

SOLANO COUNTY PUBLIC FACILITIES FEE NEXUS UPDATE

DISCUSSION ITEM – FEES FOR ACCESSORY DWELLING UNITS



MAXIMUM VS. RECOMMENDED FEE*

Land Use Categories	Maximum Fee Level	Recommended Fee Level	% Discounted
<u>Residential</u>	<u>Per Dwelling Unit</u>		
Single Family	\$18,063	\$9,263	49%
Multifamily	\$11,642	\$6,662	43%
2 nd /Accessory Unit	\$8,764	\$4,536	48%
Age-Restricted/ Senior Multifamily	\$6,319	\$3,975	37%

* Fee levels shown are for cities within the County's library system. The cities of Benicia and Dixon are not part of the County's library system.



EXISTING FEE VS. RECOMMENDED UPDATE TO PFF*

Land Use Categories	Existing Fee Level	Recommended Fee Level	Increase/ (Decrease)
<u>Residential</u>	<u>Per Dwelling Unit</u>		
Single Family	\$8,962	\$9,263	\$301
Multifamily	\$6,726	\$6,662	(\$64)
2 nd /Accessory Unit	\$4,575	\$4,536	(\$39)
Age-Restricted/ Senior Multifamily	\$4,348	\$3,975	(\$373)

* Fee levels shown are for cities within the County's library system. The cities of Benicia and Dixon are not part of the County's library system.



WHAT IS AN ACCESSORY DWELLING UNIT?

- **Accessory Dwelling Units (ADUs)**
 - A secondary dwelling unit with complete independent living facilities for one or more persons on the same parcel as the primary dwelling unit.
- ADUs in the County have ranged from 320 square feet to larger than 2,000 square feet in past years, with the median at 1,200 square feet.
- Recent State law establishes 1,200 sq.ft. as the maximum size for an ADU.



ACCESSORY DWELLING UNITS – PERMIT STATS

PFF - Second Dwelling Charges				
	FY2016/17	FY2017/18	FY2018/19*	Totals
Unincorporated	7	13	15	35
Vallejo		4	24	28
Vacaville		4	9	13
Fairfield	1	2	2	5
Benicia	3		2	5
Suisun	1	1		2
Total	12	24	52	

* FY2018/19 includes the first 3 quarters of ADU fees for the fiscal year.



ACCESSORY DWELLING UNITS

CITY OF VALLEJO – FEE ESTIMATE

Permit Fees Estimate

The following is an average cost for permits and fees to construct an ADU. Fees will vary depending on the ADU's square footage and the evaluation of the total project.

	ADU less than or equal to 500 square feet	ADU 501 t o 1,000 square feet
Planning	\$972.63	\$1,042.67
Building	\$1,926.48	\$2,800.27
Public Works	\$443.00	\$443.00
Water	\$4,048.90	\$4,048.90
Flood and Waste Water	\$123.60	\$162.38
Fire	\$312.75	\$445.97
School District	\$1,085.00	\$1,734.95
Solano County	\$4,575.00	\$4,575.00
State	\$7.02	\$13.98
Total	\$13,494.38	\$15,267.12

Source: City Of Vallejo Accessory Dwelling Unit Tool Kit. Dated January 4, 2019



ACCESSORY DWELLING UNITS – POLICY TRENDS

- Some jurisdictions, in an effort to encourage the production of ADUs, are considering waiving or reducing impact fees.
- Most jurisdictions are not waiving or reducing impact fees on ADUs in acknowledgement of the impact of these units. Like other residential units, even small ADUs are inhabited by people who use courts, criminal justice, general government, libraries, etc.



IMPLICATIONS

- Any further reduction to the recommended fees will add to the funding gap (the difference between the cost of the facilities in the fee program and the revenue generated from the fees) and will need to be addressed from other funding source(s).
- Just as the reduction of the maximum allowable fees to the recommended fees is a policy decision for the Board, any further reduction to the fee for ADUs is a policy decision.



ACCESSORY DWELLING UNIT – OPTIONS FOR SOLANO COUNTY PUBLIC FACILITIES FEES

Staff Recommendation:

Adopt the fees as recommended (already reduced relative to SF and MF).

Options to Consider:

1. Tier the fee, so that ADUs under 500 square feet pay on a per square foot basis (\$3.78).
Example: $(500 \text{ sqft} \times \$3.78 = \$1,890 \text{ Fee})$
2. Waive fees for ADUs altogether (or waive the County fees but not the RTIF).

