

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 2013 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	60,452	42,316	20,010 (a)	10,412 (r) 15,209 (s)	200,085	-	-	-	-
Carmel Valley	29,428	20,600	109,179	101,527	105,059	-	-	-	-
Del Mar Mesa	101,567(c)	71,097	209,228	-	-	-	-	-	-
Mira Mesa	27,981	19,587	173,202	52,604- 79,466(n)	-	-	-	-	-
North University City	24,167	16,918	1,628 (e)	1,628 (e)	1,628 (e)	-	-	-	-
Otay Mesa (f)	27,707	19,396	159,321 167,381	55,414 55,236	-	-	-	-	-
Pacific Highlands Ranch	30,601(g) 45,000(g)	31,501	363,065	242,041	129,088	-	-	-	-
Rancho Encantada	3,378	2,364	-	-	-	-	-	2,523	2,019
Rancho Peñasquitos	28,359	19,852	170,158	-	-	-	-	-	-
Sabre Springs	5,255	3,679	918 (a)	464 (a)	-	-	-	-	-
Scripps Miramar Ranch	34,991	24,494	136,955	82,562	47,248	-	-	-	-
Torrey Highlands (m)	128,753	90,130	230,468 776,381 (i)	692,523	193,130	-	-	-	-
DIF Communities									
Barrio Logan	10,737	10,737	-	-	-	318	481	2,523	2,019
Carmel Mountain Ranch	-	-	-	-	-	-	-	2,523	2,019
Centre City (o)	4,179	4,179	-	-	-	-	337	2,523	2,019
Clairemont Mesa	4,486	4,486	-	-	-	44	111	2,523	2,019
College Area	2,615	2,615	-	-	-	184	-	2,523	2,019
Fairbanks Ranch	-	-	-	-	-	-	-	2,523	2,019
Golden Hill	8,552	8,552	-	-	-	121	233	2,523	2,019
Greater North Park	4,295	4,295	-	-	-	66	121	2,523	2,019
Kearny Mesa	7,933	7,933	-	-	-	65	70	2,523	2,019
La Jolla	5,046	5,046	-	-	-	180	156	2,523	2,019
Linda Vista	1,883(j)	1,883(j)	-	-	-	104	198 (q) 95 (k)	2,523	2,019
Mid City	2,545	2,545	-	-	-	79	5	2,523	2,019
Midway/Pacific Highway	6,870	6,870	-	-	-	886	15	2,523	2,019
Miramar Ranch North	(d)	(d)	(d)	(d)	(d)	(d)	(d)	2,523	2,019
Mission Beach	1,674	1,674	-	-	-	156	-	2,523	2,019
Mission Valley	12,233	12,233	-	-	-	264	340	2,523	2,019
Navajo	6,912	6,912	-	-	-	307	294	2,523	2,019
Ocean Beach	3,224	3,224	-	-	-	198	282	2,523	2,019
Old San Diego	4,824	4,824	-	-	-	648	292	2,523	2,019
Otay Mesa-Nestor	10,482	10,482	-	-	-	93	1	2,523	2,019
Pacific Beach	2,559	2,559	-	-	-	48	126	2,523	2,019
Peninsula	3,179	3,179	-	-	-	154	120	2,523	2,019
Rancho Bernardo	2,860	2,860	-	-	-	207	12	2,523	2,019
San Pasqual SFR	1,769	1,769	-	-	-	177	-	2,523	2,019
San Pasqual MFR	1,238	1,238	-	-	-	177	-	-	-
San Ysidro	9,503	9,503	-	-	-	369	25	2,523	2,019

FISCAL YEAR 2013 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		
Serra Mesa	6,859	6,859	-	-	-	238	618	2,523	2,019
Skyline/Paradise Hills	5,928	5,928	-	-	-	129	242	2,523	2,019
Southeastern San Diego	5,852	5,852	-	-	-	305	74	2,523	2,019
South University City	1,871	1,871	-	-	-	95	-	2,523	2,019
Subarea II (p)	30,590	21,413	20,270 - 64,968	-	-	-	-	2,523	2,019
Tierrasanta	15,290	15,290	-	-	-	1,611	661	2,523	2,019
Tijuana River Valley	9,503	9,503	-	-	-	369	25	2,523	2,019
Torrey Hills (h)	-	-	-	-	-	-	-	2,523	2,019
Torrey Pines	9,664	9,664	-	-	-	344	-	2,523	2,019
Uptown	8,068	8,068	-	-	-	125	78	2,523	2,019
Via de la Valle	3,369	3,369	-	-	-	-	-	2,523	2,019

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.
 - (b) Hotel Rate = \$25,595/Room, Golf Course Rate = \$2,255,827/Course
 - (c) AR-1-2 (Land Use Code) Zone Single Family - \$95,473
 - (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 - \$1,039,037 per acre (net of residential area)
 - (j) Includes \$95 per DU for the Linda Vista Community Center
 - (k) An addition of \$95 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) \$1,789 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.
 - (r) Employment Center per 1,000 sq. ft.
 - (s) Office per 1,000 sq. ft.

**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 Facilities Financing Section of the Development Services 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**

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Facilities Financing Manager

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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/>