 450 square feet → (450 sq. ft. / 800 sq. ft.) X \$3,250	\$1,828.13
<i>0 Bedroom Multi-Family (M-F).</i> Any 0-bedroom Multi-Family structure 600 square feet or greater is subject to the full fee, 0-bedroom Multi-Family units with square footage less than 600 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (600 square feet floor area), then multiplied by the (full fee – \$2,600). Examples are provided below.	
Example: 0 Bedroom M-F of 600+ square feet → full fee (\$2,600)	\$2,600.00
Example: 0 Bedroom M-F of 500 square feet → (500 sq. ft. / 600 sq. ft.) X \$2,600	\$2,166.67
Example: 0 Bedroom M-F of 400 square feet → (400 sq. ft. / 600 sq. ft.) X \$2,600	\$1,733.33
Mobile Home Pad	\$3,900.00
Motel or Motel Room	\$2,600.00

II WATER AND SEWER CONNECTION FEES AND CHARGES

WATER METER INSTALLATION (Installation of meter by Public Works)

5/8" x 3/4" Meter	\$65.00
1" Meter	\$155.00
1-1/2" Meter	\$430.00
2" Meter	\$615.00
Larger than 2" Meter	Cost +40%

WATER LATERAL INSTALLATION (Installed by licensed contractor at developer's expense)

WATER CONNECTION CHARGES: RESIDENTIAL – SINGLE FAMILY, DUPLEXES, TRIPLEXES, MULTI-FAMILY

Meter Size	
3/4"	Any Single Family, Duplex, Triplex, or Multi-Family structure 1,500 square feet or greater is subject to

	the full fee, structures with square footage less than 1,500 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,500 square feet floor area), then multiplied by the (full fee – \$3,970). Examples are provided below.	
¾"	Example: Structure of 1,500+ square feet → full fee (\$3,970)	\$3,970.00
¾"	Example: Structure of 1,200 square feet → (1,200 sq. ft. / 1,500 sq. ft.) X \$3,970	\$3,176.00
¾"	Example: Structure of 900 square feet → (900 sq. ft. / 1,500 sq. ft.) X \$3,970	\$2,382.00
¾"	Each additional dwelling unit on same connection, same lot (<i>includes Accessory Dwelling Units</i>)	\$1,070.00
ADD:		
Additional charge for each connection outside City Limits		\$1,070.00

WATER CONNECTION CHARGES: COMMERCIAL, INDUSTRIAL & MULTI-FAMILY RESIDENTIAL

Meter Size	Capital Connection Charge	Distribution System Charge	Total
5/8" x ¾"	\$1,070.00	\$2,900.00	\$3,970.00
1"	\$1,790.00	\$2,900.00	\$4,690.00
1 ½"	\$3,565.00	\$2,900.00	\$6,465.00
2"	\$5,705.00	\$2,900.00	\$8,605.00
3"	\$12,490.00	\$2,900.00	\$15,390.00
4"	\$17,840.00	\$2,900.00	\$20,740.00
ADD:			
For each additional dwelling unit (on same meter)			\$1,070.00
For each transient occupancy of lodging unit (including motel and motel rooms)			\$268.00
Additional charge for each connection outside City Limits			\$1,070.00

FIRE SRINKLER SYSTEM CONNECTION CHARGE

(Fee for connecting residential fire sprinklers to City's water system)

Any Single Family, Duplex, Triplex, or Multi-Family dwelling 1,500 square feet or greater is subject to the full fee, structures with square footage less than 1,500 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,500 square feet floor area), then multiplied by the (full fee – \$1,070). Examples are provided below.	
Example: Dwelling of 1,500+ square feet → full fee (\$1,070)	\$1070.00
Example: Dwelling of 1,200 square feet → (1200 sq. ft. / 1,500 sq. ft.) X \$1,070	\$856.00
Example: Dwelling of 900 square feet → (900 sq. ft. / 1,500 sq. ft.) X \$1,070	\$642.00

SEWER CONNECTION CHARGES: (inside City Limits)

Water Meter Size	Capital Connection Charge	Treatment Capital Charge	Collection System Charge	Total
5/8" x ¾"	\$660.00	\$2,700.00	\$3,000.00	\$6,360.00
1"	\$1,102.00	\$2,700.00	\$3,000.00	\$6,802.00
1-1/2"	\$2,198.00	\$2,700.00	\$3,000.00	\$7,898.00
2"	\$3,518.00	\$2,700.00	\$3,000.00	\$9,218.00
3"	\$7,702.00	\$2,700.00	\$3,000.00	\$13,402.00
4"	\$11,002.00	\$2,700.00	\$3,000.00	\$16,702.00
ADD:				
Single-Family and Multi-Family 1-bedroom dwellings of 800 square foot of floor area or greater are subject to the full fee, dwellings with square footage less than 800 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (800 square feet floor area), then multiplied by the (full fee - \$4,755). Examples are provided below.				
Example: Dwelling of 800+ square feet → full fee (\$4,755)				\$4,755.00
Example: Dwelling of 600 square feet → (600 sq. ft. / 800 sq. ft.) X \$4,755				\$3566.25
Example: Dwelling of 450 square feet → (450 sq. ft. / 800 sq. ft.) X \$4,755				\$2,674.69
Single-Family and Multi-Family 1-bedroom dwellings of 1,100 square foot of floor area or greater are subject to the full fee, dwellings with square footage less than 1,100 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,100 square feet floor area), then multiplied by the (full fee - \$5,700). Examples are provided below.				
Example: Dwelling of 800+ square feet → full fee (\$5,700)				\$5,700.00
Example: Dwelling of 600 square feet → (600 sq. ft. / 800 sq. ft.) X \$5,700				\$4,275.00
Example: Dwelling of 450 square feet → (450 sq. ft. / 800 sq. ft.) X \$5,700				\$3,206.25
For each transient lodging unit				\$1,425.00
Additional charge for each connection outside of City Limits				\$660.00

SEWER LATERAL INSTALLATION (Installed by licensed contractor at developer's expense)

ANNEXATION FEES

Prior Water improvements by City, per acre	\$5,688.00
Prior Sewer improvements by City, per acre	\$6,184.00
Prior Fire Service improvements by City, per acre	\$1,800.00
Prior Police Service improvements by City, per acre	\$1,400.00
Total per-acre annexation fee for Prior Capital Improvements	\$15,072.00