



City of Emeryville
Development Impact Fees

Fiscal Year 2024-2025 (valid July 1, 2024 through June 30, 2025)

Use Type	Affordable Housing	Park and Recreation Facility	Transportation Facility	TOTAL IMPACT FEES
Residential Use Types				
Single Unit	\$0	\$4,850	\$3,252	\$8,102 / dwelling unit
Two Unit and Multi-Unit				
<i>Rental - Apartment</i>	\$34,213	\$4,670	\$2,018	\$40,901 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$34,213	\$4,670	\$1,951	\$40,834 / dwelling unit
<i>Owner - Condominium</i>	\$0	\$4,670	\$1,690	\$6,360 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$0	\$4,670	\$1,628	\$6,298 / dwelling unit
<i>Owner - Townhome</i>	\$0	\$4,850	\$1,690	\$6,540 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$0	\$4,850	\$1,628	\$6,478 / dwelling unit
Domestic Violence Shelter	\$0	\$1,826	\$718	\$2,544 / bed
Group Residential	\$0	\$1,826	\$718	\$2,544 / bed
Mobile Home Park				
<i>Rental</i>	\$34,213	\$4,670	\$2,018	\$40,901 / dwelling unit
<i>Owner</i>	\$0	\$4,850	\$1,690	\$6,540 / dwelling unit
Residential Care Facility	\$5.19	\$7.05	\$2.44	\$14.68 / square foot
Supportive Housing	\$0	\$1,826	\$718	\$2,544 / bed
Transitional Housing	\$0	\$1,826	\$718	\$2,544 / bed
Accessory Dwelling Units (including Junior ADUs)	\$0	\$0	\$0	\$0 / dwelling unit
Commercial and Institutional				
Adult Oriented Businesses				
<i>Retail</i>	\$5.19	\$2.61	\$6.06	\$13.86 / square foot
<i>Performance</i>	\$5.19	\$1.98	\$125.75	\$132.92 / square foot
Animal Care and Sales				
<i>Grooming</i>	\$5.19	\$2.35	\$4.73	\$12.27 / square foot
<i>Kennel/Animal Care</i>	\$5.19	\$3.65	\$18.04	\$26.88 / square foot
<i>Pet Stores</i>	\$5.19	\$2.61	\$6.06	\$13.86 / square foot
<i>Veterinary Services</i>	\$5.19	\$2.35	\$15.34	\$22.88 / square foot
Arts and Entertainment				
<i>Gallery</i>	\$5.19	\$0.39	\$0.58	\$6.16 / square foot
<i>Indoor Entertainment</i>	\$5.19	\$1.57	\$15.97	\$22.73 / square foot
<i>Outdoor Entertainment</i>	TBD	TBD	TBD	TBD
Banks and Financial Institutions	\$5.19	\$2.61	\$13.82	\$21.62 / square foot
Business Services	\$5.19	\$2.61	\$24.12	\$31.92 / square foot
Colleges and Trade Schools	\$0.00	\$2.35	\$8.27	\$10.62 / square foot
Community Assembly	\$0.00	\$0.63	\$8.92	\$9.55 / square foot
Day Care Centers	\$0.00	\$3.65	\$18.04	\$21.69 / square foot
Eating and Drinking Establishments				
<i>Bars/Nightclubs/Lounges</i>	\$5.19	\$6.52	\$11.08	\$22.79 / square foot
<i>Restaurants</i>				
Quality (ITE Land Use 931)	\$5.19	\$6.52	\$7.33	\$19.04 / square foot
High Turnover (ITE Land Use 932)	\$5.19	\$6.52	\$9.60	\$21.31 / square foot
Fast Food (ITE Land Use 933)	\$5.19	\$6.52	\$42.51	\$54.22 / square foot
Fast Food with Drive-Thru (ITE Land Use 934)	\$5.19	\$6.52	\$53.10	\$64.81 / square foot
<i>Mobile Food Vendors</i>	\$0.00	\$0.00	\$0.00	\$0.00
Emergency Shelters	\$0	\$1,827	\$718	\$2,545 / bed
Funeral Homes, Mortuaries and Mausoleums	\$5.19	\$0.63	\$1.79	\$7.61 / square foot

