

Fiscal Year 2025 City Planning Department Fee and Deposit Schedule							
Fee Type	Fund	Current Fee					
FLAT FEES							
General Plan Maintenance Fee	General Plan Maintenance Fund- 200728	\$737					
HISTORIC PRESERVATION FEES							
Historic Resource Designation Nomination Fee	General Fund- 100000	\$3,366.68					
Mills Act Application Fee	General Fund- 100000	\$1,305.60					
Mills Act Monitoring Fee	General Fund- 100000	\$870.39					
Mills Act Enforcement Fee	General Fund- 100000	\$1,935.80					
Historic Designation Appeals	General Fund- 100000	\$1,000.00					
HOURLY							
Hourly Project Review - DIF	General Fund - 100000	\$193.16					
Hourly Project Review - Community Planning	General Fund - 100000	\$194.82					
Hourly Project Review - Heritage	General Fund - 100000	\$172.87					
Hourly Project Review - Biodiversity	General Fund - 100000	\$197.91					
DEPOSIT ACCOUNTS							
Reimbursement Agreement Processing Deposit Account	Developer Contributions-NonCIP - 400268	\$10,000					
Park Agreement, Development Agreement, Special Projects Deposit Account	Developer Contributions-NonCIP - 400268	\$10,000					
Development Impact Fee Waiver, Adjustment, or Reduction Deposit Account	Developer Contributions-NonCIP - 400268	\$2,500					
DEVELOPMENT IMPACT FEES							
Community DIF Fee Methodology							
FBA Communities	Single Dwelling Unit	Multiple Dwelling Unit	Commercial Acre	Industrial Acre	Institutional Acre	Employment Center Acre	Average Daily Trips (ADT)
Black Mountain Ranch - Residential and Institutional	\$46,049	\$32,235	n/a	n/a	\$152,425	n/a	n/a
Black Mountain Ranch - Commercial and Employment Centers (Per 1,000 Sq. Ft.)	n/a	n/a	\$7,828	n/a	n/a	\$4,145	n/a
Black Mountain Ranch - Senior Housing	\$17,499	\$17,499	n/a	n/a	n/a	n/a	n/a
Black Mountain Ranch - Hotel Room \$21,182	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Carmel Valley	\$37,478	\$26,234	\$139,039	\$129,294	\$133,792	n/a	n/a
Del Mar Mesa (AR-1-1 zone)	\$150,517	\$105,363	\$310,067	n/a	n/a	n/a	n/a
Del Mar Mesa (AR-1-2 zone)	\$141,486	\$105,363	\$310,067	n/a	n/a	n/a	n/a
Mira Mesa - Residential and Commercial	\$43,058	\$30,140	\$266,528	n/a	n/a	n/a	n/a
Mira Mesa - Industrial	n/a	n/a	n/a	*I-2 zone \$93,435 *I-4 zone \$101,616 *I-5 zone \$80,949 *I-6 zone \$122,284	n/a	n/a	n/a
North University City	\$38,692	\$27,085	n/a	n/a	n/a	n/a	\$2,606
Otay Mesa	\$44,700	\$39,733	n/a	n/a	n/a	n/a	\$732
Pacific Highlands Ranch	\$61,325	\$42,929	\$494,777	n/a	\$175,919	\$329,848	n/a
Pacific Highlands Ranch - Del Mar Highlands Estates Only	\$41,702	\$41,702	n/a	n/a	n/a	n/a	n/a
Rancho Encantada	\$6,066	\$4,245	n/a	n/a	\$0	n/a	n/a
Rancho Peñasquitos	\$41,219	\$28,853	\$247,310	n/a	n/a	n/a	n/a
Sabre Springs - Residential	\$9,438	\$6,608	n/a	n/a	n/a	n/a	n/a
Sabre Springs - Commercial and Industrial (Per 1,000 Sq. Ft.)	n/a	n/a	\$1,649	\$834	n/a	n/a	n/a
Scripps Miramar Ranch	\$31,881	\$22,316	\$124,651	\$75,237	\$43,039	n/a	n/a
Torrey Highlands - Residential/Commercial/Institutional/Employment Center	\$152,541	\$106,782	\$919,825	n/a	\$228,812	\$820,474	n/a
Torrey Highlands- Limited Commercial	n/a	n/a	\$273,049	n/a	n/a	n/a	n/a
Torrey Highlands- Local Mixed Use	\$152,541	\$106,782	\$1,231,008	n/a	n/a	n/a	n/a

Community DIF Fee Methodology							
DIF communities	Residential Development					Non-Residential Development	
	Transportation	Park	Library	Fire	Per Dwelling Unit	Transportation \$/ADT	Fire \$/1,000 Sq. Ft.
