

SAN FRANCISCO CITYWIDE DEVELOPMENT IMPACT FEE REGISTER

(Updated as of December 1, 2024, rates effective as of January 1, 2025)

Introduction

An impact fee is a fee that is imposed by a local government on a new or proposed development project to pay for all or a portion of the costs of providing public services to the new development. Impact fees are considered to be a charge on new development to help fund and pay for the construction or needed expansion of offsite capital improvements. These fees are usually implemented to help reduce the economic burden on local jurisdictions that are trying to deal with population growth within the area. The following Planning Department's Development Impact Fee website provides additional information:

[Planning Department Impact Fee Website](#)

To see which citywide impact fees may apply to a property, access the Property Information Map, Zoning tab for more information:

[Property Information Map](#)

Terms & Definitions

Key	Description
C-3	Downtown
EN	Eastern Neighborhoods
FAR	Floor Area Ratio
GSF	Gross Square feet
NCT	Neighborhood Commercial Transit District
NSF	Net Square Feet
RH	Rincon Hill
RTO	Residential Transit Oriented District
SOMA	South of Market
UMU	Urban Mixed Use District

Contact Information

Types of Development Impact Fees (DIF)	Questions Regarding...	Contact Person	Agency	Phone Number	Email Address
Citywide Development Impact Fees - Collection & Deferral Information	Collection & Fee Reports	John Blackshear or Sarah Luu	Building Inspection	628-652-3551 / 628-652-3575	John.Blackshear@sfgov.org
					Sarah.Luu@sfgov.org
Jobs-Housing Linkage Program Fee	Use of Funds	Benjamin McCloskey	Mayor's Office of Housing and Community Development	415-701-5575	Benjamin.McCloskey@sfgov.org
	Assessment & Calculation	Andrew Perry	Planning Department	628-652-7430	Andrew.Perry@sfgov.org
Inclusionary Affordable Housing Program Fee	Use of Funds	Benjamin McCloskey	Mayor's Office of Housing and Community Development	415-701-5575	Benjamin.McCloskey@sfgov.org
	Policy, Assessment & Calculation	Kate Conner	Planning Department	628-652-7535	Kate.Conner@sfgov.org
Downtown Park Fee	Policy & Use of Funds	Yael Golan	Recreation & Park Department	628-652-6615	Yael.Golan@sfgov.org
	Assessment & Calculation	Andrew Perry	Planning Department	628-652-7430	Andrew.Perry@sfgov.org
Child Care Impact Fees	Policy & Use of Funds	Brenda Taylor	Department of Early Childhood	628-652-3052	Brenda.N.Taylor@sfgov.org
	Assessment & Calculation	Andrew Perry	Planning Department	628-652-7430	Andrew.Perry@sfgov.org
Transportation Sustainability Fee	Policy & Use of Funds	Jason Gallegos	Municipal Transportation Agency	415-646-2449	Jason.Gallegos@sfmta.com
	Assessment & Calculation	Andrew Perry	Planning Department	628-652-7430	Andrew.Perry@sfgov.org
School Development Impact Fee	Policy, Use of Funds, Assessment & Calculations	Cristina Mariscal	Unified School District	415-241-6090	MariscalC@sfusd.edu
Adopted Plan Areas DIF	Assessment & Calculation	Andrew Perry	Planning Department	628-652-7430	Andrew.Perry@sfgov.org

Annual Fee Indexing

Most of the City's Development Impact Fees will be increased by 2 percent annually in accordance with San Francisco Planning Code Article 4, Section 409(b). The new fee register will be posted on December 1st each year and effective on January 1st. To obtain a list of the fees and their adjusted rates, go to the following Department of Building Inspection's (DBI) Development Impact Fee Unit website:

[DBI Impact Fee Unit Website](#)

Fees associated with other departments also may be adjusted annually on this same schedule, effective July 1 of each year, or adjusted at other times in accordance with applicable legislation. The adjusted fee rates apply to development impact fees paid on or after the effective date of any such fee adjustments, regardless of the date of permit filing or issuance of the preliminary fee assessment rate as shown on DBI's Citywide Development Fee Register for the particular project.

