

Comparison Matrix for Impact Fee Waivers

This comparison matrix contains fee reduction information for two counties and three cities.
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 Santa Rosa	City of Sacramento
Parks Fee Reductions				
No reduction program.	Reduction for up to 50% of park impact fees for: rental units affordable to 80% AMI or ownership units 120% AMI.	Reductions for up to 120% AMI units.	No reduction program.	Reductions 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 Reductions				
A reduction program exists for traffic impact fees, although it is not widely used.	Reductions for: rental units affordable up to 80% AMI or ownership units 120% AMI.	Reductions for up to 120% AMI units.	Reduction for the Capital Facility Fee for up to 120% AMI (transportation, public safety and storm drain facilities).	Reductions for up to 80% AMI units and second residential units.
Fire Fee Reductions				
No reduction program.	No reduction program.	No fire district fees.	No fire district fees.	No fire district fees.
Water Connection Fee Reductions				
Reduction program available on a case-by-case basis.	No reduction program.	No reduction program.	No reduction program.	Reductions 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 Reductions				
Reduction program available on a case-by-case basis.	No reduction program.	No reduction program.	No reduction program.	Reductions 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 reductions to charitable and non-profit organizations. Petaluma's program has benefited 315 units, with roughly \$7M impact fees reduced, equating to \$22,000 average per unit.	Santa Rosa will not backfill fees and anticipates an average reduction of \$10,500 per unit and a total program cost of \$3.1M.	Sacramento identified \$9.9 million to offset actual revenue loss from 2018-2022, and \$3 million to offset expected revenue losses in future years. Sacramento currently averages \$9,000 per unit and has a maximum reduction of \$10,000 per unit.