

SAN FRANCISCO CITYWIDE DEVELOPMENT IMPACT FEE REGISTER

(Updated as of December 1, 2019, rates effective as of January 1, 2020)

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 & Deferral	John Blackshear or Sarah Luu	Building Inspection	415-575-6801 / 415-558-6324	John.Blackshear@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	Corey Teague	Planning Department	415-575-9031	Corey.Teague@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 Jacob Bintliff	Planning Department	415-575-6914 415-575-9170	Kate.Conner@sfgov.org Jacob.Bintliff@sfgov.org
Downtown Park Fund Child Care Impact Fee	Policy & Use of Funds	Leo Chyi	Department of Children Youth and Families	415-554-8959	Leo.Chyi@dcyf.org
	Assessment & Calculation	Corey Teague	Planning Department	415-575-9081	Corey.Teague@sfgov.org
Transit Impact Development Fee	Policy & Use of Funds	Kerstin Magary	Municipal Transportation Agency	415-701-4323	Kerstin.Magary@sfmta.com
	Assessment & Calculation	Corey Teague	Planning Department	415-575-9081	Corey.Teague@sfgov.org
School Development Impact Fee	Policy, Use of Funds, Assessment & Calculations	Cristina Mariscal	Unified School District	415-241-6090	MariscalC@sfsud.edu
Adopted Plan Areas DIF	Assessment & Calculation	Corey Teague	Planning Department	415-575-9081	Corey.Teague@sfgov.org

Annual Fee Indexing

Most of the City's Development Impact Fees will be adjusted annually in accordance with San Francisco Planning Code Article 4, Section 409(b) based on the Annual Infrastructure Construction Cost Inflation Estimate (AICCIE) published by Office of the City Administrator's Capital Planning Group and approved by the Capital Planning Committee. The new fee schedule 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.

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
Alternative Means of Satisfying the 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	Planning Code Section 426	Non-residential	\$120.26 per square foot of required usable open space required, <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	Optional Program	December 19, 2008
Alternative Means of Satisfying the Open Space Requirement in the Central SOMA SUD	Central SOMA SUD	Planning Code Section 426	Non-residential	\$938.95 per square foot of required usable open space required, <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	Optional Program	January 12, 2019
Balboa Park Community Infrastructure Impact Fee	Balboa Park	Planning Code Section 422	Residential + Non-Residential	Residential: \$12.66/gsf Non-Residential: \$2.37/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
Bicycle Parking (Class 2) In-Lieu Fee	Citywide	Planning Code Section 430	Residential + Non-Residential	\$547.61 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
Central SOMA Community Services Facilities Fee	Central SOMA SUD	Planning Code Section 432	Residential + Non-Residential	Residential: \$1.37/gsf of net additional gsf, net replacement gsf from PDR uses, or net change of use from PDR uses. Non-Residential: \$1.85/gsf of net additional gsf, net replacement of gsf from PDR uses, or net change of use from PDR uses; \$0.47/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
Central SOMA Infrastructure Impact Fee	Central SOMA SUD	Planning Code Section 433	Residential + Non-Residential	Residential: Tier B - Condominium: \$21.10/gsf of net additional gsf, net replacement gsf from PDR uses, or net change of use from PDR uses. Tier B - Rental: \$10.55/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: \$22.68/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: \$43.78/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: \$22.68/gsf of net replacement gsf from Residential uses, or net change of use from Residential uses. Tier C without Office ≥ 50,000 gsf: \$21.10/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
Central SOMA Payment in Case of Variance for Open Space	Central SOMA SUD	Planning Code Section 427	Any use requiring open space pursuant to Section 135 or 138.	\$938.95 per gross square foot	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	Impact fee	January 12, 2019
Child Care Fee - Office/Hotel	Citywide	Planning Code Section 414	Office/Hotel	\$1.95 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 daycare	September 6, 1985