	A	B	C	D	E	F	G	H	I	J	K
	Impact Fee	City Area Subject to the Fee	Ordinance Reference	Use	Fees	Residential & Non-Residential Threshold	Exempted Building Permit Types	Controlling Entity	Fee Unit (NSF, GSF, Unit, Etc.)	Choices	Effective Date
1	Balboa Park Community Improvements Impact Fee	Balboa Park	Planning Code Section 422	Residential + Non-Residential	Residential: \$15.31/gsf Non-Residential: \$2.88/gsf Credit may be given for existing use on site. See Change of Use & Replacement table for reference.	Residential: At least one net new residential unit or additional space in an existing unit of more than 800 gross square feet; Non-Residential: Any new construction, or additional space in an existing building of more than 800 gross square feet	4,5,6,7,8	Planning Department	Gross Square Foot	Impact fee or in-kind improvement	April 17, 2009
2	Bicycle Parking (Class 2) In-Lieu Fee	Citywide	Planning Code Section 430	Residential + Non-Residential	\$662.57 per Class 2 bicycle parking space	Residential: Varies; Non-Residential: Varies	4,5,6,7,8	Planning Department	Class 2 Bicycle Parking Space	In-lieu fee per Zoning Administrator approval	September 6, 2013
3	Central SOMA Community Services Facilities Fee	Central SOMA SUD	Planning Code Section 432	Residential + Non-Residential	Residential: \$1.66/gsf of net additional gsf, net replacement gsf from PDR uses, or net change of use from PDR uses. Non-Residential: \$2.22/gsf of net additional gsf, net replacement of gsf from PDR uses, or net change of use from PDR uses; \$0.57/gsf of net replacement of gsf from Residential uses, or net change of use from Residential uses.	Residential: New construction or addition of space in excess of 800 gsf Non-Residential: New construction or addition of space in excess of 800 gsf NOTE: Projects subject to this fee are also subject to the Eastern Neighborhoods Infrastructure Impact Fee.	4,5,6,7,8	Planning Department	Gross Square Foot	Impact fee or in-kind improvement	January 12, 2019
4	Central SOMA Infrastructure Impact Fee	Central SOMA SUD	Planning Code Section 433	Residential + Non-Residential	Residential: Tier B - Condominium: \$25.53/gsf of net additional gsf, net replacement gsf from PDR uses, or net change of use from PDR uses. Tier B - Rental: \$12.77/gsf of net additional gsf, net replacement gsf from PDR uses, or net change of use from PDR uses. Non-Residential: Tier A with Office ≥ 50,000 gsf: \$27.44/gsf of net additional gsf, net replacement gsf from PDR uses, or net change of use from PDR uses; Tier A with Office < 50,000 gsf: \$52.97/gsf of net additional gsf, net replacement gsf from PDR uses, or net change of use from PDR uses; Tier A with Office < 50,000 gsf: \$27.44/gsf of net replacement gsf from Residential uses, or net change of use from Residential uses. Tier C without Office ≥ 50,000 gsf: \$25.53/gsf of net additional gsf, net replacement gsf from PDR uses, or net change of use from PDR uses.	Residential: New construction or addition of space in excess of 800 gsf Non-Residential: New construction or addition of space in excess of 800 gsf NOTE: Projects subject to this fee are also subject to the Eastern Neighborhoods Infrastructure Impact Fee.	4,5,6,7,8	Planning Department	Gross Square Foot	Impact fee or in-kind improvement	January 12, 2019
5	Child Care Fee - Office/Hotel	Citywide	Planning Code Section 414	Office/Hotel	\$2.37 per gross square foot	Non-Residential: Office and hotel development projects proposing the net addition of 25,000 or more gross square feet of office or hotel space.	4,5,6,7,8	Planning Department and Department of Children Youth and Their Families	Gross Square Foot	On-site or off-site child care, or impact fee	September 6, 1985
6	Child Care Fee - Residential	Citywide	Planning Code Section 414A	Residential and Residential Care	1-9 Units: \$1.39 per square foot 10 Units and Above: \$2.74 per square foot Credit given for existing use on site and for child care portion of area plan impact fees. See Child Care-Residential Change/Replacement of Use and Plan Area Fee Credits Table.	Residential: At least one net new residential unit or additional space in an existing unit of more than 800 gross square feet, or additional group housing or residential care space.	4,5,6,7,8	Planning Department and Department of Children Youth and Their Families	Gross Square Foot	On-site child care or impact fee	February 18, 2016
7	Downtown Park Fee	Downtown	Planning Code Section 412	Office within C-3 Districts	\$3.84 per gross square foot	Residential: N/A; Non-Residential: Net addition of gross floor area	4,5,6,7,8	Planning Department and Recreation and Parks Department	Gross Square Foot	Impact fee	September 17, 1985
8			Planning Code Section 249.28								
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	Impact Fee	City Area Subject to the Fee	Ordinance Reference	Use	Fees	Residential & Non-Residential Threshold	Exempted Building Permit Types	Controlling Entity	Fee Unit (NSF, GSF, Unit, Etc.)	Choices	Effective Date
1	Eastern Neighborhoods Area Plan Alternative Inclusionary Affordable Housing Fee	Eastern Neighborhoods	Planning Code Section 417	Residential	\$76.59 per gross square foot	Residential: Less than 20 units or less than 25,000 gsf, but otherwise subject to inclusionary requirements of Section 415; Non-Residential: N/A	4,5,6,7,8	Planning Department and Mayor's Office of Housing and Community Development	Gross Square Foot	Optional Program	January 19, 2009
