



City of Emeryville Development Impact Fees

Fiscal Year 2025-2026 (valid July 1, 2025 through June 30, 2026)

Use Type	Affordable Housing	Park and Recreation Facility	Transportation Facility	TOTAL IMPACT FEES
Residential Use Types				
Single Unit	\$0	\$4,950	\$3,319	\$8,269 / dwelling unit
Two Unit and Multi-Unit				
<i>Rental - Apartment</i>	\$34,917	\$4,766	\$2,059	\$41,742 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$34,917	\$4,766	\$1,991	\$41,674 / dwelling unit
<i>Owner - Condominium</i>	\$0	\$4,766	\$1,724	\$6,490 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$0	\$4,766	\$1,662	\$6,428 / dwelling unit
<i>Owner - Townhome</i>	\$0	\$4,950	\$1,724	\$6,674 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$0	\$4,950	\$1,662	\$6,612 / dwelling unit
Domestic Violence Shelter	\$0	\$1,864	\$733	\$2,597 / bed
Group Residential	\$0	\$1,864	\$733	\$2,597 / bed
Mobile Home Park				
<i>Rental</i>	\$34,917	\$4,766	\$2,059	\$41,742 / dwelling unit
<i>Owner</i>	\$0	\$4,950	\$1,724	\$6,674 / dwelling unit
Residential Care Facility	\$5.30	\$7.20	\$2.49	\$14.99 / square foot
Supportive Housing	\$0	\$1,864	\$733	\$2,597 / bed
Transitional Housing	\$0	\$1,864	\$733	\$2,597 / bed
Accessory Dwelling Units (including Junior ADUs)	\$0	\$0	\$0	\$0 / dwelling unit
Commercial and Institutional				
Adult Oriented Businesses				
<i>Retail</i>	\$5.30	\$2.66	\$6.18	\$14.14 / square foot
<i>Performance</i>	\$5.30	\$2.02	\$128.33	\$135.65 / square foot
Animal Care and Sales				
<i>Grooming</i>	\$5.30	\$2.40	\$4.83	\$12.53 / square foot
<i>Kennel/Animal Care</i>	\$5.30	\$3.73	\$18.41	\$27.44 / square foot
<i>Pet Stores</i>	\$5.30	\$2.66	\$6.18	\$14.14 / square foot
<i>Veterinary Services</i>	\$5.30	\$2.40	\$15.65	\$23.35 / square foot
Arts and Entertainment				
<i>Gallery</i>	\$5.30	\$0.40	\$0.60	\$6.30 / square foot
<i>Indoor Entertainment</i>	\$5.30	\$1.60	\$16.30	\$23.20 / square foot
<i>Outdoor Entertainment</i>	TBD	TBD	TBD	TBD
Banks and Financial Institutions	\$5.30	\$2.66	\$14.10	\$22.06 / square foot
Business Services	\$5.30	\$2.66	\$24.62	\$32.58 / square foot
Colleges and Trade Schools	\$0.00	\$2.40	\$8.44	\$10.84 / square foot
Community Assembly	\$0.00	\$0.65	\$9.10	\$9.75 / square foot
Day Care Centers	\$0.00	\$3.73	\$18.41	\$22.14 / square foot
Eating and Drinking Establishments				
<i>Bars/Nightclubs/Lounges</i>	\$5.30	\$6.65	\$11.31	\$23.26 / square foot
<i>Restaurants</i>				
Quality (ITE Land Use 931)	\$5.30	\$6.65	\$7.48	\$19.43 / square foot
High Turnover (ITE Land Use 932)	\$5.30	\$6.65	\$9.80	\$21.75 / square foot
Fast Food (ITE Land Use 933)	\$5.30	\$6.65	\$43.38	\$55.33 / square foot
Fast Food with Drive-Thru (ITE Land Use 934)	\$5.30	\$6.65	\$54.19	\$66.14 / square foot
<i>Mobile Food Vendors</i>	\$0.00	\$0.00	\$0.00	\$0.00
Emergency Shelters	\$0	\$1,864	\$733	\$2,597 / bed
Funeral Homes, Mortuaries and Mausoleums	\$5.30	\$0.65	\$1.83	\$7.78 / square foot