Barrio Logan	\$1,435	\$15,095	\$489	\$712	\$17,731	\$206	\$712
Clairemont Mesa	\$455	\$4,874	\$1,135	\$163	\$6,627	\$65	\$163
College Area	\$2,773	\$14,946	\$1,078	\$705	\$19,502	\$397	\$705
Downtown	\$1,778	\$7,399	\$0	\$1,572	\$10,749	\$445	\$3,617
Encanto Neighborhoods	\$2,764	\$9,099	\$50	\$596	\$12,509	\$395	\$596
Golden Hill	\$2,221	\$14,715	\$0	\$344	\$17,280	\$318	\$344
Kearny Mesa	\$669	\$10,322	\$648	\$103	\$11,742	\$95	\$103
La Jolla	\$1,221	\$5,558	\$456	\$231	\$7,466	\$265	\$231
Linda Vista (Per 1,500 Sq. Ft. for Non-Residential Fire Component)	\$1,071	\$960	\$459	\$293	\$2,783	\$152	\$434
Mid-City	\$785	\$15,258	\$506	\$363	\$16,912	\$112	\$363
Midway-Pacific Highway	\$4,754	\$4,746	\$0	\$208	\$9,708	\$680	\$208
Mission Beach	\$4,647	\$0	\$0	\$0	\$4,647	\$664	\$0
Mission Valley	\$3,951	\$9,393	\$0	\$167	\$13,511	\$191	\$167
Navajo	\$4,148	\$4,429	\$1,291	\$167	\$10,035	\$593	\$167
North Park	\$954	\$7,456	\$538	\$98	\$9,046	\$137	\$98
Ocean Beach	\$1,106	\$7,476	\$1,010	\$530	\$10,122	\$158	\$530
Old Town San Diego	\$2,417	\$2,305	\$0	\$570	\$5,292	\$346	\$572
Otay Mesa-Nestor	\$1,133	\$15,512	\$302	\$630	\$17,577	\$161	\$630
Pacific Beach	\$500	\$2,826	\$268	\$188	\$3,782	\$72	\$188
Peninsula	\$1,918	\$3,061	\$0	\$196	\$5,175	\$274	\$196
Rancho Bernardo	\$1,720	\$1,073	\$850	\$24	\$3,667	\$247	\$24
San Pasqual-Single Dwelling Unit	\$2,616	\$0	\$0	\$0	\$2,616	\$261	\$0
San Pasqual-Multiple Dwelling Unit	\$1,832	\$0	\$0	\$0	\$1,832	\$261	\$0
San Ysidro	\$1,837	\$11,616	\$351	\$121	\$13,925	\$261	\$121
Serra Mesa	\$2,462	\$6,154	\$618	\$915	\$10,149	\$351	\$915
Skyline/Paradise Hills	\$1,338	\$5,764	\$1,309	\$359	\$8,770	\$192	\$359
Southeastern San Diego	\$1,248	\$11,263	\$12	\$67	\$12,590	\$178	\$67
South University City (Per ADT for Non-Residential)	\$321	\$773	\$906	\$921	\$2,921	\$47	\$133
Tierrasanta	\$16,679	\$3,842	\$1,117	\$979	\$22,617	\$2,384	\$979
Torrey Pines	\$722	\$13,366	\$0	\$0	\$14,088	\$104	\$0
Uptown	\$1,392	\$13,469	\$336	\$135	\$15,332	\$200	\$135
Via de la Valle	\$0	\$0	\$0	\$0	\$4,979	\$0	\$0

Citywide DIF Fee Methodology						
FY 2025 Single Family Rates by Asset Type						
Unit Size (SF)	Average Number of Residents Per Unit	Park DIF	Fire DIF	Fire DIF (Underserved)	Library DIF	Mobility DIF
2,501 <	3.40	\$22,596	\$1,380	\$1,812	\$3,505	\$6,773
2451 - 2500	3.37	\$22,397	\$1,368	\$1,796	\$3,474	\$6,713
2,401 - 2,450	3.33	\$22,131	\$1,352	\$1,775	\$3,433	\$6,633
2,351 - 2,400	3.30	\$21,932	\$1,340	\$1,759	\$3,402	\$6,574
2,301 - 2,350	3.26	\$21,666	\$1,324	\$1,738	\$3,361	\$6,494
2,251 - 2,300	3.20	\$21,267	\$1,299	\$1,706	\$3,299	\$6,374
2,201 - 2,250	3.16	\$21,001	\$1,283	\$1,684	\$3,258	\$6,295
2,151 - 2,200	3.13	\$20,802	\$1,271	\$1,668	\$3,227	\$6,235
2,101 - 2,150	3.09	\$20,536	\$1,255	\$1,647	\$3,186	\$6,155