10	Eastern Neighborhoods Infrastructure Impact Fee (Mission, Central Waterfront, East SOMA, Western SoMa, Showplace, Central SOMA)	Eastern Neighborhoods	Planning Code Section 423	Residential + Non-Residential Uses	Tier 1: Residential: \$15.31/gsf Non-Residential: \$11.50/gsf Tier 2: Residential: \$22.97/gsf Non-Residential: \$19.15/gsf Tier 3: Residential: \$30.64/gsf Non-Residential: \$26.83/gsf Credit may be given for existing use on site. See Change of Use & Replacement table for reference.	Residential: At least one net new residential unit or additional space in an existing unit of more than 800 gross square feet, or additional group housing space; Non-Residential: Any new construction, or additional space in an existing building of more than 800 gross square feet	4,5,6,7,8	Planning Department	Gross Square Foot	Impact fee or in-kind improvement	December 19, 2008
11	Jobs-Housing Linkage Program Fee	Citywide	Planning Code Section 413	Entertainment, Hotel, Integrated PDR, Office, Research & Development, Retail, and Small Enterprise Workspace	Entertainment: \$34.03/gsf Hotel: \$27.32/gsf Office: See Jobs-Housing Linkage Program Fee Schedule Laboratory: See Jobs-housing Linkage Program Fee Schedule Retail: \$34.03/gsf Small Enterprise Workspace: \$28.67/gsf. Credit may be given for existing use on site. See Change of Use & Replacement table for reference.	Residential: N/A; Non-Residential: Increase by 25,000 g.s.f. or more of any combination of entertainment, hotel, office, laboratory, retail, and/or Small Enterprise Workspace	4,5,6,7,8	Planning Department and Mayor's Office of Housing and Community Development	Gross Square Foot	Land dedication or in-lieu fee. Certain Port properties may be eligible for Pre-payment credits under Section 61.12 of the Administrative Code.	March 28, 1996
12	Inclusionary Affordable Housing Program	Citywide	Planning Code Section 415	Residential Dwelling Units > or = 10	\$249.66 per square foot of Gross Floor Area (as defined in Section 401) of Residential use, applied to the applicable percentage of the project: Small Project (10 - 24 units): 20% Large Project (25 units or more): 20.5% The applicable percentage may vary by Zoning District and date of Final Approval. Please refer to the Inclusionary Affordable Housing Affidavit for more information about applicable percentages.	Residential: Any housing project that consists of ten or more units where an individual project or a phased project is to be undertaken, even if the development is on separate but adjacent lots; Non-Residential: N/A	4,5,6,7,8	Planning Department and Mayor's Office of Housing and Community Development	N/A	Affordable housing fee, on-site or off-site affordable units, land dedication (in certain districts only)	April 5, 2002
13			Planning Code Section 419		Inclusionary Affordable Housing Affidavit						
14	Market and Octavia Community Improvements Impact Fee	Market and Octavia	Planning Code Section 421	Residential + Non-Residential	Residential: \$17.22/gsf Non-Residential: \$6.51/gsf (Table 421.3A). Credit may be given for existing use on site. See Change of Use & Replacement table for reference.	Residential: At least one net new residential unit or additional space in an existing unit of more than 800 gross square feet, or additional group housing space; Non-Residential: Any new construction, or additional space in an existing building of more than 800 gross square feet	4,5,6,7,8	Planning Department	Gross Square Foot	Impact fee or in-kind improvement	April 3, 2008
15	Market and Octavia Area Plan and Upper Market NCT Affordable Housing Fee	Market and Octavia	Planning Code Section 416	Residential	\$6.90/sf for NCT and \$13.77/ sf for Van Ness and Market SUD. Credit may be given for existing use on site. See Change of Use & Replacement table for reference.	Residential: Projects subject to the Residential Inclusionary Housing Program (Planning Code Section 415), except for g.s.f. devoted to inclusionary units; Non-Residential: N/A	4,5,6,7,8	Planning Department	Gross Square Foot	Impact fee	May 30, 2008
16	North of Market Residential Special Use District Affordable Housing Fee	North of Market Residential Special Use District	Planning Code Section 263.7	Residential	\$9.58 per gross square foot of residential use above 80 feet in height.	Residential: Projects in any R District that receive an exception from the 80-foot base height limit. Non-Residential: N/A	4,5,6,7,8	Planning Department and Mayor's Office of Housing and Community Development	Gross Square Foot	Impact fee	March 28, 1985
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	Impact Fee	City Area Subject to the Fee	Ordinance Reference	Use	Fees	Residential & Non-Residential Threshold	Exempted Building Permit Types	Controlling Entity	Fee Unit (NSF, GSF, Unit, Etc.)	Choices	Effective Date
1	Open Space - Alternative Means of Satisfying the Non-Residential Open Space Requirement in the Eastern Neighborhoods Mixed Use Districts	Eastern Neighborhoods Mixed Use Districts: RED, RED-MX, SPD, MUG, MUR, MUO, WMUO, SALI, and UMU (unless in Central SOMA SUD - see below)	Planning Code Section 426	Non-residential	\$145.51 per square foot of required usable open space, <u>but not provided.</u>	Residential: N/A; Non-Residential: Any non-residential project with required open space	4,5,6,7,8	Planning Department	Square Feet of Open Space	On-site open space or impact fee	December 19, 2008