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
Child Care Fee - Residential	Citywide	Planning Code Section 414A	Residential and Residential Care	1-9 Units: \$1.14 per square foot 10 Units and Above: \$2.27 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 or off-site daycare	February 18, 2016
Downtown C-3 Artwork (Optional)	Downtown: C-3 Districts	Planning Code Section 429	New building construction or addition of floor area > or = 25,000 sf within C-3 Districts	1% of construction cost	Residential & Non-Residential: New building construction or addition of floor area in C-3 > or = 25,000 s.f.	4,5,6,7,8	Planning Department and Recreation and Parks Department	N/A	Fee payment	September 17, 1985 (Amended as optional starting January 1, 2013)
Downtown Payment in Case of Variance for Open Space	Downtown: C-3-O(SD) Downtown Office Special Development	Planning Code Section 427	Any use requiring open space pursuant to Section 135 or 138.	\$2,098.40 per gross square foot	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	Impact fee	August 8, 2012
Downtown Park Fee	Downtown	Planning Code Section 412 Planning Code Section 249.28	Office within C-3 Districts	\$3.17 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
Eastern Neighborhoods Area Plans Alternative Inclusionary Affordable Housing Fee	Eastern Neighborhoods	Planning Code Section 417	Residential	\$63.30 per gross square foot	Residential: 20 units or less or less than 25,000 gsf; 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
Eastern Neighborhoods Infrastructure Impact Fee (Mission, Central Waterfront, East SOMA, Western SoMa, Showplace, CSoMa)	Eastern Neighborhoods	Planning Code Section 423	Residential + Non-Residential Uses	Tier 1: Residential: \$12.66/gsf Non-Residential: \$9.50/gsf Tier 2: Residential: \$18.99/gsf Non-Residential: \$15.83/gsf Tier 3: Residential: \$25.32/gsf Non-Residential: \$22.16/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
Eastern Neighborhoods Payment in Case of Variance or Exception for Open Space	Eastern Neighborhoods Mixed Use Districts: RED, RED-MX, SPD, MUG, MUR, MUO, and UMU	Planning Code Section 427	Residential	\$517.40 per square feet of required usable open space not provided	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	Optional Program	December 19, 2008
Jobs-Housing Linkage Program Fee	Citywide	Planning Code Section 413	Entertainment, Hotel, Integrated PDR, Office, Research & Development, Retail, and Small Enterprise Workspace	Entertainment: \$28.13/gsf Hotel: \$22.57/gsf Office: See Jobs-Housing Linkage Program Fee Schedule Laboratory: See Jobs-housing Linkage Program Fee Schedule Retail: \$28.13/gsf Small Enterprise Workspace: \$23.70/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	Funding off-site affordable housing 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

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
Inclusionary Affordable Housing Program	Citywide	Planning Code Section 415 Planning Code Section 419	Residential Dwelling Units > or = 10	\$210.47 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 (<25 units): 20% Large Project, Rental: 30% Large Project, Ownership: 33% Projects with an Environmental Evaluation Application that was accepted prior to January 1, 2013 shall remain subject to the calculation method and rates set forth in the Citywide Development Impact Fee Register in effect as of December 31, 2018.	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	April 5, 2002
Market & Octavia Community Infrastructure Impact Fee	Market/Octavia	Planning Code Section 421	Residential + Non-Residential	Residential: \$14.23/gsf Non-Residential: \$5.38/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
Market & Octavia Affordable Housing Fee	Market/Octavia	Planning Code Section 416	Residential	\$5.70/sf for NCT and \$11.38/ 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); Non-Residential: N/A	4,5,6,7,8	Planning Department	Gross Square Foot	Fee only	May 30, 2008
North of Market Residential Special Use District Affordable Housing Fee	North of Market Residential Special Use District	Planning Code Section 263.7	Residential	\$7.92 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	Fee payment	March 28, 1985
Public Art Fee (Optional)	Downtown: RH + SB + TB South of Market: SLI + SLR + SSO Commercial: C-3 + Part of C-2 Eastern Neighborhoods: UMU, WMUG, WMUO, + SALI, and MUG, MOU or MUR that are north of Division/Duboce/13th Streets	Planning Code Section 429	Non Residential New building construction or addition of floor area > or = 25,000 sf	1% of construction cost	Residential: N/A; Non-Residential: New building construction or addition of floor area > or = 25,000 s.f. in the followings: (1) all parcels RH, TB, SB, SLI, SLR, SSO, C-M, UMU, WMUG, WMUO and SALI Districts; (2) properties that are zoned MUG, MOU, or MUR and that are north of Division/Duboce/13th Streets; (3) all parcels zoned C-2 except for those on Blocks 4991 (Executive Park) and 7295 (Stonestown Galleria Mall).	4,5,6,7,8	Planning Department and Recreation and Parks Department	N/A	Fee payment	January 1, 2013
Rincon Hill Community Infrastructure Impact Fee	Rincon Hill	Planning Code Section 418	Residential	\$13.61 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: At least one net new residential unit or additional space in an existing unit of more than 800 gross square feet; Non-Residential: N/A	4,5,6,7,8	Planning Department	Gross Square Foot	Impact fee or in-kind improvement	August 19, 2005
School Impact Fee	Citywide	State Ed. Code Section 17620	Residential / Hotel / Office / Senior Housing / Research & Development / Retail / Hospital / Industrial Warehouse Manufacturing	School Fee (effective 07/23/2018) Residential per square foot = \$3.790 / Hotel or Motel per square foot = \$0.314 / Office per square foot = \$0.610 / Senior Housing per square foot = \$0.314 / Research & Development per sf = \$0.610 / Retail per square foot = \$0.596 / Hospital per square foot = \$0.610 / Industrial, Warehouse, Manufacturing per square foot = \$0.610 / Self-Storage per square foot = \$0.012	Residential: Increased habitable floor area ; Non-Residential: Increased floor area	4,5,6,7,8	SFUSD	N/A	In-lieu fee	
South of Market Area (SOMA) Community Stabilization Fee	Rincon Hill	Planning Code Section 418.3(d)	Residential	\$17.32 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 or in-kind improvement	August 19, 2005