2,051 - 2,100	3.06	\$20,337	\$1,242	\$1,631	\$3,155	\$6,096
2,001 - 2,050	2.99	\$19,872	\$1,214	\$1,594	\$3,083	\$5,956
1,951 - 2,000	2.96	\$19,672	\$1,202	\$1,578	\$3,052	\$5,896
1,901 - 1,950	2.92	\$19,406	\$1,186	\$1,556	\$3,011	\$5,817
1,851 - 1,900	2.89	\$19,207	\$1,173	\$1,540	\$2,980	\$5,757
1,801 - 1,850	2.82	\$18,742	\$1,145	\$1,503	\$2,907	\$5,617
1,751 - 1,800	2.79	\$18,542	\$1,133	\$1,487	\$2,876	\$5,558
1,701 - 1,750	2.75	\$18,277	\$1,117	\$1,466	\$2,835	\$5,478
1,651 - 1,700	2.72	\$18,077	\$1,104	\$1,450	\$2,804	\$5,418
1,601 - 1,650	2.69	\$17,878	\$1,092	\$1,434	\$2,773	\$5,358
1,551 - 1,600	2.62	\$17,413	\$1,064	\$1,396	\$2,701	\$5,219
1,501 - 1,550	2.58	\$17,147	\$1,047	\$1,375	\$2,660	\$5,139
1,451 - 1,500	2.55	\$16,947	\$1,035	\$1,359	\$2,629	\$5,080
1,401 - 1,450	2.52	\$16,748	\$1,023	\$1,343	\$2,598	\$5,020
1,351 - 1,400	2.45	\$16,283	\$995	\$1,306	\$2,526	\$4,880
1,301 - 1,350	2.41	\$16,017	\$978	\$1,285	\$2,485	\$4,801
1,251 - 1,300	2.38	\$15,817	\$966	\$1,269	\$2,454	\$4,741
1,201 - 1,250	2.35	\$15,618	\$954	\$1,253	\$2,423	\$4,681
1,151 - 1,200	2.28	\$15,153	\$926	\$1,215	\$2,351	\$4,542
1,101 - 1,150	2.24	\$14,887	\$909	\$1,194	\$2,309	\$4,462
1,051 - 1,100	2.21	\$14,688	\$897	\$1,178	\$2,279	\$4,402
1,001 - 1,050	2.18	\$14,488	\$885	\$1,162	\$2,248	\$4,343
> 1,000	2.14	\$14,222	\$869	\$1,141	\$2,206	\$4,263

Citywide DIF Fee Methodology						
FY 2025 Multi-Family Rates by Asset Type						
Unit Size (SF)	Average Number of Residents Per Unit	Park DIF	Fire DIF	Fire DIF (Underserved)	Library DIF	Mobility DIF
1,301 <	2.64	\$17,545	\$1,072	\$1,407	\$2,722	\$5,259
1,251 - 1,300	2.61	\$17,346	\$1,060	\$1,391	\$2,691	\$5,199
1,201 - 1,250	2.56	\$17,014	\$1,039	\$1,364	\$2,639	\$5,100
1,151 - 1,200	2.48	\$16,482	\$1,007	\$1,322	\$2,557	\$4,940
1,101 - 1,150	2.43	\$16,150	\$987	\$1,295	\$2,505	\$4,841
1,051 - 1,100	2.38	\$15,817	\$966	\$1,269	\$2,454	\$4,741
1,001 - 1,050	2.30	\$15,286	\$934	\$1,226	\$2,371	\$4,582
951 - 1,000	2.24	\$14,887	\$909	\$1,194	\$2,309	\$4,462
901 - 950	2.19	\$14,555	\$889	\$1,167	\$2,258	\$4,362
851 - 900	2.11	\$14,023	\$857	\$1,125	\$2,175	\$4,203
801 - 850	2.06	\$13,691	\$836	\$1,098	\$2,124	\$4,104
751 - 800	2.01	\$13,358	\$816	\$1,071	\$2,072	\$4,004
701 - 750	1.93	\$12,827	\$784	\$1,029	\$1,990	\$3,845
651 - 700	1.87	\$12,428	\$759	\$997	\$1,928	\$3,725
601 - 650	1.82	\$12,096	\$739	\$970	\$1,876	\$3,625
551 - 600	1.74	\$11,564	\$706	\$927	\$1,794	\$3,466
501 - 550	1.69	\$11,232	\$686	\$901	\$1,742	\$3,366
< 500	1.66	\$11,032	\$674	\$885	\$1,711	\$3,307
Citywide DIF Fee Methodology						
Senior Housing Rates by Asset Type						
Unit Size (SF)	Park DIF	Fire DIF	Fire DIF (Underserved)	Library DIF	Mobility DIF	
701 <	\$12,827	\$784	\$1,029	\$1,990	\$3,845	
651 - 700	\$12,428	\$759	\$997	\$1,928	\$3,725	