18	Open Space - Alternative Means of Satisfying the Non-Residential Open Space Requirement in the Central SOMA SUD	Central SOMA SUD	Planning Code Section 426	Non-residential	\$1,136.05 per square foot of required usable open space, <u>but not provided.</u>	Residential: N/A; Non-Residential: Any non-residential project with required open space	4,5,6,7,8	Planning Department	Square Feet of Open Space	On-site open space or impact fee	January 12, 2019
19	Open Space - Payment in Case of Variance or Exception for Required Residential Open Space in the Eastern Neighborhoods Mixed Use Districts	Eastern Neighborhoods Mixed Use Districts: RED, RED-MX, SPD, MUG, MUR, MUO, and UMU (unless in Central SOMA SUD - see below)	Planning Code Section 427	Residential	\$626.00 per square foot of required usable open space, <u>but not provided.</u>	Residential: Per a usable open space Variance (under Sec. 305) or Exemption (under Sec. 329); Non-Residential: N/A	4,5,6,7,8	Planning Department	Square Feet of Open Space	On-site open space or impact fee	December 19, 2008
20	Open Space - Payment in Case of Variance or Exception for Required Residential Open Space in the Central SOMA SUD	Central SOMA SUD	Planning Code Section 427	Residential	\$1,136.05 per square foot of required usable open space, <u>but not provided.</u>	Residential: Per a usable open space Variance (under Sec. 305) or Exemption (under Sec. 329); Non-Residential: N/A	4,5,6,7,8	Planning Department and Recreation and Parks Department	Gross Square Foot	On-site open space or impact fee	January 12, 2019
21	Open Space - Payment in Case of Variance or Exception for Required Residential Open Space in the C-3-O(SD) District	Downtown: C-3-O(SD) Downtown Office Special Development	Planning Code Section 427	Any use requiring open space pursuant to Section 135 or 138.	\$2,538.87 per square foot of required usable open space, <u>but not provided.</u>	Residential: Zoning Administrator discretion, through approval of a Variance (Section 305) that residential usable open space requirement cannot be met on-site.; Non-Residential: Zoning Administrator discretion, through a Variance (Section 305), that privately-owned public open space requirement cannot be met on-site.	4,5,6,7,8	Planning Department and Recreation and Parks Department	Gross Square Foot	On-site open space or impact fee	August 8, 2012
22	Public Art Fee	Downtown Commercial (C-3); RH-DTR, TB-DTR, SB-DTR, UMU, WMUG, WMUO and SALI; MUG, CMUO, MUO or MUR (only if also north of Division/ Duboce/13th St.; C-2 (except on Blocks 4991 and 7295)	Planning Code Section 429	In (C-3): All Projects All other applicable areas: Non-Residential only	1% of construction cost	Residential: (C-3 only) New construction or addition ≥ 25,000 s.f.; Non-Residential: New building construction or addition ≥ 25,000 s.f.	4,5,6,7,8	Planning Department and Recreation and Parks Department	N/A	Residential: Fee payment, on-site artwork or combination; Non-Residential: priority to on-site artwork, option for fee payment on amount exceeding on-site requirement	January 1, 2013
23	Rincon Hill Community Infrastructure Impact Fee	Rincon Hill	Planning Code Section 418	Residential	\$16.48 per gross square foot (Table 418.3A). Credit may be given for existing use on site. See Change of Use & Replacement table for reference.	Residential: (1) At least one net new residential unit; or (2) Addition of more than 800 gross square feet to an existing residential unit, or (3) At least one new group housing facility or residential care facility, or (4) Addition of more than 800 gross square feet to an existing group housing or residential care facility; Non-Residential: N/A	4,5,6,7,8	Planning Department	Gross Square Foot	Impact fee or in-kind improvement	August 19, 2005
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	Impact Fee	City Area Subject to the Fee	Ordinance Reference	Use	Fees	Residential & Non-Residential Threshold	Exempted Building Permit Types	Controlling Entity	Fee Unit (NSF, GSF, Unit, Etc.)	Choices	Effective Date
1	School Impact Fee	Citywide	State Ed. Code Section 17620	Residential / Hotel / Office / Senior Housing / Research & Development / Retail / Hospital / Industrial Warehouse Manufacturing	School Fee (effective since 02/01/2021) Residential per square foot = \$3.79 / Hotel or Motel per square foot = \$0.31 / Office per square foot = \$0.60 / Senior Housing per square foot = \$0.60 / Research & Development per sf = \$0.60 / Retail per square foot = \$0.60 / Hospital per square foot = \$0.60 / Industrial, Warehouse, Manufacturing per square foot = \$0.60 / Self-Storage per square foot = \$0.01	Residential: Increased habitable floor area ; Non-Residential: Increased floor area	4,5,6,7,8	SFUSD	N/A	Impact fee	
25	South of Market Area (SOMA) Community Stabilization Fee	Rincon Hill	Planning Code Section 418.3(d)	Residential	\$20.96 per gross square foot.	Residential: Each net addition of gross square feet of residential use; Non-Residential: N/A	4,5,6,7,8	Planning Department and Mayor's Office of Economic Development	Gross Square Foot	Impact fee	August 19, 2005
26	Street Trees, In-Lieu Fee	Citywide	Public Works Code Article 16 Section 802	All	From July 1, 2024 through June 30, 2025 \$2,520 per required tree that cannot be planted.	Residential: N/A; Non-Residential: N/A	4,5,6,7,8	Planning Department and Department of Public Works	N/A	If tree planting is required but not approvable by DPW, the in-lieu fee is required.	September 17, 1985
