

SAN FRANCISCO CITYWIDE DEVELOPMENT IMPACT FEE REGISTER

(Updated as of December 1, 2017, rates effective as of January 1, 2018)

Introduction

An impact fee is a fee that is imposed by a local government on a new or proposed development project to pay for all or a portion of the costs of providing public services to the new development. Impact fees are considered to be a charge on new development to help fund and pay for the construction or needed expansion of offsite capital improvements. These fees are usually implemented to help reduce the economic burden on local jurisdictions that are trying to deal with population growth within the area. The following Planning Department's Development Impact Fee website provides additional information:

[Planning Department Impact Fee Website](#)

To see which citywide impact fees may apply to a property, access the Property Information Map, Zoning tab for more information:

[Property Information Map](#)

Terms & Definitions

Key	Description
C-3	Downtown
EN	Eastern Neighborhoods
FAR	Floor Area Ratio
GSF	Gross Square feet
NCT	Neighborhood Commercial Transit District
NSF	Net Square Feet
RH	Rincon Hill
RTO	Residential Transit Oriented District
SOMA	South of Market
UMU	Urban Mixed Use District

Contact Information

Types of Development Impact Fees (DIF)	Questions Regarding...	Contact Person	Agency	Phone Number	Email Address
Citywide Development Impact Fees - Collection & Deferral Information	Collection, Fee Reports & Deferral	John Blackshear or Sarah Luu	Building Inspection	415-575-6801 / 415-558-6324	John.Blackshear@sfgov.org
Jobs-Housing Linkage Program Fee	Use of Funds	Benjamin McCloskey	Mayor's Office of Housing and Community Development	415-701-5575	Benjamin.McCloskey@sfgov.org
	Assessment & Calculation	Corey Teague	Planning Department	415-575-9081	Corey.Teague@sfgov.org
Inclusionary Affordable Housing Program Fee	Use of Funds	Benjamin McCloskey	Mayor's Office of Housing and Community Development	415-701-5575	Benjamin.McCloskey@sfgov.org
	Policy, Assessment & Calculation	Kate Conner	Planning Department	415-575-6914	Kate.Conner@sfgov.org
Downtown Park Fund Child Care Impact Fee	Policy & Use of Funds	Leo Chyi	Department of Children Youth and Families	415-554-8959	Leo.Chyi@dcyf.org
	Assessment & Calculation	Corey Teague	Planning Department	415-575-9081	Corey.Teague@sfgov.org
Transit Impact Development Fee	Policy & Use of Funds	Kerstin Magary	Municipal Transportation Agency	415-701-4323	Kerstin.Magary@sfmta.com
	Assessment & Calculation	Corey Teague	Planning Department	415-575-9081	Corey.Teague@sfgov.org
School Development Impact Fee	Policy, Use of Funds, Assessment & Calculations	Cristina Mariscal	Unified School District	415-241-6090	MariscalC@sfsusd.edu
Adopted Plan Areas DIF	Assessment & Calculation	Corey Teague	Planning Department	415-575-9081	Corey.Teague@sfgov.org

Annual Fee Indexing

Most of the City's Development Impact Fees will be adjusted annually in accordance with San Francisco Planning Code Article 4, Section 409(b) based on the Annual Infrastructure Construction Cost Inflation Estimate (AICCIE) published by Office of the City Administrator's Capital Planning Group and approved by the Capital Planning Committee. The new fee schedule will be posted on December 1st each year and effective on January 1st. To obtain a list of the fees and their adjusted rates, go to the following Department of Building Inspection's (DBI) Development Impact Fee Unit website:

[DBI Impact Fee Unit Website](#)

Fees associated with other departments also may be adjusted annually on this same schedule, effective July 1 of each year, or adjusted at other times in accordance with applicable legislation. The adjusted fee rates apply to development impact fees paid on or after the effective date of any such fee adjustments, regardless of the date of permit filing or issuance of the preliminary fee assessment rate as shown on DBI's Citywide Development Fee Register for the particular project.

