

Development Impact Fees



Who pays development impact fees?

- Any new residential & non-residential development
- Additions and expansions to existing non-residential development
- Additions and expansions to residential developments that paid discounted impact fees
- Additions, expansions and remodels that result in a change of land use

How are the fees used?

Development impact fees pay for a variety of projects and services within the City of San Luis Obispo. They ensure our emergency services have funding, and keep infrastructure and facilities maintained.

Transportation Impact Fees fund projects for multi-modal transportation such as the Los Osos Valley Road/Highway 101 and Prado Road/Hwy 101 interchanges, intersection improvements, street widening, pedestrian and bicycle improvements, and transit improvements.

Parkland and Park & Recreation Impact Fees help acquire new land for parks and recreational facilities, and improvements to existing parks and recreational facilities such as the expansion of Cheng Park and the Ludwick Center and improvements to Emerson Park, Sinsheimer Park/Sports Complex, Laguna Lake Park, Mission Plaza, the Senior Center, to name a few.

Police Impact Fees will pay for construction of a new Police Department Headquarters and purchase new vehicles to maintain current patrol service level standards as the City grows.

Fire Impact Fees will pay for the renovation of Fire Stations 1, 2, 3, and 4 and for the construction of the new Fire Station 5. They also fund the replacement of fire vehicles and equipment needed to serve our City.

Water & Wastewater Development Impact Fees go to construction projects and infrastructure to ensure the City has the necessary supply and capacity to serve the people who live here.

Capital Facilities Fee Schedule, Effective July 1, 2018*

Land Use Category	Transportation (Citywide) ¹	Transportation (San Luis Ranch Subarea) ¹	Transportation (LOVR Subarea) ¹	Parkland In-Lieu (Citywide, except San Luis Ranch Subarea) ³	Park Development (Citywide, except San Luis Ranch Subarea) ³	Police (Citywide)	Fire (Citywide)	Fee with Administrative Charge ⁴
RESIDENTIAL								
Single Family (per dwelling unit)								
≥1,400 sq. ft. (fees are per unit)	\$9,828.00	\$7,623.00	\$8,861.00	\$3,151.00	\$2,880.00	\$668.00	\$569.00	
700–1,399 sq. ft. (fees are per sq. ft.)	\$7.02	\$5.44	\$6.33	\$3,151.00	\$2,880.00	\$668.00	\$569.00	Requires Calculation
≤699 sq. ft. (fees are per unit)	\$4,914.00	\$3,811.00	\$4,430.00	\$3,151.00	\$2,880.00	\$668.00	\$569.00	
Multifamily Condominium (per dwelling unit)								
≥1,100 sq. ft. (fees are per unit)	\$7,636.00	\$5,922.00	\$6,884.00	\$2,269.00	\$2,074.00	\$481.00	\$410.00	
550–1,099 sq. ft. (fees are per sq. ft.)	\$6.94	\$5.38	\$6.26	\$2,269.00	\$2,074.00	\$481.00	\$410.00	Requires Calculation
≤549 sq. ft. (fees are per unit)	\$3,818.00	\$2,961.00	\$3,442.00	\$2,269.00	\$2,074.00	\$481.00	\$410.00	
Multifamily Apartment (per dwelling unit)								
≥1,100 sq. ft. (fees are per unit)	\$7,636.00	\$5,922.00	\$6,884.00	\$1,457.00	\$2,074.00	\$481.00	\$410.00	
550–1,099 sq. ft. (fees are per sq. ft.)	\$6.94	\$5.38	\$6.26	\$1,457.00	\$2,074.00	\$481.00	\$410.00	Requires Calculation
≤549 sq. ft. (fees are per unit)	\$3,818.00	\$2,961.00	\$3,442.00	\$1,457.00	\$2,074.00	\$481.00	\$410.00	
NON-RESIDENTIAL								
Office (fees are per sq. ft.)	\$9.47	\$7.36	\$8.55	N/A	N/A	\$0.44	\$0.38	
Service (fees are per sq. ft.)	\$9.47	\$7.36	\$8.55	N/A	N/A	\$0.24	\$0.21	
Retail (fees are per sq. ft.)	\$13.75	\$10.69	\$12.42	N/A	N/A	\$0.24	\$0.21	
Industrial (fees are per sq. ft.)	\$5.82	\$4.52	\$5.25	N/A	N/A	\$0.18	\$0.15	Requires Calculation
Institutional (fees are per sq. ft.)	\$11.14	\$8.66	\$10.06	N/A	N/A	\$0.24	\$0.21	
Lodging (fees are per room)	\$3,958.00	\$3,075.00	\$3,575.00	N/A	N/A	\$133.00	\$113.00	
Specialty (fees are per ADT) ²	\$605.20	\$469.38	\$545.63	N/A	N/A	Requires Calculation	Requires Calculation	

Water & Wastewater Development Impact Fee Schedule, Effective July 1, 2018*

Land Use Category	Water Development Impact Fee (Citywide)	Wastewater Development Impact Fee (Citywide)	Land Use Category	Water Development Impact Fee (Citywide)	Wastewater Development Impact Fee (Citywide)
RESIDENTIAL			NON-RESIDENTIAL (BY METER SIZE)		
Single Family & Multifamily (per dwelling unit size)			¾" meter	\$11,872.00	\$10,721.00
≥1,201 sq. ft. (fees are per unit)	\$11,872.00	\$10,721.00	1" meter	\$20,182.00	\$18,226.00
801–1,200 sq. ft. (fees are per unit)	\$9,497.60	\$8,577.00	1.5" meter	\$40,365.00	\$36,451.00
451–800 sq. ft. (fees are per unit)	\$8,310.40	\$7,505.00	2" meter	\$64,109.00	\$57,893.00
≤450 sq. ft. (fees are per unit)	\$3,561.60	\$3,216.00	3" meter	\$127,030.00	\$114,715.00
Mobile/Manufactured Home (per dwelling unit)			4" meter	\$198,262.00	\$179,041.00
Mobile/Manufactured Home	\$7,123.20	\$6,433.00	6" meter	\$396,525.00	\$358,081.00

(*) The City's development impact fees are subject to annual increases.

(1) The transportation fees are applied based on three geographic areas within the City (Citywide, San Luis Ranch and Los Osos Valley Road subareas)

(2) The Average Cost per Average Daily Trip (ADT) rate may be applied to non-residential development uses that are not identified in the land use category, but are identified in the City of San Luis Obispo Parcel Data SIC Correspondence table.

(3) Fees shown reflect Parkland In-lieu Fees authorized by the Quimby Act (single family residential uses only) and Park Development Impact Fees authorized by the Mitigation Fee Act (single family and multifamily residential uses). Development in the MASR, OASP, Avila Ranch or San Luis Ranch areas will meet park and recreation obligations per the terms of applicable Specific Plans and/or Development Agreements.

(4) Fees shown are subject to an additional 1.75% administrative charge.