



Bay Area Cost of Development Survey 2008-2009

Welcome to our Survey Readers!

The Planning, Building and Code Enforcement Department of the City of San Jose are pleased to present the Cost of Development survey for fiscal year 2008-2009. This is the fifth year our staff have worked with those from other Bay Area communities to summarize the key fees costs incurred during the development and construction process of five prototype development projects. The information presented is a compilation of city fees as well as data about other costs imposed by public bodies, such as development taxes and impact and capacity fees (park, library, street trees and sewage fees). This broader analysis of the real cost of doing business gives an overall perspective and provides comparative jurisdictional information about development costs to our members, elected officials and public agencies.

The economic downturn over the past year and a half has produced unparalleled impacts on the development landscape. We have been working to adjust our service delivery to meet those changes as I am sure the participating agencies have as well. Those changes have produced the delay in getting these survey results released but we are committed to both continue the survey for fiscal year 2010-2011 and release it in a timelier manner. I hope you will not hesitate to provide feedback to help us improve future iterations of the survey.

Finally, we thank the cities of Gilroy, Morgan Hill, Palo Alto, San Carlos, San Mateo, San Jose and Sunnyvale for participating in this survey. We are confident that the information that they have shared will be valued and appreciated. We would appreciate those of you doing business with these cities to express your gratitude to them as well. We hope that additional communities will join them in providing data for future studies.



Joseph Horwedel, Director
Planning, Building and Code Enforcement



2008-09 Bay Area Cost of Development Survey

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SUMMARY OF SURVEY RESULTS

**2008-09 Bay Area Cost of Development Survey
Project Sample 1 - Single Family Home Remodel and Alteration**

Project Specifications

Valuation: \$120,000

Major Kitchen Remodel

Remodel 2 Bathrooms

500 sq ft room addition

Fixture Changes:

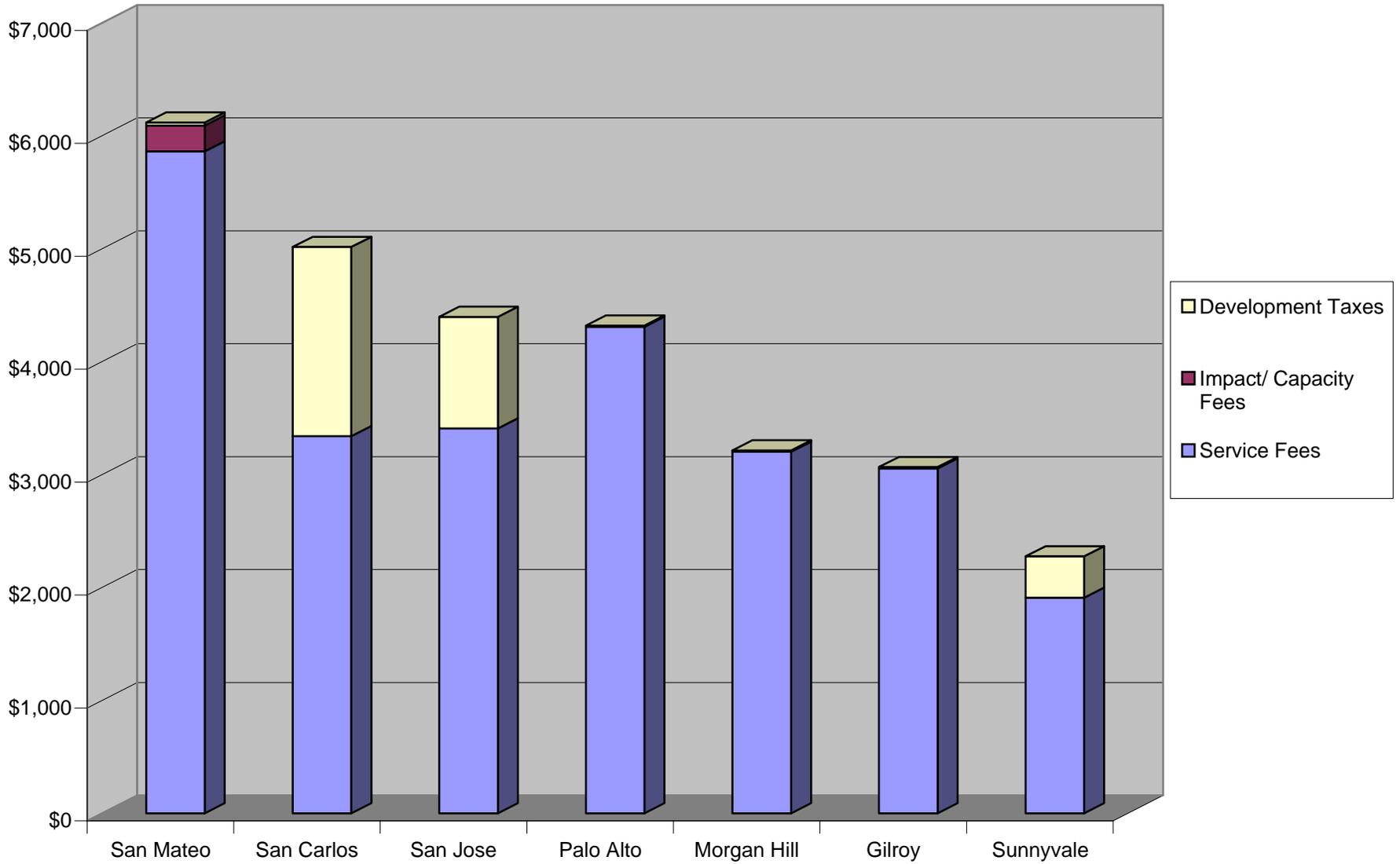
Kitchen - 2 sinks, 2 disposals, Dish Washer, Micro, Double Oven, Range, Exhaust hood

1st bath - Tub/shower, Lav, WC

2nd bath - Shower, Jacuzzi Tub, Lav, WC

Cost Component	Gilroy	Morgan Hill	Palo Alto	San Carlos	San Mateo	San Jose	Sunnyvale
Entitlement Fees	-	-	-	237	-	21	34
Construction Fees	3,054	3,201	4,307	3,103	5,861	3,387	1,874
Impact/Capacity Fees	-	-	-	-	230	-	-
Development Taxes	12	12	12	1,675	26	988	367
Total Cost	\$ 3,066	\$ 3,213	\$ 4,319	\$ 5,015	\$ 6,117	\$ 4,396	\$ 2,275

Project 1 - Residential Addition / Alteration - All Development Fees & Taxes



2008-09 Bay Area Cost of Development Survey Project Sample 2 - Single Family Residential Development

Project Specifications

Construction Assumptions:

Acreage	8		
Lots/Units	50		
# of Models - 3	Model A	Model B	Model C
# of each Model	20	15	15
Square Footage	1,600	2,000	2,400
Square Footage each Model	32,000	30,000	36,000
Total Square Footage	98,000	-	-
Stories	2	2	2
Bedrooms	3	3	4
Restrooms	2	2.5	3
Garage Sq. Ft.	500	500	500
Construction Type	Type V N		
Streets	Public		
Sprinklers	No		
Conditioned (HVAC)	Yes		

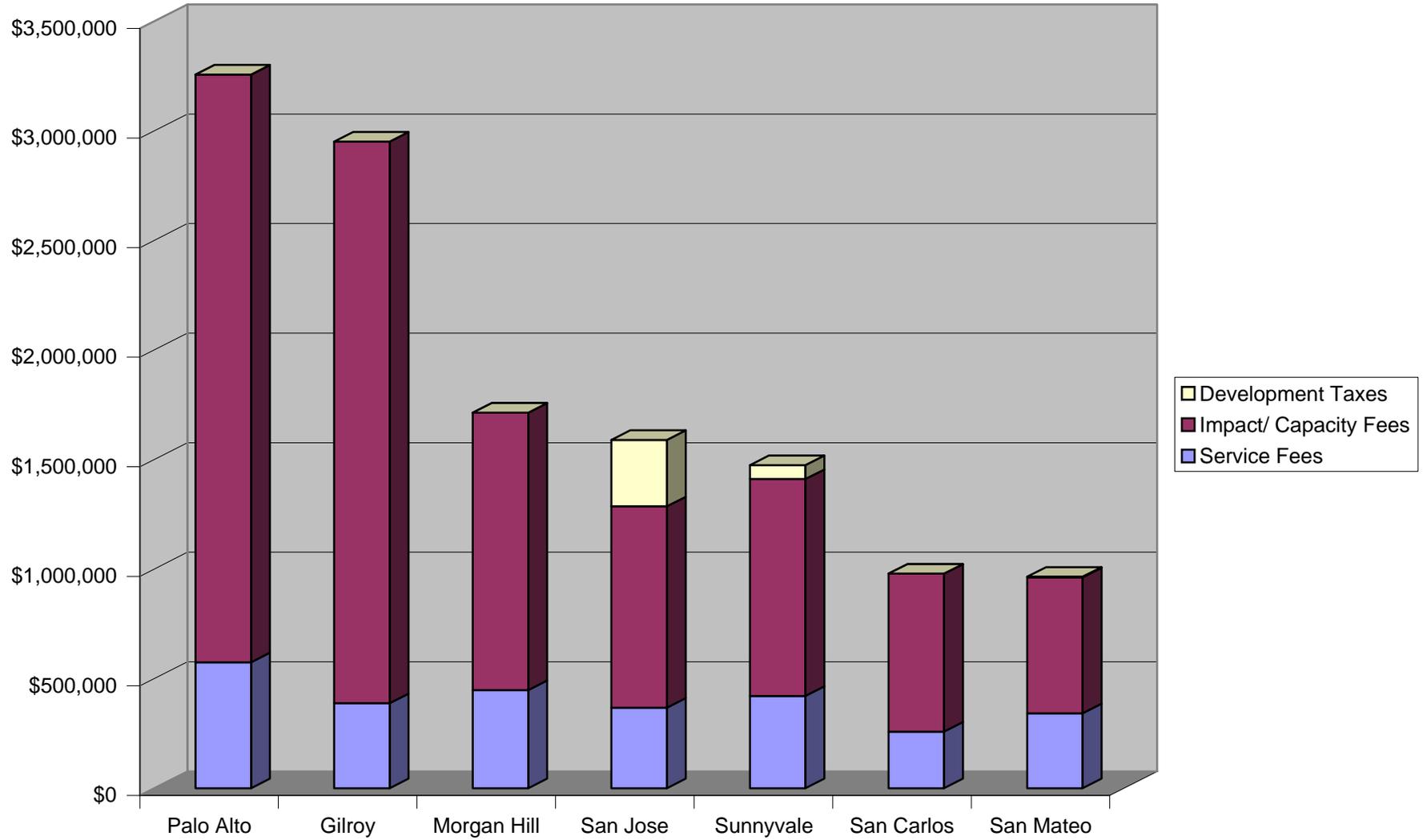
Planning and Public Works Assumptions:

Project Requires Planned Development Zoning, Planned Development Permit, and Tentative Map, All Medium Complexity
 Project Generates 50 Peak Hour Trips
 Significant Grading work (10,000CY), Type 1 Erosion/Sediment Control
 Construction of New Public Streets, \$1,300,000 in Public Improvements
 No Public Landscaping
 No Traffic Signal Work

San Jose Assumptions:
 Blossom Valley Park Fee Rate of \$12,550/Unit.
 Range is \$4,700 (Alviso) to \$15,700 (Willow Glen)
 Located in San Jose Muni Water Area

Cost Component	Gilroy	Morgan Hill	Palo Alto	San Carlos	San Mateo	San Jose	Sunnyvale
Entitlement Fees	26,735	36,262	14,350	24,514	10,000	55,166	20,837
Construction Fees	360,900	411,334	559,920	233,257	331,760	312,214	400,235
Impact/Capacity Fees	2,563,604	1,266,100	2,682,750	721,205	620,460	918,800	989,692
Development Taxes	75	-	-	-	2,895	303,433	63,050
Total Cost	\$ 2,951,314	\$ 1,713,696	\$ 3,257,020	\$ 978,976	\$ 965,115	\$ 1,589,613	\$ 1,473,814
Per Unit Cost	\$ 59,026	\$ 34,274	\$ 65,140	\$ 19,580	\$ 19,302	\$ 31,792	\$ 29,476

Project 2 - Single Family Residential Development - All Development Fees & Taxes



2008-09 Bay Area Cost of Development Survey Project Sample 3 - Multi-Family Residential Development

Project Specifications

Construction Assumptions:

Acreage	6		
Lots/Units	96 Units in 16 Buildings		
# of Models - 3	Model A	Model B	Model C
# of each Model	28	34	34
Square Footage	1,250	1,500	1,750
Square Footage each Model	35,000	51,000	59,500
Total Square Footage	145,500		
Stories	2	2	2
Bedrooms	2	3	3
Restrooms	2	2	2.5
Garage Sq. Ft.	500	500	500
Construction Type	Type V N		
Streets	Public / Private		
Sprinklers	No		
Conditioned (HVAC)	Yes		

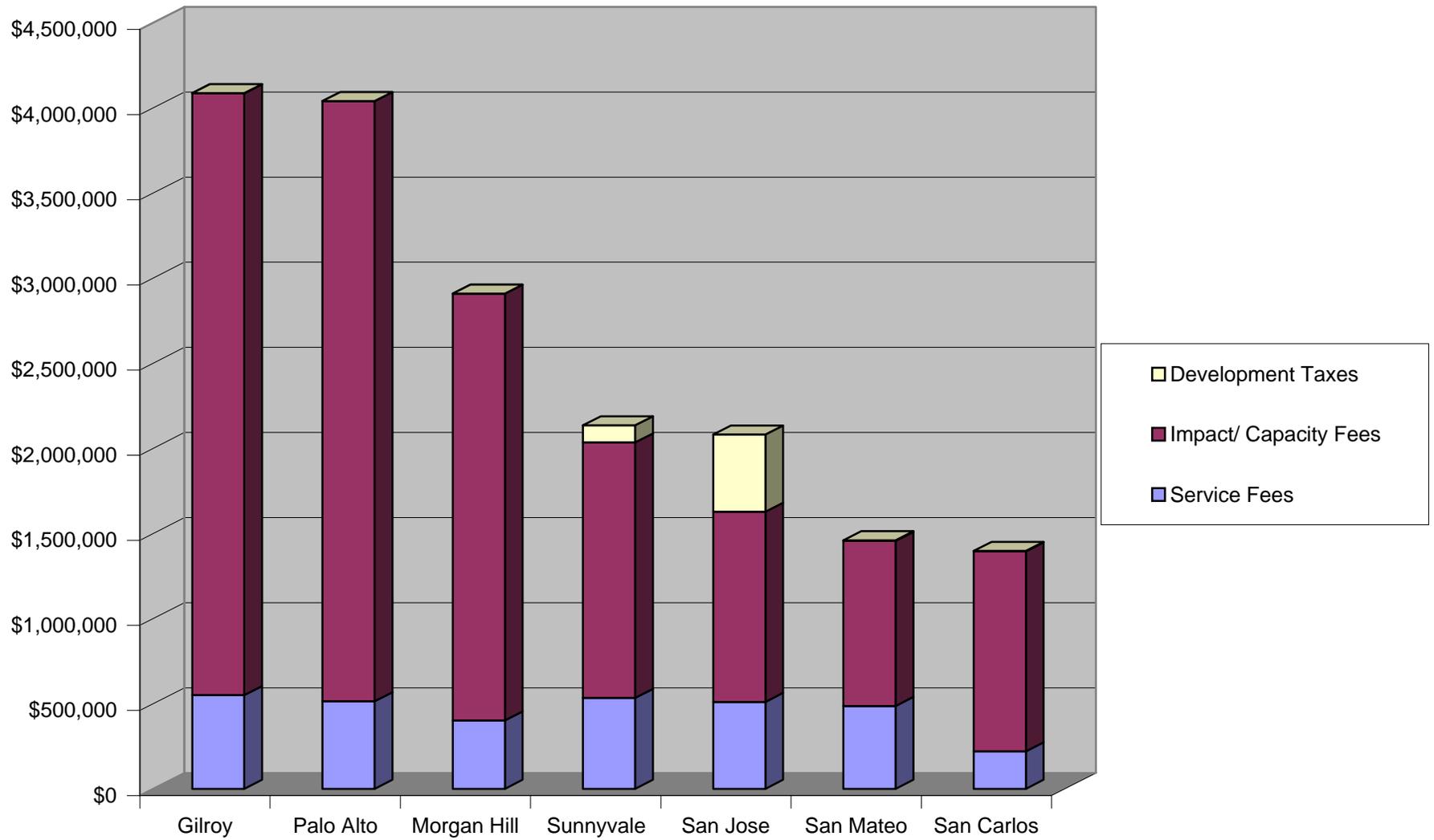
Planning and Public Works Assumptions:

Project Requires Planned Development Zoning, Planned Development Permit, and Tentative Map, All High Complexity
 Project Generates 72 Peak Hour Trips
 Significant Grading Work (5,000CY), Type 1 Erosion/Sediment Control
 Existing Public Street Frontage, Need \$400,000 of Frontage Improvements (half street reconstruction)
 Construction of New Private Streets, \$600,000 in Private Improvements
 No Public Landscaping
 No Traffic Signal Work

San Jose Assumptions:
 Blossom Valley Park Fee Rate of \$10,600/Unit.
 Range is \$3,150 (Alviso) to \$13,250 (Willow Glen)
 Located in San Jose Muni Water Area

Cost Component	Gilroy	Morgan Hill	Palo Alto	San Carlos	San Mateo	San Jose	Sunnyvale
Entitlement Fees	26,735	36,957	16,760	24,514	7,500	68,952	31,647
Construction Fees	523,860	365,342	497,287	195,421	479,280	442,042	502,871
Impact/Capacity Fees	3,535,152	2,506,812	3,525,312	1,174,882	969,200	1,116,240	1,500,245
Development Taxes	113	-	-	2,604	3,780	454,015	100,246
Total Cost	\$ 4,085,860	\$ 2,909,111	\$ 4,039,359	\$ 1,397,421	\$ 1,459,760	\$ 2,081,249	\$ 2,135,009
Per Unit Cost	\$ 42,561	\$ 30,303	\$ 42,077	\$ 14,556	\$ 15,206	\$ 21,680	\$ 22,240

Project 3 - Multi-Family Residential Development - All Development Fees & Taxes



**2008-09 Bay Area Cost of Development Survey
Project Sample 4 - Tenant Improvement in Commercial Building**

Project Specifications

Construction Assumptions:

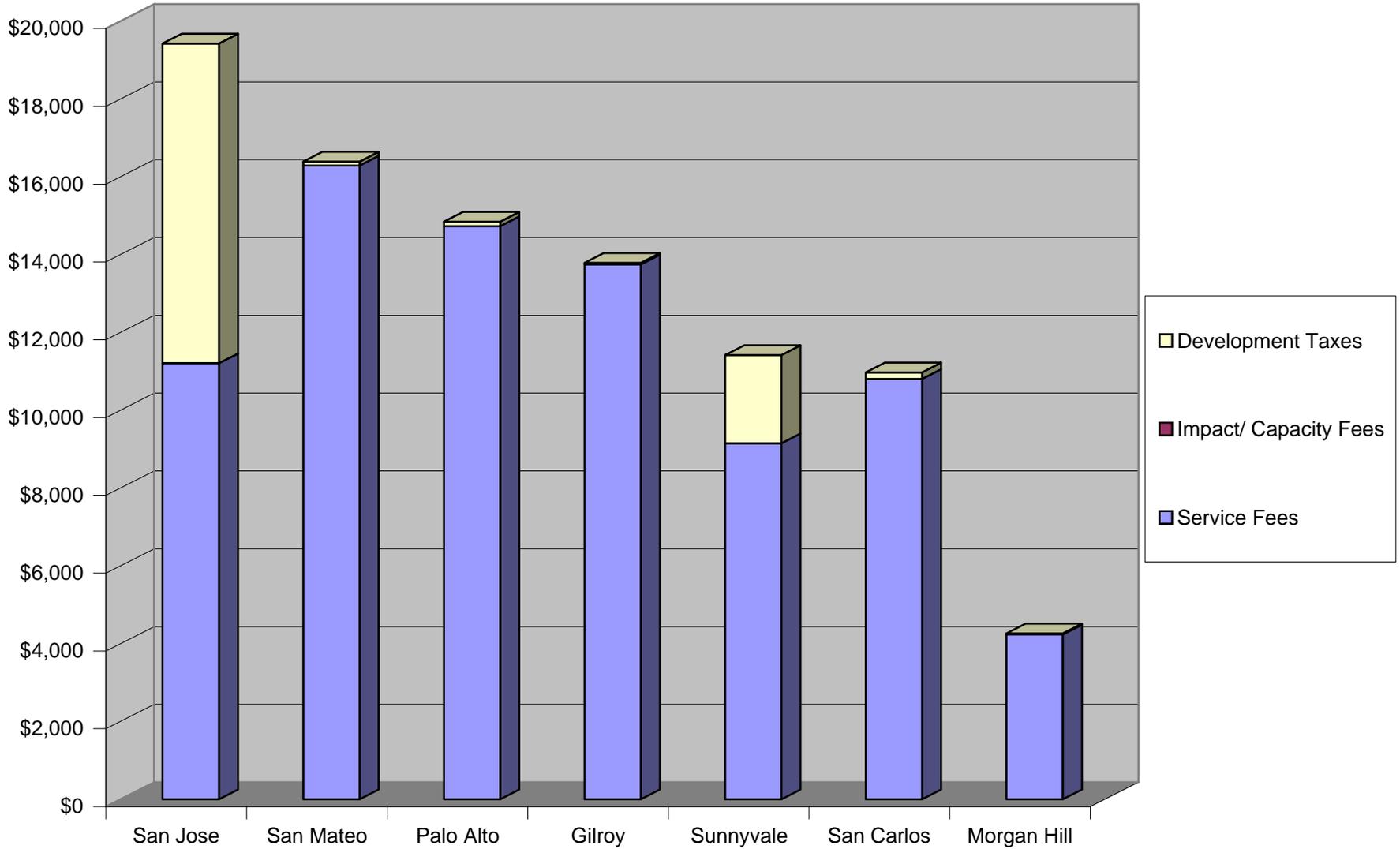
Acreage	3.5
Lots	1
Use	Retail
Square Footage	Improvements on 10,000 of 50,000 sq ft Bldg
Stories	1
Restrooms	Improve 2 of 10 restrooms
Parking	250 Spaces
Construction Type	Type III 1hr
Streets	Public
Sprinklers	Yes
Conditioned (HVAC)	Modify

