



City of Emeryville Development Impact Fees

Fiscal Year 2021-2022 (valid July 1, 2021 through June 30, 2022)

Use Type	Affordable Housing	Park and Recreation Facility	Transportation Facility	TOTAL IMPACT FEES
Residential Use Types				
Single Unit	\$0	\$4,511	\$3,025	\$7,536 / dwelling unit
Two Unit and Multi-Unit				
<i>Rental - Apartment</i>	\$31,823	\$4,344	\$1,876	\$38,043 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$31,823	\$4,344	\$1,815	\$37,982 / dwelling unit
<i>Owner - Condominium</i>	\$0	\$4,344	\$1,571	\$5,915 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$0	\$4,344	\$1,514	\$5,858 / dwelling unit
<i>Owner - Townhome</i>	\$0	\$4,511	\$1,571	\$6,082 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$0	\$4,511	\$1,514	\$6,025 / dwelling unit
Domestic Violence Shelter	\$0	\$1,699	\$668	\$2,367 / bed
Group Residential	\$0	\$1,699	\$668	\$2,367 / bed
Mobile Home Park				
<i>Rental</i>	\$31,823	\$4,344	\$1,876	\$38,043 / dwelling unit
<i>Owner</i>	\$0	\$4,511	\$1,571	\$6,082 / dwelling unit
Residential Care Facility	\$4.83	\$6.56	\$2.26	\$13.65 / square foot
Supportive Housing	\$0	\$1,699	\$668	\$2,367 / bed
Transitional Housing	\$0	\$1,699	\$668	\$2,367 / bed
Accessory Dwelling Units (including Junior ADUs)	\$0	\$0	\$0	\$0 / dwelling unit
Commercial and Institutional				
Adult Oriented Businesses				
<i>Retail</i>	\$4.83	\$2.42	\$5.64	\$12.89 / square foot
<i>Performance</i>	\$4.83	\$1.84	\$116.96	\$123.63 / square foot
Animal Care and Sales				
<i>Grooming</i>	\$4.83	\$2.19	\$4.40	\$11.42 / square foot
<i>Kennel/Animal Care</i>	\$4.83	\$3.39	\$16.79	\$25.01 / square foot
<i>Pet Stores</i>	\$4.83	\$2.42	\$5.64	\$12.89 / square foot
<i>Veterinary Services</i>	\$4.83	\$2.19	\$14.27	\$21.29 / square foot
Arts and Entertainment				
<i>Gallery</i>	\$4.83	\$0.36	\$0.54	\$5.73 / square foot
<i>Indoor Entertainment</i>	\$4.83	\$1.46	\$14.86	\$21.15 / square foot
<i>Outdoor Entertainment</i>	TBD	TBD	TBD	TBD
Banks and Financial Institutions	\$4.83	\$2.42	\$12.85	\$20.10 / square foot
Business Services	\$4.83	\$2.42	\$22.43	\$29.68 / square foot
Colleges and Trade Schools	\$0.00	\$2.19	\$7.69	\$9.88 / square foot
Community Assembly	\$0.00	\$0.59	\$8.29	\$8.88 / square foot
Day Care Centers	\$0.00	\$3.39	\$16.79	\$20.18 / square foot
Eating and Drinking Establishments				
<i>Bars/Nightclubs/Lounges</i>	\$4.83	\$6.06	\$10.30	\$21.19 / square foot
<i>Restaurants</i>				
Quality (ITE Land Use 931)	\$4.83	\$6.06	\$6.82	\$17.71 / square foot
High Turnover (ITE Land Use 932)	\$4.83	\$6.06	\$8.93	\$19.82 / square foot
Fast Food (ITE Land Use 933)	\$4.83	\$6.06	\$39.53	\$50.42 / square foot
Fast Food with Drive-Thru (ITE Land Use 934)	\$4.83	\$6.06	\$49.39	\$60.28 / square foot
<i>Mobile Food Vendors</i>	\$0.00	\$0.00	\$0.00	\$0.00
Emergency Shelters	\$0	\$1,699	\$668	\$2,367 / bed
Funeral Homes, Mortuaries and Mausoleums	\$4.83	\$0.59	\$1.66	\$7.08 / square foot