Impact Fee	City Area Subject to the Fee	Ordinance Reference	Use	Fees	Residential & Non-Residential Threshold	Exempted Building Permit Types
Alternative Means of Satisfying the Open Space Requirement in SOMA Mixed-Use Districts	SOMA Mixed-Use Districts: RSD, SLI, SLR, and SSO	Planning Code Section 425	Non-residential	\$1.13 per square foot of required usable open space required, <u>but not provided.</u>	Residential: N/A; Non-Residential: Zoning Administrator discretion that open space cannot be provided on-site	4,5,6,7,8
Alternative Means of Satisfying the Open Space Requirement in the Eastern Neighborhoods Mixed Use Districts	Eastern Neighborhoods Mixed Use Districts: RED, RED-MX, SPD, MUG, MUR, MUO, WMUO, SALI, and UMU	Planning Code Section 426	Non-residential	\$107.54 per square foot of required usable open space required, <u>but not provided.</u>	Residential: N/A; Non-Residential: Any non-residential project with required open space	4,5,6,7,8
Balboa Park Community Infrastructure Impact Fee	Balboa Park	Planning Code Section 422	Residential + Non-Residential	\$11.32/sf for Residential, \$2.13/sf for Non-Residential. Credit may be given for existing use on site. See Change of Use & Replacement table for reference.	Residential: At least one net new residential unit or additional space in an existing unit of more than 800 gross square feet; Non-Residential: Any new construction, or additional space in an existing building of more than 800 gross square feet	4,5,6,7,8
Bicycle Parking (Class 2) In-Lieu Fee	Citywide	Planning Code Section 430	Residential + Non-Residential	\$489.68 per Class 2 bicycle parking space	Residential: Varies; Non-Residential: Varies	4,5,6,7,8
Child Care Fee - Office/Hotel	Citywide	Planning Code Section 414	Office/Hotel	\$1.75 per square foot	Non-Residential: Office and hotel development projects proposing the net addition of 25,000 or more gross square feet of office or hotel space.	4,5,6,7,8
Child Care Fee - Residential	Citywide	Planning Code Section 414A	Residential and Residential Care	1-9 Units: \$1.02 per square foot 10 Units and Above: \$2.03 per square foot Credit given for existing use on site and for child care portion of area plan impact fees. See Child Care-Residential Change/Replacement of Use and Plan Area Fee Credits Table.	Residential: At least one net new residential unit or additional space in an existing unit of more than 800 gross square feet, or additional group housing or residential care space.	4,5,6,7,8
Downtown C-3 Artwork (Optional)	Downtown: C-3 Districts	Planning Code Section 429	New building construction or addition of floor area > or = 25,000 sf within C-3 Districts	1% of construction cost	Residential & Non-Residential: New building construction or addition of floor area in C-3 > or = 25,000 s.f.	4,5,6,7,8
Downtown Payment in Case of Variance for Open Space	Downtown: C-3-O(SD) Downtown Office Special Development	Planning Code Section 427	Any use requiring open space pursuant to Section 135 or 138.	\$1,876 per gross sq. foot	Residential: Zoning Administrator discretion, through approval of a Variance (Section 305) that residential usable open space requirement cannot be met on-site.; Non-Residential: Zoning Administrator discretion, through a Variance (Section 305), that privately-owned public open space requirement cannot be met on-site.	4,5,6,7,8

