

Grandfathering/Phasing Schedule
Attachment 8

Residential Land Uses	
Residential - Single Family (SF)	<p>All projects that are in the plan check review phase with the Building & Safety Division, on or before 06/30/2024, may pay the Current (Adopted FY 2016/17) Fee. These projects will have until 06/30/2025, or upon the issuance of a building permit (whichever occurs first), to pay/prepay their DIF fees. All projects that qualify will be notified.</p> <p>Projects that are not in plan check review on or before 6/30/2024 or that have not paid/prepaid their DIF fees by 06/30/2025 are subject to paying the Updated Fee. There will be no phasing for Single Family Residential projects.</p>
Residential - Multi-Family (MF)	<p>All projects that are in the plan check review phase with the Building & Safety Division, on or before 06/30/2024, may pay the Current (Adopted FY 2016/17) Fee. These projects will have until 06/30/2025, or upon the issuance of a building permit (whichever occurs first), to pay/prepay their DIF fees. All projects that qualify will be notified.</p> <p>Projects that are not in plan check review on or before 6/30/2024 or that have not paid/prepaid their DIF fees by 06/30/2025 are subject to paying the Updated Fee. There will be no phasing for Multi-Family Residential projects.</p>
SB 330 Residential Projects	<p>Projects that follow the provisions of SB330 relative to fees for residential projects, that have filed a zoning application that was determined to be complete, have their development fees frozen for 30 months from the date of final approval.</p>
Non-Residential Land Use	
Commercial	<p>All projects that are in the plan check review phase with the Building & Safety Division, on or before 06/30/2024, may pay the Current (Adopted FY 2016/17) Fee. These projects will have until 06/30/2025, or upon the issuance of a building permit (whichever occurs first), to pay/prepay their DIF fees. All projects that qualify will be notified.</p> <p>Projects that are not in plan check review on or before 6/30/2024 or that have not paid/prepaid their DIF fees by 06/30/2025 are subject to paying the Updated Fee. There will be no phasing for Commercial projects.</p>
Office	<p>All projects that are in the plan check review phase with the Building & Safety Division, on or before 06/30/2024, may pay the Current (Adopted FY 2016/17) Fee. These projects will have until 06/30/2025, or upon the issuance of a building permit (whichever occurs first), to pay/prepay their DIF fees. All projects that qualify will be notified.</p> <p>Projects that are not in plan check review on or before 6/30/2024 or that have not paid/prepaid their DIF fees by 06/30/2025 are subject to paying the Updated Fee subject to the phase-in provisions below:</p> <p>On 07/01/2024, *Phase 1 of the Updated Fee will be in effect (33.3% of the increase).</p> <p>On 07/01/2025, *Phase 2 of the Updated Fee will be in effect (33.3% of the increase), with the potential for an inflation adjustment.</p> <p>On 07/01/2026, *Phase 3 of the Updated Fee will be in effect (33.3% of the increase). This will be the final phase, with the potential for an inflation adjustment.</p>
Industrial	<p>All projects that are in the plan check review phase with the Building & Safety Division, on or before 06/30/2024, may pay the Current (Adopted FY 2016/17) Fee. These projects will have until 06/30/2025, or upon the issuance of a building permit (whichever occurs first), to pay/prepay their DIF fees. All projects that qualify will be notified.</p> <p>Projects that are not in plan check review on or before 6/30/2024 or that have not paid/prepaid their DIF fees by 06/30/2025 are subject to paying the Updated Fee subject to the phase-in provisions below:</p> <p>On 07/01/2024, *Phase 1 of the Updated Fee will be in effect (33.3% of the increase).</p> <p>On 07/01/2025, *Phase 2 of the Updated Fee will be in effect (33.3% of the increase), with the potential for an inflation adjustment.</p> <p>On 07/01/2026, *Phase 3 of the Updated Fee will be in effect (33.3% of the increase). This will be the final phase, with the potential for an inflation adjustment.</p>

Phasing Plan

Fee Type	Current DIF Fees (per sq ft)	Proposed Fee (per sqft)	3-year plan Per year increase
Industrial	\$ 1.63	\$ 4.68	\$ 1.017
Office	\$ 8.99	\$ 13.60	\$ 1.537

Fee Type	Current DIF Fees (per sq ft)	*Phase 1 Effective 7/1/24	*Phase 2 Effective 7/1/25	*Phase 3 Effective 7/1/26
Industrial	1.63	2.64	3.66	4.68
Office	8.99	10.53	12.06	13.60