27	Transit Center District Open Space Fee	Transit Center C-3-O (SD)	Planning Code Section 424.6	All	Residential: \$4.30 base fee Office: \$5.19 base fee, PLUS \$12.11 for any gsf that exceeds Floor Area Ratio (FAR) of 9:1 Retail: \$8.65 base fee, PLUS \$7.79 for any gsf that exceeds FAR of 9:1 Hotel: \$6.93 base fee Institutional/Cultural/Medical: \$8.65 base fee, PLUS \$7.45 for any gsf that exceeds FAR of 9:1 Industrial: \$4.30 base fee	Residential: (1) At least one net new residential unit; or (2) Addition of more than 800 gross square feet to an existing residential unit, or (3) At least one new group housing facility or residential care facility, or (4) Addition of more than 800 gross square feet to an existing group housing or residential care facility, or (5) Conversion of existing space to a different use where the project's total fee would exceed the total fee for the uses being replaced.; Non-Residential: (1) New construction, or (2) Addition of more than 800 gross square feet, or (3) Conversion of existing space to a different use where the project's total fee would exceed the total fee for the uses being replaced.	4,5,6,7,8	Planning Department	Gross Square Foot	Impact fee or in-kind improvement	September 7, 2012
28	Transit Center District Transportation and Street Improvement Fee	Transit Center C-3-O (SD)	Planning Code Section 424.7	All	Includes only columns B, C and D of table 424.7A: Residential: \$6.81 base fee, PLUS \$10.39 for gsf that exceeds FAR of 9:1, PLUS \$5.19 for gsf that exceeds FAR of 18:1. Office: \$6.59 base fee, PLUS \$33.75 for gsf that exceeds FAR of 9:1, PLUS \$17.31 for gsf that exceeds FAR of 18:1. Retail: \$3.54 base fee, PLUS \$33.75 for gsf that exceeds FAR of 9:1, PLUS \$17.31 for gsf that exceeds FAR of 18:1. Hotel: \$6.76 base fee, PLUS \$13.85 for gsf that exceeds FAR of 9:1, PLUS \$5.19 for gsf that exceeds FAR of 18:1. Institutional/Cultural/ Medical: \$6.42 base fee, PLUS \$33.75 for gsf that exceeds FAR of 9:1, PLUS \$17.31 for gsf that exceeds FAR of 18:1. Industrial: \$6.93 base fee	Residential: (1) At least one net new residential unit; or (2) Addition of more than 800 gross square feet to an existing residential unit, or (3) At least one new group housing facility or residential care facility, or (4) Addition of more than 800 gross square feet to an existing group housing or residential care facility, or (5) Conversion of existing space to a different use where the project's total fee would exceed the total fee for the uses being replaced.; Non-Residential: (1) New construction, or (2) Addition of more than 800 gross square feet, or (3) Conversion of existing space to a different use where the project's total fee would exceed the total fee for the uses being replaced.	4,5,6,7,8	Planning Department	Gross Square Foot	Impact fee or in-kind improvement	September 7, 2012
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	Impact Fee	City Area Subject to the Fee	Ordinance Reference	Use	Fees	Residential & Non-Residential Threshold	Exempted Building Permit Types	Controlling Entity	Fee Unit (NSF, GSF, Unit, Etc.)	Choices	Effective Date
1	Transit Center District Transit Delay Mitigation Fee (TDMF)	Transit Center C-3-O (SD)	Planning Code Section 424.7	All	Includes only column A of table 424.7A: Residential: \$0.07. Office: \$0.35. Retail: \$3.39. Hotel: \$0.18. Institutional/Cultural/ Medical: \$0.51.	Residential: (1) At least one net new residential unit; or (2) Addition of more than 800 gross square feet to an existing residential unit, or (3) At least one new group housing facility or residential care facility, or (4) Addition of more than 800 gross square feet to an existing group housing or residential care facility, or (5) Conversion of existing space to a different use where the project's total fee would exceed the total fee for the uses being replaced.; Non-Residential: (1) New construction, or (2) Addition of more than 800 gross square feet, or (3) Conversion of existing space to a different use where the project's total fee would exceed the total fee for the uses being replaced.	4,5,6,7,8	Planning Department	Gross Square Foot	Impact fee	September 7, 2012
30	Transit Impact Development Fee (TIDF)	Citywide: TIDF will be replaced by TSF (below), except for "Grandfathered" projects	Planning Code Section 411	Cultural/ Institutional/ Educational, Management/ Information/ Professional Services (i.e., office), Medical and Health Services, Production/ Distribution/ Repair, Retail/ Entertainment, Visitor Services	Day Care/Community Center: \$23.02 Post-Secondary School: \$23.02 Museum: \$19.11 Other Institutional: \$23.02 Management/Information/Prof. Svcs.: \$21.87 Medical and Health Services: \$23.02 PDR: \$11.77 Retail/ Entertainment: \$23.02 Visitor Services: \$21.87 Credit may be given for existing uses on site.	Residential: N/A; Non-Residential: > or = 800 s.f. of applicable use	4,5,6,7	Municipal Transportation Agency	Gross Square Foot	Impact fee	June 3, 1981