Impact Fee	City Area Subject to the Fee	Ordinance Reference	Use	Fees	Residential & Non-Residential Threshold	Exempted Building Permit Types
Eastern Neighborhoods Infrastructure Impact Fee (Mission, Central Waterfront, East SOMA, Western SolMa, Showplace)	Eastern Neighborhoods	Planning Code Section 423	Residential + Non-Residential Uses	* Tier 1: \$11.32/square foot for Residential; * \$8.49/square foot for Non-Residential; * Tier 2: \$16.98/square foot for Residential; * \$14.15/s.f. for Non-Residential; * Tier 3: \$22.64/square foot for Residential; * \$19.81/square foot for Non-Residential. Credit may be given for existing use on site. See Change of Use & Replacement table for reference.	Residential: At least one net new residential unit or additional space in an existing unit of more than 800 gross square feet, or additional group housing space; Non-Residential: Any new construction, or additional space in an existing building of more than 800 gross square feet	4,5,6,7,8
Eastern Neighborhoods Payment in Case of Variance or Exception for Open Space	Eastern Neighborhoods Mixed Use Districts: RED, RED-MX, SPD, MUG, MUR, MUO, and UMU	Planning Code Section 427	Residential	\$462.67 per square feet of required usable open space not provided	Residential: Per a usable open space Variance (under Sec. 305) or Exemption (under Sec. 329); Non-Residential: N/A	4,5,6,7,8
Jobs-Housing Linkage Program Fee	Citywide	Planning Code Section 413	Entertainment, Hotel, Integrated PDR, Office, Research & Development, Retail, and Small Enterprise Workspace	* Entertainment: \$25.15/gsf * Hotel: \$20.18/gsf * Integrated PDR: \$21.19/gsf * Office: \$26.95/gsf * Research and Development: \$17.96/gsf * Retail: \$25.15/gsf * Small Enterprise Workspace: \$21.19/gsf. Credit may be given for existing use on site. See Change of Use & Replacement table for reference.	Residential: N/A; Non-Residential: Increase by 25,000 g.s.f. or more of any combination of entertainment, hotel, Integrated PDR, office, research and development, retail, and/or Small Enterprise Workspace	4,5,6,7,8
Inclusionary Affordable Housing Program	Citywide	Planning Code Section 415 Planning Code Section 419	Residential Dwelling Units > or = 10	Varies by unit size * Studio - \$198,008 * 1 Bedroom - \$268,960 * 2 Bedroom - \$366,369 * 3 Bedroom - \$417,799 * 4 Bedroom - \$521,431	Residential: Any housing project that consists of ten or more units where an individual project or a phased project is to be undertaken, even if the development is on separate but adjacent lots; Non-Residential: N/A	4,5,6,7,8
Market & Octavia Community Infrastructure Impact Fee	Market/Octavia	Planning Code Section 421	Residential + Non-Residential	* \$12.73/s.f. for Residential, * \$4.81/s.f. for Non-Residential (Table 421.3A). * Credit may be given for existing use on site. See Change of Use & Replacement table for reference.	Residential: At least one net new residential unit or additional space in an existing unit of more than 800 gross square feet, or additional group housing space; Non-Residential: Any new construction, or additional space in an existing building of more than 800 gross square feet	4,5,6,7,8
Market & Octavia Affordable Housing Fee	Market/Octavia	Planning Code Section 416	Residential	\$5.10/sf for NCT and \$10.18/sf for Van Ness and Market SUD. Credit may be given for existing use on site. See Change of Use & Replacement table for reference.	Residential: Projects subject to the Residential Inclusionary Housing Program (Planning Code Section 415); Non-Residential: N/A	4,5,6,7,8
Public Art Fee (Optional)	Downtown: RH + SB + TB South of Market: SOMA, SOMA-C, SOMA-N, SOMA-S, SOMA-W, SOMA-X, SOMA-Y, SOMA-Z	Planning Code Section 429	Non Residential New building construction or addition of floor area	1% of construction cost	Residential: N/A; Non-Residential: New building construction or addition of floor area > or = 25,000 s.f. in the followings: (4) SOMA, SOMA-C, SOMA-N, SOMA-S, SOMA-W, SOMA-X, SOMA-Y, SOMA-Z	4,5,6,7,8

