



Fees and Exactions

The City of Sunnyvale collects various fees from developments to cover the costs of processing permits and providing the necessary services and infrastructure related to new development projects. Table 38 summarizes the planning and development fees applicable to housing construction.

Table 38: Planning and Development Fees

Single-Family Homes and Duplexes	Fee
Staff Level Design Review	\$150.50
Planning Commission Design Review (Public Hearing)	\$408.50
Special Development Permit or Use Permit (Public Hearing)	\$408.50
Variance (Public Hearing)	\$408.50
Large Family Child Care 300+ ft. from any other (Staff level review)	No Fee
Large Family Child Care within 300 ft. of another (Public Hearing)	\$150.50
Staff Level Reviews	
Miscellaneous Plan Permit	\$127.50
Preliminary Project Review for Public Hearing Projects	\$341.50
Architectural Review, Landscaping, Parking & Lighting	\$341.50
Extension of Time for Minor and Major Permits and Tentative Maps (non-Heritage)	\$732.50
Zoning Exception for Solar Installations	\$127.50
Appeals	
Appeal of Permit Decision by Director, Zoning Administrator, Planning Commission or Heritage Preservation Commission	\$150.50
Zoning Administrator Reviews	
Minor Special Development Permit or Use Permit (non-Single Family Home)	\$1,485.50
Minor Permit Plan Review	\$796.00
Variance (non-Single Family Home)	\$1,485.50
Tentative Parcel Map (4 or fewer lots or condominium units)	\$2,404.50
Public Works Planning Application Review	
Tentative Parcel Map (4 or fewer lots or condominium units)	\$760.00
Tentative Map (5 or more lots)	\$2,340.00
Major Planning Project	\$4,680.00
Planning Commission Reviews (Public Hearing)	
Major Special Development Permit, Use Permit or Nonresidential Design Review	\$3,137.50
Major Permit Plan Review	\$1,589.00
Tentative Map (5 or more lots): Base Fee	\$3,930.50
Plus fee per lot	\$270.00
Tentative Map: Modification to Conditions of Approval	\$1,606.50
City Council Reviews (Public Hearing)	
General Plan Amendment Initiation	\$1,243.50
General Plan Amendment	\$5,214.50
Rezone (Zoning District Change) or Amendment to Zoning Code	\$5,214.50
Rezone Combining District (except Heritage Housing or Single-Story Combining District)	\$2,618.50
Rezone to Heritage Housing or Single-Story Combining District	\$133/lot
Specific Plan	\$5,214.50
Environmental Review	



Constraints to the Development of Housing

Table 38: Planning and Development Fees

Environmental Assessment (Initial Study)	\$715.00
Consultant Preparation of Environmental Study or Environmental Impact Report	As Needed
Staff Review of Environmental Study Prepared by Consultant	\$1,346.00
Staff Review of Environmental Impact Report	10% of Consultant Fee
Recordation of Notice of Exemption (County fee)	\$50.00
Recordation of Notice of Determination (County fee) Neg. Declaration	\$2,231.25
Recordation of Notice of Determination (County fee) EIR	\$3,079.75
Impact Fees	
Transportation Impact Fee, Single Family Detached (Per Unit)	\$2,144.00
Transportation Impact Fee, Multi-Family Attached (Per Unit)	\$1,317
Park Dedication In-Lieu Fee	\$69.00 / square foot
Sense of Place Fee (ITR 7-8, Fair Oaks Junction, East Sunnyvale)	\$1,096.70/unit

Source: Sunnyvale Planning Division Fees, August 26, 2013.

The Home Builders Association of Northern California conducts an annual Cost of Development Survey. Eight South Bay cities participated in the 2006-2007 survey, including Cupertino, Gilroy, Morgan Hill, Mountain View, Palo Alto, San Jose, Salinas and Sunnyvale. Each city calculated total development fees, impact/capacity fees, and development taxes on five different project prototypes, including a 50 unit single-family subdivision and a 96 unit multi-family development. For the single-family prototype, Sunnyvale's fees were documented at \$27,014 per unit, the second lowest of the eight jurisdictions surveyed. Similarly, for the multi-family prototype, Sunnyvale's per unit fees of \$19,712 were also the second lowest. Sunnyvale's development fees are comparable if not lower than those charged in surrounding communities and are not considered a constraint to housing development in this area.

