



BUILDING DIVISION
 34009 Alvarado-Niles Road
 Union City, California 94587
 Phone No. (510) 675-5313
 FAX No. (510) 475-7318

IMPACT FEES

Capital Facilities Fee: Residential Construction

- Single Family \$12,231 per Unit
- Accessory Dwelling Unit \$8,624 per Unit
- Multi-Family Dwellings \$8,624 per Unit

Park Facilities Fee: Residential Non-Subdivided Property

- Single and Multi-Family \$2,816 per Unit

Bedroom Tax: Residential Non-Subdivided Property

- 1 Bedroom or Less \$280 per Unit
- 2 Bedrooms \$455 per Unit
- 3 Bedrooms or More \$630 per Unit

Traffic Signalization Fees:

- Single Family \$1,875 per Unit
- Multi-Family \$1,499 per Unit
- Accessory Dwelling Unit \$1,499 per Unit
- Single Family and ADU \$3,374 per Set

Affordable Housing In-Lieu Fees: New residential developments that opt to pay the in-lieu fee rather than provide the required 15% affordable units are subject to the following fees:

Small Project In-Lieu Fee (6 units or less)

- Base fee of \$24,000 per Unit
- Unit(s) that exceeds 1,000 SqFt, shall pay an **additional fee** of \$8 per SqFt for all square footage of Habitable Space in excess of 1,000 SqFt.

Large Project Optional In-Lieu Fee (7 units or more)

- \$27 per SqFt of all Habitable Space within the Residential Development.

Affordable Housing Impact Fee: Additions to an existing single-family dwellings or reconstruction of a single-family dwelling are subject to the following fee:

- \$25 per SqFt of net new habitable space in excess of 500 SqFt

DIPSA Infrastructure Fee: Residential Construction in DIPSA Area

- Single Family \$12,065 per Unit
- Multi-Family Dwelling \$7,144 per Unit

Park-in-Lieu Fee: Residential Subdivided Property

Requirement if 3 acres dedication per 1,000 new residents or In-Lieu

Formula: Average persons per Residential Unit times 3 divided by 1,000 = Calculated incremental acres required per Residential Unit. Multiplied by Appraised Value of land per acre times 1.2 (infrastructure load) = Park-in-Lieu Fee per Unit

Fire Equipment Acquisition Fee: All Construction Types

- Residential \$1.40 per SqFt of Occupiable Space Above 2nd Story
- Industrial Building \$0.06 per SqFt of Roof Area
- Office/Professional/Hotel Building \$1.40 per SqFt of Occupiable Space Above 2nd Story

Public Art-In-Lieu Fee: Developments that requires Site Development Review and has a project valuation of value over \$250,000 are required to provide on-site public art; an in-lieu fee is an option in some cases (if approved by the City Council)

- Private-Permit Valuation over \$250,000 - Must Construct Public Art of 1% of Permit Valuation
- Private-Permit Valuation over \$2 Million - Must Contribute at Least 1/3 of 1% in Cash
- Private-Permit Valuation over \$50 Million - Negotiated Between Developer and City
- Public-Permit Valuation over \$250,000 - Must Construct Public Art of 1% of Permit Valuation

Landscape-in-Lieu Fee: For projects that do not provide the required amount of on-site landscaping

- All Development Projects \$9.70 per SqFt

Alameda County and Utility Contact List

UTILITIES:

Alameda County Flood Control

399 Elmhurst Street
Hayward, CA 94544-1395
Office Number (510) 670-5480

Alameda County Water District

43885 S. Grimmer Blvd.
Department
Fremont, CA 94538
Office Number (510) 668-4200
Business Hour Emergency (510) 668-6500
After-Hours Emergency (510) 668-4200

Republic Services

42600 Boyce Road
Fremont, CA 94538
Office Number (510) 657-3500

PG& E

24300 Clawiter Road
Hayward, CA 94541
Customer Service (800) 468-4743
24-Hour Emergency (800) 734-5000
24-Hour Power Outage (800) 743-5002

Union Sanitary District

5072 Benson Road
Union City, CA 94587
Office Number (510) 477-7500

ALAMEDA COUNTY AND DISTRICT OFFICES:

Alameda County Assessor's Office

1221 Oak Street, Room 145
Oakland, CA 94612
Office Number (510) 272-3787
Fax Number (510) 272-3803

Alameda County Environmental Health

1131 Harbor Bay Parkway
Alameda, CA 94502-6577
Office Number (510) 567-6700

Alameda County Health Department

1000 Broadway, Suite 500
Oakland, CA 94507
Office Number (510)267-8000
(510) 267-3212

Alameda County Housing Authority

22941 Atherton Street
Hayward, CA 94541
Office Number (510) 538-8876

Alameda County Recorder's Office

1106 Madison Street #100
Oakland, CA 94607
Office Number (510) 272-6363

Bay Area Air Quality Management District

939 Ellis Street
San Francisco, CA 94109
Office Number (415) 771-6000

New Haven Unified School District

34200 Alvarado-Niles Road
Union City, CA 94587
Office Number (510) 471-1100