

Development Fees



This brochure outline fees which the Facilities Financing Section of the Development Services Department collects as part of the costs of land development in the City of San Diego. Facilities Benefit Assessments (FBA) or Development Impact Fees (DIF) are charged for development in all planned urbanizing and urbanized communities within the City of San Diego. A developer usually pays one or the other (FBA or DIF), not both. This money is used by the City to provide needed public facilities such as streets, libraries, parks, and fire stations. The fees must generally be paid to the Information and Application Services Division of the Development Services Department prior to the issuance of a building permit.

The Facilities Financing Section also assesses Housing Trust Fund Fees. These fees were adopted by Ordinance O-17454 on April 16, 1990. This fee is applicable on new construction, additions or interior remodeling to accommodate a change from the structure's current use. These fees are only applicable on non-residential development. These fees were established to meet, in part, the affordable housing needs of San Diegans.

The Facilities Financing Section also assesses the Regional Transportation Congestion Improvement Program Fees (RTCIP). These fees were adopted by Resolution #303554 on April 14, 2008. This fee is applicable only on new Residential Development. On-site Affordable (low income) units may be exempt from the RTCIP Fee. These fees were established to ensure that new Development directly invests in the Region's transportation system to offset the negative impact of growth on congestion and mobility.

If you have any questions about any of these fees, the last page of the brochure contains a list of the Facilities Financing Section personnel who will help you.

FISCAL YEAR 2012 FACILITIES BENEFIT ASSESMENT OR DEVELOPMENT IMPACT FEE

**FEES ARE SUBJECT TO CHANGE PER UPDATE PROCESS
CHECK WITH FACILITIES FINANCING PROJECT MANAGER FOR CURRENT FEES**

COMMUNITY	Single Family Unit	Multi-Family Unit	Commercial Acre	Industrial Acre	Institutional Acre	Commercial/Indus'l		RTCIP Single-Family	RTCIP Multi-Family
						Trans\$/ADT	Fire\$/1000 SF GBA		
FBA Communities									
Black Mountain Ranch	58,127	40,689	10,012-19,241 (a)		192,389	-	-	-	-
Carmel Valley	28,027	19,619	103,980	96,692	100,056	-	-	-	-
Del Mar Mesa	97,661(c)	68,363	201,182	-	-	-	-	-	-
Mira Mesa	26,905	18,834	166,542	50,581-76,410(s)	-	-	-	-	-
North University City	23,016	16,112	-	-	-	1,550 (e)	-	-	-
Otay Mesa (f)	26,641	18,649	153,191 160,943	53,282 53,111	-	-	-	-	-
Pacific Highlands Ranch	87,245 59,328 (g)	61,074	703,903	449,264	250,272	-	-	-	-
Rancho Encantada	3,217	2,251	-	-	-	-	-	2,474	1,979
Rancho Peñasquitos	27,009	18,907	162,055	-	-	-	-	-	-
Sabre Springs	5,005	3,504	874 (a)	442 (a)	-	-	-	-	-
Scripps Miramar Ranch	33,645	23,552	131,687	79,386	45,430	-	-	2,474	1,979
Torrey Highlands (i)(m)	120,330	84,234	215,391 725,590 (i)	647,218	180,495	-	-	-	-
DIF Communities									
Barrio Logan	10,477	10,477	-	-	-	310	469	2,474	1,979
Carmel Mountain Ranch	-	-	-	-	-	-	-	2,474	1,979
Centre City (o)	4,078	4,078	-	-	-	-	329	2,474	1,979
Clairemont Mesa	4,377	4,377	-	-	-	43	108	2,474	1,979
College Area	2,552	2,552	-	-	-	180	-	2,474	1,979
Fairbanks Ranch	22,188	15,532	68,747	-	-	-	-	2,474	1,979
Golden Hill	8,345	8,345	-	-	-	118	227	2,474	1,979
Greater North Park	4,191	4,191	-	-	-	64	118	2,474	1,979
Kearny Mesa	7,741	7,741	-	-	-	63	68	2,474	1,979
La Jolla	4,924	4,924	-	-	-	176	152	2,474	1,979
Linda Vista	1,837(j)	1,837(j)	-	-	-	101	193 (q) 93(k)	2,474	1,979
Mid City	2,483	2,483	-	-	-	77	5	2,474	1,979
Midway/Pacific Highway	6,704	6,704	-	-	-	865	15	2,474	1,979
Miramar Ranch North	(d)	(d)	(d)	(d)	(d)	(d)	(d)	2,474	1,979
Mission Beach	1,633	1,633	-	-	-	152	-	2,474	1,979
Mission Valley	11,937	11,937	-	-	-	258	332	2,474	1,979
Navajo	6,745	6,745	-	-	-	300	287	2,474	1,979
Ocean Beach	3,146	3,146	-	-	-	193	275	2,474	1,979
Old San Diego	4,707	4,707	-	-	-	632	285	2,474	1,979
Otay Mesa-Nestor	10,228	10,228	-	-	-	91	1	2,474	1,979
Pacific Beach	2,497	2,497	-	-	-	47	123	2,474	1,979
Peninsula	3,102	3,102	-	-	-	150	117	2,474	1,979
Rancho Bernardo	2,791	2,791	-	-	-	202	12	2,474	1,979
San Pasqual	1,726	1,208	-	-	-	173	-	2,474	1,979
San Ysidro	9,273	9,273	-	-	-	360	24	2,474	1,979
Serra Mesa	6,693	6,693	-	-	-	232	603	2,474	1,979