601 - 650	\$12,096	\$739	\$970	\$1,876	\$3,625	
551 - 600	\$11,564	\$706	\$927	\$1,794	\$3,466	
501 - 550	\$11,232	\$686	\$901	\$1,742	\$3,366	
< 500	\$11,032	\$674	\$885	\$1,711	\$3,307	

Citywide Regional Transportation Congestion Improvement Program (RTCIP): Residential Development		Citywide Housing Impact Fee (HIF): Non-Residential Development	
\$ Per DU		Type of Use	\$ Per Sq. Ft.
Residential Development	\$ 2,875.06	Office	\$ 2.12
		Retail & Hotel	\$ 1.28
		Research and Development	\$ 0.80
Active Transportation In-Lieu Fee (ATILF) ATILF: \$1,769.11 per vehicle mile traveled. Application of ATILF is dependent on project location and other factors per the SDMC §143.11. To estimate ATILF, input the Assessor's Parcel Number into the Fee Calculator located on the City's website at: https://www.sandiego.gov/sites/default/files/active-transportation-in-lieu-fee-calculator.xlsx		Citywide Civic Enhancement Allocation (CEA): Non-Residential Development Alternatives for Compliance 1.) Art work on premises valued at 1% of Total Building Permit Valuation (TBPV) 2.) Premises open for cultural use valued at 1% of TBPV 3.) In-lieu Public Art Fee valued at 0.5% of TBPV	
Neighborhood Enhancement In-Lieu Fee Applicable to projects opting-in to the City's Housing Solutions incentive program. In exchange for receiving certain benefits, applicant has the option to build a public promenade with recreation and mobility amenities or pay: \$11.36 per sq. ft. of lot area (\$13.91 per sq. ft. of lot area for projects greater than 95 ft. in height). Plus automatic annual increases consistent with Section 142.0640(c).		Streetary Exclusive Use Fees If the applicant proposes to keep the Streetary restricted to customers during operational hours, the applicant is required to pay. Applicants for Streetaries are required to pay an exclusive use fee per the Spaces as Places exclusive use fee resolution. If the applicant proposes to keep the streetary restricted to customers during operational hours, the applicant must pay a per square feet exclusive use fee. Areas identified as having high and very-high access to opportunity will be required to pay \$37.68 per square foot per year, areas identified as having moderate access to opportunity will be required to pay \$25.12 per square foot per year and areas identified as having low- and very-low access will be required to pay \$12.56 per square feet per year. Since these permits are valid for two years, applicants will be required to pay double these amounts. These fees per square foot will be required every two years if a permit is renewed. Please review the City of San Diego Climate Equity Index to determine which opportunity a business is located in. Applicants for Streetaries are also required to pay a Development Impact Fee in accordance with the PDF icon Planning Department's Development Impact Fee Schedules. https://www.sandiego.gov/sites/default/files/feeschedule.pdf	

