

MULTI-FAMILY HOUSING PERMIT FEE COMPARISON



Bay Area Building Permit Fee Comparisons by City

Sample Project: 5-story, Type III construction, 200,000SF new 200-unit multifamily residential (rentals), \$80M valuation	
Site Area:	4 acres Dwelling Units: 200
Multifamily total SF:	200,000
Construction Valuation: \$ 80,000,000 **All fees calculated using this construction valuation, not the City's valuations	

	Oakland	San Jose	Walnut Creek	Redwood City	Sunnyvale	San Francisco	Santa Rosa	Stockton	Sacramento	Burbank
Impact Fees										
Capital Improvements/ Construction Tax	\$ 163,800	\$ 3,183,000	\$ -	\$ -	\$ 432,000	varies, up to \$29.45 per SF for residential;	\$ 1,245,200	\$ 3,298,761	varies by neighborhood and occupancy	\$ 431,200
Transportation	\$ 181,800	varies by neighborhood and occupancy	unable to calculate, based on peak trips	\$ 198,400	\$ 483,000	\$ 2,524,000	\$ -	\$ 486,390	\$ 509,320	\$ 726,600
School Fees	\$ 816,000	\$ 958,000	\$ 816,000	\$ 816,000	\$ 766,000	\$ 758,000	\$ 670,000	\$ 1,008,000	\$ 946,000	\$ 958,000
Affordable Housing (Rentals)	\$ 4,179,614	\$ 6,494,000	\$ 4,372,000	\$ 4,000,000	\$ 5,700,000	\$ 14,685,600	\$ 850,000	\$ -	\$ -	\$ 2,054,000
Park	\$ -	\$ 1,060,000	\$ 2,000,000	\$ 4,071,100	\$ 14,505,480	\$ -	\$ 2,033,000	\$ 342,400	\$ 839,600	\$ -
Impact Fee Subtotals:	\$ 5,341,214	\$ 11,695,000	\$ 7,188,000	\$ 9,085,500	\$ 21,886,480	\$ 17,967,600	\$ 4,798,200	\$ 5,135,551	\$ 2,294,920	\$ 4,169,800

Permit Fees										
Building Plancheck Fee	\$ 655,064	\$ 116,256	\$ 307,517	\$ 155,763	\$ 327,979	\$ 165,851	\$ 56,209	\$ 228,211	\$ 159,639	\$ 33,390
Building Inspection Fee		\$ 142,190								
Building Permit Fee	\$ 524,051	\$ 2,772	\$ 307,517	\$ 311,527	\$ 468,541	\$ 98,062	\$ 21,378	\$ 543,359	\$ 380,092	\$ 33,185
MEP Plancheck Fee	\$ 104,810	\$ 69,754	\$ 357,489	included in building plancheck fee	\$ 66,000	\$ 99,511	included in building plancheck fee	included in building plancheck fee	included in building plancheck fee	\$ 35,060
MEP Inspection/ Permit Fee	\$ 393,039	\$ 85,314	\$ 169,134	included in building inspection fee		\$ 22,320	included in building inspection fee	included in building inspection fee	included in building inspection fee	\$ 26,295
Fire Prevention Plancheck		\$ 30,784				\$ 64,219	\$ 30,915		\$ 5,800	\$ 8,560
Fire Prevention Inspection	\$ 340,633	\$ 13,612	\$ 14,808	\$ 186,916	\$ 327,979	\$ 10,880	\$ 11,758	\$ 28,374	\$ 22,000	\$ 17,120
Energy Plancheck Fee (or Green Building Code Fee)	\$ 68,127	\$ 30,000	\$ 114,166	\$ 18,692	\$ 46,854	\$ 14,466	\$ 27,200	\$ 3,200	\$ 3,200	\$ 3,200
General Plan Fee	\$ 480,000	\$ -	\$ 308	\$ 160,000	\$ 120,000	\$ -	\$ -	\$ 120,000	\$ 26,000	\$ 12,793
Process Coordination/ Planning Fee	\$ 106,694	\$ 37,363	\$ 46,128	\$ 186,916	\$ -	\$ 43,495	\$ 437	\$ 80,000	\$ 23,946	\$ 4,608
Records Management & Technology Enhancement Fee	\$ 394,182	\$ 2,000	\$ 98,468	\$ 65,421	\$ 35	\$ -	\$ 48,110	\$ 73,354	\$ 43,178	\$ 1,784
Permit Fee Subtotals:	\$ 3,066,600	\$ 530,045	\$ 1,415,534	\$ 1,085,234	\$ 1,357,388	\$ 518,804	\$ 196,005	\$ 1,076,498	\$ 663,855	\$ 175,994

Grand Total Fees (\$80M):	\$ 8,407,814	\$ 12,225,045	\$ 8,603,534	\$ 10,170,734	\$ 23,243,868	\$ 18,486,404	\$ 4,994,205	\$ 6,212,049	\$ 2,958,775	\$ 4,345,794
Fees Per Unit (200 units)	\$ 42,039	\$ 61,125	\$ 43,018	\$ 50,854	\$ 116,219	\$ 92,432	\$ 24,971	\$ 31,060	\$ 14,794	\$ 21,729
% of total fees to \$80m valuation:	10.5%	15.3%	10.8%	12.7%	29.1%	23.1%	6.2%	7.8%	3.7%	5.4%

*ALL FEES BASED ON CITY'S FY22-23 FEE SCHEDULES

This fee is based on FY23-24 Fee Schedule, included because it didn't exist in FY22-23
Means experience-based estimate or uncertain/variable fee formula