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
Street Trees, In-Lieu Fee	Citywide	Public Works Code Article 16 Section 802(h)	All	From July 1, 2019 through June 30, 2020 \$2,122.00 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
Transit Center Open Space Fee	Transit Center -- C-3-O (SD)	Planning Code Section 424.6	All	Residential: \$3.57 base fee Office: \$4.29 base fee, PLUS \$10.01 for any gsf that exceeds Floor Area Ratio (FAR) of 9:1 Retail: \$7.15 base fee, PLUS \$6.44 for any gsf that exceeds FAR of 9:1 Hotel: \$5.72 base fee Institutional/Cultural/Medical: \$7.15 base fee, PLUS \$6.15 for any gsf that exceeds FAR of 9:1 Industrial: \$3.57 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
Transit Center 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: \$5.63 base fee, PLUS \$8.59 for gsf that exceeds FAR of 9:1, PLUS \$4.29 for gsf that exceeds FAR of 18:1. Office: \$5.44 base fee, PLUS \$27.89 for gsf that exceeds FAR of 9:1, PLUS \$14.31 for gsf that exceeds FAR of 18:1. Retail: \$2.93 base fee, PLUS \$27.89 for gsf that exceeds FAR of 9:1, PLUS \$14.31 for gsf that exceeds FAR of 18:1. Hotel: \$5.58 base fee, PLUS \$11.45 for gsf that exceeds FAR of 9:1, PLUS \$4.29 for gsf that exceeds FAR of 18:1. Institutional/Cultural/ Medical: \$5.30 base fee, PLUS \$27.89 for gsf that exceeds FAR of 9:1, PLUS \$14.31 for gsf that exceeds FAR of 18:1. Industrial: \$5.72 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

