

Local Impact Fee Deferral Matrix
3-16-09

	Fees Deferred	Date Deferral Ordinance Became Effective	Date Deferral Ordinance Expires (if any)	Fee Payment Deferred Until	Bonding or Letter of Credit Requirements	Other Conditions (if any)
Fresno County County of Fresno	<ul style="list-style-type: none"> • Fire Facilities • Police Facilities • Parks Capital • Quimby Parkland • Traffic Signal • Major Street • Community Sanitation <p>Total deferred - \$11,856</p>	2002	None	Upon Certificate of Occupancy	NO	
City of Clovis	<ul style="list-style-type: none"> • Fire Facilities • Police Facilities • Parks Capital • Traffic Signal • Major Street • Community Sanitation • Underground Utilities <p>Total deferred - \$15,601</p>	1998	None	Upon close of escrow	NO	
Imperial County County of Imperial	<ul style="list-style-type: none"> • General Government; SF \$1,699, MF \$977 • Sheriff; SF \$936, MF \$727 • Parks and Recreation; SF & MF \$452 • Fire; SF \$1,273, MF \$977 • Public Works; SF \$1,894, MF \$1,453 <p>Total deferral: SF \$6,254, MF \$4,933</p>	Approved	12 months w/ possible 12 month extension	At application for Certificate of Occupancy/ Final Inspection	NO	
Madera County County of Madera	Street Impact Fees	2000	None	Upon Certificate of Occupancy	NO	

City of Madera	<ul style="list-style-type: none"> • Park Facilities • Street Impact • Traffic Signal 	2001	None	Upon Certificate of Occupancy	NO
Orange County					
City of Irvine	<ul style="list-style-type: none"> • System Development Charges • IBC Development Impact Fees • Park Fees • Street Slurry Seal Fees • Affordable Housing In-Lieu Fees <p>Total deferral - Up to \$33,000 per unit One year deferral up to \$15,852</p>	Approved	7/23/2009	Upon issue of Certificate of Occupancy	NO
City of Santa Ana		Approved	10/1/2009	Upon issue of Certificate of Occupancy	NO
City of Mission Viejo	Permanent deferral of all DIF's	Approved	None	Upon issue of Certificate of Occupancy	
County of Orange	Impact Fees – does NOT include Police or Fire	Approved	5/8/2009	Upon issue of Certificate of Occupancy	NO
City of Orange	<p>Total deferral - Up to \$40k per unit</p> <ul style="list-style-type: none"> • Police facility fee • Park impact fees • Library impact fees • Fire protection facility impact fees • Transportation systems improvement program fees • Quimby park fees <p>Total deferral - Up to \$13k per unit</p>	Approved	None	Upon issue of Certificate of Occupancy	NO
City of Anaheim	<ul style="list-style-type: none"> • Parks • Electrical Service fee • Drainage fee • Signal impact fee • Traffic and Roads impact fee <p>Total deferral - Up to \$10k per unit differed</p>	Approved	7/5/2010	Upon issue of Certificate of Occupancy	NO
City of Tustin	TBD – Based on density	Approved	10/1/2009		
City of Huntington Beach	Total Deferral – up to \$30,000	Approved	3/30/2010		
City of Costa Mesa	TBD Deferral Program	Pending			
City of Fullerton	TBD Deferral Program	Pending			
Anaheim Union High School District	School Fees - \$20,000	Approved	12/31/2009	Upon issue of Certificate of Occupancy	

OC Sanitation District	Enabling Resolution for Deferral – Approx \$5,000	Approved	7/31/09		
Riverside County					
County of Riverside	Impact Fees		None		At application for Certificate of Occupancy/ Final Inspection
	Deposit Based Fees for Transportation/Plan Check	16-Jan-08	None		Deposit prior to inspection 2% instead of 3 of construction cost - \$50,000 max. initial deposit
	Deposit Based Fees for Transportation/Inspection Fees	16-Jan-08	None		Deposit prior to inspection 3% removed deposit for water and sewer construction costs - \$75,000 max. initial deposit
City of Banning	<ul style="list-style-type: none"> • Administrative program processing fee • Development impact fee • Fire protection facilities fee • General facility and equipment fee • General plan • Park land fee • Police facilities fee • Solid waste facility and equipment fee • Traffic control facility fee • Water capital facilities fee 	5-Mar-08	12 months		Upon issue of Certificate of Occupancy
City of Indio	Quimby Fees - \$2,193.75 per unit	19-Dec-07	None		From Map Application to Building permit
City of Moreno Valley	Impact Fees - \$13,745	8-Jan-08	None		Upon issue of Certificate of Occupancy
City of Palm Desert	Planning and Service Fee Increase	13-Dec-07	Six (6) months w/ possible extension		At submittal for service deposit based

