

142.0640 Impact Fees for Financing Public Facilities

(a) [No change in text.]

(b) Payment of Fees

The payment of Development Impact Fees (as defined in California Government Code Section 66000) shall be required prior to issuance of any Building Permit in areas where Development Impact Fees have been established by City Council resolution or ordinance. Notwithstanding the above, the City Manager may also require the payment of DIF prior to issuance of any *construction permit* issued or required for *development* that would increase demand for public facilities and/or result in the need for new public facilities. The Development Impact Fee due shall be determined in accordance with the fee schedule approved by the applicable City Council resolution in effect upon the issuance of a Building Permit, or *construction permit*, as applicable, and may include an automatic increase consistent with Section 142.0640(c).

(1) [No change in text.]

(2) For *development* utilizing the Complete Communities Housing Solutions Regulations in Chapter 14, Article 3, Division 10, the Development Impact Fees for the multi-family residential *development* component of the project shall be scaled in accordance with Table 142-06A.

Table 142-06A

Scaled Development Impact Fee Rate for Multi-Family Development Utilizing the Transit Priority Area Housing and Infrastructure Incentives Program

<u>Unit Size (SF)</u>	<u>Scaled Fee Rate</u>
<u>1,251</u> ≤	<u>Full Fee</u>
<u>1,201</u> = <u>1,250</u>	<u>99%</u>
<u>1,151</u> = <u>1,200</u>	<u>97%</u>
<u>1,101</u> = <u>1,150</u>	<u>95%</u>
<u>1,051</u> = <u>1,100</u>	<u>92%</u>
<u>1,001</u> = <u>1,050</u>	<u>90%</u>
<u>951</u> = <u>1,000</u>	<u>87%</u>

<u>Unit Size (SF)</u>	<u>Scaled Fee Rate</u>
<u>901</u> = <u>950</u>	<u>85%</u>
<u>851</u> = <u>900</u>	<u>83%</u>
<u>801</u> = <u>850</u>	<u>80%</u>
<u>751</u> = <u>800</u>	<u>78%</u>
<u>701</u> = <u>750</u>	<u>76%</u>
<u>651</u> = <u>700</u>	<u>73%</u>
<u>601</u> = <u>650</u>	<u>71%</u>
<u>551</u> = <u>600</u>	<u>68%</u>
<u>501</u> = <u>550</u>	<u>66%</u>
≤ <u>500</u>	<u>64%</u>

(c) through (g) [No change in text.]