31	Transportation Sustainability Fee (TSF)	Citywide: TSF replaces the TIDF (above), except for "Grandfathered" projects	Planning Code Section 411A	All	Residential: 21-99 Units: \$11.63 per gross sq. ft. >99 Units: \$13.13 per gross sq. ft. Non-Residential: 800-99,999 gsf: \$27.09 per gross s.f. >99,999 gsf (everywhere except within Central SoMa Area Plan): \$30.69 per gross s.f. >99,999 gsf (within Central SoMa Area Plan): \$26.87 per gross s.f. Hospitals: \$28.14 per gross s.f. - based on ratio of net new beds provided Medical Services: >12,000 gross s.f.: \$16.52 per gross s.f. PDR: 1,500 gross s.f.: \$11.43 per gross s.f. Credit may be given for existing uses on site.	Residential: >20 new dwelling units, new group housing facilities or addition of > 800 g.s.f. to existing group housing; Non-Residential: new construction or addition > 800 g.s.f. PDR: new construction or addition >1,500 gross s.f. Change or Replacement of Use: when (i) rate charged for new use is higher than rate for existing use, or (ii) changing from Hospital or Health Service use to any other use.	4,5,6,7	Controller's Office and/or Municipal Transportation Agency	Gross Square Foot	Impact fee	December 25, 2015
32	Union Square Park, Recreation, and Open Space Fee	Downtown: C-3-R Downtown Retail Zoning District	Planning Code Section 435	Office	\$7.66 per gross square foot	Residential: N/A Non-Residential: Any office development projects in the C-3-R zoning district	4,5,6,7,8	Planning Department and City Administrator	Gross Square Foot	Impact fee	March 18, 2019
33	Van Ness Special Use District Affordable Housing In-Lieu Fee	Van Ness Special Use District	Planning Code Section 243	Residential	\$22.77 X Loss (Loss = Residential Sq. Ft. requirement minus Residential Sq. Ft. developed)	No more than a 50% reduction of the required housing for a specific project can be fulfilled by paying an in-lieu fee.	4,5,6,7,8	Planning Department and Mayor's Office of Housing and Community Development	Gross Square Foot	Optional Program with Conditional Use Authorization	September 1, 2011
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	Impact Fee	City Area Subject to the Fee	Ordinance Reference	Use	Fees	Residential & Non-Residential Threshold	Exempted Building Permit Types	Controlling Entity	Fee Unit (NSF, GSF, Unit, Etc.)	Choices	Effective Date
1	Van Ness & Market Affordable Housing Fee	Van Ness & Market Residential Special Use District	Planning Code Section 424	Residential + Non-Residential	\$57.42 per net additional gsf for FAR between 6:1 and 9:1.	Residential: Construction with FAR (Floor Area Ratio) between 6:1 and 9:1.; Non-Residential: Construction with FAR between 6:1 and 9:1.	4,5,6,7,8	Planning Department	N/A	Impact fee	May 30, 2008
35	Van Ness & Market Neighborhood InfraStructure Fee	Van Ness & Market Residential Special Use District	Planning Code Section 424	Residential + Non-Residential	\$28.70 per net additional gsf for FAR above 9:1	Residential: Construction with FAR (Floor Area Ratio) above 9:1; Non-Residential: Construction with FAR above 9:1	4,5,6,7,8	Planning Department	N/A	Impact fee or in-kind improvement	May 30, 2008
36	Van Ness & Market Community Facilities Fee	Van Ness & Market Residential Special Use District	Planning Code Section 425	Residential	\$1.41 per net additional gsf of residential use or gsf of space converted from non-residential to residential use	Residential: Construction, addition or conversion that results in net addition of residential space > or = 800 gsf; Non-Residential: N/A	4,5,6,7,8	Planning Department	Gross Square Foot	Impact fee or in-kind improvement	August 31, 2020
37	Visitacion Valley Community Facilities & Infrastructure Fee	Visitacion Valley	Planning Code Section 420	Residential	\$8.77 per square foot, change of use. Credit may be given for existing use on site. See Change of Use & Replacement table for reference.	Residential: All residential development projects of 20 or more units that result in a new unit or an addition > or = to 800 gross s.f.; Non-Residential: N/A	4,5,6,7,8	Planning Department	Net Square Foot	Impact fee or in-kind improvement	November 18, 2005
38	Wastewater Capacity Charge	Citywide	SFPUC Resolution No. 07-0100	Development and Change of Use - Citywide	Meter Size (eff. 7/1/2024-6/30/2025) Residential (SIC4) 5/8" - \$5,948 3/4" - \$8,922 1" - \$14,870 1-1/2" - \$29,740 2" - \$47,583 3" - \$95,171 4" - \$148,704 6" - \$297,406 8" - \$475,851 10" - \$743,518 12" - \$1,278,851 16" - \$2,230,552 Non Residential (SIC2-SIC3 and SIC5-SIC11) for detail rates, please refer to page 20-21 of SFPUC Rate Schedules and Fees: SFPUC Rate Schedules and Fees: Wastewater Capacity Charge Tables	Residential: New construction, additional sq footage, development of existing sq footage, change of use; Non-Residential: New construction, additional sq footage, development of existing sq footage, change of use	4,5,6,7	San Francisco Public Utilities Commission	See Fees	Impact fee	July 1, 2005
39											
40	Water Capacity Charge	Citywide	PUC Resolution No. 07-0099	Development and Change of Use - Citywide	Meter Size (eff. 7/1/2024-6/30/2025) Residential/Non-Residential 5/8" - \$2,266 3/4" - \$3,400 1" - \$5,666 1-1/2" - \$11,328 2" - \$18,129 3" - \$36,255 4" - \$56,650 6" - \$113,302 8" - \$181,281 10" - \$283,251 12" - \$487,193 16" - \$849,758 SFPUC Rate Schedules and Fees: Water Capacity Charge Table	Residential: New construction, additional sq footage, development of existing sq footage, change of use; Non-Residential: New construction, additional sq footage, development of existing sq footage, change of use	4,5,6,7	San Francisco Public Utilities Commission	See Fees	Impact fee	July 1, 2007
41											
42											

