

CITY OF CLAYTON

DEVELOPMENT IMPACT and Related FEES

rev. January 2024

– NOTE ALL FEES LISTED ARE SUBJECT TO CHANGE –

Category	Single-Family Residential	Multi-Family Residential	Non-Residential	Authority	Payment Due	Account Number
Community Facilities Development	\$450.00/Unit	\$125.00/Unit	Commercial/ Industrial: \$0.50/Gross sq. ft.	Municipal Code § 3.16.020	Residential: Occupancy Permit	304-5323
					Commercial/Industrial Zoning Clearance for Building Permit	
Offsite Arterial Street Improvement	\$1,456.00/Unit	\$1,019.00/Unit	Commercial/ Business: \$3.37/Gross sq. ft.	City Council Resolution No.'s 36-81 and 14-86	Zoning Clearance for Building Permit	304-5314
Childcare¹	\$205.00/Unit	\$205.00/Unit	\$0.10/Gross sq. ft.	Municipal Code § 16.60.050	Zoning Clearance for Building Permit	304-5307
Parkland Dedication	\$2,569.00/Unit	\$1,666.00/Unit	-0-	Municipal Code § 16.12.010	Subdivision/Parcel Maps: Final Map Approval	304-5313
		(Duplex \$2,180.00/Unit)			Individual Parcels: Zoning Clearance for Building Permit	
Open Space In Lieu Fee (if applicable)	As determined by project analysis	As determined by project analysis	As determined by project analysis	Applies to PD in certain conditions 17.28.100(c)	Subdivision/Parcel Maps: Final Map Approval	304-5312
Habitat Conservation Plan Implementation Fee² (if applicable)	Fee Zone II \$39,743.83/ac	Fee Zone II \$39,743.83/ac	Fee Zone II \$39,743.83/ac	Municipal Code § 16.55.060	Earlier of either: issuance of grading permit or zoning clearance for building permit	304-5326
	Fee Zone III \$9,935.96/ac	Fee Zone III \$9,935.96/ac	Fee Zone III \$9,935.96/ac			

1. Senior housing units, accessory dwelling units, affordable housing units, and churches are exempt.
2. HCP Implementation Fees apply to projects permanently disturbing 1 acre or more of land that is not mapped with an “urban” or “turf” land cover in the HCP. See Chapter 16.55 of the *Municipal Code* for additional information. Fees are adjusted annually in March.

Category	Single-Family Residential	Multi-Family Residential	Non-Residential	Authority	Payment Due	Account Number
Fire Development Protection	\$300.00/Unit (Mobile Home \$200.00/Unit)	\$200.00/Unit	\$0.20/Gross sq. ft.	Municipal Code § 3.18.040	Occupancy Permit	304-5317
Police Impact Fees	As determined in project CEQA analysis	As determined in project CEQA analysis	As determined in project CEQA analysis	Mitigation Measure in project CEQA analysis	Zoning Clearance for building permit	304-5325
Marsh Creek Sewer Capacity (east Clayton areas)	To be determined from city sewer study	To be determined from city sewer study	To be determined from city sewer study	To be established in annual City fee resolution and/or in project CEQA mitigation measure	Prior to recording of Final Map	304-5327
Construction and Demolition Recycling Mgmt. Plan deposit	\$1.00 per/sq. ft. of new or remodeled area greater than 500 sq. ft. (min. deposit \$2000)	\$1.00 per/sq. ft. of new or remodeled area greater than 500 sq. ft. (min. deposit \$2000)	\$1.00 per/sq. ft. of new or remodeled area greater than 500 sq. ft. (min. deposit \$2000)	Municipal Code § 15.80.030(E) and Annual City Fee Resolution	Zoning Clearance for Building Permit	Finance determines
Stormwater Pollution Prevention Permit and Inspection (Construction SWPPP)	Minor ³ : \$75 permit fee plus \$500 min. deposit against which inspection time is charged Standard ⁴ : \$75 plus \$2000 min. deposit against which inspection time is charged Major ⁵ : \$5000 min deposit against which inspection time is charged	Minor ³ : \$75 permit fee plus \$500 min. deposit against which inspection time is charged Standard ⁴ : \$75 plus \$2000 min. deposit against which inspection time is charged Major ⁵ : \$5000 min deposit against which inspection time is charged	Minor ³ : \$75 permit fee plus \$500 min. deposit against which inspection time is charged Standard ⁴ : \$75 plus \$2000 min. deposit against which inspection time is charged Major ⁵ : \$5000 min deposit against which inspection time is charged	Municipal Code § 13.12.090(E) and Annual City Fee Resolution	Earlier of either: issuance of grading permit or zoning clearance for building permit	Finance determines

