



## Fiscal Year 2019 Impact Fee Schedule<sup>1</sup>

### Overview

This Impact Fee Schedule outlines the fees which the Facilities Financing Section of the Planning Department administers at building permit issuance as part of the costs of land development in the City of San Diego (City). Impact Fees can be paid through [OpenDSD](#).

### Facilities Benefit Assessments (FBA)

FBA historically has provided 100% of funds for public facilities which service a designated area of benefit and are identified in the Public Facilities Financing Plan (PFFP). The dollar amount of the fee is based upon the cost of each public facility equitably distributed over a designated area of benefit in the community planning area.

### Development Impact Fees (DIF)

Within urbanized communities which are near buildout, as defined in the City's General Plan, DIF are collected to mitigate the impact of new development through provisions of a portion of the financing needed for public facilities identified in the Impact Fee Study and to maintain existing levels of service for that community. Upon determination of the area of benefit and community buildout population, the estimated cost to construct the facilities is divided amongst residential and non-residential development.

### Regional Transportation Congestion Improvement Program Fees (RTCIP)

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. On-site affordable units may be exempt from RTCIP. These fees are assessed only on residential development.

### Housing Impact Fees (HIF)

These fees are deposited into the San Diego Housing Trust Fund to meet, in part, affordable housing needs in the City. The fees are collected on non-residential development projects only.

### Civic Enhancement Allocation (CEA)

Non-residential development with a total building permit valuation (TBPV) of \$7.3 million or greater may be subject to Civic Enhancement Allocation requirements. See page 3 for the three alternatives for compliance.

For questions please contact a [Facilities Financing Project Manager](#).





**FBA Communities (Fiscal Year 2019)**

Community	Single Dwelling Unit	Multiple Dwelling Unit	Commercial Acre	Industrial Acre	Institutional Acre	Employment Center Acre	Average Daily Trips (ADT)
Black Mountain Ranch	\$ 38,566	\$ 26,996	\$ -	\$ -	\$ 127,653		\$ -
Black Mountain Ranch (Per 1,000 Sq. Ft.)	\$ 38,566	\$ 26,996	\$ 6,556	\$ -	\$ -	\$ 3,471	\$ -
Black Mountain Ranch - Senior Housing	\$ -	\$ 14,655	\$ -	\$ -	\$ -	\$ -	\$ -
Carmel Valley	\$ 31,387	\$ 21,971	\$ 116,443	\$ 108,281	\$ 112,049	\$ -	\$ -
Del Mar Mesa	\$ 118,493	\$ 88,239	\$ 259,675	\$ -	\$ -	\$ -	\$ -
Mira Mesa I-2 Zone	\$ 36,060	\$ 25,242	\$ 223,211	\$ 78,250	\$ -	\$ -	\$ -
Mira Mesa I-4 Zone	\$ 36,060	\$ 25,242	\$ 223,211	\$ 85,102	\$ -	\$ -	\$ -
Mira Mesa I-5 Zone	\$ 36,060	\$ 25,242	\$ 223,211	\$ 67,793	\$ -	\$ -	\$ -
Mira Mesa I-6 Zone	\$ 36,060	\$ 25,242	\$ 223,211	\$ 102,410	\$ -	\$ -	\$ -
North University City	\$ 30,579	\$ 21,406	\$ -	\$ -	\$ -	\$ -	\$ 2,059
Otay Mesa	\$ 39,308	\$ 34,939	\$ -	\$ -	\$ -	\$ -	\$ 644
Pacific Highlands Ranch	\$ 51,358	\$ 35,952	\$ 414,362	\$ -	\$ 147,326	\$ 276,239	\$ -
Pacific Highlands Ranch-Del Mar Highlands Estates Only	\$ 34,925	\$ -	\$ 414,362	\$ -	\$ 147,326	\$ 276,239	\$ -
Rancho Encantada	\$ 4,526	\$ 3,167	\$ -	\$ -	\$ -	\$ -	\$ -
Rancho Peñasquitos	\$ 34,519	\$ 24,164	\$ 207,114	\$ -	\$ -	\$ -	\$ -
Sabre Springs	\$ 7,043	\$ 4,930	\$ -	\$ -	\$ -	\$ -	\$ -
Sabre Springs (Per 1,000 Sq. Ft.)	\$ 7,043	\$ 4,930	\$ 1,130	\$ 622	\$ -	\$ -	\$ -
Scripps Miramar Ranch	\$ 43,010	\$ 30,107	\$ 168,340	\$ 101,482	\$ 58,075	\$ -	\$ -
Torrey Highlands	\$ 120,556	\$ 84,392	\$ 726,953	\$ -	\$ 180,834	\$ 648,434	\$ -
Torrey Highlands-Commercial Limited	\$ 120,556	\$ 84,392	\$ 215,795	\$ -	\$ 180,834	\$ 648,434	\$ -
Torrey Highlands-Mixed Use	\$ 120,556	\$ 84,392	\$ 972,887	\$ -	\$ 180,834	\$ 648,434	\$ -

