

# SUMMARY OF DEVELOPMENT IMPACT FEES



## Planning Division

TYPE OF FEE	AMOUNT OF FEE	PAYMENT TIMING	PURPOSE OF FEE
Parkland	Market Rate Residential: \$4,400 per unit ADU > 750 square feet in floor area: \$2,200 per unit ADU's with less than 750 square feet: \$0 This fee may be waived for Low- to Extremely-low-Income Residential Units	Prior to recordation of parcel or tract map. If not paid at recordation, then at time of building permits	For park land acquisition and/or improvements to public recreation uses
Fire Facility	\$.20 per square foot of building area	Prior to issuance of building permits	To pay for new developments fair share costs of constructing and equipping new fire facilities
Underground Utility	In the RR 35,000 zone - \$2,510 per lot In the RR 1 or Hillside zones - \$3,125 per lot (Not applicable in any other zones)	Prior to recordation of final map or prior to issuance of building permits whichever occurs first.	To underground utilities on arterial and collector streets within the area of benefit (generally the northeastern portion of the community)
School Impact	As determined by Claremont Unified School District (CUSD).	Prior to the issuance of building permits.	To provide adequate school facility based on demand generated by new development
Transportation Impact (Based on \$28 per trip end)	Single Family - \$298 per unit Apartment – \$210 per unit Senior Apartment - \$92 per unit Retail Commercial - \$1.14 per sq. ft. of floor area Office Commercial – \$.69 per sq. ft. of floor area Industrial - \$.20 per sq. ft. of floor area Educational (College)-\$66 per student * Other Educational - \$39 per student Other **	Prior to the issuance of building permits	To offset the cumulative traffic impact created by development

**Development Impact Fees - Planning Division (Cont.)**

TYPE OF FEE	AMOUNT OF FEE	PAYMENT TIMING	PURPOSE OF FEE
Inclusionary Housing In-Lieu (For Sale Residential Units)	See Planner for actual fee amount. This fee varies and is updated quarterly as market rate sales and LA County household income limits change. The amount of the fee is intended to be roughly equivalent to the gap between the sales price for an income restricted unit and a market rate unit.	One-half (1/2) of the in-lieu fee shall be paid (or a letter of credit posted) prior to issuance of a building permit for any part of the residential development. The remainder of the fee shall be paid before a certificate of occupancy is issued for any unit in the residential development.	To achieve a diverse and balanced community with housing available for households of all income levels, by supplementing other programs that assist and encourage affordable housing in the City.
Public Art	<p>Public capital improvement projects, except street, right-of-way, sewer, and drainage projects, with a building permit valuation of \$150,000 or greater – 1% of valuation</p> <p>Residential development projects with a building permit valuation of \$250,000 or greater, except individually built single-family homes – ½ % of valuation</p> <p>Commercial and industrial development projects with a building permit valuation of \$250,000 or greater – 1 % of valuation</p> <p>New single-family tract construction on five or more lots or a new subdivision of five or more lots. For a project consisting of vacant single-family lots to be sold for future development, the minimum allocation shall be based on the estimated building permit valuation assuming maximum permitted density and dwelling unit sizes - ½ % of valuation</p>	Either provide an art piece or pay an in-lieu fee based on the outlined valuation percentage. Due at the time of building permit issuance or at final map stage, whichever occurs first.	To enhance the aesthetic and cultural quality throughout the community.

\* This fee is not collected at time of issuance of building permit. This fee is based upon the actual increase in student enrollment and will be paid annually in accordance with an agreement between the Claremont University Center and the City.

\*\* Fee will be determined at time of building permit (fee per trip- end multiplied by the applicable weekday vehicle trip rate)

**Revised 8-15-2022**