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Health Care				
<i>Clinics and Medical Offices</i>	\$5.19	\$4.75	\$11.61	\$21.55 / square foot
<i>Hospitals</i>	\$5.19	\$3.78	\$3.03	\$12.00 / square foot
<i>Medical Laboratories (non research)</i>	\$5.19	\$2.35	\$10.24	\$17.78 / square foot
Instructional Services				
<i>Individual/ Small Group Instruction</i>	\$5.19	\$0.76	\$3.15	\$9.10 / square foot
<i>Group Instruction</i>	\$5.19	\$0.76	\$3.15	\$9.10 / square foot
Libraries and Museums				
Libraries	\$5.19	\$1.82	\$23.74	\$30.75 / square foot
Museums	\$5.19	\$0.39	\$0.58	\$6.16 / square foot
Live/Work Unit	\$5.19	\$1.98		\$7.17 / square foot plus
plus			\$2,114	\$2,114 / unit
Lodging				
<i>Hotels and Motels</i>	\$5.19	\$1.30		\$6.49 / square foot plus
plus			\$1,365	\$1,365 / room
<i>Bed & Breakfast</i>	\$0.00	\$0.00	\$0.00	\$0.00 / square foot
Major Public Services	\$5.19	TBD	TBD	TBD / square foot
Marina	\$0	\$1,304	\$618	\$1,922 / berth
Motor Vehicle Sales and Services				
<i>Cleaning (Self-Service Car Wash - ITE Land Use 947)</i>	\$5.19			\$5.19 / square foot plus
plus		\$327	\$9,006	\$9,333 / stall
<i>Rentals</i>	\$5.19	\$1.98	\$3.26	\$10.43 / square foot
<i>Sales and Leasing</i>	\$5.19	\$1.70	\$8.51	\$15.40 / square foot
<i>Repair and Service</i>	\$5.19	\$1.30	\$14.50	\$20.99 / square foot
<i>Service Station</i>	\$5.19			\$5.19 / square foot plus
plus		\$327	\$9,019	\$9,346 / pump
<i>Towing and Impounding</i>	\$5.19	\$1.30	\$16.28	\$22.77 / square foot
Offices				
<i>General/Government/Walk-In Clientele</i>	\$5.19	\$4.75	\$4.84	\$14.78 / square foot
<i>Corporate Headquarters (ITE Land Use 714)</i>	\$5.19	\$4.75	\$4.60	\$14.54 / square foot
Parking	\$0.00	\$0.00	\$0.00	\$0.00 / square foot
Personal Services	\$5.19	\$2.61	\$4.73	\$12.53 / square foot
Public Safety Facilities	\$0.00	\$2.61	\$3.91	\$6.52 / square foot
Recreation				
<i>Gaming</i>	\$5.19	\$2.61	\$43.68	\$51.48 / square foot
<i>All Other</i>	\$5.19	\$2.61	\$11.48	\$19.28 / square foot
Repair Services	\$5.19	\$1.70	\$3.15	\$10.04 / square foot
Retail				
<i>Food and Beverage Sales</i>				
<i>Supermarket (ITE Land Use 850)</i>	\$5.19	\$2.61	\$13.87	\$21.67 / square foot
<i>Convenience Market (ITE Land Use 851)</i>	\$5.19	\$2.61	\$51.13	\$58.93 / square foot
<i>All Other</i>	\$5.19	\$2.61	\$6.06	\$13.86 / square foot
Schools	\$0.00	\$1.30	\$3.89	\$5.19 / square foot
Social Service Facilities	\$0.00	\$4.18	\$4.84	\$9.02 / square foot

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Industrial				
Arts-Industrial - All	\$5.19	\$1.70	\$3.15	\$10.04 / square foot
Commercial Kitchens	\$5.19	\$1.70	\$3.15	\$10.04 / square foot
Construction and Maintenance	\$5.19	\$0.91	\$1.04	\$7.14 / square foot
Crematories	\$5.19	\$2.86	\$2.39	\$10.44 / square foot
Food Production and Assembly - All	\$5.19	\$1.70	\$3.15	\$10.04 / square foot
Hazardous Waste Facilities - All	\$5.19	\$2.86	\$2.39	\$10.44 / square foot
Laundry and Dry Cleaning Services	\$5.19	\$1.70	\$3.15	\$10.04 / square foot
Manufacturing				
<i>Pharmaceutical</i>	\$5.19	\$1.30	\$3.15	\$9.64 / square foot
<i>Custom</i>	\$5.19	\$1.30	\$2.11	\$8.60 / square foot
<i>Light</i>	\$5.19	\$1.30	\$3.15	\$9.64 / square foot
<i>General</i>	\$5.19	\$1.30	\$2.39	\$8.88 / square foot
<i>Heavy</i>	\$5.19	\$1.30	\$2.39	\$8.88 / square foot
<i>Cannabis Manufacturing</i>	\$5.19	\$1.30	\$3.15	\$9.64 / square foot
Recycling Facilities - All	\$5.19	\$2.86	\$2.39	\$10.44 / square foot
Research and Development	\$5.19	\$3.27	\$3.48	\$11.94 / square foot
Salvage and Wrecking	\$5.19	\$2.86	\$2.39	\$10.44 / square foot
Storage and Distribution				
<i>Indoor and Outdoor</i>	\$5.19	\$0.91	\$1.04	\$7.14 / square foot
<i>Personal</i>	\$5.19	\$0.04	\$0.83	\$6.06 / square foot
Agricultural				
Community Gardens	\$0.00	\$0.00	\$0.00	\$0.00
Indoor Agriculture	\$5.19	\$1.70	\$3.15	\$10.04 / square foot
Outdoor Agriculture	\$5.19	\$1.70	\$3.15	\$10.04 / square foot
Animal Husbandry	\$5.19	\$1.70	\$3.15	\$10.04 / 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>	\$5.19	\$0.05	\$0.31	\$5.55 / square foot
Transportation and Delivery Services				
<i>Bus/Rail Passenger Stations</i>	\$5.19	TBD	TBD	TBD / square foot
<i>Truck/Rail Freight Terminals</i>	\$5.19	\$1.70	\$2.71	\$9.60 / square foot
<i>Human-Powered</i>	\$5.19	\$0.91	\$1.04	\$7.14 / square foot
<i>Light Fleet</i>	\$5.19	\$0.91	\$1.04	\$7.14 / square foot
Utility Services	\$5.19	\$9.50	\$2.49	\$17.18 / square foot