

Summary of City of Oakland Impact Fees Effective July 1, 2024



CITY OF OAKLAND

There are three different Impact Fees per Oakland Municipal Code (“OMC”) Chapters 15.72 and 15.74: (1) Affordable Housing Impact Fees, (2) Capital Improvements Impact Fees, and (3) Transportation Impact Fees¹. These fees are listed below by zone along with the total of all three new impact fees together.

There are three different Impact Fee Zones for residential projects. The maps of these zones are at the end of this handout. The nonresidential project Impact Fees are the same citywide. For additional information and handouts visit the website at www.oaklandca.gov/topics/impact-fees.

Table 1 – Zone 1 **Residential Impact Fees (Fee Per Housing Unit)**
The Date is Based on When the Applicant Applies for Building Permit

Housing Use Type	Fee Category	07/01/2019 06/30/2020	07/01/2020 06/30/2021	07/01/2021 06/30/2022	07/01/2022 06/30/2023	07/01/2023 06/30/2024	07/01/2024 ² 06/30/2025
Multi-Family	Affordable Hsg.	\$22,000	\$22,000	\$23,166	\$26,652	\$29,658	\$29,658
	Capital Imp.	\$1,250	\$1,250	\$1,316	\$1,515	\$1,686	\$1,686
	Transportation	\$750	\$750	\$790	\$909	\$1,012	\$1,012
	Total	\$24,000	\$24,000	\$25,272	\$29,076	\$32,356	\$32,356
Townhome	Affordable Hsg.	\$20,000	\$20,000	\$21,060	\$24,230	\$26,962	\$26,962
	Capital Imp.	\$3,000	\$3,000	\$3,159	\$3,635	\$4,045	\$4,045
	Transportation	\$1,000	\$1,000	\$1,053	\$1,212	\$1,349	\$1,349
	Total	\$24,000	\$24,000	\$25,272	\$29,077	\$32,356	\$32,356
Single-Family	Affordable Hsg.	\$23,000	\$23,000	\$24,219	\$27,864	\$31,006	\$31,006
	Capital Imp.	\$4,000	\$4,000	\$4,212	\$4,846	\$5,392	\$5,392
	Transportation	\$1,000	\$1,000	\$1,053	\$1,212	\$1,349	\$1,349
	Total	\$28,000	\$28,000	\$29,484	\$33,922	\$37,747	\$37,747

Table 2 – Zone 2 **Residential Impact Fees (Fee Per Housing Unit)**
The Date is Based on When the Applicant Applies for Building Permit

Housing Use Type	Fee Category	07/01/2019 06/30/2020	07/01/2020 06/30/2021	07/01/2021 06/30/2022	07/01/2022 06/30/2023	07/01/2023 06/30/2024	07/01/2024 ² 06/30/2025
Multi-Family	Affordable Hsg.	\$17,750	\$17,750	\$18,691	\$21,504	\$23,929	\$23,929
	Capital Imp.	\$750	\$750	\$790	\$909	\$1,012	\$1,012
	Transportation	\$750	\$750	\$790	\$909	\$1,012	\$1,012
	Total	\$19,250	\$19,250	\$20,271	\$23,322	\$25,953	\$25,953
Townhome	Affordable Hsg.	\$14,250	\$14,250	\$15,005	\$17,263	\$19,210	\$19,210
	Capital Imp.	\$2,000	\$2,000	\$2,106	\$2,423	\$2,696	\$2,696
	Transportation	\$1,000	\$1,000	\$1,053	\$1,212	\$1,349	\$1,349
	Total	\$17,250	\$17,250	\$18,164	\$20,898	\$23,255	\$23,255
Single-Family	Affordable Hsg.	\$16,500	\$16,500	\$17,375	\$19,990	\$22,244	\$22,244
	Capital Imp.	\$3,000	\$3,000	\$3,159	\$3,635	\$4,045	\$4,045
	Transportation	\$1,000	\$1,000	\$1,053	\$1,212	\$1,349	\$1,349
	Total	\$20,500	\$20,500	\$21,587	\$24,837	\$27,638	\$27,638

¹For Office and Warehouse uses there is also a Jobs/Housing Impact Fee (OMC Chapter 15.68)

² For FY 2024-2025 there were no inflationary adjustments made

³ New Use-Type for Capital Improvements per The Oakland Transportation and Capital Improvements Impact Fee Five-Year Review and Update Report – dated 12/23/2021.

