



City of Sebastopol

Incorporated 1902

IMPACT AND ANNEXATION FEE SCHEDULE

Important Note: Information is correct as of: 04.05.18; however, all amounts listed are subject to change. Other fees may apply. Please contact the appropriate City Department to verify current fees for any particular project.

Number in brackets [] indicates City Council Resolution by which fee was established.

I. IMPACT FEES

SCHOOL IMPACT FEES:	
By law, you must provide a receipt from the local school district showing payment of the school impact fee before the Building Department can issue your Building Permit. The fee can vary; please call the local District Office at (707) 824-6402 for the correct amount.	
RESIDENTIAL	Per square foot, \$2.41
COMMERCIAL	Per square foot, \$0.38
COMMERCIAL – for Hotel/Motel uses only	Per square foot, \$0.33

WASTEWATER RETROFIT IMPACT FEE	
Single-Family Dwelling (SFD): Any SFD structure 1,500 square feet or greater is subject to the full fee, units with square footage less than 1,500 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,500 square feet floor area), then multiplied by the (full fee – \$2,040). Examples are provided below.	
Example: SFD of 1,500+ square feet → full fee (\$2,040.00)	\$2,040.00
Example: SFD of 1,000 square feet → (1,000 sq. ft. / 1,500 sq. ft.) X \$2,040	\$1,359.99
Example: SFD of 650 square feet → (650 sq. ft. / 1,500 sq. ft.) X \$2,040	\$883.99
Multi-Family Residential (M-FR): Any M-FR structure 1,500 square feet or greater is subject to the full fee, units with square footage less than 1,500 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,500 square feet floor area), then multiplied by the (full fee – \$1,040). Examples are provided below.	
Example: M-FR of 1,500+ square feet → full fee (\$1,040.00)	\$1,040.00
Example: M-FR of 1,000 square feet → (1,000 sq. ft. / 1,500 sq. ft.) X \$1,040	\$693.33
Example: M-FR of 650 square feet → (650 sq. ft. / 1,500 sq. ft.) X \$1,040	\$450.66

HOUSING LINKAGE FEE	
Commercial	Per square foot, \$2.08
Industrial	Per square foot, \$2.15
Retail	Per square foot, \$3.59

HOUSING IN-LIEU FEE	
For residential developments, no in-lieu fee is required for less than 4 dwelling units. For 5 or more dwelling units, on-site inclusionary housing is required: https://sebastopol.municipal.codes/SMC/17.250	Per square foot, \$22.24
If there is a decimal fraction unit requirement, an in-lieu fee shall be provided equal to the applicable decimal fraction times the established in-lieu fee for one inclusionary unit (based on the average size of the units being built), or, at the developer’s discretion, an inclusionary unit may be provided.	