FISCAL YEAR 2012 FACILITIES BENEFIT ASSESMENT OR DEVELOPMENT IMPACT FEE

**FEES ARE SUBJECT TO CHANGE PER UPDATE PROCESS
CHECK WITH FACILITIES FINANCING PROJECT MANAGER FOR CURRENT FEES**

COMMUNITY	Single Family Unit	Multi-Family Unit	Commercial Acre	Industrial Acre	Institutional Acre	Commercial/Indus'l		RTCIP Single-Family	RTCIP Multi-Family
						Trans\$/ADT	Fire\$/1000 SF GBA		
Skyline/Paradise Hills	5,785	5,785	-	-	-	126	236	2,474	1,979
Southeastern San Diego	5,710	5,710	-	-	-	298	72	2,474	1,979
South University City	1,826	1,826	-	-	-	93	-	2,474	1,979
Subarea II (p)	29,413	20,589	19,491-62,470	-	160,819	-	-	2,474	1,979
Tierrasanta	14,920	14,920	-	-	-	1,572	645	2,474	1,979
Tijuana River Valley	9,273	9,273	-	-	-	360	24	2,474	1,979
Torrey Hills (r)	-	-	-	-	-	-	-	2,474	1,979
Torrey Pines	9,430	9,430	-	-	-	336	-	2,474	1,979
Uptown	7,873	7,873	-	-	-	122	76	2,474	1,979
Via de la Valle	3,196	-	-	-	-	-	-	2,474	1,979

Key:
 ADT - Average Daily Trip SF - Square Foot GBA - Gross Building Area DIF - Development Impact Fee
 FBA - Facilities Benefit Assessment RTCIP—Regional Transportation Congestion Improvement Program

- Notes:**
- (a) Assessment per 1,000 sq. ft. of Building Area-Retail \$19,241/Office \$14,624/Employment Center \$10,012
 - (b) Hotel Rate = \$25,595/Room, Golf Course Rate = \$2,255,827/Course
 - (c) AR-1-2 (New Land Use Code) Zone Single Family - \$91,801
 - (d) Fee Dependent on Development Agreements. Check with Project Manager
 - (e) Applies to non-residential development in the North University City Community area
 - (f) Otay Mesa is divided into West and East Sub-Areas. FBA may be prorated for interim land use developments
 - (g) Del Mar Highlands Estates ONLY
 - (h) Formerly Sorrento Hills
 - (i) Local Mixed Use - \$971,063 per acre (net of residential area)
 - (j) Includes \$93 per DU for the Linda Vista Community Center
 - (k) An addition of \$93 per 1,500 sq. ft. of Commercial Building Area will be allocated to the Linda Vista Community Center
 - (l) Credit against DIF is given for SPF.
 - (m) Excludes Fairbanks Highlands.
 - (n) Industrial rate varies; contact Facilities Financing for specific rate
 - (o) Centre City Only: Non-residential also pays (Park & Rec) \$1,746 per 1,000 sq. ft. of GBA
 - (p) Commercial per 1000 sq. ft. – Employment Center / \$19,491, Office / \$25,630, Service / \$31,770, Retail / \$62,470
 - (q) Assessment per 1,500 sq. ft. of Building Area