3. Minor: interior remodel; non-ground disturbing, etc.

4. Standard: pools; driveways; minor concrete repairs; room additions, etc.

5. Major: new single family; new commercial; major additions/renovations; subdivisions; grading, etc.

Category	Single-Family Residential	Multi-Family Residential	Non-Residential	Authority	Payment Due	Account Number
Stormwater Operation and Maintenance Annual Inspection Fee	\$45/Unit <i>plus</i> \$100/HOA (if HOA)	\$45/Unit <i>plus</i> \$100/HOA (if HOA)	\$100 for each acre or portion thereof	Municipal Code § 13.12.100(A) and Annual City Fee Resolution	Annually each October after project completion to City of Clayton	Finance determines
Stormwater Operation and Documentation Annual Compliance Review Fee	\$45/Unit <i>plus</i> \$100/HOA (if HOA)	\$45/Unit <i>plus</i> \$100/HOA (if HOA)	\$100 for each acre or portion thereof	Municipal Code § 13.12.100(A) and Annual City Council Fee Resolution	Annually each October after project completion to City of Clayton	Finance determines
Stormwater Operation and Maintenance Annual Report Preparation Fee	\$53/Unit <i>plus</i> \$100/HOA (if HOA)	\$53/Unit <i>plus</i> \$100/HOA (if HOA)	\$100 for each acre or portion thereof	Municipal Code § 13.12.100(A) and Annual City Fee Resolution	Annually each October after project completion to City of Clayton	Finance determines
School District (Mt Diablo Unified School District-MDUSD)				Rates determined annually by MDUSD School Board call 682-8000	To Mt Diablo Unified School District at building permit for additions or prior to final inspection for new construction	Pay at MDUSD
Sewer Plan Review and Connection (Clayton contracts with City of Concord for sewer)				Rates determined annually in City of Concord fee schedule call 671-3425	Prior to Building permit	Pay at City of Concord Engineering
Water Connection/Meter Service from Contra Costa Water District (CCWD)				Rates determined annually by CCWD fee schedule call 688-8000	Prior to Building permit	Pay at CCCWD

Category	Single-Family Residential	Multi-Family Residential	Non-Residential	Authority	Payment Due	Account Number
Building Permit, Plan Check and Building Inspection Fees (Clayton Contracts with Contra Costa County Building Department [CCC Building])				As established in County Fee Schedule Call 655-2700	Plan Check fee due at building permit submittal and Permit/inspection fees due at building permit issuance	Pay at CCC Building
Contra Costa Fire Protection District (CCFPD)				As established in CCFPD Fee Schedule Call 941-3300	Fire Plan Check fee due at permit review submittal (i.e., improvement plan; building permit)	Pay at CCFPD
Contra Costa County Environmental Health⁶				As established in County Fee Schedule Call 608-5500	Health Dept Plan check and inspection fees due at or prior to permit review submittal (i.e., building permit; tenant improvement, etc)	Pay at County Env. Health

Date Revised: January 2024

6. Contra Costa Health Department for restaurant, food sales/grocery, beauty, health uses; public pools; septic tank removals