TRAFFIC IMPACT FEES [4824]	
Single-Family Dwelling (SFD), per unit [1 Bedroom]. Any 1-bedroom SFD structure 800 square feet or greater is subject to the full fee, 1-bedroom SFD units with square footage less than 800 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (800 square feet floor area), then multiplied by the (full fee – \$2,601). Examples are provided below.	
Example: 1 Bedroom SFD of 800+ square feet → full fee (\$2,601)	\$2,601.00
Example: 1 Bedroom SFD of 650 square feet → (650 sq. ft. / 800 sq. ft.) X \$2,601	\$2,113.31
Example: 1 Bedroom SFD of 500 square feet → (500 sq. ft. / 800 sq. ft.) X \$2,601	\$1,625.63
Single-Family Dwelling (SFD), per unit [2 Bedroom]. Any 2-bedroom SFD structure 1,100 square feet or greater is subject to the full fee, 2-bedroom SFD units with square footage less than 1,100 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,100 square feet floor area), then multiplied by the (full fee – \$3,278). Examples are provided below.	
Example: 2 Bedroom SFD of 1,100+ square feet → full fee (\$3,278)	\$3,278.00
Example: 2 Bedroom SFD of 800 square feet → (800 sq. ft. / 1,100 sq. ft.) X \$3,278	\$2,383.99
Example: 2 Bedroom SFD of 500 square feet → (500 sq. ft. / 1,100 sq. ft.) X \$3,278	\$1,489.99
Single-Family Dwelling (SFD), per unit [3+ Bedroom]. Any 3-bedroom SFD structure 1,500 square feet or greater is subject to the full fee, 3-bedroom SFD units with square footage less than 1,500 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,500 square feet floor area), then multiplied by the (full fee – \$4,040). Examples are provided below.	
Example: 3 Bedroom SFD of 1,500+ square feet → full fee (\$4,040)	\$4,040.00
Example: 3 Bedroom SFD of 1,200 square feet → (1,200 sq. ft. / 1,500 sq. ft.) X \$4,040	\$3,232.00
Example: 3 Bedroom SFD of 900 square feet → (900 sq. ft. / 1,500 sq. ft.) X \$4,040	\$2,424.00
Multi-Family Residences (M-FR), per unit [1 Bedroom]. Any 1-bedroom M-FR structure 800 square feet or greater is subject to the full fee, 1-bedroom M-FR units with square footage less than 800 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (800 square feet floor area), then multiplied by the (full fee – \$2,314). Examples are provided below.	
Example: 1 Bedroom M-FR of 800+ square feet → full fee (\$2,314)	\$2,314.00
Example: 1 Bedroom M-FR of 650 square feet → (650 sq. ft. / 800 sq. ft.) X \$2,314	\$1,880.13
Example: 1 Bedroom M-FR of 500 square feet → (500 sq. ft. / 800 sq. ft.) X \$2,314	\$1,446.25
Multi-Family Residences (M-FR), per unit [2 Bedroom]. Any 2-bedroom M-FR structure 1,100 square feet or greater is subject to the full fee, 2-bedroom M-FR units with square footage less than 1,100 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,100 square feet floor area), then multiplied by the (full fee – \$3,118). Examples are provided below.	
Example: 2 Bedroom M-FR of 1,100+ square feet → full fee (\$3,118)	\$3,118.00
Example: 2 Bedroom M-FR of 800 square feet → (800 sq. ft. / 1,100 sq. ft.) X \$3,118	\$2,267.64
Example: 2 Bedroom M-FR of 500 square feet → (500 sq. ft. / 1,100 sq. ft.) X \$3,118	\$1,417.27
Multi-Family Residences (M-FR), per unit [3+ Bedroom]. Any 3-bedroom M-FR structure 1,500 square feet or greater is subject to the full fee, 3-bedroom M-FR units with square footage less than 1,500 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,500 square feet floor area), then multiplied by the (full fee – \$3,921). Examples are provided below.	
Example: 3 Bedroom M-FR of 1,500+ square feet → full fee (\$3,921)	\$3,921.00
Example: 3 Bedroom M-FR of 1,200 square feet → (1,200 sq. ft. / 1,500 sq. ft.) X \$3,921	\$3,136.80
Example: 3 Bedroom M-FR of 900 square feet → (900 sq. ft. / 1,500 sq. ft.) X \$3,921	\$2,352.60
Accessory Dwelling Units (ADUs). ADUs less than 750 SF are exempt from this fee. Fees for units larger than 750 SF are charged according to the SFD schedule and the size of the unit.	
Offices uses, each 1,000 square feet	\$2,711.00
Office Park, each 1,000 square feet	\$1,258.00
Industrial uses, each 1,000 square feet	\$1,920.00
Mini-warehouses, per unit	\$91.00
Motel w/Restaurant, per room	\$366.00
Motel w/o Restaurant, per room	\$391.00
Shopping Center, each 1,000 square feet	\$5,369.00
Hardware Center, each 1,000 square feet	\$1,341.00
Downtown Retail, per 1,000 square feet	\$990.00
Specialty Retail, per 1,000 square feet	\$1,303.00
Drive-thru Restaurant, per 1,000 square feet	\$22,318.00

Updated 2-18-20

High Turnover Restaurant, per 1,000 square feet	\$11,489.00
Quality Restaurant, per 1,000 square feet	\$6,481.00