Sign Approval and Public Works Assumptions:

ADA Upgrades to Site and Restrooms
Move Electrical Outlets
Sewage Fees Based on Retail Use

Cost Component	Gilroy	Morgan Hill	Palo Alto	San Carlos	San Mateo	San Jose	Sunnyvale
Entitlement Fees	90	1,037	-	351	-	87	-
Construction Fees	13,659	3,201	14,731	10,452	16,284	11,121	9,148
Impact/Capacity Fees	-	-	-	-	-	-	-
Development Taxes	40	25	113	170	108	8,215	2,268
Total Cost	\$ 13,789	\$ 4,263	\$ 14,844	\$ 10,973	\$ 16,392	\$ 19,423	\$ 11,416

Project 4 - Commercial Tenant Improvement - All Development Fees & Taxes



**2008-09 Bay Area Cost of Development Survey
Project Sample 5 - Industrial Research and Development Building**

Project Specifications

Construction Assumptions:

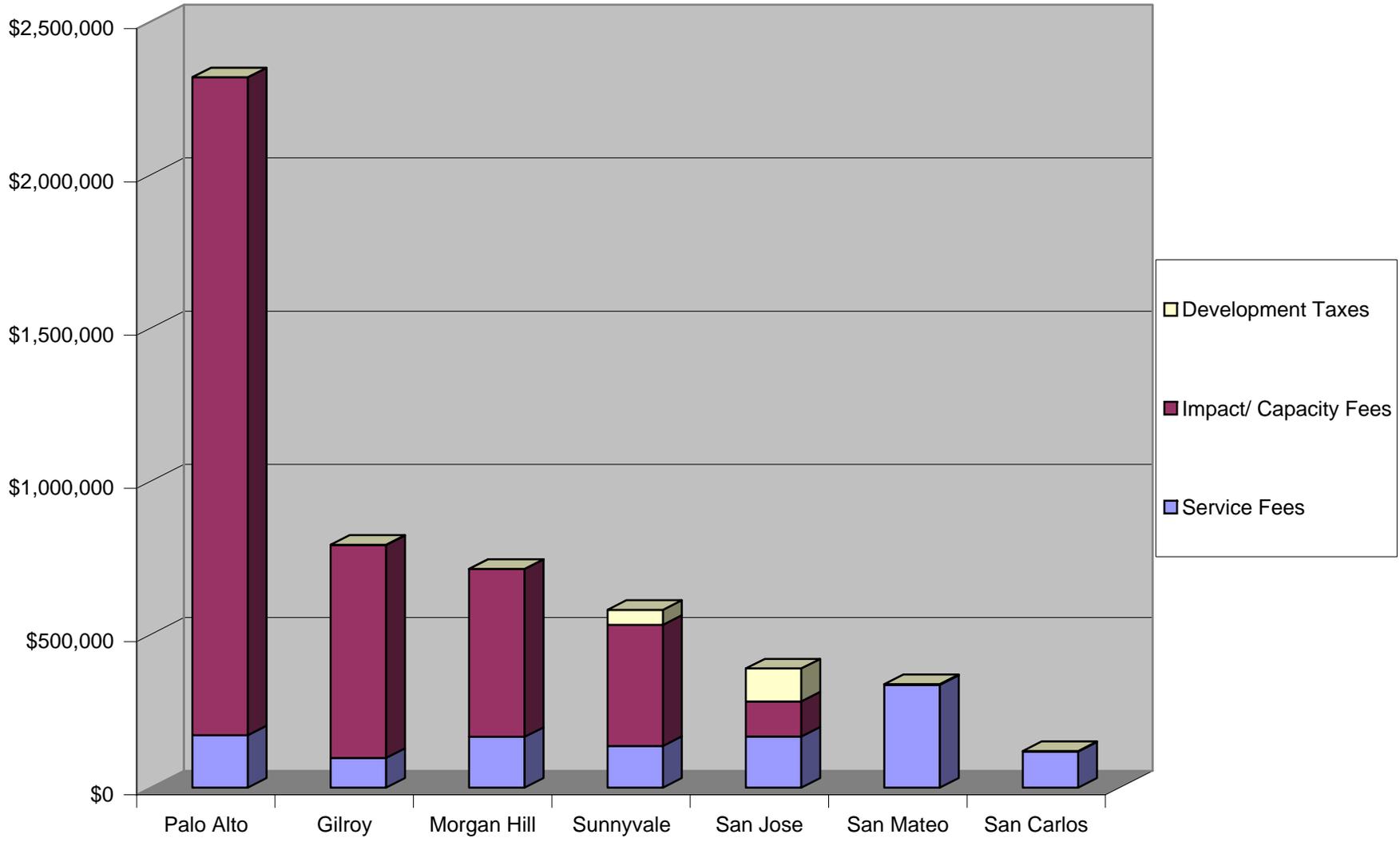
Acreage	4.5
Lots	1
Use	R & D
Square Footage	100,000
Stories	3
Restrooms	10
Parking	300 Spaces
Construction Type	Type III 1hr
Streets	Public
Sprinklers	Yes
Conditioned (HVAC)	Yes

Planning and Public Works Assumptions:

Project Requires Site Development Permit, Medium Complexity
 Project Generates 128 Peak Hour Trips
 Minor Grading work (1000CY), Type 2 Erosion/Sediment Control
 Existing Public Street Frontage, Need \$200,000 of Frontage
 Improvements (repair & upgrades)
 No Public Landscaping
 No Traffic Signal Work
 Sewage Fees Based on R&D Use
San Jose Assumptions:
 Located in San Jose Muni Water Area

Cost Component	Gilroy	Morgan Hill	Palo Alto	San Carlos	San Mateo	San Jose	Sunnyvale
Entitlement Fees	3,810	14,556	6,450	8,572	40,092	55,934	3,349
Construction Fees	93,619	151,062	162,726	109,252	295,222	110,653	133,029
Impact/Capacity Fees	694,502	548,494	2,147,000	-	-	114,767	395,154
Development Taxes	1,007	-	1,657	1,700	2,159	107,486	48,600
Total Cost	\$ 792,938	\$ 714,112	\$ 2,317,833	\$ 119,524	\$ 337,473	\$ 388,840	\$ 580,132

Project 5 - Industrial R&D Building - All Development Fees & Taxes



Project 1 Detail by Agency

RESIDENTIAL ADDITION / ALTERATION

Valuation: \$120,000

Major Kitchen Remodel

Remodel 2 Bathrooms

500 sq ft room addition

Fixture Changes:

Kitchen - 2 sinks, 2 disposals, Dish Washer, Micro, Double Oven, Range, Exhaust hood

1st bath - Tub/shower, Lav, WC

2nd bath - Shower, Jacuzzi Tub, Lav, WC

**2008-09 Bay Area Cost of Development Survey
Project Sample 1 - Residential Addition/Alteration Fee Detail**

City/Jurisdiction	Cost Element	Cost	City/Jurisdiction	Cost Element	Cost
Gilroy			San Mateo		
	Permits, Plan Check	1,984		Building/Planning Permit Fees	5,861
	Electrical/Mechanical/Plumbing Permits	293		Stormwater Pollution Prev. Programm (STOPPP)	230
	Special Public Works Service	357		SMIP	26
	Water Meter	421		Santa Clara Total	6,117
	SMIP	12			
	Gilroy Total	3,066			
Morgan Hill			San Jose		
	Plan Check Fee	1,462		General Plan Update Fee	21
	GPA	150		Building Permit Fee	1,028
	Permit	1,539		Electrical/Mechanical/Plumbing Permit	788
	Microfilm Fee	50		Permit Processing Fee (all trades-BEPM)	128
	Seismic Fee (SMIP)	12		Record Retention Fee	182
	Morgan Hill Total	3,213		Building Plan Check Fee	1,261
Palo Alto				Building & Structure Tax	982
	Building Permit/PME Permits	2,119		SMIPA Tax (res.)	6
	Plan Check	2,110		San Jose Total	4,396
	Microfilm/Permit Automation	26			
	SMIP 12		Sunnyvale		
	Comprehensive Plan Maintenance Fee	53		Permit Issuance Fee	23
	Palo Alto Total	4,319		Building Permit (includes SMIP)	929
San Carlos				Electrical/Mechanical/Plumbing Permits	207
	Initial Review / GP Update Fee / Bldg Plan C	237		Plan Check	650
	Building Permit/Plan Check/PME Permits	3,103		Energy Plan Check	65
	SMIP / Park Development Fee	1,675		General Plan Maintenance Fee	34
	San Carlos Total	5,015		Construction Tax	367
				Sunnyvale Total	2,275

Project 2 Detail by Agency

SINGLE FAMILY RESIDENTIAL DEVELOPMENT (50 Units)

Acreage	8			Project Requires Planned Development Zoning, Planned Development Permit, and Tentative Map, All Medium Complexity Project Generates 50 Peak Hour Trips Significant Grading work (10,000CY), Type 1 Erosion/Sediment Control Construction of New Public Streets, \$1,300,000 in Public Improvements No Public Landscaping No Traffic Signal Work San Jose Assumptions: Blossom Valley Park Fee Rate of \$12,550/Unit. Range is \$4,700 (Alviso) to \$15,700 (Willow Glen) Located in San Jose Muni Water Area
Lots/Units	50			
# of Models - 3	Model A	Model B	Model C	
# of each Model	20	15	15	
Square Footage	1,600	2,000	2,400	
Square Footage each Model	32,000	30,000	36,000	
Total Square Footage	98,000	-	-	
Stories	2	2	2	
Bedrooms	3	3	4	
Restrooms	2	2.5	3	
Garage Sq. Ft.	500	500	500	
Construction Type	Type V N			
Sprinklers	No			
Conditioned (HVAC)	Yes			