City of Beaumont	\$5,217/DU reduction (32%) in Development Impact Fees and a deferral of DIF collection until "prior to final building inspection"	February 2009	July 2012		
San Bernardino County					
San Bernardino	<p>Total Deferral:</p> <p>Single Family Detached (SFD) – \$15,506.60</p> <p>Single Family Attached (SFA) – \$10,997.20</p> <ul style="list-style-type: none"> • Law enforcement facilities, vehicles and equipment; SFD, \$535; SFA, \$474 • Fire suppression facilities, vehicles and equipment; SFD, \$663; SFA, \$818 • Regional circulation system; SFD, \$2,435; SFA, \$1,626 • Local circulation system; SFD, \$195; SFA, \$130 • Quimby Act Parkland and open space acquisition and park improvement; AB 1600 parkland and open space acquisition and park improvement; SFD, \$6,688; SFA, \$5,293 • Library facility and collection; SFD, \$534; SFA, \$423 • Public meeting facilities; SFD, \$765.60; SFA, \$605.60 • Aquatics facilities; SFD, \$273; SFA, \$216 • Storm Drain Development; SFD, \$3,418; SFA, \$1,411 	Pending	None	Upon issue of Certificate of Occupancy	
Victorville	<ul style="list-style-type: none"> • Roads, \$4,470.05 • Fire, \$328.81 • Police, \$139.07 • Parks, \$5,054.87 – Temp. Adjustment, \$0 • Facilities, \$1,334.35 – Temp. Adjustment, \$0 <p>DIF Fees dropped from \$11,300 to \$4,900 per unit</p>		Six (6) months w/ possible extension	Upon issue of Certificate of Occupancy	
Tulare County					
County of Tulare	<ul style="list-style-type: none"> • Law Enforcement • Fire • General Facilities • Streets • Water • Sewer 	Mid-1990s	None	Upon issue of Certificate of Occupancy/Final Inspection	

	<ul style="list-style-type: none"> Storm Drainage Parks & Recreation <p>Impact Fees - \$6,963 – \$9,155 per lot</p>							
Ventura County								
City of Ventura	Impact Fees – Determined on a case by case basis	Approved	Six months w/ possible six month extension	Upon issue of Certificate of Occupancy				
City of Santa Paula	Impact Fees	Approved		Upon issue of Certificate of Occupancy				
Placer County								
City of Roseville	<p>Total Deferral: \$30,092.43</p> <p>Fees paid at Issuance of Building Permit</p> <ul style="list-style-type: none"> Fire Service Construction Tax, \$1,107.30 Public Facilities Fee, \$2,821.50 Regional Sewer Fee, \$5,815 Local Sewer Fee, \$305 Water Connection Fee, \$4,675 Traffic Mitigation Fee, \$4,411.13 <p>Development Agreement Fees</p> <ul style="list-style-type: none"> Water meter retrofit program, \$135 Public Benefit Fee, \$1,280 General fund contribution, \$1,060 Traffic signal coordination fee, \$100 South Placer animal control shelter fee, \$50 Transit shuttle service tax, \$52.50 <p>Other Fees</p> <ul style="list-style-type: none"> Electric direction installation fee, \$2,000 Solid waste impact fee, \$410 	Approved	31-Dec-08	Close of Escrow \$258 permit processing fee			NO	
City of Lincoln	<p>Fees deferred:</p> <ul style="list-style-type: none"> Sewer Water CAT Drainage Community Services Fee Traffic Mitigation <p>Dollar amount depends on location in the city. Could be as high as \$41,521.</p>	Approved	Permanent	Certificate of Occupancy or up to 12 months following issuance of building permit, which ever occurs first.				NO

