



EXEMPTIONS

PUBLIC SAFETY IMPACT FEES

Affordable Housing

ADUs and JADUs

Repairs/Replacements

Public Projects

Project with reduced or insignificant impact per Council.

See Reverse for Details



18.49.050 PUBLIC SAFETY IMPACT FEE EXEMPTIONS

A. The following exemptions from the requirements for fees and exactions are imposed:

- 1) Any type of project determined by the City Council to have a reduced or insignificant Public Safety impact as per section 18.49.070.
- 2) Repairs or Replacement. The repair, remodel, modification, reconstruction or replacement of a residential or nonresidential building substantially equivalent to the preexisting building. Additional square footage beyond the pre-existing amount is not exempt. Includes residential and nonresidential units being replaced due to a natural disaster.
- 3) Accessory Dwelling Units and Junior Accessory Dwelling Units.
- 4) Public Project. Projects undertaken by a public agency, except projects undertaken by a private developer on public property, and except property not used exclusively for a governmental purpose.
- 5) Project with Complete Application on Effective Date of Ordinance. Project for which an application for permit was complete prior to the effective date of the ordinance codified in this section, except for any project which is required to comply with these measures pursuant to the provisions of a development agreement.
- 6) Affordable Housing Projects. For purposes of this exemption, Affordable Housing Projects are projects where 100% of the units, excluding managers units, within the development are dedicated to lower income households. The affordable units within the development are subject to a recorded affordability restriction for a minimum of fifty-five (55) years or per local inclusionary requirements, whichever is greater.

B. Change of use is entitled to an offset or a credit:

- 1) If a project is changing its use, a credit in the amount offsetting the impact of its prior use shall be applied. For example, a development project converting existing hotel square footage into residential multi-family will have the fee for the proposed (including any addition) multi-family calculated and the fee for the existing hotel space calculated, and the existing hotel space will be credited against the new multi-family fee use. In the event that the credit exceeds the new fee, the fee shall be zero and no refunds are applicable.

C. No credits or exemptions will be given to properties that have been vacant for more than three years (3) by the time of applying for building permit.