Gilroy

**2008-09 Bay Area Cost of Development Survey
Sample Project 2 - Single Family Tract Development**

Cost Components:	Project Cost	Per Unit	%	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Impact / Capacity Fees			
TENTATIVE MAP	9,195			STORM DEVELOPMENT	5,504		
PLANNED UNIT DEVELOPMENT	5,155			TRAFFIC IMPACT	590,450		
ARCH & SITE	3,260			SEWER DEVELOPMENT	626,550		
LEGAL NOTICE PUBLICATIONS	220			WATER DEVELOPMENT	261,800		
INITIAL STUDY REVIEW (*)	4,620			PUBLIC FACILITY IMPACT	1,079,300		
ZONING CHANGE APPLICATION	4,235						
NOD County Clerk Recording Charge	50						
(*) DOES NOT INCLUDE COST OF PREPARATION OF INITIAL STUDY OR EIR							
Entitlement Fees Total:	26,735	535	0.9%	Impact / Capacity Fees Total:	2,563,604	51,272	86.9%
Construction Fees				Development Taxes			
ENGINEERING APPLICATION FEES:				State of California SMIP Assessment	75		
PLAN CHECK AND INSPECTION	118,928						
FINAL MAP, R/O/W REVIEWS, GRADING	17,390						
CONSTRUCTION WATER	1,412						
BUILDING FEES FOR 20 MODEL "A" LOTS:							
PERMITS, PLAN CHECK, SMIP	56,346						
ELECTRICAL PERMITS	4,490						
MECHANICAL PERMITS	4,490						
PLUMBING PERMITS	4,490						
WATER METER	8,425						
BUILDING FEES FOR 15 MODEL "B" LOTS:							
PERMITS, PLAN CHECK, SMIP	49,239						
ELECTRICAL PERMITS	4,088						
MECHANICAL PERMITS	4,088						
PLUMBING PERMITS	4,088						
WATER METER	6,318						
BUILDING FEES FOR 15 MODEL "C" LOTS:							
PERMITS, PLAN CHECK, SMIP	56,366						
ELECTRICAL PERMITS	4,808						
MECHANICAL PERMITS	4,808						
PLUMBING PERMITS	4,808						
WATER METER	6,318						
Construction Fees Total:	360,900	7,218	12.2%				
PROJECT WOULD ALSO BE REQUIRED TO FILE A PAYMENT BOND AND							
A PERFORMANCE BOND OF \$1.3 MILLION EACH							
				Total Project Costs	2,951,314	59,026	100%

Palo Alto

**2008-09 Bay Area Cost of Development Survey
Sample Project 2 - Single Family Tract Development**

Cost Components:	Project Cost	Per Unit	%	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				<i>Model C - 15 units</i>			
Deposit - PC Zone Change*	6,240			Permit Automation Fee	2		
Deposit - Tentative Map *	5,200			Building Permit Fee	4302		
Deposit - EIR or Neg Declaration *	-			Plan Check - Building	3441		
Final Map	2,910			Plan Check - Zoning	1290		
				Plan Check - Fire	1936		
<i>* 100% of costs billed to applicant, including contract & staff costs, in addition to deposit</i>				Plan Check - Public Works	516		
				Microfilm (3.00/page, 30 pages)	90		
				Recycle (C&D) program	225		
Entitlement Fees Total:	14,350	287	0.4%	PME	1010		
				SMIP	41		
Construction Fees				Comprehensive Plan Maintenance Fee	182		
<i>Model A - 20 units</i>				<i>Subtotal, Model C</i>	195,525	13,035	
Permit Automation Fee	2						
Building Permit Fee	3,170			Construction Fees Total:	559,920	11,198	17.2%
Plan Check - Building	2,535						
Plan Check - Zoning	951			Impact / Capacity Fees			
Plan Check - Fire	1,426			Parks	2,385,000		
Plan Check - Public Works	380			Libraries	42,300		
Microfilm (3.00/page, 30 pages)	90			Community Centers	121,250		
Recycle (C&D) program	225			Citywide Transportation Impact Fee	134,200		
PME	770						
SMIP	28			Impact / Capacity Fees Total:	2,682,750	53,655	82.4%
Comprehensive Plan Maintenance Fee	125						
<i>Subtotal, Model A</i>	194,040	9,702		Development Taxes			
<i>Model B - 15 units</i>							
Permit Automation Fee	2			Development Taxes Total:	-		0.0%
Building Permit Fee	3,731						
Plan Check - Building	2,985						
Plan Check - Zoning	1,119						
Plan Check - Fire	1,679						
Plan Check - Public Works	448						
Microfilm (3.00/page, 30 pages)	90			<i>BMR Note: See the full note on Palo Alto Project 3, page 32</i>			
Recycle (C&D) program	225			<i>Parkland Dedication Note: See the full note on Palo Alto Project 3, Page 32</i>			
PME	890						
SMIP	35						
Comprehensive Plan Maintenance Fee	153						
<i>Subtotal, Model B</i>	170,355	11,357					
				Total Project Costs	3,257,020	65,140	100%

San Carlos

**2008-09 Bay Area Cost of Development Survey
Sample Project 2 - Single Family Tract Development**

Cost Components:	Project Cost	Per Unit	%	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Impact / Capacity Fees			
Pre-Application Review	608			Dirt Haul Fee	100,000		
ARC New Building PC Review	3,681			Sewer Connection	225,000		
Public Notice Fee	85			Recycling Deposit - \$10,000	-		
Attorney Fees	220			Park Development Fee	274,431		
Zoning Amendment	6,013			BMR Affordable Housing	121,774		
Subdivision Major (5-10 lots) (Over 10 lots actual cost)	5,870						
Fire	247			Impact / Capacity Fees Total:	721,205	14,424	73.7%
Assumed Mitigated Neg Dec.(EIR more costly)	3,945						
Conditional Use Permit	3,599						
Planning BLDG Review	52						
Environmental Filing	99						
Planning Final Inspection	95						
Entitlement Fees Total:	24,514	490	2.5%				
Construction Fees				Development Taxes			
				SMIP Fee (Based on Valuation, none given)	-		
Imaging Fee	100			Development Taxes Total:	-	-	0.0%
GEO Fee	500						
Building Permit	43,499						
Plan Check Fee	32,625						
Electrical	2,313						
Mechanical	1,497						
Plumbing	2,313						
Energy	164						
GIS	27						
General Plan Surcharge	61						
Fire Dept	264						
Public Works							
Grading Plan Review	524						
Grading Inspection	16,375						
Public Construction							
Plancheck	64,477						
Construction Inspection	67,378						
Tentative Map Review	404						
Final Map Review	737						
Construction Fees Total:	233,257	4,665	23.8%	Total Project Costs	978,976	19,580	100%

San Mateo

**2008-09 Bay Area Cost of Development Survey
Sample Project 2 - Single Family Tract Development**

Cost Components:	Project Cost	Per Unit	%	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Model 'C'			
Subdivision Map (min. deposit \$2,514+ 99)	10,000			Building Permit Fees	46,098		
				Building Service Fees	10,903		
				Building Plan Check	6,111		
Entitlement Fees Total:	10,000	200	1.0%	Planning Service Fee	19,329		
				Planning Plan Check Fee	2,446		
Construction Fees				Planning Inspection Fee	2,490		
Model 'A'				Heritage Tree Preservation Fee	2,490		
Building Permit Fees	46,284			Archive Maintenance (Microfilm)	2,305		
Building Service Fees	9,978			Mechanical Permit Fee	4,895		
Building Plan Check	5,276			Electrical Permit Fee	4,895		
Planning Service Fee	17,689			Plumbing Permit Fee	4,895		
Planning Plan Check Fee	2,111						
Planning Inspection Fee	2,280			Total Construction Fees for Model 'C'	106,857		
Heritage Tree Preservation Fee	2,280						
Archive Maintenance (Microfilm)	2,314						
Mechanical Permit Fee	4,927			Construction Fees Total:	331,760	6,635	34.4%
Electrical Permit Fee	4,927						
Plumbing Permit Fee	4,927			Impact / Capacity Fees			
Site Development	8,400			PW Inspection Charges (based on size of property)	100,000	2,000	
PW Encroachment Permit	15,000			Wastewater (1st bedrom \$468, 2nd plus bedrm)	50,310	1,006	
C3 Maintenance Agreement/yearly fee	6,000			Transportation	162,900	3,258	
Total Construction Fees for Model 'A'	132,393			Sewer (Capacity Charge)	110,150	2,203	
				Sewer (Trunk fee for certain areas of SM)	197,100	3,942	
				C&D Recycling Deposit - \$30,000 refundable			
Model 'B'				Public Works Dept. collects Park In Lieu, Encroachment & Development Impact Fees			
Building Permit Fees	40,413						
Building Service Fees	9,194			Impact / Capacity Fees Total:	620,460	12,409	64.3%
Building Plan Check	5,356						
Planning Service Fee	16,298			Development Taxes			
Planning Plan Check Fee	2,143			SMI Tax (Model A)	960	48	
Planning Inspection Fee	2,100			SMI Tax (Model B)	885	59	
Heritage Tree Preservation Fee	2,100			SMI Tax (Model C)	1,050	70	
Archive Maintenance (Microfilm)	2,021						
Mechanical Permit Fee	4,295			Development Taxes Total:	2,895	58	0.3%
Electrical Permit Fee	4,295						
Plumbing Permit Fee	4,295						
Total Construction Fees for Model 'B'	92,510	-		Total Project Costs	965,115	19,302	100%

San Jose

**2008-09 Bay Area Cost of Development Survey
Sample Project 2 - Single Family Tract Development**

Cost Components:	Project Cost	Per Unit	%	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Costruction Fees (Cont'd)			
Zoning (PDC) - Res	12,018			Model C - 15 units			
Mitigation Monitoring Fee Res	468			Bldg Prmt - NR	21,685		
Environmental Clearance - Res	2,768			Elect Prmt - NR	6,939		
Public Noticing	176			Mech Prmt - NR	3,469		
Noticing (Up to 4 Sheets)	176			Plbg Prmt - NR	6,939		
Newspaper Noticing	680			Bldg PC - NR	2,724		
NOD County Clerk Recording Charge	50			Record Ret/Dup	3,903		
PD Permit - Res	7,558			Plot Plan Review	792		
Public Noticing	152			Permit Issuance - NR	1,914		
NOD County Clerk Recording Charge	50			Grading Permit	2,159		
Permit Recordation	13			Erosion / Sediment Control	2,600		
T-Map/ VT Amend - Res	7,575			Tract Map	3,744		
Public Noticing	152			Construction E&I	117,965		
Newspaper Noticing	55			Water Meter / Engineering & Inspection	27,241		
Planning Permits Review (PDC, PD, PT)	14,126			Fire - Arch Plan Review & Inspection	3,131		
Traffic Workscope	3,381			Construction Fees Total:	312,214	6,244	19.6%
Traffic Report Review Fee	3,864						
General Plan Update Fee	1,904			Impact / Capacity Fees			
Entitlement Fees Total:	55,166	1,103	3.5%	Parkland Dedication In-Lieu Fees	792,500		
Construction Fees				Water Area and Frontage Fee	14,000		
Model A - 20 units				Major Water Facilities Fee	27,250		
Bldg Prmt - NR	28,913			Storm and Sanitary Sewer Fees	74,850		
Elect Prmt - NR	8,261			D.O.T. Street Tree Fees	10,200		
Mech Prmt - NR	4,130			CDDD Solid Waste Deposit A - 8,400			
Plbg Prmt - NR	8,261			CDDD Solid Waste Deposit B - 7,500			
Bldg PC - NR	2,640			CDDD Solid Waste Deposit C - 8,700			
Record Ret/Dup	4,957			Impact / Capacity Fee Total:	918,800	18,376	57.8%
Plot Plan Review	1,056						
Permit Issuance - NR	2,553			Development Taxes			
Model B - 15 units				Bldg & Struct Tax A+B+C	111,304		
Bldg Prmt - NR	21,685			Const Tax Dist X A+B+C	7,500		
Elect Prmt - NR	6,196			CRMP Tax Residential A+B+C	174,906		
Mech Prmt - NR	3,098			Res. Const. Tax A+B+C	9,000		
Plbg Prmt - NR	6,196			SMIPA - Residential A+B+C	723		
Bldg PC - NR	2,640						
Record Ret/Dup	3,717			Development Taxes Total:	303,433	6,069	19.1%
Plot Plan Review	792						
Permit Issuance - NR	1,914			Total Project Costs	1,589,613	31,792	100%

