



Impact Fee Methodology for Accessory Dwelling Units

Beginning on January 1, 2020, per Government Code Section 65852.2 exempts the City's Park Development Impact and Traffic Impact Fees for accessory and junior accessory dwelling units with less than 750 square feet of floor area. Impact fees for any accessory dwelling unit (ADU) with 750 square feet or more of floor area "shall be charged proportionately in relation to the square footage of the primary dwelling unit." A junior accessory dwelling unit (JADU), as defined under Government Code, is exempt from impact fees.

Methodology for calculating impact fees for ADUs 750 square feet or more is as follows:

$$(\text{ADU sq. ft.} \div \text{primary dwelling sq. ft.}) \times (\text{impact fee}) = \text{ADU fee}$$

Divide the ADU square footage by the square footage of the primary dwelling, and then multiply that quotient by the applicable impact fee.

Example: Park Development Impact Fee Calculation

Proposed ADU floor area:	750 sq. ft.
Primary Dwelling Unit floor area:	1,500 sq. ft.
Primary Dwelling Unit	
Park Development Impact Fee:	\$1,320 per residence equivalent
ADU Fee Calculation:	$(750 \text{ sq. ft.} \div 1,500 \text{ sq. ft.}) \times \$1,320 = \$660.00$

Example: Traffic Impact Fee Calculation

Proposed ADU floor area:	750 sq. ft.
Primary Dwelling Unit floor area:	1,500 sq. ft.
Primary Dwelling Unit	
Traffic Impact Fee:	\$18,409 per residence equivalent (Res# 9046 – effective April 11, 2022)
ADU Fee Calculation:	$(750 \text{ sq. ft.} \div 1,500 \text{ sq. ft.}) \times \$18,409.00 = \$9,204.50$



Water and Sewer Capital Improvement Charges Methodology For Accessory Dwelling Units

Beginning on January 1, 2020, per Government Code Section 65852.2, no new or separate utility Capital Improvement Charges (CIC) or related connection fee or capacity charge will be required for the following ADUs:

- Internal conversions of existing space within a single-family residence or an accessory structure; or
- New ADUs (detached or attached) that are 749 square-feet or smaller, unless the ADU is constructed with a new single-family home.

Junior Accessory Dwelling Units (JADUs) are exempt from a connection fee or capacity charge unless in conjunction with a new single-family dwelling.

CICs for new attached or detached ADUs with 750 square feet or more of floor area, per Government Code Section 65852.2, “shall be proportionate to the burden of the proposed accessory dwelling unit,” based on its floor area in square feet upon the water or sewer system.

Methodology for calculating impact fees for ADUs 750 square feet or more is as follows:

Example: CIC Fees

Proposed ADU floor area:	750 sq. ft.
Primary Dwelling Unit floor area:	1,500 sq. ft.
Primary Dwelling Unit	
Sewer CIC:	\$7,350.00 per residence equivalent (Res. #8355 - 11/07/15)
Water CIC:	\$21,046.00 per residence equivalent (Res. #8414 – 7/25/16)

Sewer CIC ADU Fee Calculation: $(750 \text{ sq. ft.} \div 1,500 \text{ sq. ft.}) \times \$7,350 = \$3,675.00$

Water CIC ADU Fee Calculation: $(750 \text{ sq. ft.} \div 1,500 \text{ sq. ft.}) \times \$21,046 = \$10,523.00$

City is 32.6% of total (\$3,430.50); EID is 67.4% of total (\$7,092.50).