Impact Fee	City Area Subject to the Fee	Ordinance Reference	Use	Fees	Residential & Non-Residential Threshold	Exempted Building Permit Types
Rincon Hill Community Infrastructure Impact Fee	Rincon Hill	Planning Code Section 418	Residential	\$12.17 per gross square foot (Table 418.3A). Credit may be given for existing use on site. See Change of Use & Replacement table for reference.	Residential: At least one net new residential unit or additional space in an existing unit of more than 800 gross square feet; Non-Residential: N/A	4,5,6,7,8
School Impact Fee	Citywide	State Ed. Code Section 17620	Residential / Hotel / Office / Senior Housing / Research & Development / Retail / Hospital / Industrial Warehouse Manufacturing	School Fee (effective 08/15/2016) Residential per square foot = \$3,480 / Hotel or Motel per square foot = \$0.192 / Office per square foot = \$0.540 / Senior Housing per square foot = \$0.192 / Research & Development per sf = \$0.536 / Retail per square foot = \$0.388 / Hospital per square foot = \$0.485 / Industrial, Warehouse, Manufacturing per square foot = \$0.478	Residential: Increased habitable floor area ; Non-Residential: Increased floor area	4,5,6,7,8
South of Market Area (SOMA) Community Stabilization Fee	Rincon Hill	Planning Code Section 418.3(d)	Residential	\$15.49 per gross square foot.	Residential: Each net addition of gross square feet of residential use; Non-Residential: N/A	4,5,6,7,8
Street Trees, In-Lieu Fee	Citywide	Public Works Code Article 16 Section 802(h)	All	From July 1, 2017 through June 30, 2018 - \$1,973 per required tree that cannot be planted.	Residential: N/A; Non-Residential: N/A	4,5,6,7,8
Transit Center Open Space Fee	Transit Center -- C-3-O (SD)	Planning Code Section 424.6	All	* Residential: \$3.19 base fee * Office: \$3.84 base fee, PLUS \$8.96 for any gsf that exceeds Floor Area Ratio (FAR) of 9:1 * Retail: \$6.40 base fee, PLUS \$5.75 for any gsf that exceeds FAR of 9:1 * Hotel: \$5.12 base fee * Institutional/Cultural/Medical: \$6.40 base fee, PLUS \$5.50 for any gsf that exceeds FAR of 9:1 * Industrial: \$3.19 base fee	Residential: (1) At least one net new residential unit; or (2) Addition of more than 800 gross square feet to an existing residential unit, or (3) At least one new group housing facility or residential care facility, or (4) Addition of more than 800 gross square feet to an existing group housing or residential care facility, or (5) Conversion of existing space to a different use where the project's total fee would exceed the total fee for the uses being replaced.; Non-Residential: (1) New construction, or (2) Addition of more than 800 gross square feet, or (3) Conversion of existing space to a different use where the project's total fee would exceed the total fee for the uses being replaced.	4,5,6,7,8

Impact Fee	City Area Subject to the Fee	Ordinance Reference	Use	Fees	Residential & Non-Residential Threshold	Exempted Building Permit Types
Transit Center Transportation and Street Improvement Fee	Transit Center -- C-3-O (SD)	Planning Code Section 424.7	All	<p>Includes only columns B, C and D of table 424.7A:</p> <ul style="list-style-type: none"> * Residential: \$5.04 base fee, PLUS \$7.68 for gsf that exceeds FAR of 9:1, PLUS \$3.84 for gsf that exceeds FAR of 18:1. * Office: \$4.87 base fee, PLUS \$24.95 for gsf that exceeds FAR of 9:1, PLUS \$12.80 for gsf that exceeds FAR of 18:1. * Retail: \$2.62 base fee, PLUS \$24.95 for gsf that exceeds FAR of 9:1, PLUS \$12.80 for gsf that exceeds FAR of 18:1. * Hotel: \$4.99 base fee, PLUS \$10.24 for gsf that exceeds FAR of 9:1, PLUS \$3.84 for gsf that exceeds FAR of 18:1. * Institutional/Cultural/ Medical: \$4.74 base fee, PLUS \$24.95 for gsf that exceeds FAR of 9:1, PLUS \$12.80 for gsf that exceeds FAR of 18:1. * Industrial: \$5.12 base fee 	<p>Residential: (1) At least one net new residential unit; or (2) Addition of more than 800 gross square feet to an existing residential unit, or (3) At least one new group housing facility or residential care facility, or (4) Addition of more than 800 gross square feet to an existing group housing or residential care facility, or (5) Conversion of existing space to a different use where the project's total fee would exceed the total fee for the uses being replaced.; Non-Residential: (1) New construction, or (2) Addition of more than 800 gross square feet, or (3) Conversion of existing space to a different use where the project's total fee would exceed the total fee for the uses being replaced.</p>	4,5,6,7,8
Transit Center Transit Delay Mitigation Fee (TDMF)	Transit Center -- C-3-O (SD)	Planning Code Section 424.7	All	<p>Includes only column A of table 424.7A:</p> <ul style="list-style-type: none"> * Residential: \$0.07. * Office: \$0.25. * Retail: \$2.50. * Hotel: \$0.13. * Institutional/Cultural/ Medical: \$0.38 	<p>Residential: (1) At least one net new residential unit; or (2) Addition of more than 800 gross square feet to an existing residential unit, or (3) At least one new group housing facility or residential care facility, or (4) Addition of more than 800 gross square feet to an existing group housing or residential care facility, or (5) Conversion of existing space to a different use where the project's total fee would exceed the total fee for the uses being replaced.; Non-Residential: (1) New construction, or (2) Addition of more than 800 gross square feet, or (3) Conversion of existing space to a different use where the project's total fee would exceed the total fee for the uses being replaced.</p>	4,5,6,7,8
Transit Impact Development Fee (TIDF)	Citywide: TIDF will be replaced by TSF (below), except for "Grandfathered" projects	Planning Code Section 411	Cultural/ Institutional/ Educational, Management/ Information/ Professional Services (i.e., office), Medical and Health	<ul style="list-style-type: none"> * \$17.02 for Day Care/Community Center; * \$17.02 for Post-Secondary School; * \$14.14 for Museum; * \$17.02 for Other Institutional; * \$16.17 for Management/ Information/Prof. Svcs.; * \$17.02 for Medical and Health Services; 	<p>Residential: N/A; Non-Residential: > or = 800 s.f. of applicable use</p>	4,5,6,7