PARK IN LIEU FEES (Applies to residential developments only)	
<i>Single-Family Detached 3+ Bedroom.</i> Any 3+ bedroom SFD 1,500 square feet or greater is subject to the full fee, 3+ bedroom SFD with square footage less than 1,500 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,500 square feet floor area), then multiplied by the (full fee – \$6,500). Examples are provided below.	
Example: 3+ Bedroom SFD of 1,500+ square feet → full fee (\$6,500)	\$6,500.00
Example: 3+ Bedroom SFD of 1,200 square feet → (1,200 sq. ft. / 1,500 sq. ft.) X \$6,500	\$5,200.00
Example: 3+ Bedroom SFD of 900 square feet → (900 sq. ft. / 1,500 sq. ft.) X \$6,500	\$3,900.00
<i>Single-Family Detached 2 Bedroom.</i> Any 2-bedroom SFD 1,100 square feet or greater is subject to the full fee, 2-bedroom SFD with square footage less than 1,100 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,100 square feet floor area), then multiplied by the (full fee – \$5,200). Examples are provided below.	
Example: 2 Bedroom SFD of 1,100+ square feet → full fee (\$5,200)	\$5,200.00
Example: 2 Bedroom SFD of 800 square feet → (800 sq. ft. / 1,100 sq. ft.) X \$5,200	\$3,781.82
Example: 2 Bedroom SFD of 500 square feet → (500 sq. ft. / 1,100 sq. ft.) X \$5,200	\$2,363.64
<i>Single-Family Detached 1 Bedroom.</i> Any 1-bedroom SFD 800 square feet or greater is subject to the full fee, 1-bedroom SFD with square footage less than 800 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (800 square feet floor area), then multiplied by the (full fee – \$3,900). Examples are provided below.	
Example: 1 Bedroom SFD of 800+ square feet → full fee (\$3,900)	\$3,900.00
Example: 1 Bedroom SFD of 600 square feet → (600 sq. ft. / 800 sq. ft.) X \$3,900	\$2,925.00
Example: 1 Bedroom SFD of 450 square feet → (450 sq. ft. / 800 sq. ft.) X \$3,900	\$2,193.75
<i>3+ Bedroom Multi Family (M-F).</i> Any 3+ bedroom Multi-Family structure 1,500 square feet or greater is subject to the full fee, 3+ bedroom Multi-Family units with square footage less than 1,500 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,500 square feet floor area), then multiplied by the (full fee – \$5,580). Examples are provided below.	
Example: 3+ Bedroom M-F of 1,500+ square feet → full fee (\$5,580)	\$5,580.00
Example: 3+ Bedroom M-F of 1,200 square feet → (1,200 sq. ft. / 1,500 sq. ft.) X \$5,580	\$4,464.00
Example: 3+ Bedroom M-F of 900 square feet → (900 sq. ft. / 1,500 sq. ft.) X \$5,580	\$3,348.00
<i>2 Bedroom Multi-Family (M-F).</i> Any 2-bedroom Multi-Family structure 1,100 square feet or greater is subject to the full fee, 2-bedroom Multi-Family units with square footage less than 1,100 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,100 square feet floor area), then multiplied by the (full fee – \$3,900). Examples are provided below.	
Example: 2 Bedroom M-F of 1,100+ square feet → full fee (\$3,900)	\$3,900.00
Example: 2 Bedroom M-F of 900 square feet → (900 sq. ft. / 1,100 sq. ft.) X \$3,900	\$3,190.91
Example: 2 Bedroom M-F of 700 square feet → (700 sq. ft. / 1,100 sq. ft.) X \$3,900	\$2,481.82
<i>1 Bedroom Multi-Family (M-F).</i> Any 1-bedroom Multi-Family structure 800 square feet or greater is subject to the full fee, 1-bedroom Multi-Family units with square footage less than 800 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (800 square feet floor area), then multiplied by the (full fee – \$3,250). Examples are provided below.	
Example: 1 Bedroom M-F of 800+ square feet → full fee (\$3,250)	\$3,250.00
Example: 1 Bedroom M-F of 600 square feet → (600 sq. ft. / 800 sq. ft.) X \$3,250	\$2,437.50
Example: 1 Bedroom M-F of 450 square feet → (450 sq. ft. / 800 sq. ft.) X \$3,250	\$1,828.13
<i>0 Bedroom Multi-Family (M-F).</i> Any 0-bedroom Multi-Family structure 600 square feet or greater is subject to the full fee, 0-bedroom Multi-Family units with square footage less than 600 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (600 square feet floor area), then multiplied by the (full fee – \$2,600). Examples are provided below.	
Example: 0 Bedroom M-F of 600+ square feet → full fee (\$2,600)	\$2,600.00
Example: 0 Bedroom M-F of 500 square feet → (500 sq. ft. / 600 sq. ft.) X \$2,600	\$2,166.67
Example: 0 Bedroom M-F of 400 square feet → (400 sq. ft. / 600 sq. ft.) X \$2,600	\$1,733.33
Mobile Home Pad	\$3,900.00
Motel or Motel Room	\$2,600.00

II WATER AND SEWER CONNECTION FEES AND CHARGES

WATER METER INSTALLATION (Installation of meter by Public Works)

Updated 2-18-20

5/8" x 3/4" Meter	\$65.00
1" Meter	\$155.00
1-1/2" Meter	\$430.00
2" Meter	\$615.00
Larger than 2" Meter	Cost +40%

WATER LATERAL INSTALLATION (Installed by licensed contractor at developer's expense)