Citywide DIF Fee Methodology						
FY 2025 Non Residential Land Use Categories Rates by Asset Type						
TypeLand Use		Emp	Cost Per 1,000 SF			
			Fire DIF	Fire DIF (Underserved)	Library DIF	Mobility DIF
Commercial	Wholesale Trade	2.00	\$812	\$1,066	\$2,062	\$3,984
	Regional Shopping Center (300,000 SF or more)	1.33	\$540	\$709	\$1,371	\$2,649
	Community Shopping Center (100,000 SF or more)	2.00	\$812	\$1,066	\$2,062	\$3,984
	Neighborhood Shopping Center (30,000 SF or more)	1.82	\$739	\$970	\$1,876	\$3,625
	Specialty Commercial (Seaport Village - Tourist)	2.00	\$812	\$1,066	\$2,062	\$3,984
	Arterial Commercial	1.43	\$581	\$762	\$1,474	\$2,849
	Service Station	3.33	\$1,352	\$1,775	\$3,433	\$6,633
	Restaurant (Fast Food with or without drive-through)	6.67	\$2,708	\$3,555	\$6,877	\$13,287
	Restaurant (High Turnover sit-down)	4.00	\$1,624	\$2,132	\$4,124	\$7,968
	Restaurant (Quality)	4.00	\$1,624	\$2,132	\$4,124	\$7,968
	Supermarket (Stand-alone)	4.00	\$1,624	\$2,132	\$4,124	\$7,968
	Convenience Market Chain (Open Up to 16 Hours Per Day)	1.54	\$625	\$821	\$1,588	\$3,068
	Convenience Market Chain (Open 24 Hours)	3.33	\$1,352	\$1,775	\$3,433	\$6,633
	Drugstore (Stand-alone)	2.22	\$901	\$1,183	\$2,289	\$4,422
	Discount Store/Discount Club	2.00	\$812	\$1,066	\$2,062	\$3,984
	Home Improvement Super Store	2.22	\$901	\$1,183	\$2,289	\$4,422
	Furniture Store	0.74	\$300	\$394	\$763	\$1,474
	Nursery	4.00	\$1,624	\$2,132	\$4,124	\$7,968
	Financial Institution (without a drive-through)	3.33	\$1,352	\$1,775	\$3,433	\$6,633
	Financial Institution (with a drive-through)	1.82	\$739	\$970	\$1,876	\$3,625
	Service Station (with food mart)	3.33	\$1,352	\$1,775	\$3,433	\$6,633
	Service Station (with automated carwash)	2.22	\$901	\$1,183	\$2,289	\$4,422
	Service Station (with food mart and automated carwash)	6.67	\$2,708	\$3,555	\$6,877	\$13,287
	Automobile Parts Sale	1.11	\$451	\$592	\$1,144	\$2,211
	Automobile Repair Shop	1.11	\$451	\$592	\$1,144	\$2,211
	Automobile Tire Store	2.00	\$812	\$1,066	\$2,062	\$3,984
	Money Exchange	1.43	\$581	\$762	\$1,474	\$2,849
	Mex Insurance - Auto Insurance	1.43	\$581	\$762	\$1,474	\$2,849
	Automobile Rental Service	2.00	\$812	\$1,066	\$2,062	\$3,984
	Drinking Place/Bar Entertainment (Night Only)	6.67	\$2,708	\$3,555	\$6,877	\$13,287
	Drinking Place/Bar Entertainment (Night and Day)	3.33	\$1,352	\$1,775	\$3,433	\$6,633
	Building Material and lumber store (less or equal to 30,000 SF)	2.00	\$812	\$1,066	\$2,062	\$3,984
Education	Senior High School	1.54	\$625	\$821	\$1,588	\$3,068
	Junior High School or Middle School	1.43	\$581	\$762	\$1,474	\$2,849
	Elementary School	1.43	\$581	\$762	\$1,474	\$2,849