Impact Fee	City Area Subject to the Fee	Ordinance Reference	Use	Fees	Residential & Non-Residential Threshold	Exempted Building Permit Types
Transportation Sustainability Fee (TSF)	Citywide: TSF replaces the TIDF (above), except for "Grandfathered" projects	Planning Code Section 411A	All	For Residential: 21-99 Units: \$8.60 per gross sq. ft. >99 Units: \$9.71 per gross sq. ft. For Non-Residential: 800-99,999 gsf: \$20.03 per gross s.f. >99,999 gsf: \$21.14 per gross s.f. For Hospitals: \$20.81 per gross s.f. - based on ratio of net new beds provided For Medical Services: >12,000 gross s.f.: \$12.21 per gross s.f. For PDR: 1,500 gross s.f.: \$8.45 per gross s.f. Credit may be given for existing uses on site.	Residential: >20 new dwelling units; Non-Residential: new construction or > 800 gross s.f. addition of applicable use PDR: new construction or addition >1,500 gross s.f.	4,5,6,7
Van Ness Avenue Special Use District Housing In-Lieu Fee	Van Ness Special Use District	Planning Code Section 243(G)(8)(B)(i)	Residential	\$16.83 X Loss (Loss = Residential Sq. Ft. requirement minus Residential Sq. Ft. developed)	No more than a 50% reduction of the required housing for a specific project can be fulfilled by paying an in-lieu fee.	4,5,6,7,8
Van Ness and Market Affordable Housing Fee	Market/Octavia	Planning Code Section 424	Residential + Non-Residential	\$42.45 per net additional gsf for FAR between 6:1 and 9:1.	Residential: Construction with FAR (Floor Area Ratio) between 6:1 and 9:1.; Non-Residential: Construction with FAR (Floor Area Ratio) above between 6:1 and 9:1.	4,5,6,7,8
Van Ness and Market Neighborhood Infrastructure Fee	Market/Octavia	Planning Code Section 424	Residential + Non-Residential	\$21.22 per net additional gsf for FAR above 9:1	Residential: Construction with FAR (Floor Area Ratio) above 9:1; Non-Residential: Construction with FAR above 9:1	4,5,6,7,8
Visitacion Valley Community Facilities & Infrastructure Impact Fee	Visitacion Valley	Planning Code Section 420	Residential	* \$6.48 per square foot, change of use * Credit may be given for existing use on site. See Change of Use & Replacement table for reference.	Residential: All residential development projects of 20 or more units that result in a new unit or an addition > or = to 800 gross s.f.; Non-Residential: N/A	4,5,6,7,8
Wastewater Capacity Charge	Citywide	SFPUC Resolution No. 07-0100	Development and Change of Use - Citywide	Water Meter Size (eff. 7/1/17-6/30/18) Residential (SIC4) 5/8"-\$4,583 3/4"-\$6,875 1"-\$11,458 1-1/2"-\$22,916 2"-\$36,666 3"-\$68,748 4"-\$114,580 6"-\$229,159 8"-\$366,655 10"-\$527,066 12"-\$985,386 16"-\$1,718,696 Non Residential (SIC2-SIC3 and SIC5-SIC11) for detail rates, please refer to page 16 and 17 of SFPUC Rates	Residential: New construction, additional sq footage, development of existing sq footage, change of use; Non-Residential: New construction, additional sq footage, development of existing sq footage, change of use	4,5,6,7