The City's current fees for two recent sample projects, one single family and one multi-family, are provided in Table 39 on the following pages.

Total City Fees on Rental Projects
From Housing Element

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Table 39: City and Non-City Fees for Single and Multi-family Residences

Fee	Typical single-family development on an R-2 lot (18 single-family homes)		Typical multi-family development on an R-3 lot (186 apartments)	
	Cost Factor	Total Project Cost	Cost Factor	Total Project Cost
Planning Application Fees				
Rezone	\$5,105/application	\$ 5,105.00	N/A	N/A
Major Special Development Permit	\$3063/project	\$ 3,063.00	\$3063/project	\$ 3,063.00
Plan Review	\$1,561/project	\$ 1,561.00	\$1,561/project	\$ 1,561.00
Tentative Subdivision Map	\$3,844/base fee per map	\$ 3,844.00	\$3844/base fee per map	\$ 3,844.00
Tentative map (per lot)	\$265/lot	\$ 5,035.00	\$265/lot	\$ 265.00
Environmental Assessment (Initial Study)	\$702/project	\$ 702.00	\$702/project	\$ 702.00
Review of Environmental Studies	\$1,322/study	\$ 2,644.00	\$1,322/study	\$ 1,322.00
Technology	\$17/application	\$ 51.00	\$17/application	\$ 34.00
Project Cost Subtotal		\$ 22,005.00		\$ 15,753.00
Per Unit Cost Subtotal		\$ 1,222.50		\$ 84.69
Impact Fees				
Park Land Dedication or In-Lieu fee	\$27,029.89/net new unit	\$ 486,537.98	\$14,079.9184/net new d.u.	\$ 2,618,864.82
Traffic Impact fees South of 237	\$2,094/net new PH trip	\$ 19,026.00	\$1,286.00/net new PH trip	\$ -
Sense of place fee for ITR areas	N/A	N/A	\$1,071/d.u.	\$ 199,206.00
Project Cost Subtotal		\$ 505,563.98		\$ 2,818,070.82
Per Unit Cost Subtotal		\$ 28,086.89		\$ 15,150.92
Building Fees				
Building Permit Fee	per valuation tables	\$ 41,907.70	per valuation tables	\$ 119,318.48
Issuance Fee	\$25.50 per permit	\$ 459.00	\$25.50 per permit	\$ 306.00
Technology Surcharge	\$17.50 per permit	\$ 315.00	\$17.50 per permit	\$ 210.00
Construction Tax	0.54% of valuation	\$ 22,369.31	0.54% of valuation	\$ 114,204.70
Plan Check	70% of bldg permit fee	\$ 17,752.17	70% of bldg permit fee	\$ 59,330.52
Energy Plan Check	10% of bldg permit fee	\$ 2,536.02	10% of bldg permit fee	\$ 8,475.79
Grading	2% bldg permit fee	\$ 3,204.00	2% bldg permit fee	\$ 9,168.00
Plumbing	\$0.08 x sq.ft	\$ 3,439.68	\$0.08 x sq.ft	\$ 17,606.32
Mechanical	\$0.08 x sq.ft	\$ 3,439.68	\$0.08 x sq.ft	\$ 17,606.32
Electrical	\$0.08 x sq.ft	\$ 3,439.68	\$0.08 x sq.ft	\$ 17,944.80
Fire Prevention	70% of bldg permit fee	\$ 29,335.36	70% of bldg permit fee	\$ 83,522.92
Gen Plan Maintenance Fee.	0.15% construct value	\$ 6,267.67	0.15% construct value	\$ 31,723.52
Project Cost Subtotal		\$ 134,465.27		\$ 479,417.37
Per Unit Cost Subtotal		\$ 7,470.29		\$ 2,577.51
Public Works Fees				
Engineering Plan Check and Inspection Fees	For cost between \$50,001 and \$250,000 = \$18,706 plus 4% of public improvement construction cost >\$50,000	\$21,266.00	For cost between \$250,000 and \$1,000,000 = \$27,257 plus 4% of public improvement construction cost > \$250,000	\$31,457.00
Sanitary Sewer Connection (Residential)	\$3,308 per unit 3 bedroom or more	\$59,544.00	\$2,042 per unit 1 or 2 bedroom units	\$379,812.00
Sanitary Sewer Connection (Commercial)			\$3,296 per unit (per 1,000 SF for recreation/lease area)	\$29,542.43
	\$3,296 per unit (per 1,000 SF) - credit for existing	(\$2,998.82)	\$3,296 per unit (per 1,000 SF) - credit for existing	(\$15,048.13)
Sewer Frontage Fee (Resi.)	\$115 per lineal foot	NA	\$115 per lineal foot	NA
Water Frontage Fee	\$51 per lineal foot	NA	\$51 per lineal foot	NA
Water Connection (Residential)	\$521 per unit 3 bedroom or more	\$26,010.00	\$380 per unit 1 or 2 bedroom units	\$70,680.00