**CITYWIDE HOUSING TRUST FUND FEES
Rates Effective July 1, 1996**

These fees are deposited into the San Diego Housing Trust Fund to meet, in part, affordable housing needs in San Diego. The fees are collected for non-residential development and must be paid to the Planning Department prior to the issuance of a building permit. Fees subject to annual adjustment.

Type of Use	Fee Per Square Foot
Office	\$1.06
Hotel	\$0.64
Research & Development.....	\$0.80
Retail	\$0.64
Manufacturing	\$0.64
Warehouse.....	\$0.27

Note: Some exemptions may apply for Enterprise Zone and Redevelopment Areas.

Fees can be paid at the Development Services Center (formerly City Operations Building), 3rd Floor, 1222 First Avenue, when the building permit is issued. Please contact the offices listed below for further information concerning.

Fees for Specific Projects

Facilities Financing.....(619) 533-3670
(Project Manager Community Assignments Listed on Back Page)

Copies of the Ordinance

City Clerk.....(619) 533-4000

The Housing Trust Fund / Housing Commission(619) 578-7588

**DEVELOPMENT SERVICES DEPARTMENT
FACILITIES FINANCING SECTION**

Tom Tomlinson
(619) 533-3670
tomlinsont@sandiego.gov

Facilities Financing Manager

Scott Mercer
(619) 533-3676
smercerc@sandiego.gov

Supervising Project Manager

John Tracanna
(619) 533-3670
jtracanna@sandiego.gov

Supervising Project Manager

Project Managers

Angela Abeyta
(619) 533-3674
aabeyta@sandiego.gov

Vicki Burgess
(619) 533-3684
vburgess@sandiego.gov

Oscar Galvez III
(619) 533-3685
galvezo@sandiego.gov

Frank January
(619) 533-3699
fjanuary@sandiego.gov

Megan Sheffield
(619) 533-3672
msheffield@sandiego.gov

Charlette Strong Williams
(619) 533-3683
cstrong@sandiego.gov

Community Responsibilities

Black Mountain Ranch, Carmel Mountain Ranch, Miramar Ranch
North, Mira Mesa, Rancho Encantada, Sabre Springs, Scripps
Miramar Ranch

Barrio Logan, Golden Hill, Greater North Park, La Jolla, Mid-City,
Navajo, Serra Mesa, Skyline/Paradise Hills, Southeastern San
Diego, South University City, Torrey Pines, Via De La Valle

Balboa Park, Clairemont Mesa, College Area, Midway/Pacific
Highway, Mission Bay Park, Mission Beach, Mission Valley,
Ocean Beach, Old San Diego, Pacific Beach, Peninsula, Rancho
Bernardo, San Pasqual, San Ysidro/Tijuana River Valley, Uptown

Fairbanks Ranch, Otay Mesa (Eastern and Western areas), Pacific
Highlands Ranch, Subarea 2

Carmel Valley, North City Future Urbanizing Area, Centre City,
East Elliott, North University City, Otay Mesa-Nestor, Tierrasanta,
Torrey Hills (formerly Sorrento Hills)

Del Mar Mesa, Kearny Mesa, Linda Vista, Rancho Peñasquitos,
Torrey Highlands

For general questions phone us at (619) 533-3670 or e-mail us at facilitiesfinancing@sandiego.gov
or visit our website at <http://www.sandiego.gov/planning/>