Table 3 – Zone 3

Residential Impact Fees (Fee Per Housing Unit)

The Date is Based on When the Applicant Applies for Building Permit

Housing Use Type	Fee Category	07/01/2019 06/30/2020	07/01/2020 06/30/2021	07/01/2021 06/30/2022	07/01/2022 06/30/2023	07/01/2023 06/30/2024	07/01/2024 ² 06/30/2025
Multi-Family	Affordable Hsg.	\$6,000	\$12,000	\$12,636	\$14,538	\$16,177	\$16,177
	Capital Imp.	\$0	\$250	\$263	\$303	\$337	\$337
	Transportation	\$750	\$750	\$790	\$909	\$1,012	\$1,012
	Total	\$6,750	\$13,000	\$13,689	\$15,750	\$17,526	\$17,526
Townhome	Affordable Hsg.	\$4,000	\$8,000	\$8,424	\$9,692	\$10,785	\$10,785
	Capital Imp.	\$1,000	\$1,000	\$1,053	\$1,212	\$1,349	\$1,349
	Transportation	\$1,000	\$1,000	\$1,053	\$1,212	\$1,349	\$1,349
	Total	\$6,000	\$10,000	\$10,530	\$12,116	\$13,483	\$13,483
Single-Family	Affordable Hsg.	\$4,000	\$8,000	\$8,424	\$9,692	\$10,785	\$10,785
	Capital Imp.	\$1,000	\$1,000	\$1,053	\$1,212	\$1,349	\$1,349
	Transportation	\$1,000	\$1,000	\$1,053	\$1,212	\$1,349	\$1,349
	Total	\$6,000	\$10,000	\$10,530	\$12,116	\$13,483	\$13,483