Project 3 Detail by Agency

MULTI-FAMILY TOWNHOUSE DEVELOPMENT (96 Units)

Acreage	6			<p>Project Requires Planned Development Zoning, Planned Development Permit, and Tentative Map, All High Complexity</p> <p>Project Generates 72 Peak Hour Trips</p> <p>Significant Grading Work (5,000CY), Type 1 Erosion/Sediment Control</p> <p>Existing Public Street Frontage, Need \$400,000 of Frontage Improvements (half street reconstruction)</p> <p>Construction of New Private Streets, \$600,000 in Private Improvements</p> <p>No Public Landscaping</p> <p>No Traffic Signal Work</p> <p>San Jose Assumptions:</p> <p>Blossom Valley Park Fee Rate of \$10,600/Unit.</p> <p>Range is \$3,150 (Alviso) to \$13,250 (Willow Glen)</p>
Lots/Units	96 Units in 16 Buildings			
# of Models - 3	Model A	Model B	Model C	
# of each Model	28	34	34	
Square Footage	1,250	1,500	1,750	
Square Footage each Model	35,000	51,000	59,500	
Total Square Footage	145,500			
Stories	2	2	2	
Bedrooms	2	3	3	
Restrooms	2	2	2.5	
Garage Sq. Ft.	500	500	500	
Construction Type	Type V N			
Sprinklers	No			
Conditioned (HVAC)	Yes			

Gilroy

**2008-09 Bay Area Cost of Development Survey
Sample Project 3 - Multi-Family (Townhouse) Development**

Cost Components:	Project Cost	Per Unit	%	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Impact / Capacity Fees			
TENTATIVE MAP	9,195			STORM DEVELOPMENT	6,480		
PLANNED UNIT DEVELOPMENT	5,155			TRAFFIC IMPACT	918,912		
ARCH & SITE	3,260			SEWER DEVELOPMENT	650,976		
LEGAL NOTICE PUBLICATIONS	220			WATER DEVELOPMENT	203,328		
INITIAL STUDY REVIEW (*)	4,620			PUBLIC FACILITY IMPACT	1,755,456		
ZONING CHANGE APPLICATION	4,235						
NOD County Clerk Recording Charge	50						
(*) DOES NOT INCLUDE COST OF PREPARATION OF INITIAL STUDY OR EIR							
Entitlement Fees Total:	26,735	278	0.7%	Impact / Capacity Fees Total:	3,535,152	36,825	86.5%
Construction Fees				Development Taxes			
ENGINEERING APPLICATION FEES:				State of California SMIP Fees	113		
PLAN CHECK AND INSPECTION	94,928						
FINAL MAP, R/O/W REVIEWS, GRADING	16,880						
CONSTRUCTION WATER	1,059						
BUILDING FEES FOR 20 MODEL "A" UNITS:							
PERMITS, PLAN CHECK, SMIP	67,519						
ELECTRICAL PERMITS	5,110						
FIRE INSPECTIONS AND PLAN CHECKS	14,840						
MECHANICAL PERMITS	5,110						
PLUMBING PERMITS	5,110						
WATER METER	11,794						
BUILDING FEES FOR 34 MODEL "B" UNITS:							
PERMITS, PLAN CHECK, SMIP	91,750			Note: Gilroy Unified School District Impact Fees:			
ELECTRICAL PERMITS	7,225			Residential of any type - \$2.63/sq. ft.			
FIRE INSPECTIONS AND PLAN CHECKS	14,840			Commercial and industrial - \$0.42/sq.ft.			
MECHANICAL PERMITS	7,225			rates are applied to sq.ft. of net new construction			
PLUMBING PERMITS	7,225						
WATER METER	14,322						
BUILDING FEES FOR 34 MODEL "C" UNITS:				PROJECT WOULD ALSO BE REQUIRED TO FILE A PAYMENT BOND AND			
PERMITS, PLAN CHECK, SMIP	101,846			A PERFORMANCE BOND OF \$1.3 MILLION EACH			
ELECTRICAL PERMITS	8,245			Any building 5,000 sq.ft. or over requires sprinklers in Gilroy			
FIRE INSPECTIONS AND PLAN CHECKS	18,020						
MECHANICAL PERMITS	8,245						
PLUMBING PERMITS	8,245						
WATER METER	14,322						
Construction Fees Total:	523,860	5,457	12.8%	Total Project Costs	4,085,860	42,561	100%

San Carlos

**2008-09 Bay Area Cost of Development Survey
Sample Project 3 - Multi-Family (Townhouse) Development**

Cost Components:	Project Cost	Per Unit	%	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Impact / Capacity Fees			
Pre-Application Review	608			Dirt Haul Fee	50,000		
ARC New Building PC Review	3,681			Sewer Connection Fee	432,000		
Public Notice Fee	85			Recycling Deposit - \$10,000	-		
Attorney Fees	220			BMR Affordable Housing	260,445		
Zoning Amendment	6,013			Parks Development	432,437		
Subdivision Major (5-10 lots) (Over 10 lots actual cost)	5,870				-		
Fire	247			Impact / Capacity Fees Total:	1,174,882	12,238	84.1%
Assumed Mitigated Neg Dec. (EIR more costly)	3,945						
Conditional Use Permit	3,599						
Planning BLDG Review	52						
Environmental Filing	99						
Planning Final Inspection	95						
Entitlement Fees Total:	24,514	255	1.8%				
Construction Fees				Development Taxes			
Imaging Fee	100			SMIP	2,604		
GEO Fee	500				-		
Building Permit	89,261			Development Taxes Total:	2,604	27	0.2%
Plan Check Fee	66,945						
Electrical	4,947						
Mechanical	3,201						
Plumbing	4,947						
Energy	164						
Fire	264						
General Plan Surcharge	61						
GIS	27						
PW Grading Plan Review	524						
PW Grading Inspection	8,375						
<i>Public Construction</i>	-						
Plancheck	8,727						
Construction Inspection	7,378						
Note: Additional Fees depending on specifics of project							
Construction Fees Total:	195,421	2,036	14.0%	Total Project Costs	1,397,422	14,556	100%

San Mateo

**2008-09 Bay Area Cost of Development Survey
Sample Project 3 - Multi-Family (Townhouse) Development**

Cost Components:	Project Cost	Per Unit	%	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Building 15-16			
Subdivision Map	7,500			Building Permit Fees	19,968		
	-			Building Service Fees	6,072		
Entitlement Fees Total:	7,500	78	0.5%	Building Plan Check	12,262		
				Planning Service Fee	10,765		
Construction Fees				Planning Plan Check Fee	4,903		
Building 1-7				Planning Inspection Fee	1,382		
Building Permit Fees	59,676			Heritage Tree Preservation Fee	1,382		
Building Service Fees	17,763			Archive Maintenance (Microfilm)	998		
Building Plan Check	12,962			Mechanical Permit Fee	2,623		
Planning Service Fee	31,488			Electrical Permit Fee	2,623		
Planning Plan Check Fee	5,183			Plumbing Permit Fee	2,623		
Planning Inspection Fee	4,039						
Heritage Tree Preservation Fee	4,039			Total Construction Fees for Building 15-16	65,601		
Archive Maintenance (Microfilm)	2,984						
Mechanical Permit Fee	7,955			Art In Public Places	19,730		
Electrical Permit Fee	7,955						
Plumbing Permit Fee	7,955			Construction Fees Total:	479,280	4,992	33%
Site Development	6,060						
PW Encroachment Permit	26,000			Impact / Capacity Fees			
				Wastewater (1st bedrm \$468, 2nd plus bedrm \$234)	83,304		
C3 Maintenance Agreement/yearly fee	5,000			Transportation	263,928		
Total Construction Fees for Building 1-7	199,059	-		Sewer (Capacity Charge)	196,116		
				Sewer (Trunk fee for certain areas of SM-exempt for above sewer fee if this fee applies)	350,852		
Building 8-14				PW Inspection Charges (based on size of project)	75,000	-	
Building Permit Fees	71,352			C&D Recycling Deposit - \$30,000 refundable			
Building Service Fees	21,752			Public Works Dept. collects Park In Lieu, Encroachment & Development Impact Fees			
Building Plan Check	15,497				-		
Planning Service Fee	38,561			Impact / Capacity Fees Total:	969,200	10,096	66.4%
Planning Plan Check Fee	6,197						
Planning Inspection Fee	4,949			Development Taxes			
Heritage Tree Preservation Fee	4,949			SMI Tax (building 1-7)	1,701		
Archive Maintenance (Microfilm)	3,568			SMI Tax (building 8-14)	2,079		
Mechanical Permit Fee	9,355			SMI Tax (building 15-16)	580		
Electrical Permit Fee	9,355						
Plumbing Permit Fee	9,355			Development Taxes Total:	3,780	39	0.3%
Total Construction Fees for Building 8-14	194,890	-		Total Project Costs	1,459,760	15,206	100%