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
Transit Center 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: \$0.28. Retail: \$2.80. Hotel: \$0.15. Institutional/Cultural/ Medical: \$0.42	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
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: \$19.03 Post-Secondary School: \$19.03 Museum: \$15.80 Other Institutional: \$19.03 Management/Information/Prof. Svcs.: \$18.08 Medical and Health Services: \$19.03 PDR: \$9.73 Retail/ Entertainment: \$19.03 Visitor Services: \$18.08 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	Fee only	June 3, 1981
Transportation Sustainability Fee (TSF)	Citywide: TSF replaces the TIDF (above), except for "Grandfathered" projects	Planning Code Section 411A	All	Residential: 21-99 Units: \$9.61 per gross sq. ft. >99 Units: \$10.86 per gross sq. ft. Non-Residential: 800-99,999 gsf: \$22.40 per gross s.f. >99,999 gsf: \$25.36 per gross s.f. Hospitals: \$23.27 per gross s.f. - based on ratio of net new beds provided Medical Services: >12,000 gross s.f.: \$13.65 per gross s.f. PDR: 1,500 gross s.f.: \$9.45 per gross s.f. Credit may be given for existing uses on site.	Residential: >20 new dwelling units; Non-Residential: new construction or > 800 gross s.f. addition of applicable use PDR: new construction or addition >1,500 gross s.f.	4,5,6,7	Controller's Office and/or Municipal Transportation Agency	Gross Square Foot	Fee only	December 25, 2015
Union Square Park, Recreation, and Open Space Fee	Downtown: C-3-R Downtown Retail Zoning District	Planning Code Section 435	Office	\$6.33 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	Fee only	March 18, 2019
Van Ness Special Use District Affordable Housing In-Lieu Fee	Van Ness Special Use District	Planning Code Section 243	Residential	\$18.81 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	September 1, 2011
Van Ness and Market Affordable Housing Fee	Market/Octavia: Van Ness and Market Downtown Residential Special Use District	Planning Code Section 424	Residential + Non-Residential	\$47.46 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 (Floor Area Ratio) above between 6:1 and 9:1.	4,5,6,7,8	Planning Department	N/A	Impact fee or in-kind improvement	May 30, 2008

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
Van Ness and Market Neighborhood InfraStructure Fee	Market/Octavia: Van Ness and Market Downtown Residential Special Use District	Planning Code Section 424	Residential + Non-Residential	\$23.73 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
Visitacion Valley Community Facilities & Infrastructure Impact Fee	Visitacion Valley	Planning Code Section 420	Residential	\$7.25 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 and Board of Supervisors	Net Square Foot	Impact fee or in-kind improvement	November 18, 2005
Wastewater Capacity Change	Citywide	SFPUC Resolution No. 07-0100	Development and Change of Use - Citywide	Meter Size (eff. 7/1/19-6/30/20) Residential (SIC4) 5/8"--\$4,925 3/4"--\$7,387 1"--\$12,313 1-1/2"--\$24,625 2"--\$39,401 3"--\$78,802 4"--\$123,128 6"--\$246,256 8"--\$394,009 10"--\$615,639 12"--\$1,058,899 16"--\$1,846,917 Non Residential (SIC2-SIC3 and SIC5-SIC11) for detail rates, please refer to page 16 and 17 of SFPUC Rates Schedules on website address: https://sfwater.org/index.aspx?page=171	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	Fee only	July 1, 2005
Water Capacity Charge	Citywide	PUC Resolution No. 07-0099	Development and Change of Use - Citywide	Meter Size (eff. 7/1/19-6/30/20) Residential/Non-Residential 5/8"--\$1,876 3/4"--\$2,815 1"--\$4,691 1-1/2"--\$9,381 2"--\$15,011 3"--\$30,020 4"--\$46,907 6"--\$93,815 8"--\$150,103 10"--\$234,535 12"--\$403,401 16"--\$703,607	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	Fee only	July 1, 2007

**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	\$7.42
PDR that received its First Certificate of Occupancy on or before April 1, 2010	Hotel	\$1.40
PDR that received its First Certificate of Occupancy on or before April 1, 2010	Office	Applicable amount in Job-Housing Linkage Fee Schedule minus \$20.71
PDR that received its First Certificate of Occupancy on or before April 1, 2010	Laboratory	Applicable amount in Job-Housing Linkage Fee Schedule minus \$20.71
PDR that received its First Certificate of Occupancy on or before April 1, 2010	Retail	\$7.42
PDR that received its First Certificate of Occupancy on or before April 1, 2010	Small Enterprise Workspace	\$2.63
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	\$10.29	\$11.47	\$1.18

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 423.3B](#)
Description: Fee Schedule for Replacement of Use or Change of Use in the EasternNeighborhoods 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	\$3.17	\$7.91	\$4.74
2	\$0	\$3.17	\$14.23	\$11.08
3	\$0	\$3.17	\$20.56	\$17.41

"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	\$8.86	\$11.55	\$2.68

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	\$11.38	\$5.70	\$0
Replacement of, or change of use from, non-residential to residential use	\$6.00	\$0.32	\$0
Replacement of, or change of use from, PDR to residential use	\$8.70	\$3.01	\$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	\$7.91	\$10.76