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Health Care				
<i>Clinics and Medical Offices</i>	\$4.83	\$4.42	\$10.80	\$20.05 / square foot
<i>Hospitals</i>	\$4.83	\$3.52	\$2.81	\$11.16 / square foot
<i>Medical Laboratories (non research)</i>	\$4.83	\$2.19	\$9.52	\$16.54 / square foot
Instructional Services				
<i>Individual/ Small Group Instruction</i>	\$4.83	\$0.71	\$2.93	\$8.47 / square foot
<i>Group Instruction</i>	\$4.83	\$0.71	\$2.93	\$8.47 / square foot
Libraries and Museums				
Libraries	\$4.83	\$1.69	\$22.08	\$28.60 / square foot
Museums	\$4.83	\$0.36	\$0.54	\$5.73 / square foot
Live/Work Unit	\$4.83	\$1.84		\$6.67 / square foot plus
plus			\$1,966	\$1,966 / unit
Lodging				
<i>Hotels and Motels</i>	\$4.83	\$1.21		\$6.04 / square foot plus
plus			\$1,270	\$1,270 / room
<i>Bed & Breakfast</i>	\$0.00	\$0.00	\$0.00	\$0.00 / square foot
Major Public Services	\$4.83	TBD	TBD	TBD / square foot
Marina	\$0	\$1,213	\$574	\$1,787 / berth
Motor Vehicle Sales and Services				
<i>Cleaning (Self-Service Car Wash - ITE Land Use 947)</i>	\$4.83			\$4.83 / square foot plus
plus		\$304	\$8,377	\$8,681 / stall
<i>Rentals</i>	\$4.83	\$1.84	\$3.03	\$9.70 / square foot
<i>Sales and Leasing</i>	\$4.83	\$1.58	\$7.92	\$14.33 / square foot
<i>Repair and Service</i>	\$4.83	\$1.21	\$13.49	\$19.53 / square foot
<i>Service Station</i>	\$4.83			\$4.83 / square foot plus
plus		\$304	\$8,389	\$8,693 / pump
<i>Towing and Impounding</i>	\$4.83	\$1.21	\$15.14	\$21.18 / square foot
Offices				
<i>General/Government/Walk-In Clientele</i>	\$4.83	\$4.42	\$4.51	\$13.76 / square foot
<i>Corporate Headquarters (ITE Land Use 714)</i>	\$4.83	\$4.42	\$4.28	\$13.53 / square foot
Parking	\$0.00	\$0.00	\$0.00	\$0.00 / square foot
Personal Services	\$4.83	\$2.42	\$4.40	\$11.65 / square foot
Public Safety Facilities	\$0.00	\$2.42	\$3.64	\$6.06 / square foot
Recreation				
<i>Gaming</i>	\$4.83	\$2.42	\$40.63	\$47.88 / square foot
<i>All Other</i>	\$4.83	\$2.42	\$10.68	\$17.93 / square foot
Repair Services	\$4.83	\$1.58	\$2.93	\$9.34 / square foot
Retail				
<i>Food and Beverage Sales</i>				
<i>Supermarket (ITE Land Use 850)</i>	\$4.83	\$2.42	\$12.90	\$20.15 / square foot
<i>Convenience Market (ITE Land Use 851)</i>	\$4.83	\$2.42	\$47.56	\$54.81 / square foot
<i>All Other</i>	\$4.83	\$2.42	\$5.64	\$12.89 / square foot
Schools	\$0.00	\$1.21	\$3.62	\$4.83 / square foot
Social Service Facilities	\$0.00	\$3.89	\$4.51	\$8.40 / square foot

Use Type	Affordable Housing	Park and Recreation Facility	Transportation Facility	TOTAL IMPACT FEES
Industrial				
Arts-Industrial - <i>All</i>	\$4.83	\$1.58	\$2.93	\$9.34 / square foot
Commercial Kitchens	\$4.83	\$1.58	\$2.93	\$9.34 / square foot
Construction and Maintenance	\$4.83	\$0.85	\$0.96	\$6.64 / square foot
Crematories	\$4.83	\$2.66	\$2.22	\$9.71 / square foot
Food Production and Assembly - <i>All</i>	\$4.83	\$1.58	\$2.93	\$9.34 / square foot
Hazardous Waste Facilities - <i>All</i>	\$4.83	\$2.66	\$2.22	\$9.71 / square foot
Laundry and Dry Cleaning Services	\$4.83	\$1.58	\$2.93	\$9.34 / square foot
Manufacturing				
<i>Pharmaceutical</i>	\$4.83	\$1.21	\$2.93	\$8.97 / square foot
<i>Custom</i>	\$4.83	\$1.21	\$1.97	\$8.01 / square foot
<i>Light</i>	\$4.83	\$1.21	\$2.93	\$8.97 / square foot
<i>General</i>	\$4.83	\$1.21	\$2.22	\$8.26 / square foot
<i>Heavy</i>	\$4.83	\$1.21	\$2.22	\$8.26 / square foot
<i>Cannabis Manufacturing</i>	\$4.83	\$1.21	\$2.93	\$8.97 / square foot
Recycling Facilities - <i>All</i>	\$4.83	\$2.66	\$2.22	\$9.71 / square foot
Research and Development	\$4.83	\$3.04	\$3.24	\$11.11 / square foot
Salvage and Wrecking	\$4.83	\$2.66	\$2.22	\$9.71 / square foot
Storage and Distribution				
<i>Indoor and Outdoor</i>	\$4.83	\$0.85	\$0.96	\$6.64 / square foot
<i>Personal</i>	\$4.83	\$0.04	\$0.77	\$5.64 / square foot
Agricultural				
Community Gardens	\$0.00	\$0.00	\$0.00	\$0.00
Indoor Agriculture	\$4.83	\$1.58	\$2.93	\$9.34 / square foot
Outdoor Agriculture	\$4.83	\$1.58	\$2.93	\$9.34 / square foot
Animal Husbandry	\$4.83	\$1.58	\$2.93	\$9.34 / square foot
Communication, Transportation and Utilities				
Communication Facilities				
<i>Transmission Towers</i>	\$0.00	\$0.00	\$0.00	\$0.00
<i>Equipment within Buildings</i>	\$4.83	\$0.05	\$0.29	\$5.17 / square foot
Transportation and Delivery Services				
<i>Bus/Rail Passenger Stations</i>	\$4.83	TBD	TBD	TBD / square foot
<i>Truck/Rail Freight Terminals</i>	\$4.83	\$1.58	\$2.52	\$8.93 / square foot
<i>Human-Powered</i>	\$4.83	\$0.85	\$0.96	\$6.64 / square foot
<i>Light Fleet</i>	\$4.83	\$0.85	\$0.96	\$6.64 / square foot
Utility Services	\$4.83	\$8.84	\$2.31	\$15.98 / square foot