



Community Development Department • 300 Centennial Way • Tustin, CA 92780 • Phone • 714.573.3140 • [www.tustinca.org](http://www.tustinca.org)

## **Development Impact Fees & Taxes**

---

### **Introduction:**

The information in this handout is intended to provide you with an overview of the development impact fees and/or taxes that may be applicable to your project in the City of Tustin. For further assistance, you may visit the Planning Department or call us at (714) 573-3140, and we will gladly answer any questions.

### **What Are Development Impact Fees and/or Taxes?**

Development impact fees and/or taxes are one-time charges applied to new development projects and are usually due prior to the issuance of grading or building permit(s). The City of Tustin has the following fees and/or taxes, which are periodically changed by outside agencies:

- New Construction Fees
- Park Fees (in-lieu of dedication)
- School District Fees
- Transportation Corridor Fees
- Affordable Housing In-Lieu Fees

### **Why Does the City Require Development Impact Fees and/or Taxes?**

New construction or development projects increase the demand for city services, infrastructure, and public facilities. Impact fees and/or taxes paid to the City help to maintain the City's roadways, infrastructure, parks, school buildings, and other facilities. With the impact fees and/or taxes, the City can continue to accommodate and facilitate growth, as well as provide for the community.

### **When will I know how much I have to pay?**

You will be contacted and given a total by the Building Division once the number is finalized. If you would like an estimate the Building Division can provide you with one or an estimate can be calculated with the fee or tax rate provided in the Development Impact Fees Chart.

# City of Tustin Development Impact Fees & Taxes

FEE TYPE	LAND USE	IMPACT FEE RATE	
<b><u>New Construction Fees (tax)</u></b>	☐ Residential	Single Family Dwellings	\$350.00 per unit
		Duplexes	\$350.00 per unit
		Multifamily dwellings, Townhouses, or Condominiums	\$350.00 per unit plus \$100.00 per bedroom over one (1) in each unit
		Mobile home park pads	\$100.00 per pad
	☐ Commercial/Industrial	Commercial/Industrial	\$0.10 per sq. ft. of gross floor area, including any area upon or within a building designed for parking
		Hotel or motel rental unit without a kitchen	\$100.00 per unit
<b><u>Park Fees (tax)</u></b>	<p>When a public park or public recreational facility is not provided within a proposed residential subdivision, the subdivision is less than fifty (50) parcels, or the project is a conversion of an existing apartment complex to a multi-owner occupancy not exempted in the Subdivision Code, a park fee will be required. <b>A park fee is also required for non-subdivisions within the Downtown Commercial Core Specific Plan (DCCSP) and the Red Hill Avenue Specific Plan (RHASP).</b></p>		<p>The fee is calculated on a per unit basis for each project, reflecting the fair market value of land required for park purposes. The value shall be determined by a Master Appraisal Institute (MAI) appraiser acceptable to the City and the expense of the subdivider.</p>
			<p><b>DCCSP:</b> The fee shall be based upon the fair market value of the amount of land which would otherwise be required for dedication.</p>
			<p><b>RHASP:</b> Calculate the amount of land which would otherwise be required for dedication:</p> <p>(# of Dwellings) x (0.003 Acre/Person) x (2.24 Person/Dwelling Unit)</p>
			<p>Afterwards multiply the amount of land computed required for dedication by \$2,500,000/Acre</p>
<b><u>School District Fees</u></b> <small>(Pass-through fee; Updated July 1st)</small>	Tustin Unified School District	☐ Residential	\$5.17 per sq. ft. of building area
		☐ Commercial/Industrial	\$0.84 per sq. ft. of building area
	Irvine Unified School District	☐ Residential	\$5.17 per sq. ft. of building area
		☐ Commercial/Industrial	\$0.84 per sq. ft. of building area

# City of Tustin Development Impact Fees & Taxes

<b>FEE TYPE</b>	<b>LAND USE</b>	<b>IMPACT FEE RATE</b>	
<b><u>Transportation Corridor Fees</u></b>  Foothill/Eastern Transportation Corridor Agency (Pass-through fee; Updated every July 1st)	□ Zone A	Single Family	\$6,756 per unit
		Multi-Family	\$3,943 per unit
		Non-Residential	\$9.39 per sq. ft. of building area
	□ Zone B	Single Family	\$4,806 per unit
		Multi-Family	\$2,802 per unit
		Non-Residential	\$5.44 per sq. ft. of building area
(Affordable Housing) <b><u>Voluntary Workforce Housing Incentive Program In-Lieu Fee</u></b> (Impact fee; Only applicable to RHASP and DCCSP)	Any residential project providing voluntary workforce housing incentive units pursuant to Subsection (a)(3) of Tustin City Code B9923 must also pay the City a voluntary workforce housing incentive program in-lieu fee calculated by either:  Effective January 2025 – January 2026 Fee=\$15,494 per unit	1: Multiplying the voluntary workforce housing incentive program in-lieu fee by one-half (½) the number of base units provided on-site  $\frac{(\text{In-Lieu Fee}) \times (\text{Base Units Provided On-site})}{2}$	
		2: Multiplying the voluntary workforce housing incentive program in-lieu fee by one-half (½) the residential project's total square feet of residential area  $\frac{(\text{In-Lieu Fee}) \times (\text{Residential Project's Total Sq.Ft. of Residential Area})}{2}$	
		For residential projects where an application was received but not deemed complete on or before April 17, 2018, use calculations from 2 above.	

MAJOR THOROUGHFARE AND BRIDGE FEE PROGRAM  
FOOTHILL/EASTERN TRANSPORTATION CORRIDOR AGENCY

NOT TO SCALE