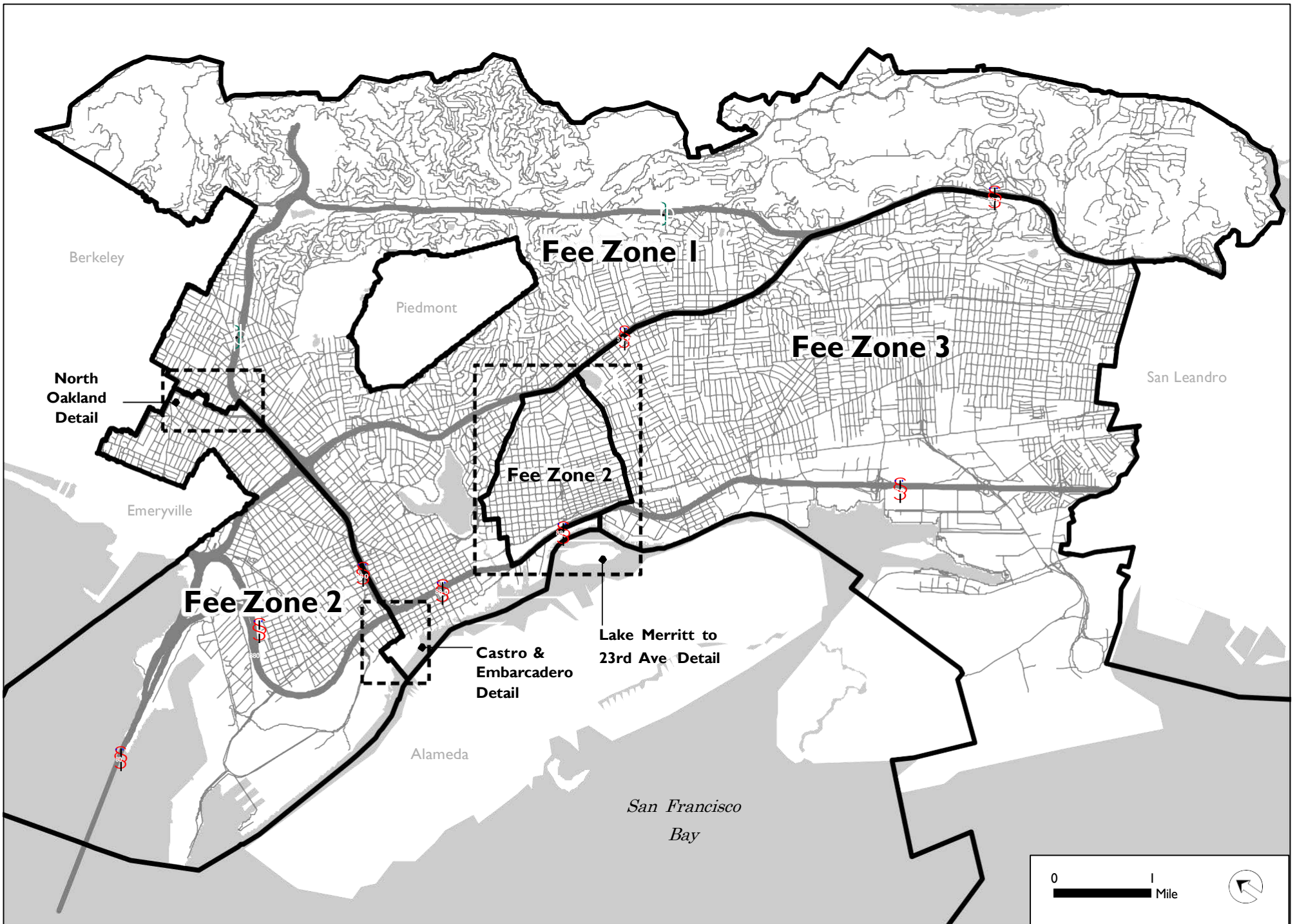
Table 4 – Non- Residential

Non - Residential Impact Fees (Fee Per Square Foot)

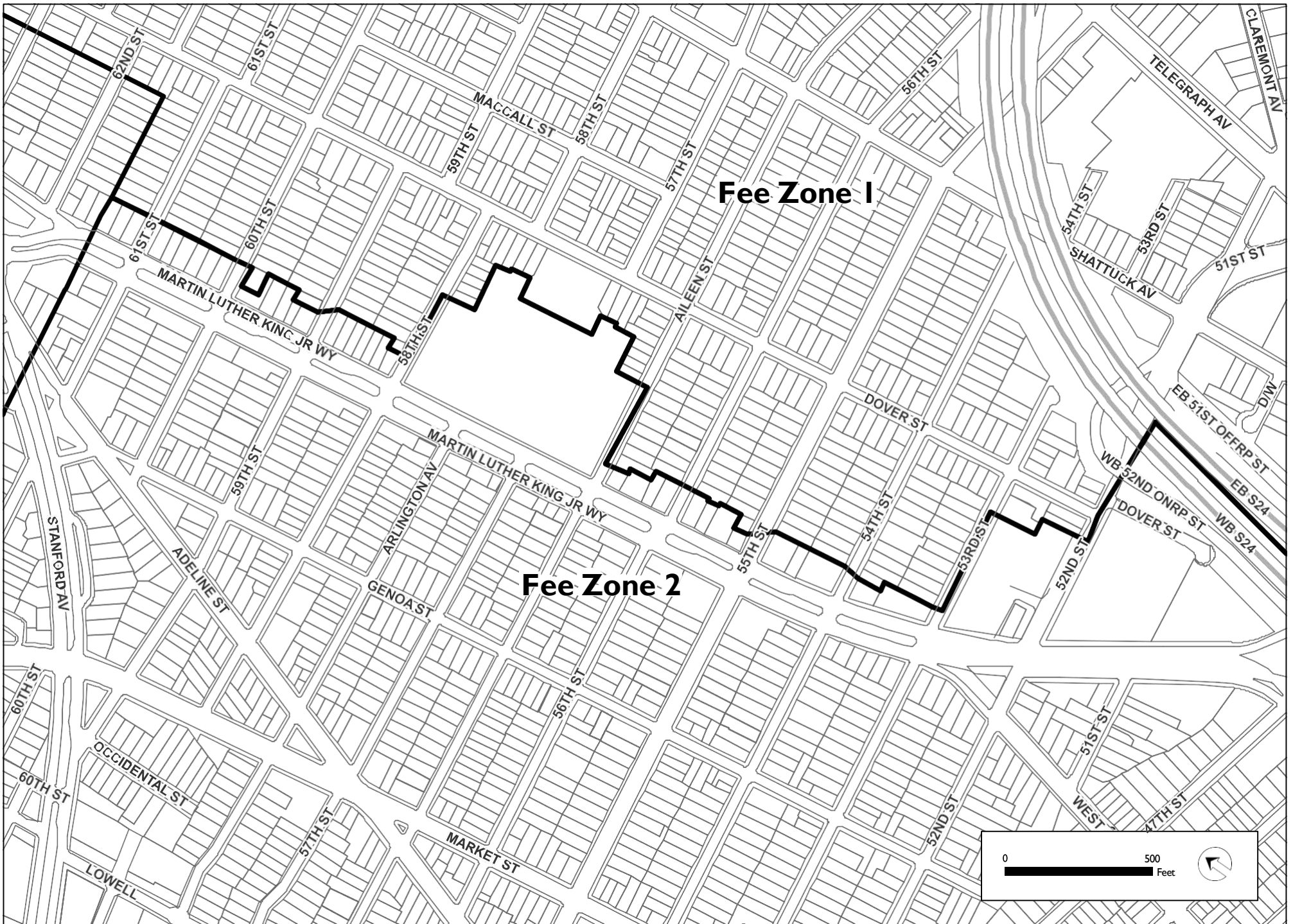
The Date is Based on When the Applicant Applies for Building Permit

