



Accessory Dwelling Unit Permit Impact Fee Form

Please consult with the Building Division for details and guidance on impact fees that must be paid during Building Permit plan review for Accessory Dwelling Unit (ADU) proposals. **This form must be completed by the applicant and included with the submittal of the Building Permit Application.**

Impact Fee Calculations

	Result
Step 1: What is the square footage of the proposed ADU?	_____
Step 2: What is the square footage of the primary residential use, excluding the ADU (e.g. single-family unit, duplex)?**	_____
Step 3: Divide Step 1 by Step 2 =	_____
Step 4: What TCA Area of Benefit is the property located in? Foothill / Eastern (east of the freeway) or San Joaquin (west of the freeway)?	_____
Step 5: Multiply Step 3 by the fees below:	
Foothill/Eastern TCA Multi-Family Fee \$3,614 =	_____
San Joaquin TCA Multi-Family Fee \$2,735 =	_____
PSCF Fee \$1,676.23 =	_____
CCCF Fee \$577.03 =	_____

**For ADUs on lots with existing development, input the square footage after the project, not what is existing.

Impact fees will not be imposed upon the development of an ADU 749 square feet or less, unless the ADU is part of a proposal for a new single family residence. (Exception: Junior Accessory Dwelling Units will not be considered a new dwelling unit when calculating impact fees.) Any impact fees charged for an ADU of 750 square feet or more shall be charged proportionately in relation to the resulting square footage of the primary dwelling unit.

School Fees

School fees are determined by Capistrano Unified School District. All ADUs will be referred to the school district for their review and fee payments. Any size ADU may be subject to impact fees.

Transportation Corridor Agency Fees

Transportation Corridor Agency (TCA) fees are assessed proportionally the various TCA fee areas. The fee is paid to TCA through the City at permit issuance. Complete the Impact Fee Calculations above.

Public Safety Construction Fund (PSCF) and Civic Center Construction Fee (CCCF)

PSCF and CCCF are City fees for new units to offset costs of public safety services and civic center construction. Complete the Impact Fee Calculations above.