<p>Sacramento County</p> <p>City of Elk Grove</p>	<ul style="list-style-type: none"> • Capital Facilities Fee • Affordable Housing Fee • Very Low-Income Housing Trust Fund Fee • Citywide Roadway Fee <p>\$18,595 for SF* \$11,931 for MF* *Total deferral may depend on project or part of the city.</p>	<p>Approved</p>	<p>The Ordinance implementing the program will expire on June 30, 2010</p>	<p>Issuance of a Final Inspection; OR to the close of escrow OR to the maximum allowed deferral period (24 months)</p> <p>After this period, residential projects may apply for an extension (12 months at the discretion of the City Manager) during which interest will accrue.</p>	<p>NO</p>	<p>If deferred to close of escrow, the City must be the senior lien holder on the property.</p>
<p>Yolo County</p>	<p>20% discount on impact fees</p>	<p>Approved</p>				
<p>Yuba County</p>	<p>Countywide Capital Facilities Fee; Levee Impact Fee; PLSP/KASA Road Improvement Fee; PLSPNASA Park Improvement Fee; ELSP Road Improvement Fee; ELSP Park Improvement Fee; Olivehurst Fire Impact Fee; and Linda Fire Impact Fee.</p>	<p>Pending</p>	<p>June 30, 2010</p>	<p>Final inspection.</p>	<p>NO</p>	<p>No deferral shall go beyond 18 months.</p>
<p>Santa Clara County</p>	<p>Park Fees</p>	<p>2007</p>	<p>Varies</p>	<p>Payment of In-Lieu fees may be deferred under a parkland agreement to final inspection for the first certificate of occupancy associated with the use of a residential unit(s)</p>		

Contra Costa County									
City of San Ramon	Quimby Act park fees *HBANC and city staff are in active discussions regarding additional fee deferral actions	Approved				Deferred until building permit is pulled - Common Quimby Act practice is to collect park fees at final map approval			
City of Brentwood	Water, wastewater, roadway, community facilities, parks and trails and administration development impact fees					Deferred to COO/Final Inspection			
City of Concord	*HBANC and city staff are in active discussions regarding developing fee deferral proposal.								
Tri Valley Transportation Council	*HBANC and city staff are in active discussions regarding developing fee deferral proposal.								
Mt. Diablo Unified School District	School Facility Fees					Deferred to COO/Final Inspection			
East Contra Costa Habitat Conservation Plan / Natural Community Conservation Plan	The HCP/NCCP provides that the HCP/NCCP Mitigation Fees are to be automatically updated on March 15 of every year. For 2009, the Development Fees have gone down about 11%.	Approved			3/14/2010				
Alameda County									
City of Fremont	10% reduction in development impact fees citywide Creation of a package of specific Central Business District (CBD) incentives including, but not limited to, a reduction of Development Impact Fees by 25% within the CBD area until December 31, 2011. 75% of the fees will be collected during this time.	Approved			12/31/2010	City staff to explore collection of fees at final inspection or Certificate of Occupancy			
City of Livermore	*HBANC and city staff are in active discussions regarding developing fee deferral proposal.								

Hayward Unified School District	School fees		Ongoing	Upon issue of Certificate of Occupancy	
City of Dublin	*HBANC and city staff are in active discussions regarding developing fee deferral proposal.				
Sonoma County					
City of Petaluma	DIF's with the exception of the water connection fee which is due at time of setting meter.	Approved	None	Final Inspection or Certificate of Occupancy	NO
	Affordable housing in lieu fees			Paid at close of escrow	
Napa County					
City of Napa	Affordable Housing in lieu fees			Upon issue of Certificate of Occupancy	
Stanislaus County					
City of Modesto	Capital facilities fee Removal of affordable housing requirements and set-asides for SFR Fee deferrals from most school districts as in the Modesto MSA due to a pre-existing agreement.			Upon issue of Certificate of Occupancy	
San Diego County					
County of San Diego	Residential and non residential Impact fees are deferred. Deferred fees include: transportation impact fee, Parkland dedication, Drainage and Sewer. Total: \$18,000	Approved		Upon final inspection or Certificate of Occupancy	
City of San Diego	Affordable Housing in lieu fees reduction. For project of 10 or more units, \$5.01/SF. For projects of	Approved	July 2008 to July 2009		

City of Chula Vista	less than 10 units, the fee will be \$3.16/SF.	Deferral of development impact fees to Certificate of Occupancy for all development projects.	Approved	Upon Certificate of Occupancy			
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