

DEVELOPMENT FEE SUMMARY 2025-2026
CITY OF WATSONVILLE - COMMUNITY DEVELOPMENT DEPARTMENT
250 Main Street, Watsonville CA 95076
(831) 768-3050



This reference is a summary of common development and impact fees. All project fees are calculated from submittal plans. Additional fees may include permits, plan review, and inspection.

A. City-Wide Traffic Impact Fee

Single Family Detached	14 trips per unit	\$240.00 per trip
Multi-Family (apartments, townhomes, co-ops, condos)	10 trips per unit	\$240.00 per trip
Non-Residential (remodel/addition)	trips based on use	\$123.00 per trip
Non-Residential (other)	trips based on use	\$182.00 per trip

B. SANITARY SEWER CONNECTION FEE

Residential and all others	\$2,421.85 per unit
Commercial & Industrial: Sum of following, but not less than	\$2,421.85 minimum
Based on peak month discharge of flow	\$6.74 per gpd
BOD (Biochemical oxygen demand)	\$428.27 lb/day BOD
SS (suspended solids)	\$540.87 lb/day SS

C. WATER SERVICE

Connection Fee (residential)	\$3,129.60 per connection
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D. GROUNDWATER IMPACT FEE

Residential	\$556.94 per bedroom
Commercial & Industrial	\$0.00 no fees

E. STORM DRAINAGE FEE

Additions to existing (per acre of new impermeable area)	\$16,151.63 per acre
New Development Projects:	
Low residential (4.5 units/acre)	\$6,501.48 per acre
Med. Residential (4.5-7.5 units/acre)	\$8,081.85 per acre
High Residential (7.5 units/acre)	\$9,688.38 per acre
Commercial & Industrial	\$12,926.51 per acre
Area "C" (NE of City, S of Corralitos & Salsipuedes Creeks)	\$33,913.85 per acre

F. IMPERVIOUS AREA IMPACT FEE

per square foot of new impervious area	\$0.55 per Sq. Ft.
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G. PUBLIC FACILITIES IMPACT FEE

New detached structures or additions over 1,000 Sq. Ft.	\$0.40 per Sq. Ft.
Calculated on total square footage	

H.	FIRE IMPACT FEES	
	Residential new construction	\$1,195.00 per unit
	Residential addition	\$0.50 per Sq. Ft.
	Commercial & Industrial	\$0.50 per Sq. Ft.
I.	AFFORDABLE HOUSING ORDINANCE - IN LIEU FEES	
	Residential	
	Single Family detached	\$21,885.00 per unit
	Accessory dwelling unit (14-46.050 exceptions)	\$0.00
	Multi-Family (townhomes, co-op, condos all for sale)	\$8,419.00 per unit
	Commercial	
	0-1,000 Sq. Ft.	\$0.00 per Sq. Ft.
	1,001 Sq. Ft. or more	\$1.75 per Sq. Ft.
J.	STREET IMPROVEMENT IN-LIEU FEES	
	Industrial Zoned Parcels	\$135.00 per Lineal Ft.
	fee per lineal foot of street frontage or 5% of actual on-site project improvements whichever is less	
	Other Parcels	\$224.00 per Lineal Ft.
	fee per lineal foot of street frontage or 10% of actual on-site project improvements whichever is less	
K.	CARBON FUND IMPACT FEE	
	Carbon fund fee is based on a percentage of the total building permit fees. Building permit fees do not include planning, permit fees, inspection fees, utility fees or impact fees.	
	New residential and nonresidential construction	50 % of total building permit fee
	Multi family residential & nonresidential additions and alteration	30% of total building permit fee
	Single family residential additions of 500 SF or greater	30% of total building permit fee
L.	UNDERGROUND UTILITY IN-LIEU FEE	
		\$87.00 per Lineal Ft.
	fee per lineal foot of frontage or 1.25% of actual project improvement whichever is less	
M.	SCHOOL FEE	
	Collected by Pajaro Valley Unified School District (831) 786-2380	
	Residential	\$5.17 per Sq. Ft.
	Commercial & Industrial	\$0.84 per Sq. Ft.
	Parking lots/structures	\$0.10 per Sq. Ft.
	Self Storage	\$0.30 per Sq. Ft.
N.	PARK LAND IMPACT FEES	
	<600 Sq. Ft.	\$1,397.00 per unit
	600-900 Sq. Ft.	\$2,438.00 per unit
	>900-1,200 Sq. Ft.	\$3,465.00 per unit
	>1,200-2,100 Sq. Ft.	\$4,377.00 per unit
	>2,100 Sq. Ft.	\$4,845.00 per unit