Impact Fee	City Area Subject to the Fee	Ordinance Reference	Use	Fees	Residential & Non-Residential Threshold	Exempted Building Permit Types
Water Capacity Charge	Citywide	PUC Resolution No. 07-0099	Development and Change of Use - Citywide	Meter Size (eff. 7/1/17-6/30/18) Residential/Non-Residential 5/8"-\$1,346 3/4"-\$2,020 1"-\$3,369 1-1/2"-\$6,734 2"-\$10,776 3"-\$20,204 4"-\$33,673 6"-\$67,349 8"-\$107,758 10"-\$154,821 12"-\$289,448 16"-\$504,852	Residential: New construction, additional sq footage, development of existing sq footage, change of use; Non-Residential: New construction, additional sq footage, development of existing sq footage, change of use	4,5,6,7

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**SAN FRANCISCO CITYWIDE DEVELOPMENT IMPACT FEE REGISTER
CHANGE OF USE AND REPLACEMENT TABLES**

"**Replacement of Use**" is the total amount of gross floor area, as defined in Section 102.9 of the Planning Code, to be demolished and reconstructed by a development project.

"**Change of Use**" is the change of gross floor area from one category of land use to another category of land use within an existing structure.

Impact Fee: Inclusionary Affordable Housing - Jobs-Housing Linkage Program Fee
City Area Subject to the Fee: Inclusionary Affordable Housing: Citywide - Commercial
Planning Code: [Table 413.6B](#)
Description: Fee Schedule for Replacement of Use or Change of Use

Previous Use	New Use	Fee per Gross Square Foot (GSF)
PDR that received its First Certificate of Occupancy on or before April 1, 2010	Entertainment	\$6.63
PDR that received its First Certificate of Occupancy on or before April 1, 2010	Hotel	\$1.25
PDR that received its First Certificate of Occupancy on or before April 1, 2010	Integrated PDR	\$2.35
PDR that received its First Certificate of Occupancy on or before April 1, 2010	Office	\$8.60
PDR that received its First Certificate of Occupancy on or before April 1, 2010	Research & Development	\$0
PDR that received its First Certificate of Occupancy on or before April 1, 2010	Retail	\$6.63
PDR that received its First Certificate of Occupancy on or before April 1, 2010	Small Enterprise Workspace	\$2.35
Entertainment, Hotel, Integrated PDR, Office, Research & Development, Retail, or Small Enterprise Workspace	Entertainment, Hotel, Integrated PDR, Office, Retail, or Small Enterprise Workspace	\$0
Institutional which received its First Certificate of Occupancy on or before April 1, 2010	Entertainment, Hotel, Integrated PDR, Office, Research & Development, Retail, or Small Enterprise Workspace	\$0
Institutional or PDR which received its First Certificate of Occupancy on or before April 1, 2010	Institutional, PDR, Research & Development, Residential	\$0
Institutional or PDR that received its First Certificate of Occupancy after April 1, 2010	Any	Full Rate for New Use Applies
Residential	Entertainment, Hotel, Integrated PDR, Office, PDR, Research & Development, Retail, or Small Enterprise Workspace	Full Rate for New Use Applies