San Jose

**2008-09 Bay Area Cost of Development Survey
Sample Project 3 - Multi-Family (Townhouse) Development**

Cost Components:	Project Cost	Per Unit	%	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Costruction Fees (Cont'd)			
Zoning (PDC) - Res	16,590			Buildings 15-16 3B units 3C units			
Mitigation Monitoring Fee Res	468			Bldg Prmt - NR	11,102		
Environmental Clearance - Res	2,768			Elect Prmt - NR	5,757		
Public Noticing	176			Mech Prmt - NR	3,289		
Noticing (Up to 4 Sheets)	176			Plbg Prmt - NR	3,289		
Newspaper Noticing	680			Record Ret/Dup	2,344		
NOD County Clerk Recording Charge	50			Bldg/Plmb/Mech/Elect Permit Issue - NR	254		
PD Permit - Res	10,641			Grading Permit	1,501		
Public Noticing	176			Erosion / Sediment Control	2,600		
T-Map/ VT Amend - Res	10,445			Tract Map	1,976		
Public Noticing	176			Construction E&I	112,083		
Newspaper Noticing	55			Water Meter / Engineering & Inspection	37,427		
Planning Permits Review (PDC, PD, PT)	16,610			FE-Arch Plan Review & Inspection	21,389		
Traffic Workscope	3,381			Fire Sprinkler Permit	7,967		
Traffic Report Review Fee	3,864			Fire Alarm (Sprinkler Monitoring) Permit	6,185		
General Plan Update Fee	2,696			Construction Fees Total:	442,042	4,605	21.2%
Entitlement Fees Total:	68,952	718	3.3%				
				Impact / Capacity Fees			
Construction Fees				Parkland Dedication In-Lieu Fees	1,003,200		
Bldg PC - NR	21,547			Water Area and Frontage Fee	12,000		
Elect PC - NR	10,195			Major Water Facilities Fee	21,600		
Mech PC - NR	10,195			Storm and Sanitary Sewer Fees	75,360		
Plbg PC - NR	10,195			D.O.T. Street Tree Fees	4,080		
Buildings 1-7 4A units 2B units				CDDD Solid Waste Deposit A - 15,400			
Bldg Prmt - NR	34,539			CDDD Solid Waste Deposit B - 18,200			
Elect Prmt - NR	15,830			CDDD Solid Waste Deposit C - 5,100			
Mech Prmt - NR	11,513			Impact / Capacity Fee Total:	1,116,240	11,628	53.6%
Plbg Prmt - NR	11,513						
Record Ret/Dup	7,340			Development Taxes			
Bldg/Plmb/Mech/Elect Permit Issue - NR	889			Bldg & Struct Tax A+B+C	169,358		
Buildings 8-14 2B units 4C units				Const Tax Dist X A+B+C	7,920		
Bldg Prmt - NR	38,857			CRMP Tax Residential A+B+C	266,133		
Elect Prmt - NR	20,148			Res. Const. Tax A+B+C	9,504		
Mech Prmt - NR	11,513			SMIPA - Residential A+B+C	1,100		
Plbg Prmt - NR	11,513						
Record Ret/Dup	8,203			Development Taxes Total:	454,015	4,729	21.8%
Bldg/Plmb/Mech/Elect Permit Issue - NR	889						
				Total Project Costs	2,081,249	21,680	100%

Project 4 Detail by Agency

COMMERCIAL TENANT IMPROVEMENT (RETAIL)

Acreage	3.5	ADA Upgrades to Site and Restrooms Move Electrical Outlets Sewage Fees Based on Retail Use
Lots	1	
Use	Retail	
Square Footage	Improvements on 10,000 of 50,000 sq ft Bldg	
Stories	1	
Restrooms	Improve 2 of 10 restrooms	
Parking	250 Spaces	
Construction Type	Type III 1hr	
Streets	Public	
Sprinklers	Yes	
Conditioned (HVAC)	Modify	

Project 5 Detail by Agency

INDUSTRIAL RESEARCH AND DEVELOPMENT BUILDING

Construction Assumptions:

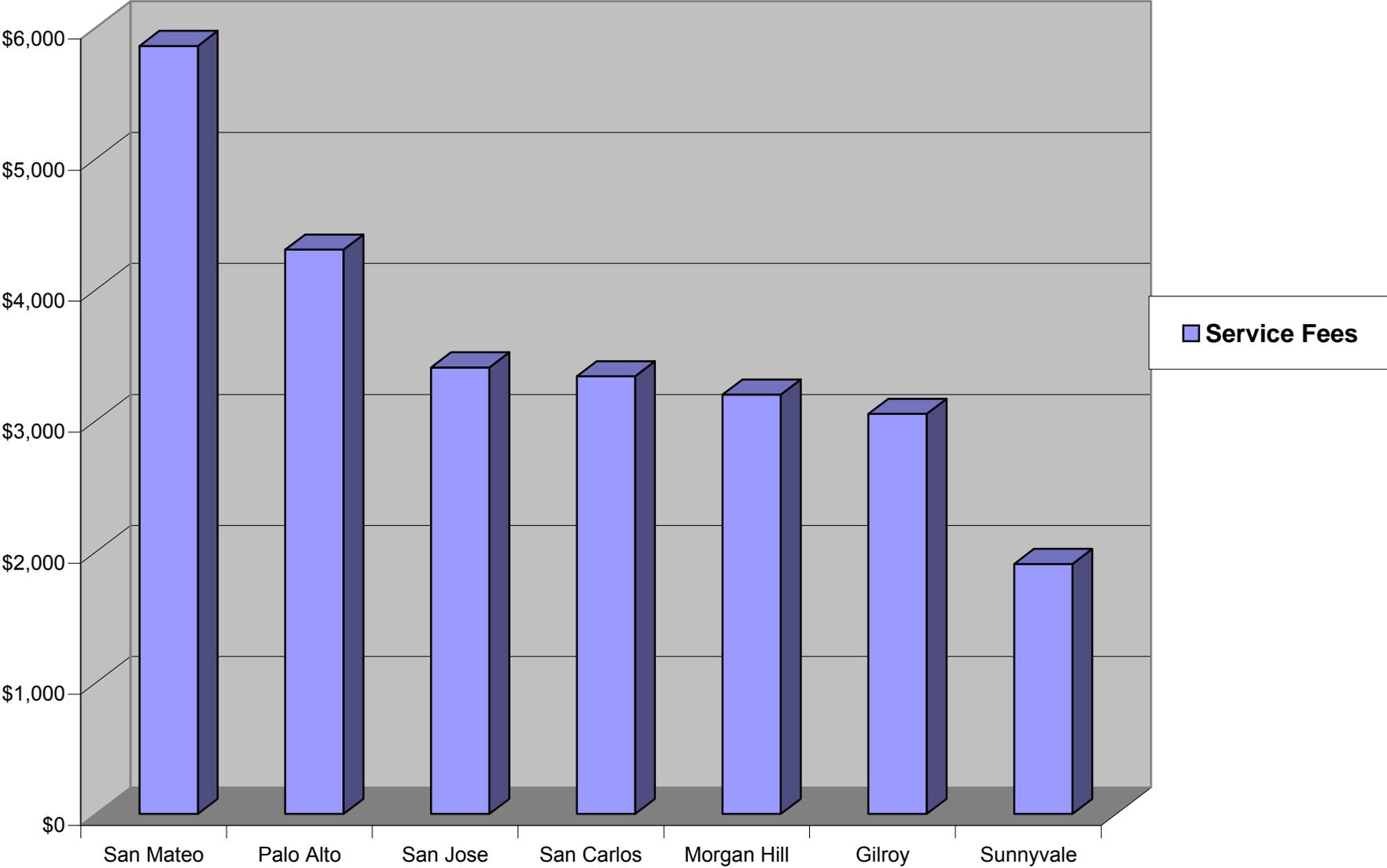
Acreage	4.5
Lots	1
Use	R & D
Square Footage	100,000
Stories	3
Restrooms	10
Parking	300 Spaces
Construction Type	Type III 1hr
Streets	Public
Sprinklers	Yes
Conditioned (HVAC)	Yes

Planning and Public Works Assumptions:

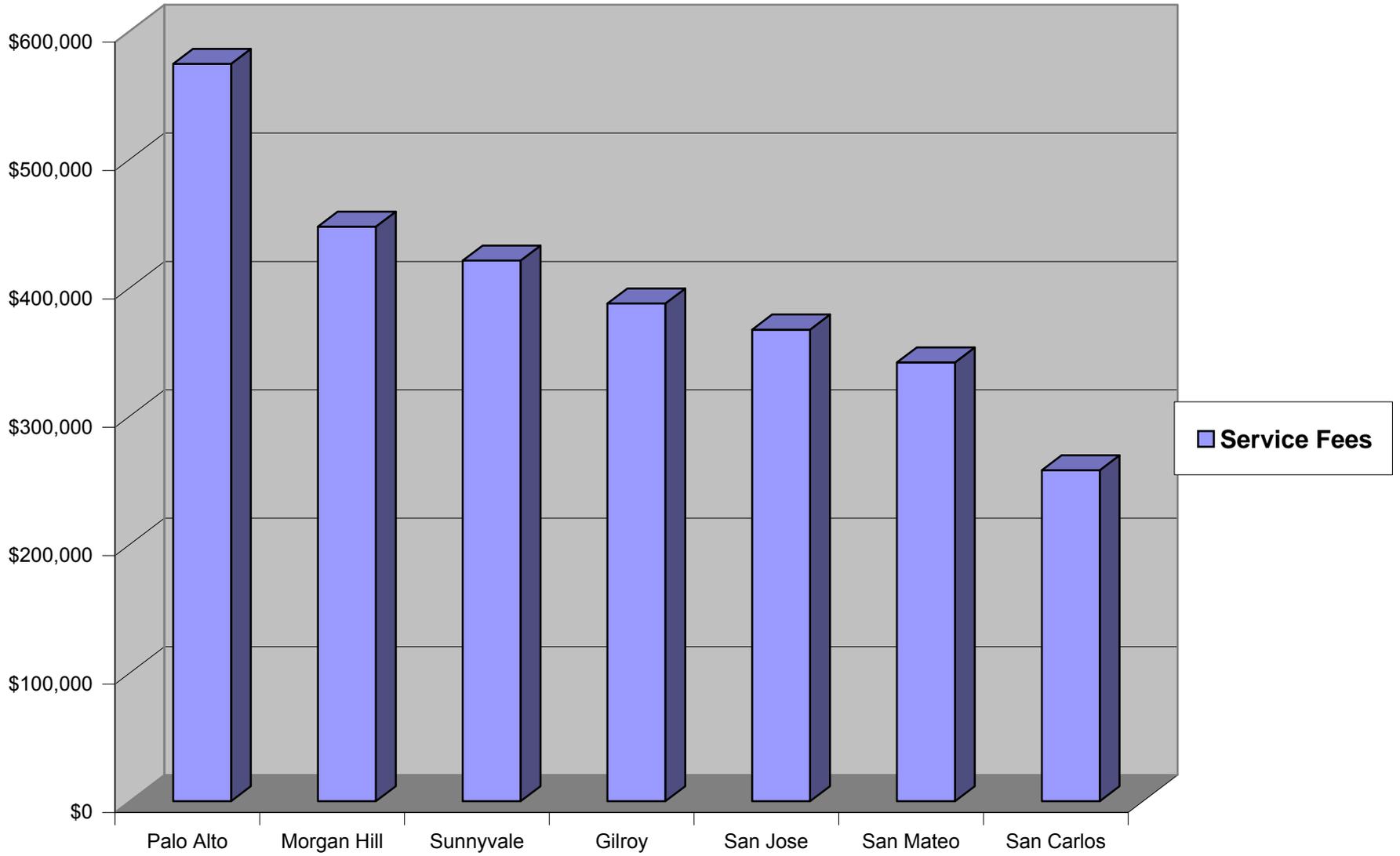
Project Requires Site Development Permit, Medium Complexity
Project Generates 128 Peak Hour Trips
Minor Grading work (1000CY), Type 2 Erosion/Sediment Control
Existing Public Street Frontage, Need \$200,000 of Frontage
Improvements (repair & upgrades)
No Public Landscaping
No Traffic Signal Work
Sewage Fees Based on R&D Use