**DIF Communities (Fiscal Year 2019)**

Community	Residential Development					Non-Residential Development	
	Transportation	Park	Library	Fire	Per Dwelling Unit	Transportation \$/ADT	Fire \$/1,000 Sq. Ft.
Barrio Logan	\$ 1,127	\$ 11,840	\$ 384	\$ 558	\$ 13,909	\$ 161	\$ 558
Clairemont Mesa	\$ 357	\$ 3,824	\$ 891	\$ 128	\$ 5,200	\$ 51	\$ 128
College Area	\$ 2,177	\$ 11,722	\$ 845	\$ 552	\$ 15,296	\$ 311	\$ 552
Downtown <sup>2</sup>	\$ 1,392	\$ 5,804	\$ -	\$ 1,233	\$ 8,429	\$ 348	\$ 2,837
Encanto Neighborhoods	\$ 2,163	\$ 7,136	\$ 39	\$ 467	\$ 9,805	\$ 309	\$ 467
Golden Hill	\$ 1,743	\$ 11,542	\$ -	\$ 270	\$ 13,555	\$ 249	\$ 270
Kearny Mesa	\$ 525	\$ 8,096	\$ 508	\$ 81	\$ 9,210	\$ 75	\$ 81
La Jolla	\$ 958	\$ 4,360	\$ 358	\$ 181	\$ 5,857	\$ 209	\$ 181
Linda Vista (Per 1,500 Sq. Ft. for Non-Residential Fire Component) <sup>3,4</sup>	\$ 840	\$ 754	\$ 359	\$ 230	\$ 2,183	\$ 120	\$ 341
Mid-City	\$ 616	\$ 11,967	\$ 396	\$ 285	\$ 13,264	\$ 88	\$ 285
Midway-Pacific Highway	\$ 7,203	\$ 680	\$ 73	\$ 18	\$ 7,974	\$ 1,029	\$ 18
Mission Beach	\$ 1,267	\$ 672	\$ -	\$ -	\$ 1,939	\$ 181	\$ -
Mission Valley	\$ 1,057	\$ 11,422	\$ 410	\$ 245	\$ 13,134	\$ 151	\$ 245



DIF Communities (Fiscal Year 2019)							
Community	Residential Development					Non-Residential Development	
	Transportation	Park	Library	Fire	Per Dwelling Unit	Transportation \$/ADT	Fire \$/1,000 Sq. Ft.
Navajo	\$ 3,255	\$ 3,475	\$ 1,013	\$ 131	\$ 7,874	\$ 465	\$ 131
North Park	\$ 749	\$ 5,849	\$ 421	\$ 77	\$ 7,096	\$ 107	\$ 77
Ocean Beach	\$ 861	\$ 5,865	\$ 793	\$ 415	\$ 7,934	\$ 123	\$ 415
Old Town San Diego	\$ 5,257	\$ -	\$ -	\$ 338	\$ 5,595	\$ 751	\$ 338
Otay Mesa-Nestor	\$ 889	\$ 12,167	\$ 237	\$ 493	\$ 13,786	\$ 127	\$ 493
Pacific Beach	\$ 392	\$ 2,217	\$ 210	\$ 147	\$ 2,966	\$ 56	\$ 147
Peninsula	\$ 1,246	\$ 1,608	\$ 694	\$ 139	\$ 3,687	\$ 178	\$ 139
Rancho Bernardo	\$ 1,351	\$ 843	\$ 667	\$ 19	\$ 2,880	\$ 193	\$ 19
San Pasqual - Single Dwelling Unit	\$ 2,052	\$ -	\$ -	\$ -	\$ 2,052	\$ 205	\$ -
San Pasqual - Multiple Dwelling Unit	\$ 1,437	\$ -	\$ -	\$ -	\$ 1,437	\$ 205	\$ -
San Ysidro	\$ 1,435	\$ 9,112	\$ 276	\$ 94	\$ 10,917	\$ 205	\$ 94
Serra Mesa	\$ 1,932	\$ 4,827	\$ 484	\$ 717	\$ 7,960	\$ 276	\$ 717
Skyline/Paradise Hills	\$ 1,050	\$ 4,521	\$ 1,026	\$ 281	\$ 6,878	\$ 150	\$ 281
Southeastern San Diego	\$ 980	\$ 8,834	\$ 10	\$ 53	\$ 9,877	\$ 140	\$ 53
South University City (Per ADT for Non-Residential)	\$ 252	\$ 608	\$ 710	\$ 723	\$ 2,293	\$ 36	\$ 103
Tierrasanta	\$ 13,083	\$ 3,014	\$ 876	\$ 767	\$ 17,740	\$ 1,869	\$ 767
Torrey Pines	\$ 567	\$ 10,483	\$ -	\$ -	\$ 11,050	\$ 81	\$ -
Uptown	\$ 1,092	\$ 10,565	\$ 263	\$ 106	\$ 12,026	\$ 156	\$ 106
Via de la Valle	\$ -	\$ -	\$ -	\$ -	\$ 3,904	\$ -	\$ -

Citywide RTCIP: Residential Development <sup>5</sup>	
Type of Dwelling Unit (DU)	\$ Per DU
Single Dwelling Unit	\$ 2,892
Multiple Dwelling Unit	\$ 2,314

Citywide HIF: Non-Residential Development	
Type of Use	\$ Per Sq. Ft.
Office	\$ 2.12
Retail & Hotel	\$ 1.28
Research and Development	\$ 0.80

Citywide CEA: Non-Residential Development	
Alternatives for Compliance	
1.) Art work on premises valued at 1% of TBPV	
2.) Premises open for cultural use valued at 1% of TBPV	
3.) In-lieu Public Art Fee valued at 0.5% of TBPV	

**Footnotes:**

<sup>1</sup>Fees are subject to change per Development Impact Fee update and/or on July 1st per San Diego Municipal Code Section 142.0640.

<sup>2</sup>Downtown: \$/1,000 Sq. Ft. includes \$863 for Fire plus \$1,974 for Park components.

<sup>3</sup>Linda Vista: Park component includes \$111 for Community Center plus \$643 Park & Recreation.

<sup>4</sup>Linda Vista: \$/1,500 Sq. Ft. includes \$111 for Community Center plus \$230 Fire component.

<sup>5</sup>Most DIF & some FBA communities are subject to RTCIP.