**SAN FRANCISCO CITYWIDE DEVELOPMENT IMPACT FEE REGISTER
CHANGE OF USE AND REPLACEMENT TABLES**

"**Replacement of Use**" is the total amount of gross floor area, as defined in Section 102.9 of the Planning Code, to be demolished and reconstructed by a development project.

"**Change of Use**" is the change of gross floor area from one category of land use to another category of land use within an existing structure.

Impact Fee: Jobs-Housing Linkage Program Fee
City Area Subject to the Fee: Citywide - Commercial
Planning Code: [Table 413.5B](#)
Description: Fee Schedule for Replacement of Use or Change of Use

Previous Use	New Use	Fee per Gross Square Foot (GSF)
PDR that received its First Certificate of Occupancy on or before April 1, 2010	Entertainment	\$8.98
PDR that received its First Certificate of Occupancy on or before April 1, 2010	Hotel	\$1.69
PDR that received its First Certificate of Occupancy on or before April 1, 2010	Office	Applicable amount in Job-Housing Linkage Fee Schedule minus \$25.05
PDR that received its First Certificate of Occupancy on or before April 1, 2010	Laboratory	Applicable amount in Job-Housing Linkage Fee Schedule minus \$25.05
PDR that received its First Certificate of Occupancy on or before April 1, 2010	Retail	\$8.98
PDR that received its First Certificate of Occupancy on or before April 1, 2010	Small Enterprise Workspace	\$3.17
Entertainment, Hotel, Office, Laboratory, Retail, or Small Enterprise Workspace	Entertainment, Hotel, Office, Retail, or Small Enterprise Workspace	\$0
Institutional which received its First Certificate of Occupancy on or before April 1, 2010	Entertainment, Hotel, Office, Laboratory, Retail, or Small Enterprise Workspace	\$0
Institutional or PDR which received its First Certificate of Occupancy on or before April 1, 2010	Institutional, PDR, Laboratory, Residential	\$0
Institutional or PDR that received its First Certificate of Occupancy after April 1, 2010	Any	Full Rate for New Use Applies
Residential	Entertainment, Hotel, Office, Laboratory, Retail, or Small Enterprise Workspace	Full Rate for New Use Applies

Impact Fee: Balboa Park Community Infrastructure Impact Fee
City Area Subject to the Fee: Balboa Park - Residential + Non-Residential
Planning Code: [Table 422.3B](#)
Description: Fee Schedule for Replacement of Use or Change of Use in the Balboa Park Program Area

Residential to Residential or Non-residential; or Non-residential to Non-residential	Non-Residential to Residential (GSF)	PDR to Residential (GSF)	PDR to Non-Residential (GSF)
\$0	\$12.45	\$13.87	\$1.43

Impact Fee: Eastern Neighborhoods Infrastructure Impact Fee (Mission District, Central Waterfront, SOMA, Showplace)
City Area Subject to the Fee: Eastern Neighborhoods - Residential + Non-Residential
Planning Code: [Table 423.3E](#)
Description: Fee Schedule for Replacement of Use or Change of Use in the Eastern Neighborhoods Program Area

Tier (per Sec. 423.3(a))	Residential to Residential or Non-residential; or Non-residential to Non-residential (GSF)	Non-Residential to Residential (GSF)	PDR to Residential (GSF)	PDR to Non-residential (GSF)
1	\$0	\$3.84	\$9.57	\$5.73
2	\$0	\$3.84	\$17.22	\$13.41
3	\$0	\$3.84	\$24.88	\$21.07

"Replacement of Use" is the total amount of gross floor area, as defined in Section 102.9 of the Planning Code, to be demolished and reconstructed by a development project. "Change of Use" is the change of gross floor area from one category of land use to another category of land use within an existing structure. Changes of use are subject to Tier 1 rates only, regardless of the Tier classification of the subject property.

Impact Fee: Market & Octavia Community Infrastructure Impact Fee
City Area Subject to the Fee: Market/Octavia - Residential + Commercial
Planning Code: [Table 421.3B](#)
Description: Fee Schedule for Replacement of Use or Change of Use in the Market and Octavia Program Area

Residential to Residential or Non-residential; or Non-residential to Non-residential (GSF)	Non-Residential to Residential (GSF)	PDR to Residential (GSF)	PDR to Non-Residential (GSF)
\$0	\$10.72	\$13.97	\$3.24

Impact Fee: Market & Octavia Inclusionary Affordable Housing Fee
City Area Subject to the Fee: Market/Octavia - Residential (Not RTO)
Planning Code: [Table 416.3A](#)
Description: Affordable Housing Fee Schedule in the Market and Octavia Program Area

	Van Ness and Market Special Use District (GSF)	NCT (GSF)	RTO (GSF)
Net addition of residential use or change of use to residential use	\$13.77	\$6.90	\$0
Replacement of, or change of use from, non-residential to residential use	\$7.25	\$0.39	\$0
Replacement of, or change of use from, PDR to residential use	\$10.52	\$3.65	\$0

Impact Fee: Rincon Hill Community Infrastructure Impact Fee
City Area Subject to the Fee: Rincon Hill - Residential
Planning Code: [Table 418.3B](#)
Description: Rincon Hill Community Infrastructure Impact Fee Schedule for Replacement of Use or Change of Use in the Rincon Hill Program Area

Residential to Residential or Non-residential; Non-residential to Non-residential; or PDR to Non-Residential (GSF)	Non-Residential to Residential (GSF)	PDR to Residential (GSF)
\$0	\$9.57	\$13.03

Impact Fee: Visitacion Valley Community Facilities & Infrastructure Impact Fee
City Area Subject to the Fee: Visitacion Valley - Residential
Planning Code: [420.3B](#)
Description: Application of Visitacion Valley Community Improvements Facilities and Infrastructure Fee

Residential to Residential or Non-residential; Non-residential to Non-residential; or PDR to Non-Residential (GSF)	Non-Residential to Residential (GSF)	PDR to Residential (GSF)
\$0	\$6.90	\$4.45

**SAN FRANCISCO CITYWIDE DEVELOPMENT IMPACT FEE REGISTER
CHILD CARE-RESIDENTIAL CHANGE/REPLACEMENT OF USE AND PLAN AREA FEE CREDITS TABLE**