Service Fee Comparison Charts

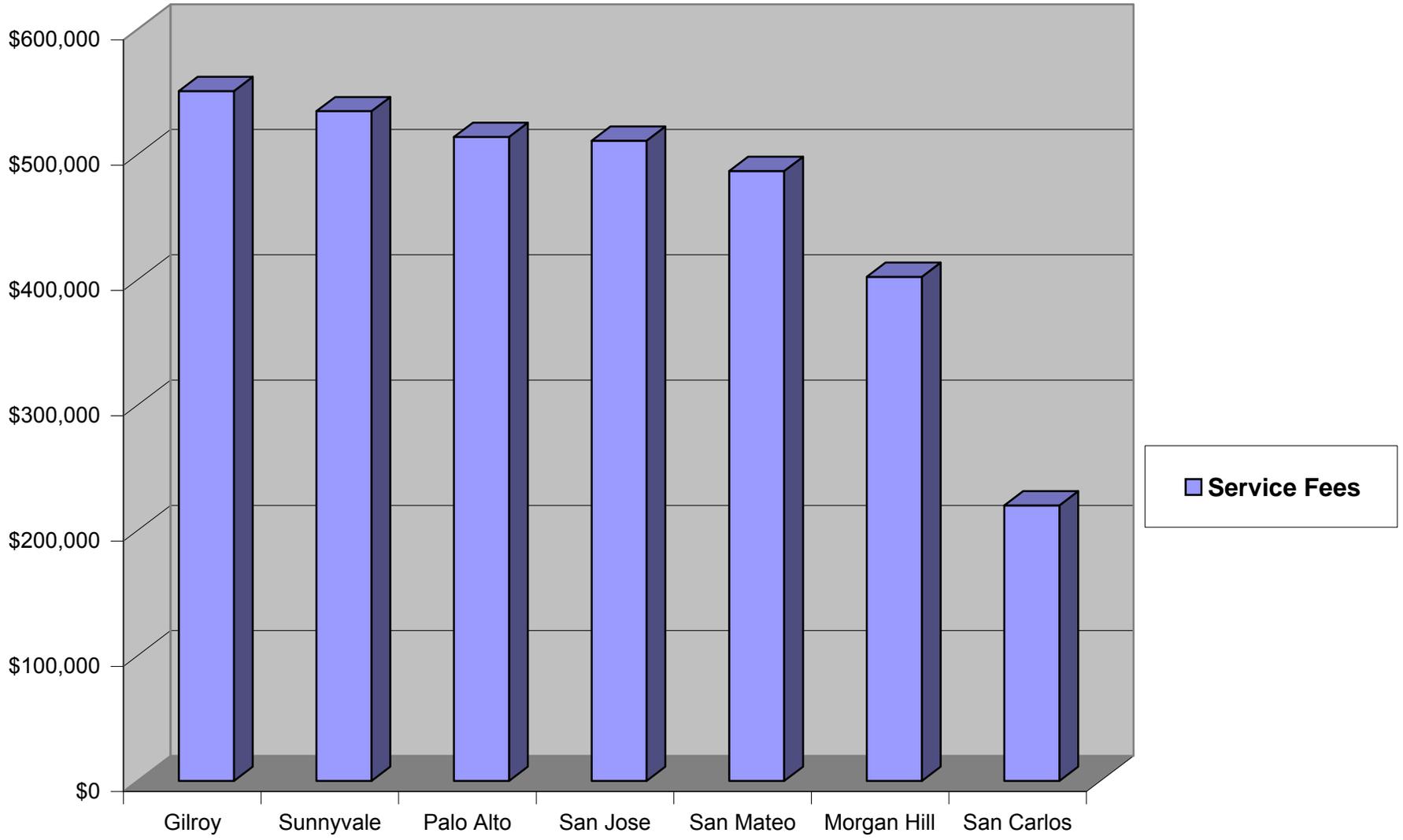
Project 1 - Residential Addition / Alteration - Service Fees Only



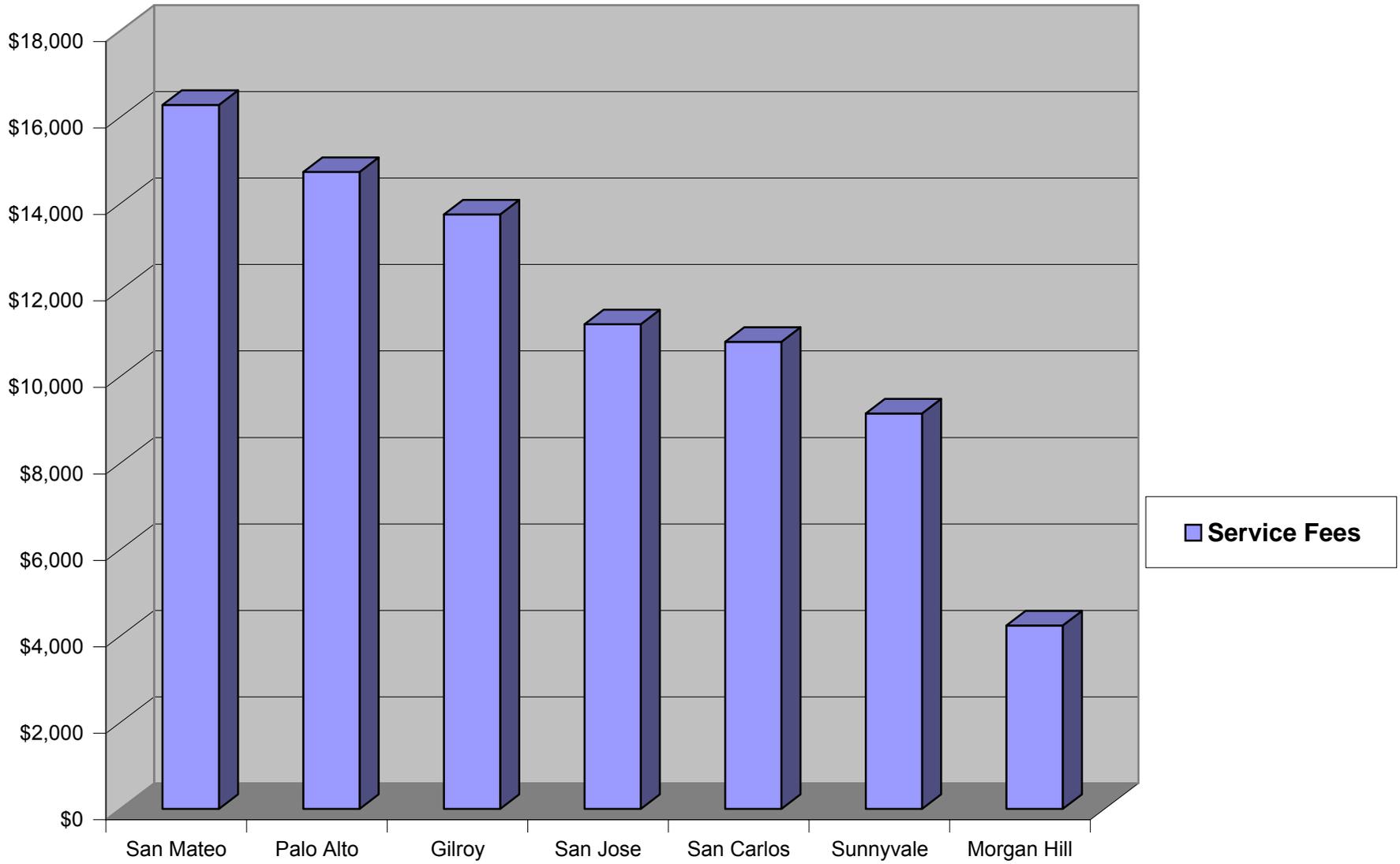
Project 2 - Single Family Residential Development - Service Fees Only



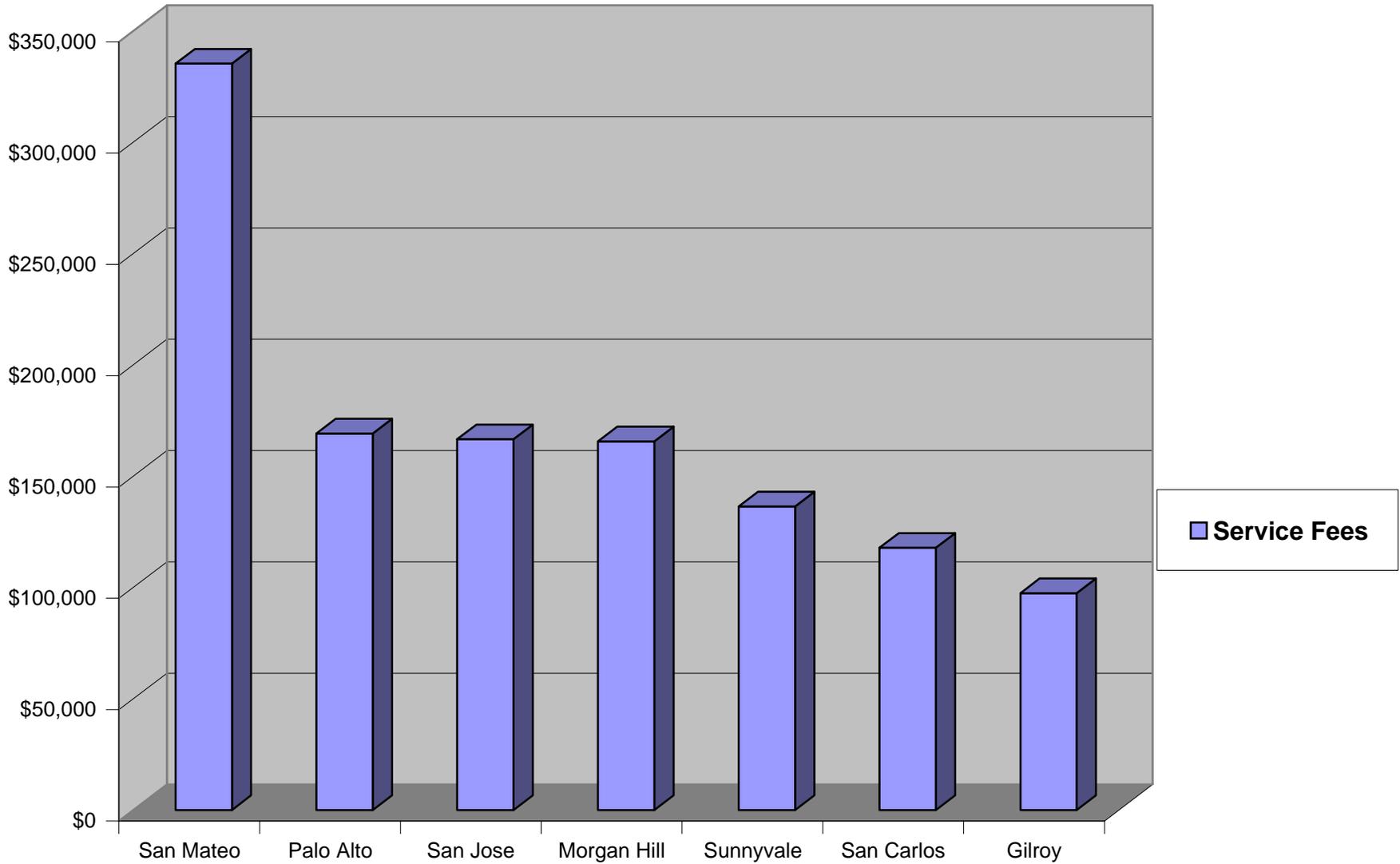
Project 3 - Multi-Family Residential Development - Service Fees Only