	School District Office	5.00	\$2,030	\$2,665	\$5,155	\$9,960
	Other School	1.54	\$625	\$821	\$1,588	\$3,068

Housing and Care Facilities	Dormitory	2.00	\$812	\$1,066	\$2,062	\$3,984
	Monastery	2.00	\$812	\$1,066	\$2,062	\$3,984
	Correctional Alternative Facility	2.00	\$812	\$1,066	\$2,062	\$3,984
	Other Group Quarters Facility	2.00	\$812	\$1,066	\$2,062	\$3,984
	Retirement/Senior Citizen Housing	2.00	\$812	\$1,066	\$2,062	\$3,984
	Congregate Care Facility	2.86	\$1,161	\$1,524	\$2,949	\$5,697
Industrial	Heavy Industry	4.00	\$1,624	\$2,132	\$4,124	\$7,968
	Manufacturing & Assembly	4.00	\$1,624	\$2,132	\$4,124	\$7,968
	Industrial Park	0.95	\$386	\$506	\$979	\$1,892
	Light Industry - General	0.83	\$337	\$442	\$856	\$1,653
	Warehousing	0.65	\$264	\$346	\$670	\$1,295
	Public Storage	0.07	\$28	\$37	\$72	\$139
	Scientific Research and Development	1.05	\$426	\$560	\$1,083	\$2,092
	Extractive Industry	4.00	\$1,624	\$2,132	\$4,124	\$7,968
Institutional	Religious Facility (without day care)	0.37	\$150	\$197	\$381	\$737
	Religious Facility (with day care)	0.38	\$154	\$203	\$392	\$757
Lodging	Hotel (Low-Rise) (Motel)	0.54	\$219	\$288	\$557	\$1,076
	Hotel (High-Rise)	0.74	\$300	\$394	\$763	\$1,474
	Resort	1.82	\$739	\$970	\$1,876	\$3,625
	Extended Stay Hotel	0.54	\$219	\$288	\$557	\$1,076
Medical Facility	Hospital - General	2.22	\$901	\$1,183	\$2,289	\$4,422
	Other Health Care	2.50	\$1,015	\$1,333	\$2,578	\$4,980
	Convalescent/Nursing Facility	2.50	\$1,015	\$1,333	\$2,578	\$4,980
	Clinic	2.50	\$1,015	\$1,333	\$2,578	\$4,980
Office	Office (High-Rise - greater than 100,000 SF)	3.33	\$1,352	\$1,775	\$3,433	\$6,633
	Office (Low-Rise -less than 100,000)	5.00	\$2,030	\$2,665	\$5,155	\$9,960
	CC Office - High Rise (greater than 100 ksf)	5.00	\$2,030	\$2,665	\$5,155	\$9,960
	CC Office - Low Rise (less than 100 ksf)	5.00	\$2,030	\$2,665	\$5,155	\$9,960
	Government Office/Civic Center	5.00	\$2,030	\$2,665	\$5,155	\$9,960
	CC Government Office/Civic Center	5.00	\$2,030	\$2,665	\$5,155	\$9,960
	Corporate Headquarters/Single Tenant Office	5.00	\$2,030	\$2,665	\$5,155	\$9,960
	CC Corporate Headquarters/Single Tenant Office	5.00	\$2,030	\$2,665	\$5,155	\$9,960
	Research and Development	1.05	\$426	\$560	\$1,083	\$2,092
	Medical Office	2.50	\$1,015	\$1,333	\$2,578	\$4,980
	CC Medical Office	2.50	\$1,015	\$1,333	\$2,578	\$4,980
Recreation	Golf Course Clubhouse	4.00	\$1,624	\$2,132	\$4,124	\$7,968
	Movie Theater	1.54	\$625	\$821	\$1,588	\$3,068
	Racquetball/Tennis/Health Club	1.00	\$406	\$533	\$1,031	\$1,992
Transportation	Rail Station/Transit Center	2.22	\$901	\$1,183	\$2,289	\$4,422
	Communications and Utilities	1.43	\$581	\$762	\$1,474	\$2,849
	Other Transportation	2.22	\$901	\$1,183	\$2,289	\$4,422
	Marine Terminal	2.50	\$1,015	\$1,333	\$2,578	\$4,980