Impact Fee: Balboa Park Community Infrastructure Impact Fee
City Area Subject to the Fee: Balboa Park - Residential + Non-Residential
Planning Code: [Table 422.3B](#)
Description: Fee Schedule for Replacement of Use or Change of Use in the Balboa Park Program Area

Residential to Residential or Non-residential; or Non-residential to Non-residential	Non-Residential to Residential (GSF)	PDR to Residential (GSF)	PDR to Non-Residential (GSF)
\$0	\$9.20	\$10.26	\$1.06

Impact Fee: Eastern Neighborhoods Infrastructure Impact Fee (Mission District, Central Waterfront, SOMA, Showplace)

City Area Subject to the Fee: Eastern Neighborhoods - Residential + Non-Residential
Planning Code: [Table 423.3B](#)
Description: Fee Schedule for Replacement of Use or Change of Use in the EasternNeighborhoods Program Area

Tier (per Sec. 423.3(a))	Residential to Residential or Non-residential; or Non-residential to Non-residential (GSF)	Non-Residential to Residential (GSF)	PDR to Residential (GSF)	PDR to Non-residential (GSF)
1	\$0	\$2.83	\$7.08	\$4.24
2	\$0	\$2.83	\$12.73	\$9.91
3	\$0	\$2.83	\$18.39	\$15.57

"Replacement of Use" is the total amount of gross floor area, as defined in Section 102.9 of the Planning Code, to be demolished and reconstructed by a development project. "Change of Use" is the change of gross floor area from one category of land use to another category of land use within an existing structure. Changes of use are subject to Tier 1 rates only, regardless of the Tier classification of the subject property.

Impact Fee: Market & Octavia Community Infrastructure Impact Fee
City Area Subject to the Fee: Market/Octavia - Residential + Commercial
Planning Code: [Table 421.3B](#)
Description: Fee Schedule for Replacement of Use or Change of Use in the Market and Octavia Program Area

Residential to Residential or Non-residential; or Non-residential to Non-residential (GSF)	Non-Residential to Residential (GSF)	PDR to Residential (GSF)	PDR to Non-Residential (GSF)
\$0	\$7.92	\$10.33	\$2.40

Impact Fee: Market & Octavia Inclusionary Affordable Housing Fee
City Area Subject to the Fee: Market/Octavia - Residential (Not RTO)
Planning Code: [Table 416.3A](#)
Description: Inclusionary Affordable Housing Fee Schedule in the Market and Octavia Program Area

	Van Ness and Market Special Use District (GSF)	NCT (GSF)	RTO (GSF)
Net addition of residential use or change of use to residential use	\$10.18	\$5.10	\$0
Replacement of, or change of use from, non-residential to residential use	\$5.37	\$0.29	\$0
Replacement of, or change of use from, PDR to residential use	\$7.78	\$2.69	\$0

Impact Fee: Rincon Hill Community Infrastructure Impact Fee
City Area Subject to the Fee: Rincon Hill - Residential
Planning Code: [Table 418.3B](#)
Description: Rincon Hill Community Infrastructure Impact Fee Schedule for Replacement of Use or Change of Use in the Rincon Hill Program Area

Residential to Residential or Non-residential; Non-residential to Non-residential; or PDR to Non-Residential (GSF)	Non-Residential to Residential (GSF)	PDR to Residential (GSF)
\$0	\$7.08	\$9.62

Impact Fee: Visitation Valley Community Facilities & Infrastructure Impact Fee
City Area Subject to the Fee: Visitation Valley - Residential
Planning Code: [420.3B](#)
Description: n/a

Residential to Residential or Non-residential; Non-residential to Non-residential; or PDR to Non-Residential (GSF)	Non-Residential to Residential (GSF)	PDR to Residential (GSF)
\$0	\$5.10	\$3.28

**SAN FRANCISCO CITYWIDE DEVELOPMENT IMPACT FEE REGISTER
CHILD CARE-RESIDENTIAL CHANGE/REPLACEMENT OF USE AND PLAN AREA FEE CREDITS TABLE**