Plan Area Impact Fees	Plan Area Rate per GSF	Portion of Plan Area Fee to Child Care	Amount of Plan Area Fee per GSF to Child Care	Full Child Care-Residential Rate per GSF (10+ DUs)	Effective Child Care Rate per GSF (10+ DUs) with Plan Area Credit	Full Child Care-Residential Rate per GSF (1-9 DUs)	Effective Child Care Rate per GSF (1-9 DUs) with Plan Area Credit
Citywide - No Plan Area (Sec. 414A)							
New Residential	N/A	N/A	N/A	\$2.74	N/A	\$1.39	N/A
Changes and Replacement of Use							
Non-Residential to Residential	N/A	N/A	N/A	\$0.40	N/A	\$0.20	N/A
PDR to Residential	N/A	N/A	N/A	\$0.40	N/A	\$0.20	N/A
Rincon Hill (Sec. 418)							
New Residential	\$16.48	0%	\$0.00	\$2.74	\$2.74	\$1.39	\$1.39
Changes and Replacement of Use							
Non-Residential to Residential	\$9.57	0%	\$0.00	\$0.40	\$0.40	\$0.20	\$0.20
PDR to Residential	\$13.03	0%	\$0.00	\$0.40	\$0.40	\$0.20	\$0.20
Visitacion Valley (Sec. 420)							
New Residential	\$8.77	20%	\$1.75	\$2.74	\$0.99	\$1.39	\$0.00
Changes and Replacement of Use							
Non-Residential to Residential	\$6.90	20%	\$1.38	\$0.40	\$0.00	\$0.20	\$0.00
PDR to Residential	\$4.45	20%	\$0.89	\$0.40	\$0.00	\$0.20	\$0.00
Market and Octavia (Sec. 421)							
New Residential	\$17.22	8%	\$1.38	\$2.74	\$1.36	\$1.39	\$0.01
Changes and Replacement of Use							
Non-Residential to Residential	\$10.72	8%	\$0.86	\$0.40	\$0.00	\$0.20	\$0.00
PDR to Residential	\$13.97	8%	\$1.12	\$0.40	\$0.00	\$0.20	\$0.00
Balboa Park (Sec. 422)							
New Residential	\$15.31	15%	\$2.30	\$2.74	\$0.44	\$1.39	\$0.00
Change and Replacement of Use							
Non-Residential to Residential	\$12.45	15%	\$1.87	\$0.40	\$0.00	\$0.20	\$0.00
PDR to Residential	\$13.87	15%	\$2.08	\$0.40	\$0.00	\$0.20	\$0.00
Eastern Neighborhoods (Sec. 423)							
New Residential - Tier 1	\$15.31	6.5%	\$1.00	\$2.74	\$1.74	\$1.39	\$0.39
New Residential - Tier 2	\$22.97	6.5%	\$1.49	\$2.74	\$1.25	\$1.39	\$0.00
New Residential - Tier 3	\$30.64	6.5%	\$1.99	\$2.74	\$0.75	\$1.39	\$0.00
EN Designated Affordable Housing Zones (Mission NCT and MUR Use Districts within the boundaries of either the East SoMa or Western SoMa Area Plans)	N/A	0%	\$0.00	\$2.74	\$2.74	\$1.39	\$1.39
Changes and Replacement of Use							
Non-Residential to Residential - Tier 1	\$3.84	6.5%	\$0.25	\$0.40	\$0.15	\$0.20	\$0.00
Non-Residential to Residential - Tier 2	\$3.84	6.5%	\$0.25	\$0.40	\$0.15	\$0.20	\$0.00
Non-Residential to Residential - Tier 3	\$3.84	6.5%	\$0.25	\$0.40	\$0.15	\$0.20	\$0.00
PDR to Residential - Tier 1	\$9.57	6.5%	\$0.62	\$0.40	\$0.00	\$0.20	\$0.00
PDR to Residential - Tier 2	\$17.22	6.5%	\$1.12	\$0.40	\$0.00	\$0.20	\$0.00
PDR to Residential - Tier 3	\$24.88	6.5%	\$1.62	\$0.40	\$0.00	\$0.20	\$0.00
Van Ness & Market Affordable Housing and Infrastructure (Sec. 424)							
New Residential (6:1 FAR to 9:1 FAR)	\$57.42	0%	\$0.00	\$2.74	\$2.74	\$1.39	\$1.39
New Residential (Above 9:1 FAR)	\$28.70	8%	\$2.30	\$2.74	\$0.44	\$1.39	\$0.00
Changes and Replacement of Use							
Non-Residential to Residential	N/A	N/A	N/A	\$0.40	\$0.40	\$0.20	\$0.20
PDR to Residential	N/A	N/A	N/A	\$0.40	\$0.40	\$0.20	\$0.20

**SAN FRANCISCO CITYWIDE DEVELOPMENT IMPACT FEE REGISTER
 JOBS-HOUSING LINKAGE PROGRAM FEE SCHEDULE: OFFICE AND LABORATORY USE**

Impact Fee: Jobs-Housing Linkage Program Fee
City Area Subject to the Fee: Citywide - Office and Laboratory Uses
Planning Code: [Table 413.5A](#)
Description: Fee Schedule for Office and Laboratory Use Projects

	Office (50,000 net gsf or more)	Office (less than 50,000 net gsf)	Laboratory
Projects that submitted a Preliminary Project Assessment (PPA) on or before September 10, 2019	\$63.16	\$56.83	\$38.03
Projects that submit a complete Project Application between September 11, 2019 and January 1, 2021	\$73.68	\$66.31	\$42.23
Projects that submit a complete Project Application after January 1, 2021	\$84.21	\$75.79	\$46.42

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