Use-Type	Fee Category	07/01/2019 06/30/2020	07/01/2020 06/30/2021	07/01/2021 06/30/2022	07/01/2022 06/30/2023	07/01/2023 06/30/2024	07/01/2024 ² 06/30/2025
Mini-Storage ³	Capital Imp.	n/a	n/a	\$0.22	\$0.25	\$0.28	\$0.28
	Total	\$0.00	\$0.00	\$0.22	\$0.25	\$0.28	\$0.28
Office	Capital Imp.	\$1.00	\$2.00	\$2.11	\$2.43	\$2.70	\$2.70
	Transportation	\$1.00	\$2.00	\$2.11	\$2.43	\$2.70	\$2.70
	Total	\$2.00	\$4.00	\$4.22	\$4.86	\$5.40	\$5.40
Retail, Freestanding	Capital Imp.	\$0.25	\$0.50	\$0.53	\$0.61	\$0.68	\$0.68
	Transportation	\$0.75	\$0.75	\$0.79	\$0.91	\$1.01	\$1.01
	Total	\$1.00	\$1.25	\$1.32	\$1.52	\$1.69	\$1.69
Retail, Ground Floor	Capital Imp.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Transportation	\$0.75	\$0.75	\$0.79	\$0.91	\$1.01	\$1.01
	Total	\$0.75	\$0.75	\$0.79	\$0.91	\$1.01	\$1.01
Industrial	Capital Imp.	\$0.75	\$1.00	\$1.05	\$1.21	\$1.35	\$1.35
	Transportation	\$0.55	\$0.55	\$0.58	\$0.67	\$0.75	\$0.75
	Total	\$1.30	\$1.55	\$1.63	\$1.88	\$2.10	\$2.10
Warehouse	Capital Imp.	\$1.00	\$1.00	\$1.05	\$1.21	\$1.35	\$1.35
	Transportation	\$0.35	\$0.35	\$0.37	\$0.43	\$0.48	\$0.48
	Total	\$1.35	\$1.35	\$1.42	\$1.64	\$1.83	\$1.83
Hotel/Motel	Capital Imp.	\$0.35	\$0.60	\$0.63	\$0.73	\$0.81	\$0.81
	Transportation	\$0.65	\$0.65	\$0.68	\$0.79	\$0.88	\$0.88
	Total	\$1.00	\$1.25	\$1.31	\$1.52	\$1.69	\$1.69
Institutional	Capital Imp.	\$2.50	\$3.00	\$3.16	\$3.64	\$4.05	\$4.05
	Transportation	\$2.00	\$3.00	\$3.16	\$3.64	\$4.05	\$4.05
	Total	\$4.50	\$6.00	\$6.32	\$7.28	\$8.10	\$8.10