WATER CONNECTION CHARGES: RESIDENTIAL – SINGLE FAMILY, DUPLEXES, TRIPLEXES, MULTI-FAMILY

Meter Size		
3/4"	Any Single Family, Duplex, Triplex, or Multi-Family structure 1,500 square feet or greater is subject to the full fee, structures with square footage less than 1,500 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,500 square feet floor area), then multiplied by the (full fee – \$3,970). Examples are provided below.	
3/4"	Example: Structure of 1,500+ square feet → full fee (\$3,970)	\$3,970.00
3/4"	Example: Structure of 1,200 square feet → (1,200 sq. ft. / 1,500 sq. ft.) X \$3,970	\$3,176.00
3/4"	Example: Structure of 900 square feet → (900 sq. ft. / 1,500 sq. ft.) X \$3,970	\$2,382.00
3/4"	Each additional dwelling unit on same connection, same lot (<i>includes Accessory Dwelling Units</i>)	\$1,070.00
ADD:		
Additional charge for each connection outside City Limits		\$1,070.00

WATER CONNECTION CHARGES: COMMERCIAL, INDUSTRIAL & MULTI-FAMILY RESIDENTIAL

Meter Size	Capital Connection Charge	Distribution System Charge	Total
5/8" x 3/4"	\$1,070.00	\$2,900.00	\$3,970.00
1"	\$1,790.00	\$2,900.00	\$4,690.00
1 1/2"	\$3,565.00	\$2,900.00	\$6,465.00
2"	\$5,705.00	\$2,900.00	\$8,605.00
3"	\$12,490.00	\$2,900.00	\$15,390.00
4"	\$17,840.00	\$2,900.00	\$20,740.00
ADD:			
For each additional dwelling unit (on same meter)			\$1,070.00
For each transient occupancy of lodging unit (including motel and motel rooms)			\$268.00
Additional charge for each connection outside City Limits			\$1,070.00

FIRE SRINKLER SYSTEM CONNECTION CHARGE

(Fee for connecting residential fire sprinklers to City's water system)

Any Single Family, Duplex, Triplex, or Multi-Family dwelling 1,500 square feet or greater is subject to the full fee, structures with square footage less than 1,500 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,500 square feet floor area), then multiplied by the (full fee – \$1,070). Examples are provided below.	
Example: Dwelling of 1,500+ square feet → full fee (\$1,070)	\$1070.00
Example: Dwelling of 1,200 square feet → (1200 sq. ft. / 1,500 sq. ft.) X \$1,070	\$856.00
Example: Dwelling of 900 square feet → (900 sq. ft. / 1,500 sq. ft.) X \$1,070	\$642.00

SEWER CONNECTION CHARGES: (inside City Limits)

Water Meter Size	Capital Connection Charge	Treatment Capital Charge	Collection System Charge	Total
5/8" x 3/4"	\$660.00	\$2,700.00	\$3,000.00	\$6,360.00
1"	\$1,102.00	\$2,700.00	\$3,000.00	\$6,802.00
1-1/2"	\$2,198.00	\$2,700.00	\$3,000.00	\$7,898.00
2"	\$3,518.00	\$2,700.00	\$3,000.00	\$9,218.00
3"	\$7,702.00	\$2,700.00	\$3,000.00	\$13,402.00
4"	\$11,002.00	\$2,700.00	\$3,000.00	\$16,702.00
ADD:				
Single-Family and Multi-Family 1-bedroom dwellings of 800 square foot of floor area or greater are subject to the full fee, dwellings with square footage less than 800 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (800 square feet floor area), then				

multiplied by the (full fee - \$4,755). Examples are provided below.	
Example: Dwelling of 800+ square feet → full fee (\$4,755)	\$4,755.00
Example: Dwelling of 600 square feet → (600 sq. ft. / 800 sq. ft.) X \$4,755	\$3566.25
Example: Dwelling of 450 square feet → (450 sq. ft. / 800 sq. ft.) X \$4,755	\$2,674.69
Single-Family and Multi-Family 1-bedroom dwellings of 1,100 square foot of floor area or greater are subject to the full fee, dwellings with square footage less than 1,100 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,100 square feet floor area), then multiplied by the (full fee - \$5,700). Examples are provided below.	
Example: Dwelling of 800+ square feet → full fee (\$5,700)	\$5,700.00
Example: Dwelling of 600 square feet → (600 sq. ft. / 800 sq. ft.) X \$5,700	\$4,275.00
Example: Dwelling of 450 square feet → (450 sq. ft. / 800 sq. ft.) X \$5,700	\$3,206.25
For each transient lodging unit	\$1,425.00
Additional charge for each connection outside of City Limits	\$660.00

SEWER LATERAL INSTALLATION (Installed by licensed contractor at developer's expense)

ANNEXATION FEES	
Prior Water improvements by City, per acre	\$5,688.00
Prior Sewer improvements by City, per acre	\$6,184.00
Prior Fire Service improvements by City, per acre	\$1,800.00
Prior Police Service improvements by City, per acre	\$1,400.00
Total per-acre annexation fee for Prior Capital Improvements	\$15,072.00