



City of Sebastopol

Incorporated 1902

IMPACT AND ANNEXATION FEE SCHEDULE

Important Note: Information is correct as of: July 17, 2021; 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.

Impact fees for Single-Family Dwellings is based on a 1,750 SF or larger unit. Units smaller than this will receive a SF discount. However, if such units later increase the size of the dwelling, any remaining portion of fees to the full size unit will be assessed at that time with the then-current cost per SF.

I. IMPACT FEES

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

HOUSING IN-LIEU FEE – SEE APPENDIX A

TRAFFIC IMPACT FEE [4824]	
Single-Family Dwelling, per unit	\$8,174
Multifamily Dwelling, per unit	\$4,624
General Retail, each 1,000 square feet	\$ 12,583
High Turnover Restaurant, per 1,000 square feet	\$ 32,266
Quality Restaurant, per 1,000 square feet	\$ 25,760
General Office, each 1,000 square feet	\$ 9,495
General Industrial, each 1,000 square feet	\$ 5,202
Mini-warehouses, each 1,000 square feet	\$ 1,404
Hotel/Motel, per room	\$ 4,954

PARK LAND AND DEVELOPMENT FEE	
Single-Family Dwelling, per unit	\$ 13,198
Multifamily Dwelling, per unit	\$ 8,994
Hotel/Motel, per room	\$ 3,726

GENERAL GOVERNMENT FEE	
Single-Family Dwelling, per unit	\$ 3,017
Multifamily Dwelling, per unit	\$ 2,056
General Retail, each 1,000 square feet	\$ 1,106
General Office, each 1,000 square feet	\$ 2,433
General Industrial, each 1,000 square feet	\$ 243
Hotel/Motel, per room	\$ 487

FIRE FACILITIES FEE	
Single-Family Dwelling, per unit	\$ 1,000
Multifamily Dwelling, per unit	\$ 681
General Retail, each 1,000 square feet	\$ 366
General Office, each 1,000 square feet	\$ 806

General Industrial, each 1,000 square feet	\$ 81
Hotel/Motel, per room	\$ 161

STORMWATER FACILITIES FEE	
All Land Uses, per impervious square foot	\$ 1.44
<i>Projects under 150 square foot are exempt from this fee, as are projects that do not require a building permit. Redevelopment projects are charged for any net increase in impervious square feet.</i>	

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, SEPARATELY METERED MULTIFAMILY

Residential Service	\$ 10,346
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WATER CONNECTION CHARGES: SHARED METER MULTIFAMILY, COMMERCIAL, INDUSTRIAL

Meter Size	
3/4" Meter	\$ 10,346
1" Meter	\$ 17,243
1 1/2" Meter	\$ 34,487
2" Meter	\$ 55,179
3" Meter	\$ 103,460
4" Meter	\$ 172,433
6" Meter	\$ 344,867
8" Meter	\$551,787

SEWER CONNECTION CHARGES:

Water Meter Size	
Individual Residential	\$ 4,550
3/4" Meter	\$ 4,550
1" Meter	\$ 7,583
1-1/2" Meter	\$ 15,167
2" Meter	\$ 24,267
3" Meter	\$ 45,500
4" Meter	\$ 75,833
6" Meter	\$151,667
8" Meter	\$242,667

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

ANNEXATION FEES

Properties wishing to annex into Sebastopol will be required to pay fees as if it was a new construction project.

APPENDIX A

HOUSING IN-LIEU FEE		
For residential developments, no in-lieu fee is required for less than 4 dwelling units. For 5 or more dwelling units, on-site inclusionary housing is required: https://sebastopol.municipal.codes/SMC/17.250		
If there is a decimal fraction unit requirement, the option of an additional inclusionary unit or an in-lieu fee shall be provided equal to the applicable decimal fraction times the established in-lieu fee for one inclusionary unit.		
For-Sale Fractional Unit Requirement	Affordability Gap	Fee
<i><u>Very Low-Income</u></i>		
0.10 Unit	\$ 436,586	\$ 43,659
0.20 Unit	\$ 436,586	\$ 87,317
0.30 Unit	\$ 436,586	\$ 130,976
0.40 Unit	\$ 436,586	\$ 174,634
0.50 Unit	\$ 436,586	\$ 218,293
0.60 Unit	\$ 436,586	\$ 261,952
0.70 Unit	\$ 436,586	\$ 305,610
0.80 Unit	\$ 436,586	\$ 349,269
0.90 Unit	\$ 436,586	\$ 392,927
<i><u>Low-Income</u></i>		
0.10 Unit	\$ 278,872	\$ 27,887
0.20 Unit	\$ 278,872	\$ 55,774
0.30 Unit	\$ 278,872	\$ 83,662
0.40 Unit	\$ 278,872	\$ 111,549
0.50 Unit	\$ 278,872	\$ 139,436
0.60 Unit	\$ 278,872	\$ 167,323
0.70 Unit	\$ 278,872	\$ 195,210
0.80 Unit	\$ 278,872	\$ 223,098
0.90 Unit	\$ 278,872	\$ 250,985
<i><u>Moderate-Income</u></i>		
0.10 Unit	\$ 149,931	\$ 14,993
0.20 Unit	\$ 149,931	\$ 29,986
0.30 Unit	\$ 149,931	\$ 44,979
0.40 Unit	\$ 149,931	\$ 59,972
0.50 Unit	\$ 149,931	\$ 74,966
0.60 Unit	\$ 149,931	\$ 89,959
0.70 Unit	\$ 149,931	\$ 104,952
0.80 Unit	\$ 149,931	\$ 119,945
0.90 Unit	\$ 149,931	\$ 134,938
For-Rent Fractional Unit Requirement	Affordability Gap	Fee
<i><u>Very Low-Income</u></i>		
0.10 Unit	\$ 331,903	\$ 33,190
0.20 Unit	\$ 331,903	\$ 66,381
0.30 Unit	\$ 331,903	\$ 99,571
0.40 Unit	\$ 331,903	\$ 132,761
0.50 Unit	\$ 331,903	\$ 165,952
0.60 Unit	\$ 331,903	\$ 199,142
0.70 Unit	\$ 331,903	\$ 232,332
0.80 Unit	\$ 331,903	\$ 265,522
0.90 Unit	\$ 331,903	\$ 298,713

<u>Low-Income</u>		
0.10 Unit	\$ 220,858	\$ 22,086
0.20 Unit	\$ 220,858	\$ 44,172
0.30 Unit	\$ 220,858	\$ 66,257
0.40 Unit	\$ 220,858	\$ 88,343
0.50 Unit	\$ 220,858	\$ 110,429
0.60 Unit	\$ 220,858	\$ 132,515
0.70 Unit	\$ 220,858	\$ 154,601
0.80 Unit	\$ 220,858	\$ 176,686
0.90 Unit	\$ 220,858	\$ 198,772
<u>Moderate-Income</u>		
0.10 Unit	\$ 115,625	\$ 11,563
0.20 Unit	\$ 115,625	\$ 23,125
0.30 Unit	\$ 115,625	\$ 34,688
0.40 Unit	\$ 115,625	\$ 46,250
0.50 Unit	\$ 115,625	\$ 57,813
0.60 Unit	\$ 115,625	\$ 69,375
0.70 Unit	\$ 115,625	\$ 80,938
0.80 Unit	\$ 115,625	\$ 92,500
0.90 Unit	\$ 115,625	\$ 104,063

All fees are adjusted each year on July 1st based on the Engineering News-Record Construction Cost Index (CCI) for the San Francisco Bay Area.