CITY OF SAN MATEO
COMMUNITY DEVELOPMENT DEPARTMENT

330 W. 20th Avenue
San Mateo, CA 94403
www.cityofsanmateo.org

DEVELOPMENT FEES

The fee information provided below is a summary of potential Development Impact Fees, Capacity Charges, In-Lieu Fees, and Development Linkage Fees. The fees are updated annually per the adopted Comprehensive Fee Schedule. For more information regarding Development Fees, please refer to the following webpage: https://www.cityofsanmateo.org/4162

Affordable Housing Commercial Linkage Fee

San Mateo Municipal Code (SMMC) 23.61 established an affordable housing commercial linkage fee to fund affordable housing necessitated by new non-residential development.

Land Use Category	Unit	Fee
Hotels	Per Sq. Ft.	$13.11
Retail[1]	Per Sq. Ft.	$6.55
Office[2]	Per Sq. Ft.	$32.76

Art in Public Places Fee

SMMC Chapter 23.60 established an art in public places fee on developers in lieu of placing approved artwork at the development sites to fund the installation of public artwork in the City. Generally, all new commercial and residential development with a building permit valuation of $3 million or more shall be subject to the provisions of Chapter 23.60. The in-lieu fee is 1.19% of the total construction valuation.

Childcare Development Fee

SMMC Chapter 23.65 established a childcare development fee to fund childcare facilities necessitated by new development.

Land Use Category	Unit	Fee
Residential		
Single-family	Per Dwelling	$4,677.29
Multi-family	Per Dwelling	$3,373.46
Commercial/Industrial		
Retail	Per Sq. Ft.	$0.39
Office	Per Sq. Ft.	$0.67
Industrial	Per Sq. Ft.	$0.22
Hotel	Per Sq. Ft.	$0.14

Below Market Rate Housing Fee

City Council Resolution No. 61 (20) established a below market rate housing fee for developers who do not construct affordable housing units onsite as required under the City's Below Market Rate program.

Fractional Units	Fee
Rental	
0.1 Housing Unit	$34,255.00
0.2 Housing Unit	$68,509.00
0.3 Housing Unit	$102,764.00
0.4 Housing Unit	$137,018.00
Owner	
0.1 Housing Unit	$31,438.00
0.2 Housing Unit	$62,875.00
0.3 Housing Unit	$94,312.00
0.4 Housing Unit	$125,749.00

Projects with <11 Units	Fee
Rental	
5 Unit Project	$171,273.00
6 Unit Project	$205,527.00
7 Unit Project	$239,782.00
8 Unit Project	$274,037.00
9 Unit Project	$308,291.00
10 Unit Project	$342,545.00
Owner	
5 Unit Project	$157,187.00
6 Unit Project	$188,624.00
7 Unit Project	$220,062.00
8 Unit Project	$251,498.00
9 Unit Project	$282,936.00
10 Unit Project	$314,373.00

[1] Including restaurants and services.

[2] Including research & development uses and medical offices.

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CPID Parking In-Lieu Fee

SMMC Chapter 11.62 established an in-lieu fee for the purpose of providing parking in downtown San Mateo within the Central Parking Improvement District (CPID).

Land Use Category	Unit	Fee
CPID	Per Space	$61,661.54

Transportation Improvement Fee

SMMC Chapter 27.13 established a transportation improvement fee for new development to fund City-wide traffic improvements to mitigate the cumulative impacts of new development and to accommodate future development.

Land Use Category	Unit	Fee
Residential		
Single-family	Per Dwelling	$7,339.55
Multi-family	Per Dwelling	$3,706.73
Commercial and Industrial		
Retail	Per 1,000 Sq. Ft.	$29,639.79
Office	Per 1,000 Sq. Ft.	$8,941.21
Industrial	Per 1,000 Sq. Ft.	$4,904.76
Hotel	Per Room	$4,667.51
Institution	Per 1,000 Sq. Ft.	$3,813.51

Tree Replacement & Landscape In-Lieu Fee

SMMC Chapter 27.71 established a tree replacement fee on all non-single family developments requiring a planning application for the removal of existing trees on development sites. Landscape in-lieu fees allow for an alternative to on-site replacement, which is based on the landscape unit (LU) value.

Replacement Tree Size	LU Value	Fee
24-inch box	1	$824.00
15 gallon	2	$515.00
36-inch box	3	$1,631.00
48-inch box	4	$3,294.00

Replacement In-Lieu	Fee
Landscape Unit	$357.07

Park In-Lieu/Impact Fee

The City's Park In-Lieu and Impact fees on new residential development were established to accommodate the increased demand for park and recreation facilities. SMMC Chapter 13.05 established the impact fee on new residential development that does not include a subdivision map, and SMMC Chapter 26.64 established the in-lieu fee on new residential developments that includes a subdivision map.

Dwelling Unit Types	Fee
Single Family	$29,971.00/unit
Multi-family 2-4 Units	$29,461.00/unit
Multi-family 5+ Units	$21,408.00/unit

Wastewater Capacity Charge

SMMC Chapter 7.38 established a wastewater capacity charge for all new developments to recover a proportionate share of costs for existing and future wastewater system facilities and assets from new or expanded connections to the City wastewater systems.

Residential	Unit	Fee
Single-Family	Per Dwelling	$11,758.38
Multi-Family		
Studio/1-bedroom	Per Dwelling	$5,878.60
2-bedroom	Per Dwelling	$9,798.46
3+-bedroom	Per Dwelling	$11,758.38
Hotels/motels	Per Room/Apt.	$5,878.60
Board/lodging houses	Per Bedroom	$5,878.60
Accessory Dwelling Units	Per Sq. Ft.	$5.87

Commercial/Institutional/Industrial

See Comprehensive Fee Schedule for non-residential uses, which is based on water meter size, class, or flow.