Plan Area Impact Fees	Plan Area Rate per GSF	Portion of Plan Area Fee to Child Care	Amount of Plan Area Fee per GSF to Child Care	Full Child Care-Residential Rate per GSF (10+ DUs)	Effective Child Care Rate per GSF (10+ DUs) with Plan Area Credit	Full Child Care-Residential Rate per GSF (1-9 DUs)	Effective Child Care Rate per GSF (1-9 DUs) with Plan Area Credit
Rincon Hill (Sec. 418)							
New Residential	\$12.17	0%	\$0.00	\$2.03	\$2.03	\$1.02	\$1.02
Changes and Replacement of Use							
Non-Residential to Residential	\$7.08	0%	\$0.00	\$0.29	\$0.29	\$0.15	\$0.15
PDR to Residential	\$9.61	0%	\$0.00	\$0.29	\$0.29	\$0.15	\$0.15
Visitacion Valley (Sec. 420)							
New Residential	\$6.48	20%	\$1.30	\$2.03	\$0.73	\$1.02	\$0.00
Changes and Replacement of Use							
Non-Residential to Residential	\$5.10	20%	\$1.02	\$0.29	\$0.00	\$0.15	\$0.00
PDR to Residential	\$3.29	20%	\$0.66	\$0.29	\$0.00	\$0.15	\$0.00
Market and Octavia (Sec. 421)							
New Residential	\$12.73	8%	\$1.02	\$2.03	\$1.01	\$1.02	\$0.00
Changes and Replacement of Use							
Non-Residential to Residential	\$7.93	8%	\$0.63	\$0.29	\$0.00	\$0.15	\$0.00
PDR to Residential	\$10.33	8%	\$0.83	\$0.29	\$0.00	\$0.15	\$0.00
Balboa Park (Sec. 422)							
New Residential	\$11.32	15%	\$1.70	\$2.03	\$0.33	\$1.02	\$0.00
Change and Replacement of Use							
Non-Residential to Residential	\$9.19	15%	\$1.38	\$0.29	\$0.00	\$0.15	\$0.00
PDR to Residential	\$10.26	15%	\$1.54	\$0.29	\$0.00	\$0.15	\$0.00
Eastern Neighborhoods (Sec. 423)							
New Residential - Tier 1	\$11.32	7%	\$0.74	\$2.03	\$1.29	\$1.02	\$0.28
New Residential - Tier 2	\$16.97	7%	\$1.10	\$2.03	\$0.93	\$1.02	\$0.00
New Residential - Tier 3	\$22.64	7%	\$1.47	\$2.03	\$0.56	\$1.02	\$0.00
EN Designated Affordable Housing Zones (Mission NCT and MUR Use Districts within the boundaries of either the East SoMa or Western SoMa Area Plans)	N/A	0%	\$0.00	\$2.03	\$2.03	\$1.02	\$1.02
Changes and Replacement of Use							
Non-Residential to Residential - Tier 1	\$2.83	7%	\$0.18	\$0.29	\$0.11	\$0.15	\$0.00
Non-Residential to Residential - Tier 2	\$2.83	7%	\$0.18	\$0.29	\$0.11	\$0.15	\$0.00
Non-Residential to Residential - Tier 3	\$2.83	7%	\$0.18	\$0.29	\$0.11	\$0.15	\$0.00
PDR to Residential - Tier 1	\$7.08	7%	\$0.46	\$0.29	\$0.00	\$0.15	\$0.00
PDR to Residential - Tier 2	\$12.73	7%	\$0.83	\$0.29	\$0.00	\$0.15	\$0.00
PDR to Residential - Tier 3	\$18.39	7%	\$1.20	\$0.29	\$0.00	\$0.15	\$0.00
Van Ness & Market Affordable Housing and Infrastructure (Sec. 424)							
New Residential (6:1 FAR to 9:1 FAR)	\$42.45	0%	\$0.00	\$2.03	\$2.03	\$1.02	\$1.02
New Residential (Above 9:1 FAR)	\$21.22	8%	\$1.70	\$2.03	\$0.33	\$1.02	\$0.00
Changes and Replacement of Use							
Non-Residential to Residential	N/A	N/A	N/A	\$0.29	\$0.29	\$0.15	\$0.15
PDR to Residential	N/A	N/A	N/A	\$0.29	\$0.29	\$0.15	\$0.15