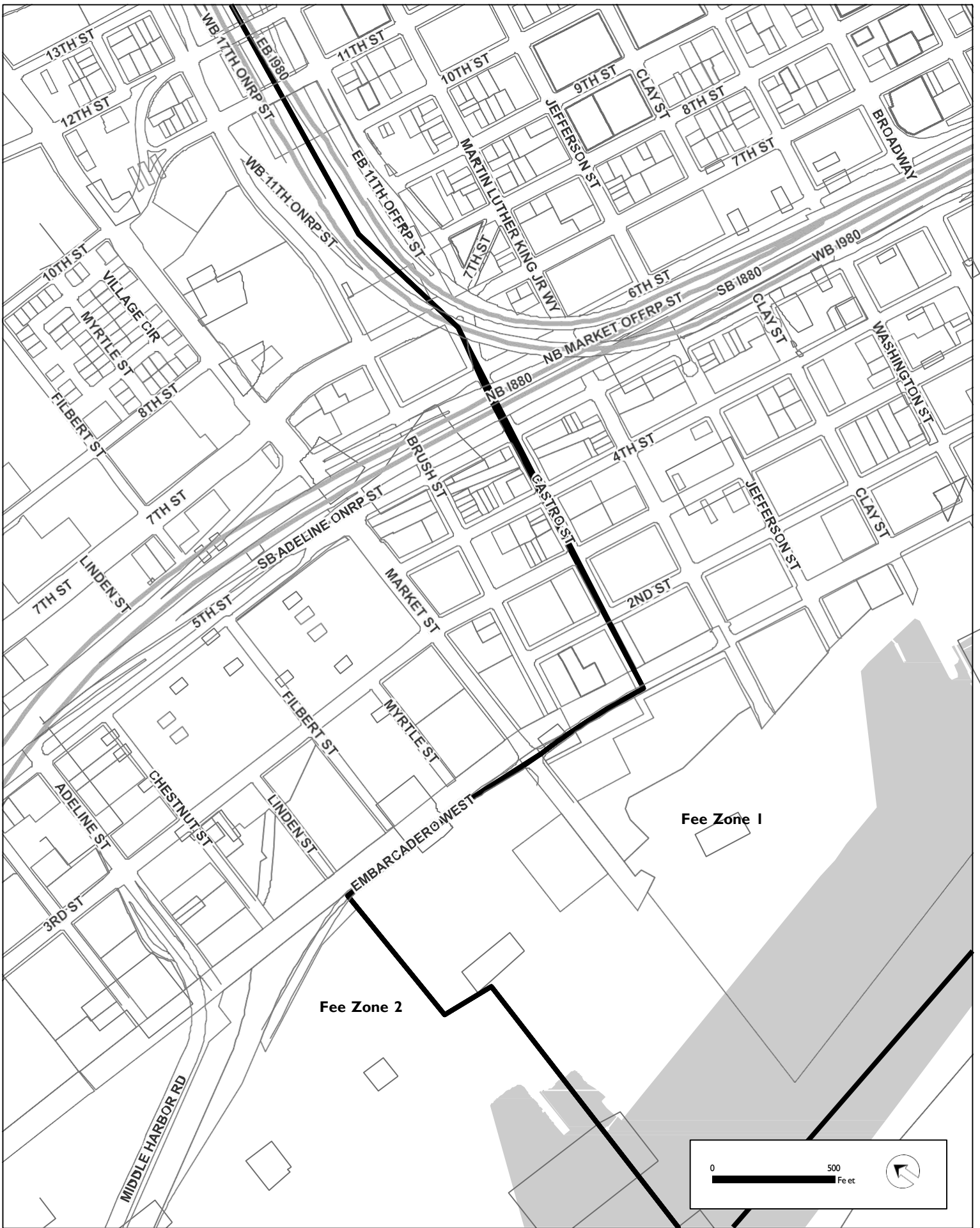
¹For Office and Warehouse uses there is also a Jobs/Housing Impact Fee (OMC Chapter 15.68)² For FY 2024-2025 there were no inflationary adjustments made³ New Use-Type for Capital Improvements per The Oakland Transportation and Capital Improvements Impact Fee Five-Year Review and Update Report – dated 12/23/2021.



Impact Fee Zones for Residential Projects



Impact Fee Zones for Residential Projects - North Oakland Detail



Impact Fee Zones for Residential Projects- Castro St & Embarcadero Detail



Impact Fee Zones for Residential Projects - Lake Merritt to 23rd Ave Detail