

Comparison Matrix for Impact Fee Waivers

This comparison matrix contains fee waiver information for two jurisdictions that are similar to Sonoma County (Marin and Contra Costa), and information on two jurisdictions who have implemented waiver programs (Petaluma and Sacramento). This chart references "AMI," which stands for Area Median Income. AMI is a common metric for determining housing affordability.

County of Marin	Contra Costa County	City of Petaluma	City of Sacramento
Parks Fee Waiver Program			
No waiver program.	Waiver for up to 50% of park impact fees for: rental units affordable to 80% AMI or ownership units 120% AMI.	Waivers for up to 120% AMI units.	Waivers for units when the rent is limited to no more than 30% of the tenants income and the units are reserved for households earning up to 80% AMI.
Traffic Fee Waiver Program			
A waiver program exists for traffic impact fees, although it is not widely used.	Waivers for: rental units affordable up to 80% AMI or ownership units 120% AMI.	Waivers for up to 120% AMI units.	Waivers for up to 80% AMI units and second residential units.
Fire Fee Waiver Program			
No waiver program.	No waiver program.	No fire district fees.	No fire district fees.
Water Fee Waiver Program			
Waiver program available on a case-by-case basis.	No waiver program.	No waiver program.	Waivers for units when the rent is limited to no more than 30% of the tenants income and the units are reserved for households earning up to 80% AMI.
Sewer Connection Fee Waiver Program			
Waiver program available on a case-by-case basis.	No waiver program.	No waiver program.	Waivers for units when the rent is limited to no more than 30% of the tenants income and the units are reserved for households earning up to 80% AMI.
Notable Programs and Notes			
Marin waives building permitting fees for affordable housing up to 80% AMI, and backfills the amount with the affordable housing trust fund, which is primarily general fund.	Contra Costa County maintains inclusionary and density bonus programs, and a housing fund.	Petaluma restricts the ability to apply for waivers to charitable and non-profit organizations.	Sacramento identified \$9.9 million from various sources to offset actual revenue loss from 2018-2022, and \$3 million to offset expected revenue losses in future years.