



Development Fees and Affordability Requirements to which Berkeley projects may be subject:

Fee	Applies to:	Rate	Authority
Affordable Housing: Residential projects	<p>New housing developments projects which construct at least one residential unit.</p> <p>Revised by City Council, effective April 11, 2025.</p>	<p>New housing development projects must provide affordable units equal to at least 20% of the total residential units. Applicants have the option to pay an in-lieu fee instead of providing on-site affordable units.</p> <p>The in-lieu fee is \$62.83 per square feet of Residential Unit Floor Area (RUFA) for all housing development projects.</p> <p>Note: Projects that pay the full in-lieu fee are eligible to deduct 5,000 square feet from the RUFA.</p>	<p>BMC 23.328, Current Fee rates set in Reso No. 71,674-N.S., effective 04/11/2025.</p>
Affordable Housing: Commercial projects	<p>Commercial projects with 7,500 NET new square feet or more</p>	<p>Per square foot of NET new commercial space: \$6.36/sq.ft.          Office/R&amp;D/Retail/Restaurant. \$6.18/sq.ft. self-storage. \$3.18          Manufacturing/Industrial/Warehouse. New rates effective July 1, 2025; updated annually per CPI.</p>	<p>Resolution 66,617 N.S., 6/3/2014.</p>
Affordable Child Care: Commercial projects	<p>Commercial projects with 7,500 NET new square feet or more</p>	<p>Per square foot of NET new commercial space: \$1.78/sqft Office/Retail/Restaurant. \$2.13/Hotel. \$1.14 R&amp;D. \$1.07 Manufacturing. \$0.88 Warehouse. New rates effective July 1, 2025; updated annually per CPI.</p>	<p>Resolution 66,618 N.S., 6/3/2014.</p>
Public Art	<p>New Multifamily Residential (5+ units) and New Commercial/Industrial</p>	<p>On-site artwork valued at 1.75% of construction costs; OR in-lieu fee valued at 0.8% of the construction costs; OR combination of the two.</p>	<p><a href="#">BMC 23.316</a>.          Ord 7,579 adopted 10/3/17.</p>



City of Berkeley  
Planning and Development Department

SOSIP	All projects >1000 new sqft within Downtown Area Plan boundaries	\$2.23 per sqft of new Residential. \$1.68 per sqft of new Commercial. \$1.12 per sqft of new Institutional.	BMC <a href="#">23.204.130</a> . Fee set by Reso No. 66,001-N.S. adopted 1/29/2013
POPOS (Open space in-lieu fee)	Projects within Downtown Area which have open space requirements waived	\$196 per square foot of required on-site open space that is waived or reduced from a development project.	BMC <a href="#">23.204.130</a> . Fee set by Reso No. 68,049–N.S., 6/13/17.
Sewer Connection Fee	Any project which creates one or more NET new Drainage Fixture Units (DFUs)	For single-family residences, \$3,536 per new dwelling unit. For other projects, \$160.73 per Drainage Fixture Unit (DFU).	BMC 17.05. Fees per Reso 62,491-N.S., 5/18/2004
BUSD School Facilities Fee	New Residential development greater than 500 sq.ft, and all new Commercial and Industrial development	\$5.17/sq.ft. Residential, \$0.84/sq.ft. Commercial/Industrial.  Fee collected by School District, not by City.	<a href="#">As revised by BUSD June 12, 2024 (see Item 16.1).</a>

*Note: Schools districts, utilities, regional government bodies and other jurisdictions which include the City of Berkeley may have their own fees and requirements which are not reflected here.*