

Accessory Dwelling Unit (ADU) Impact Fees

ADU Type	Traffic	Parkland Dedication	Sewer Capacity	Water Capacity	Library	Capital License Tax ¹	Solano County Public Facilities ²	School ³ (per Sq. Ft.)
1. Separate new unit	\$676	\$0	\$1,288	\$1,738	\$0	\$549	\$3,761	\$2.97
2. Conversion of existing space in dwelling (Ex: a room or set of rooms including garage; including junior ADU) (No additional square footage)	\$676	\$0	\$0	\$0	\$0	\$549	\$3,761	\$2.97
3. Conversion of existing non-dwelling unit structure (Ex: pool house, shed, studio) (No additional square footage)	\$676	\$0	\$0	\$0	\$0	\$549	\$3,761	\$2.97
4. Addition to existing residential structure (Additional square footage)	\$676	\$0	\$1,288	\$1,738	\$0	\$549	\$3,761	\$2.97
5. Addition to existing non-residential structure (Additional square footage)	\$676	\$0	\$1,288	\$1,738	\$0	\$549	\$3,761	\$2.97

Notes

References

1. Capital License Tax is not an impact fee. It is included here to disclose other costs associated with impact fees that applicants will be charged.
2. Solano County Public Facilities Fee is a pass-through fee. The Board of Supervisors of Solano County passed Resolution No. 2013-236 identifying impact fees which must be paid to the County. The City's Building Department collects these fees on their behalf and submits those payments along with a detailed quarterly report to the County.
3. Benicia Unified School District (BUSD) Fees are required by BUSD and paid directly to them at their office. The City does not collect these fees. It is included here to disclose other costs associated with impact fees that applicants will be charged.

Notes

- Accessory Dwelling Unit (ADU) is defined as an attached or detached residential dwelling unit that provides permanent, complete, independent living facilities, including facilities for living, sleeping, food preparation and cooking, eating and sanitation, for one or more persons, on the same parcel as a primary dwelling. This classification is also inclusive of Junior Accessory Dwelling Unit, as such term is defined in California Government Code Section 65852.22.
- Per California housing legislation AB 2299 and SB 1069 effective January 1, 2017, it is prohibited for California cities to charge utility connection fees or capacity charges including water and sewer for ADUs which are a conversion of existing space.
- Sewer and water capacity fees are applied as stated above. In cases where water meters are upgraded and/or added, an additional charge is assessed. See below:
 - a. ADU with no separate line needed (e.g. shares household meter)
Water capacity fee for ADU = \$1,738
Sewer capacity fee for ADU = \$1,288
 - b. ADU with a separate line needed for a 3/4" base meter (e.g. ADU receives its own 3/4" base meter)
Water capacity fee for ADU = \$1,738
Sewer capacity fee for ADU = \$1,288
 - c. ADU with a separate line needed for a 1" meter (e.g. ADU receives its own 1" base meter)
Typically an ADU should only be a small unit and should not need a 1" line. If the original property had a 1" meter, the ADU would still pay the same fees as shown in item a or b above. If an ADU needs a separate larger meter, then they should pay the full capacity fee associated with that meter size and the sewer charge for a Single Family Residence. The 1" meter water capacity fee is \$10,865 and the sewer capacity fee to connect to the City's sewer main is \$3,219.
 - d. Household upgrades from a 3/4" base meter to a 1" meter which will be shared with the ADU
The total charge is \$6,519 (\$10,865 1" meter capacity fee minus \$4,346 credit for 3/4" base meter = \$6,519)

Impact Fee Adoption History

- The Traffic Impact Mitigation Fee or "Traffic Fee" was established with Ordinance 92-6 N.S. on March 3, 1992 and was last updated with Resolution 14-137 on November 18, 2014.
- The Parkland Dedication Fee was first adopted in 1964 and a complete revision was adopted with Ordinance 86-6 N.S. on September 16, 1986. It was last updated with Resolution 10-27 on March 2, 2010.
- Sewer capacity fees were established in the early 1970s with BMC Section 7-623 through 7-626 and were last updated with Resolution 16-94 on July 19, 2016.
- Water Capacity fees were established with Ordinance 76-8 N.S. on July 6, 1976 and were last updated with Resolution 16-94 on July 19, 2016.
- The Library Book Fee was established with Ordinance 92-5 N.S. on March 3, 1992 and was last updated with Resolution 10-28 on March 2, 2010.
- The Capital License Tax was established with Ordinance 77-17 N.S. on August 23, 1977 and was last updated with Resolution 10-26 on March 2, 2010.