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	\$5.70	\$3.67

**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	\$2.27	N/A	\$1.14	N/A
Changes and Replacement of Use							
Non-Residential to Residential	N/A	N/A	N/A	\$0.33	N/A	\$0.17	N/A
PDR to Residential	N/A	N/A	N/A	\$0.33	N/A	\$0.17	N/A
Rincon Hill (Sec. 418)							
New Residential	\$13.61	0%	\$0.00	\$2.27	\$2.27	\$1.14	\$1.14
Changes and Replacement of Use							
Non-Residential to Residential	\$7.91	0%	\$0.00	\$0.33	\$0.33	\$0.17	\$0.17
PDR to Residential	\$10.76	0%	\$0.00	\$0.33	\$0.33	\$0.17	\$0.17
Visitacion Valley (Sec. 420)							
New Residential	\$7.25	20%	\$1.45	\$2.27	\$0.82	\$1.14	\$0.00
Changes and Replacement of Use							
Non-Residential to Residential	\$5.70	20%	\$1.14	\$0.33	\$0.00	\$0.17	\$0.00
PDR to Residential	\$3.67	20%	\$0.73	\$0.33	\$0.00	\$0.17	\$0.00
Market and Octavia (Sec. 421)							
New Residential	\$14.23	8%	\$1.14	\$2.27	\$1.13	\$1.14	\$0.00
Changes and Replacement of Use							
Non-Residential to Residential	\$8.86	8%	\$0.71	\$0.33	\$0.00	\$0.17	\$0.00
PDR to Residential	\$11.55	8%	\$0.92	\$0.33	\$0.00	\$0.17	\$0.00
Balboa Park (Sec. 422)							
New Residential	\$12.66	15%	\$1.90	\$2.27	\$0.37	\$1.14	\$0.00
Change and Replacement of Use							
Non-Residential to Residential	\$10.29	15%	\$1.54	\$0.33	\$0.00	\$0.17	\$0.00
PDR to Residential	\$11.47	15%	\$1.72	\$0.33	\$0.00	\$0.17	\$0.00
Eastern Neighborhoods (Sec. 423)							
New Residential - Tier 1	\$12.66	6.5%	\$0.82	\$2.27	\$1.45	\$1.14	\$0.32
New Residential - Tier 2	\$18.99	6.5%	\$1.23	\$2.27	\$1.04	\$1.14	\$0.00
New Residential - Tier 3	\$25.32	6.5%	\$1.65	\$2.27	\$0.62	\$1.14	\$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	\$2.27	\$2.27	\$1.14	\$1.14
Changes and Replacement of Use							
Non-Residential to Residential - Tier 1	\$3.17	6.5%	\$0.21	\$0.33	\$0.12	\$0.17	\$0.00
Non-Residential to Residential - Tier 2	\$3.17	6.5%	\$0.21	\$0.33	\$0.12	\$0.17	\$0.00
Non-Residential to Residential - Tier 3	\$3.17	6.5%	\$0.21	\$0.33	\$0.12	\$0.17	\$0.00
PDR to Residential - Tier 1	\$7.91	6.5%	\$0.51	\$0.33	\$0.00	\$0.17	\$0.00
PDR to Residential - Tier 2	\$14.23	6.5%	\$0.92	\$0.33	\$0.00	\$0.17	\$0.00
PDR to Residential - Tier 3	\$20.56	6.5%	\$1.34	\$0.33	\$0.00	\$0.17	\$0.00
Van Ness & Market Affordable Housing and Infrastructure (Sec. 424)							
New Residential (6:1 FAR to 9:1 FAR)	\$47.46	0%	\$0.00	\$2.27	\$2.27	\$1.14	\$1.14
New Residential (Above 9:1 FAR)	\$23.73	8%	\$1.90	\$2.27	\$0.37	\$1.14	\$0.00
Changes and Replacement of Use							
Non-Residential to Residential	N/A	N/A	N/A	\$0.33	\$0.33	\$0.17	\$0.17
PDR to Residential	N/A	N/A	N/A	\$0.33	\$0.33	\$0.17	\$0.17

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	\$52.20	\$46.98	\$31.43
Projects that submit a complete Project Application between September 11, 2019 and January 1, 2021	\$60.90	\$54.81	\$34.90
Projects that submit a complete Project Application after January 1, 2021	\$69.60	\$62.64	\$38.37

PREVIEW