

FIRE PROTECTION IMPACT FEE SCHEDULE CALCULATION

The following formula shall be used to calculate the Emergency Services and Fire Protection Impact Fee whenever a fee is to be assessed. The fee is calculated for all new residential and non-residential dwellings/square footage added less any applicable fee credits for the demolishing of existing buildings per the Fire Protection Impact Fee Waiver/Credit Policy.

$$\begin{aligned} \text{Emergency Services and Fire Protection Impact Fee} = & (N)SF \times \$879 + (N)MF \times \$655 + (N)SU \times \\ & \$655 + (N)OR \times \$299 + (N)R \times \$0.433 + (N)H \times \$0.347 + (N)O \times \$0.572 + (N)I \times \$0.217 + \\ & (N)ONR \times \$173 - (E)SF \times \$879 - (E)MF \times \$655 - (E)SU \times \$655 - (E)OR \times \$299 - (E)R \times \$0.433 \\ & - (E)H \times \$0.347 - (E)O \times \$0.572 - (E)I \times \$0.217 - (E)ONR \times \$173 \end{aligned}$$

(N) = New

(E) = Existing

SF = Quantity of Single Family Dwelling Units

MF = Quantity of Multi Family Dwelling Units

SU = Quantity of Secondary Dwelling Units

OR = Quantity of Other Residential Unit Types

R = Square Footage for Retail Buildings

H = Square Footage of Hotel Buildings

O = Square Footage of Office/R&D Buildings

I = Square Footage of Industrial

ONR = Quantity of Other Non-Residential Unit Types

2016 Fire Protection Fee Nexus Study - MPFPD

Land Uses	Rates based on Planned Growth (1)	
Residential Uses		
Base Rate	\$299	per service population
Single Family	\$879	per dwelling unit
Multi Family	\$655	per dwelling unit
2nd Unit	\$655	per dwelling unit
Other Unit Types	\$299	per service population
Non-Residential Uses		
Base Rate	\$173	per employee
Retail	\$433	per 1,000 gross sqft
Hotel	\$347	per 1,000 gross sqft
Office - R&D	\$572	per 1,000 gross sqft
Industrial	\$217	per 1,000 gross sqft
Other Unit Types	\$173	per employee

To account for construction cost inflation, impact fees must be adjusted commensurately each year. As an escalation mechanism, impact fees will be automatically increased each year by the change in the San Francisco Construction Cost Index (CCI) as reported in Engineering News Record.

FIRE PROTECTION IMPACT FEE WAIVER/CREDIT POLICY

1. The fee for the development of single family residential and secondary unit residential will be waived if there is an existing single family residential or secondary unit structure is being replaced or expanded, regardless of the square footage. The new development must comply with sprinkler, access, water supply, and address requirements under the California Fire Code and the Fire District's Fire Ordinance in order to receive the fee waiver.

The fee waiver shall only be granted to the same number of single family residential use and secondary unit residential use dwellings being replaced. If the number of single family and secondary unit dwellings proposed is greater than those being replaced then those dwellings that exceed the existing dwellings shall be subject to Emergency Services and Fire Protection Impact Fee assessment.

Example – A single family home is proposed for replacement, the property is subdivided to allow for the construction of two new single family homes. The fee waiver would apply to the first home but not the second home. If the properties are being developed by different persons/companies then the fee can be split equally amongst the developers.

2. All new residential and non-residential developments will be granted a fee credit for any buildings being replaced if the following requirements are met. For a building to be eligible for a credit, the building/s demolished must have a demolition permit date not greater than three (3) years from the date of the building permit for the new development. The credit will be based on the demolished buildings last designated land use. The new development must comply with sprinkler, access, water supply, and address requirements under the California Fire Code and the Fire District's Fire Ordinance in order to be eligible to receive fee credits.
3. A Charitable Organization or a Non-profit, as defined under federal or state law, which is conducting a use for the public good or humanitarian purposes, or providing services that are beneficial to the community may request a fee waiver from the Fire Board.