**Total City Fees on Rental Projects
From Housing Element**

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Table 39: City and Non-City Fees for Single and Multi-family Residences (continued)

Fee	Typical single-family development on an R-2 lot (18 single-family homes)		Typical multi-family development on an R-3 lot (186 apartments)	
Water Connection (Commercial)	\$510 for the first unit (1,000 SF), \$380 for the second unit, \$284 for the third unit and \$198 for the fourth and each additional unit	NA	\$510 for the first unit (1,000 SF), \$380 for the second unit, \$284 for the third unit and \$198 for the fourth and each additional unit	\$2,194.80
	\$510 - first unit (1,000 SF) \$380 - second unit \$284 - third unit \$198 - fourth & each addtl <i>Credit for existing</i>	(\$3,363.00)	\$510 - first unit (1,000 SF) \$380 - second unit \$284 - third unit \$198 - fourth & each addtl <i>Credit for existing</i>	(\$30,107.76)
Water Meter	\$228 per meter (5/8" DCDA meter)	NA	\$228 per meter (5/8" DCDA meter)	\$456.00
	\$359 per meter (3/4" meter)	\$359.00	\$359 per meter (3/4" meter)	NA
	\$456 per meter (1" radio-read disk meter)	\$2,280.00	\$456 per meter (1" radio-read disk meter)	NA
	\$839 per meter (2" radio-read disk meter)	NA	\$839 per meter (2" radio-read disk meter)	\$1,678.00
	\$10,505.27 per meter (6" radio-read disk meter)	\$10,505.27	\$10,505.27 per meter (6" radio-read disk meter)	\$21,010.54
Water Tapping fee	\$285 / 1" or 2" tap	\$1,710.00	\$285 / 1" or 2" tap	\$285.00
	\$544 / 4" to 10" tap	\$1,632.00	\$544 / 4" to 10" tap	\$2,176.00
Storm Drain Connection (Residential)	\$6,328.00 per gross acre	NA	\$6,328.00 per gross acre	NA
Encroachment fee	\$279 minimum	covered under Engineering Plan Check and Inspection Fees	\$279 minimum	covered under Engineering Plan Check and Inspection Fees
Street Lighting System	\$30.50 per lineal foot	NA	\$30.50 per lineal foot	NA
Street Tree Inspection	\$25 per tree	\$425.00	\$25 per tree	\$500.00
Map Check fee	\$3,353 + \$45 per lot for final map	\$4,163.00	\$2,235 + \$45 per lot for parcel map	\$2,300.50
Maintenance deposit	1% public improvement construction cost +\$750	\$1,890.00	1% public improvement construction cost +\$750	\$4,300.00
Technology Fee	\$17.50 for each project review entry	\$35.00	\$17.50 for each project review entry	\$35.00
Project Cost Subtotal		\$ 123,457.45		\$ 501,271.38
Per Unit Cost Subtotal		\$ 6,858.75		\$ 2,695.01
TOTAL PROJECT FEES		\$ 785,491.70		\$ 3,814,512.57
TOTAL FEES PER UNIT		\$ 43,638.43		\$ 20,508.13

City of Sunnyvale, May 2014