Project 4 - Commercial Tenant Improvement - Service Fees Only



Project 5 - Industrial R&D Building - Service Fees Only



APPENDIX

OPTIONAL PROJECT 6

**2008-09 Bay Area Cost of Development Survey
Project Sample 6 - Residential High Rise Project (Optional)**

Project Specifications

Construction Assumptions:

Acreage	1.42
Lots	1
Use	Residential
Square Footage	584,837
Stories	22
Residential Units	330
Use	Commercial
Square Footage	8,000
Parking*	208,996 sq ft
Construction Type	Type I FR
Streets	Public
Sprinklers	Yes
Conditioned (HVAC)	Yes

*5-level parking garage has 3 levels below grade, 1 level at grade and 1 level above grade

Planning and Public Works Assumptions:

Project Requires Site Development Permit, High Complexity
(No Zoning Change)
Project Generates 318 Peak Hour Trips
Major Grading work (62,000CY),
Type 2 Erosion/Sediment Control
Landscaping - 16 Street Trees and Irrigation
No Traffic Signal Work
Sewage Fees Based on Residential Use

Street Frontage and Parking Improvements:
Remove Curb and Gutter (745 LF)
Remove Driveway (400 SF)
Remove Sidewalk (7,600 SF)
Sawcut (745 LF)
6" Curb and Gutter (A2) (745 LF)
AC Paving Overlay (1,490 SF)
New Sidewalk (7,400 SF)
Wheelchair Ramp (2 EA)
New Driveways (R6) (810 SF)

Sanitary Sewer

8" Sewer Pipe (25 LF)
10" Sewer Pipe (27 LF)
Connect to Existing Manhole (1 EA)
New Manhole over Existing Sewer System (1 EA)

Storm Drain

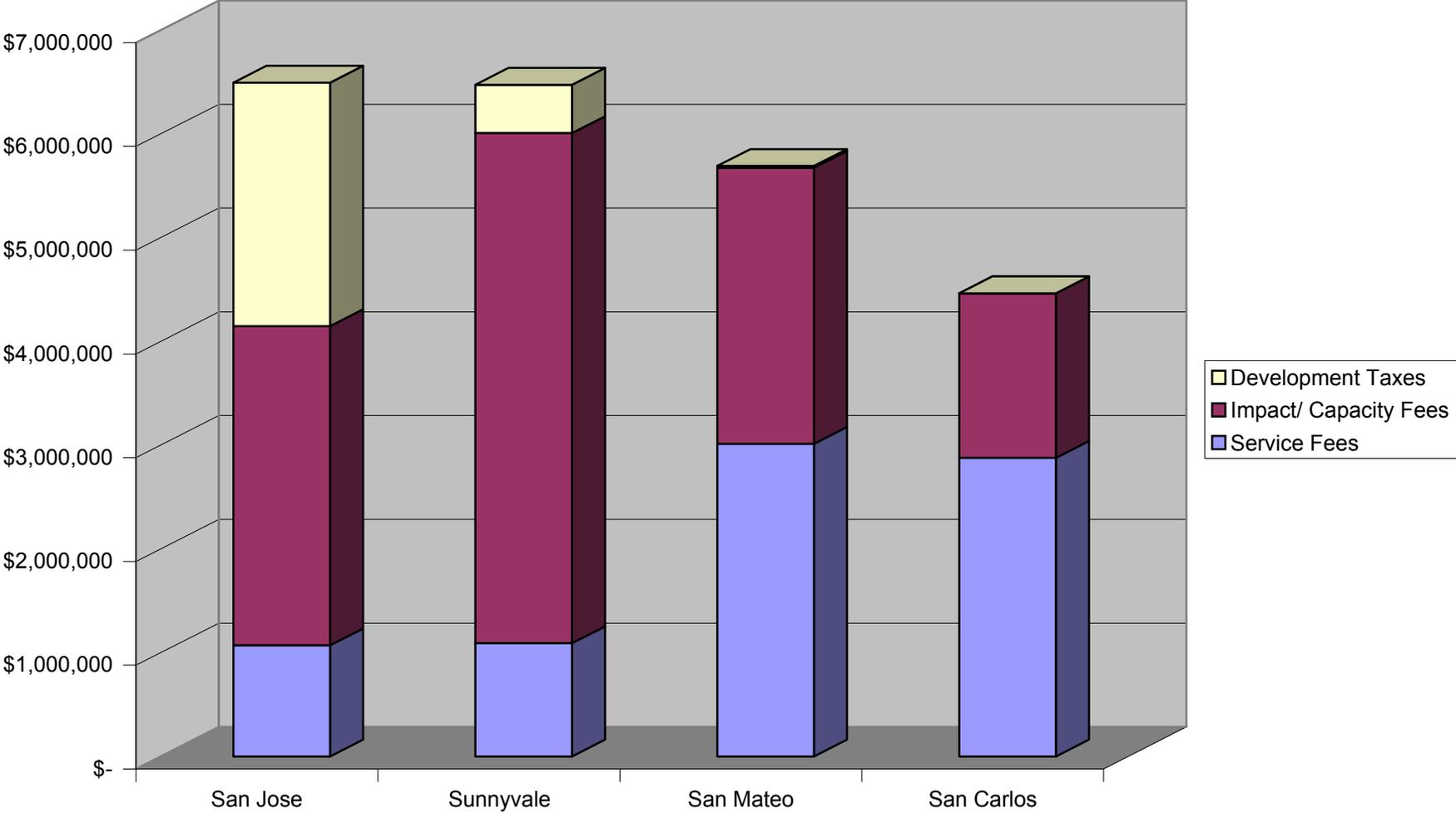
12" Storm Pipe (34 LF)
Connect to Existing Manhole (1 EA)

San Jose Assumptions:

Downtown Park Fee Rate of \$10,500/Unit.
Range is \$4,700 (Alviso) to \$15,700 (Willow Glen)
Located in San Jose Muni Water Area

Cost Component	San Carlos	San Mateo	San Jose	Sunnyvale
Entitlement Fees	19,461	-	123,279	5,669
Construction Fees	2,857,600	3,012,843	946,913	1,085,553
Impact/Capacity Fees	1,585,099	2,659,326	3,075,420	4,915,563
Development Taxes	-	17,796	2,346,915	465,410
Total Cost	\$ 4,462,160	\$ 5,689,965	\$ 6,492,527	\$ 6,472,195

Project 6 - Residential High Rise (Optional)



San Jose

**2008-09 Bay Area Cost of Development Survey
Project Sample 6 (Optional) - Residential High Rise Building**

Cost Components:	Project Cost	%	Cost Components:	Project Cost	%
Entitlement Fees			Impact / Capacity Fees		
Site Dev Permit (H/HA) - Nres	87,264		Parkland Dedication In-Lieu Fees	2,953,500	
Permit recordation	15		CDDD Total	20,000	
Re-use of EIR	2,768		Water Area and Frontage Fee	41,720	
Public Noticing	175		Major Water Facilities Fee	60,200	
Postcard Noticing	92				
Newspaper Noticing	785				
Geometric Plan Review	524				
Fire Prevention	629				
General Plan Update Fee	1,157				
PW Planning Permits Review (H permit)	16,729				
Traffic Report Review Fee	7,692				
Traffic Workshop	5,450				
Entitlement Fees Total:	123,279	1.9%	Impact / Capacity Fees Total:	3,075,420	47.4%
Construction Fees			Development Taxes		
Grading Permit	2,544		Bldg & Struct Total	760,361	
Erosion / Sediment Control	884		CRMP TAX AO/NR	1,200,174	
Revocable Encroachment for Shoring	5,624		Const Tax Dist X	25,390	
Construction E&I	37,034		Res Const. Tax	29,700	
Bldg Prmt - AO/NR	340,046		SMIPA - Total	5,031	
Elect Prmt - AO/NR	138,876		Storm and Sanitary Sewer Fees	326,259	
Mech Prmt - AO/NR	70,415				
Bldg PC - AO/NR	75,360				
Plbg Prmt - AO/NR	70,929				
Record Ret/Dup	2,310				
Elect PC - AO/NR	11,456				
Mech PC - AO/NR	11,456				
Plbg PC - AO/NR	12,087				
Permit Issuance - Bldg/Plumb/Mech/Elect	126				
Water Meter / Engineering & Inspection	6,000				
FE-Arch Plan Review & Inspection	107,637				
Fire Sprinkler Permit	41,665				
Fire Alarm Permit	12,463				
Construction Fees Total:	946,913	14.6%	Development Taxes Total:	2,346,915	36.1%
			Total Project Costs	6,492,527	100%

2008-09 Bay Area Cost of Development Survey

ACKNOWLEDGEMENTS

Compiling this cost of development survey has proved to be challenging and time-consuming task for the agencies that participate. The Survey was distributed to 22 bay area cities and the Counties of Santa Clara and San Mateo on September 4, 2008. The cities included Campbell, Cupertino, Daly City, East Palo Alto, Fremont, Gilroy, Los Gatos, Milpitas, Morgan Hill, Mountain View, Newark, Palo Alto, San Mateo, San Jose., San Francisco, Santa Clara, Saratoga, and Sunnyvale. Responses deemed to be complete enough for inclusion were received from the seven cities represented in this survey. It should be acknowledged that, while requests from neighboring agencies for fee information is relatively common, the amount of work required to cost this survey's 5 sample projects and optional sixth project are considerable. For these reason the authors of this survey would like to thank the following individuals for their attention, assistance and going "above and beyond" to make this survey possible:

Patricia Bentson	City of Gilroy	Laura Aguirre	City of San Mateo
Laurie Loveless	City of Gilroy	Sandy Council	City of San Mateo
Garrett Toy	City of Morgan Hill	Stephen Scott	City of San Mateo
Karl Bjarke	City of Morgan Hill	Martin Quan	City of San Mateo
Scott Creer	City of Morgan Hill	Anthony Thornberry	City of San Jose
Mario Jimenez	City of Morgan Hill	Justina Chang	City of San Jose
Robert Ramirez	City of Morgan Hill	Ed Tolentino	City of San Jose
Mary Figone	City of Palo Alto	Roger Storz	City of San Jose
Larry Perlin	City of Palo Alto	Michael Liw	City of San Jose
Rosemary Morse	City of Palo Alto	Ryan Do	City of San Jose
Amy French	City of Palo Alto	Tim Town	City of San Jose
Chris Valley	City of San Carlos	Lee Butler	City of San Jose
Andrea Mardesich	City of San Carlos	Ali Fatapour	City of Sunnyvale
Don Gilbert	City of San Carlos	Diana Perkins	City of Sunnyvale
Christina Gilmore	City of San Mateo		

- Page Benway
City of San Jose