Use Type	Affordable Housing	Park and Recreation Facility	Transportation Facility	TOTAL IMPACT FEES
Health Care				
<i>Clinics and Medical Offices</i>	\$5.30	\$4.85	\$11.85	\$22.00 / square foot
<i>Hospitals</i>	\$5.30	\$3.86	\$3.09	\$12.25 / square foot
<i>Medical Laboratories (non research)</i>	\$5.30	\$2.40	\$10.45	\$18.15 / square foot
Instructional Services				
<i>Individual/ Small Group Instruction</i>	\$5.30	\$0.78	\$3.21	\$9.29 / square foot
<i>Group Instruction</i>	\$5.30	\$0.78	\$3.21	\$9.29 / square foot
Libraries and Museums				
Libraries	\$5.30	\$1.86	\$24.23	\$31.39 / square foot
Museums	\$5.30	\$0.40	\$0.60	\$6.30 / square foot
Live/Work Unit	\$5.30	\$2.02		\$7.32 / square foot plus
plus			\$2,157	\$2,157 / unit
Lodging				
<i>Hotels and Motels</i>	\$5.30	\$1.32		\$6.62 / square foot plus
plus			\$1,393	\$1,393 / room
<i>Bed & Breakfast</i>	\$0.00	\$0.00	\$0.00	\$0.00 / square foot
Major Public Services	\$5.30	TBD	TBD	TBD / square foot
Marina	\$0	\$1,331	\$630	\$1,961 / berth
Motor Vehicle Sales and Services				
<i>Cleaning (Self-Service Car Wash - ITE Land Use 947)</i>	\$5.30			\$5.30 / square foot plus
plus		\$334	\$9,191	\$9,525 / stall
<i>Rentals</i>	\$5.30	\$2.02	\$3.33	\$10.65 / square foot
<i>Sales and Leasing</i>	\$5.30	\$1.74	\$8.69	\$15.73 / square foot
<i>Repair and Service</i>	\$5.30	\$1.32	\$14.80	\$21.42 / square foot
<i>Service Station</i>	\$5.30			\$5.30 / square foot plus
plus		\$333	\$9,205	\$9,538 / pump
<i>Towing and Impounding</i>	\$5.30	\$1.32	\$16.62	\$23.24 / square foot
Offices				
<i>General/Government/Walk-In Clientele</i>	\$5.30	\$4.85	\$4.94	\$15.09 / square foot
<i>Corporate Headquarters (ITE Land Use 714)</i>	\$5.30	\$4.85	\$4.69	\$14.84 / square foot
Parking	\$0.00	\$0.00	\$0.00	\$0.00 / square foot
Personal Services	\$5.30	\$2.66	\$4.83	\$12.79 / square foot
Public Safety Facilities	\$0.00	\$2.66	\$4.00	\$6.66 / square foot
Recreation				
<i>Gaming</i>	\$5.30	\$2.66	\$44.58	\$52.54 / square foot
<i>All Other</i>	\$5.30	\$2.66	\$11.72	\$19.68 / square foot
Repair Services	\$5.30	\$1.74	\$3.21	\$10.25 / square foot
Retail				
<i>Food and Beverage Sales</i>				
<i>Supermarket (ITE Land Use 850)</i>	\$5.30	\$2.66	\$14.15	\$22.11 / square foot
<i>Convenience Market (ITE Land Use 851)</i>	\$5.30	\$2.66	\$52.18	\$60.14 / square foot
<i>All Other</i>	\$5.30	\$2.66	\$6.18	\$14.14 / square foot
Schools	\$0.00	\$1.32	\$3.97	\$5.29 / square foot
Social Service Facilities	\$0.00	\$4.26	\$4.94	\$9.20 / square foot

Use Type	Affordable Housing	Park and Recreation Facility	Transportation Facility	TOTAL IMPACT FEES
Industrial				
Arts-Industrial - All	\$5.30	\$1.74	\$3.21	\$10.25 / square foot
Commercial Kitchens	\$5.30	\$1.74	\$3.21	\$10.25 / square foot
Construction and Maintenance	\$5.30	\$0.92	\$1.06	\$7.28 / square foot
Crematories	\$5.30	\$2.92	\$2.44	\$10.66 / square foot
Food Production and Assembly - All	\$5.30	\$1.74	\$3.21	\$10.25 / square foot
Hazardous Waste Facilities - All	\$5.30	\$2.92	\$2.44	\$10.66 / square foot
Laundry and Dry Cleaning Services	\$5.30	\$1.74	\$3.21	\$10.25 / square foot
Manufacturing				
<i>Pharmaceutical</i>	\$5.30	\$1.32	\$3.21	\$9.83 / square foot
<i>Custom</i>	\$5.30	\$1.32	\$2.16	\$8.78 / square foot
<i>Light</i>	\$5.30	\$1.32	\$3.21	\$9.83 / square foot
<i>General</i>	\$5.30	\$1.32	\$2.44	\$9.06 / square foot
<i>Heavy</i>	\$5.30	\$1.32	\$2.44	\$9.06 / square foot
<i>Cannabis Manufacturing</i>	\$5.30	\$1.32	\$3.21	\$9.83 / square foot
Recycling Facilities - All	\$5.30	\$2.92	\$2.44	\$10.66 / square foot
Research and Development	\$5.30	\$3.34	\$3.55	\$12.19 / square foot
Salvage and Wrecking	\$5.30	\$2.92	\$2.44	\$10.66 / square foot
Storage and Distribution				
<i>Indoor and Outdoor</i>	\$5.30	\$0.92	\$1.06	\$7.28 / square foot
<i>Personal</i>	\$5.30	\$0.04	\$0.84	\$6.18 / square foot
Agricultural				
Community Gardens	\$0.00	\$0.00	\$0.00	\$0.00
Indoor Agriculture	\$5.30	\$1.74	\$3.21	\$10.25 / square foot
Outdoor Agriculture	\$5.30	\$1.74	\$3.21	\$10.25 / square foot
Animal Husbandry	\$5.30	\$1.74	\$3.21	\$10.25 / square foot
Communication, Transportation and Utilities				
Communication Facilities				
<i>Transmission Towers</i>	\$0.00	\$0.00	\$0.00	\$0.00
<i>Equipment within Buildings</i>	\$5.30	\$0.05	\$0.32	\$5.67 / square foot
Transportation and Delivery Services				
<i>Bus/Rail Passenger Stations</i>	\$5.30	TBD	TBD	TBD / square foot
<i>Truck/Rail Freight Terminals</i>	\$5.30	\$1.74	\$2.76	\$9.80 / square foot
<i>Human-Powered</i>	\$5.30	\$0.92	\$1.06	\$7.28 / square foot
<i>Light Fleet</i>	\$5.30	\$0.92	\$1.06	\$7.28 / square foot
Utility Services	\$5.30	\$9.69	\$2.54	\$17.53 / square foot