O. PARK IMPROVEMENT IMPACT FEES

<600 Sq. Ft.	\$1,696.00 per unit
600-900 Sq. Ft.	\$2,961.00 per unit
>900-1,200 Sq. Ft.	\$4,208.00 per unit
>1,200-2,100 Sq. Ft.	\$5,316.00 per unit
>2,100 Sq. Ft.	\$5,884.00 per unit

P. COMMUNITY CENTERS AND RECREATION FACILITIES IMPACT FEES

<600 Sq. Ft.	\$234.00 per unit
600-900 Sq. Ft.	\$408.00 per unit
>900-1,200 Sq. Ft.	\$579.00 per unit
>1,200-2,100 Sq. Ft.	\$732.00 per unit
>2,100 Sq. Ft.	\$810.00 per unit

Q. WATSONVILLE PUBLIC ART PROGRAM ALLOCATION FEE

New residential development, commercial, industrial, and public development projects involving 2,000 Sq. Ft. or more of new floor area with a building construction valuation of \$500,000 or more shall be subject to pay .75% of building permit valuation and not more than \$75,000.

Exterior and interior modification and additions that include all remodeling of existing buildings of five or more units and all remodeling of existing commercial, industrial and public buildings exceeding \$250,000 excluding rehabilitation required for seismic safety shall be subject to pay .75% of building permit valuation and not more than \$75,000.

Building designed and dedicated primarily to nonprofit performing arts spaces or museum uses shall not be required to meet the Watsonville Public Art Program Allocation requirement for as long as the performing arts or museum uses are maintained with these buildings.

Multiple building permits issued within a three-year period for a single project shall be considered in the aggregate in determining the Watsonville Public Art Program Allocation.

Detailed Table for Fees N-P Below

City of Watsonville Citywide Fee Schedule
Park Land In-Lieu Fee, Park Land Impact Fee, Park Improvement Impact Fee, and
Community Centers & Recreational Facilities Impact Fee

Summary of Parks and Recreation Impact Fees per Unit

Dwelling Unit Size in Sq Ft	Park Land In-Lieu Fee ¹	Park Land Impact Fee	Park Imprvmt Impact Fee	Comm/Recr Impact Fee	Total ²
<600	0.0020	\$1,397	\$1,696	\$234	\$3,327
600-900	0.0035	\$2,438	\$2,961	\$408	\$5,807
>900-1,200	0.0049	\$3,465	\$4,208	\$579	\$8,252
>1,200-2,100	0.0062	\$4,377	\$5,316	\$732	\$10,426
>2,100	0.0069	\$4,845	\$5,884	\$810	\$11,539

¹ Fees are calculated on the fair market value per acre valuation of the project.

² Total includes the park land impact fee rather than the park land in-lieu fee; only one of the two fees would be charged to a single project, depending on whether it involves a subdivision.

Park Land In-Lieu Fees (Subdivisions)

Dwelling Unit Size in Sq Ft	Acres per Capita	Population per Unit	Max Acres per Unit	Fee - 50% of Max
<600	0.003	1.32	0.0040	0.0020
600-900	0.003	2.31	0.0069	0.0035
>900-1,200	0.003	3.28	0.0098	0.0049
>1,200-2,100	0.003	4.15	0.0124	0.0062
>2,100	0.003	4.59	0.0138	0.0069

Fees are calculated on the fair market value per acre valuation of the project.

Park Land Impact Fees (Non-Subdivision Projects)

Dwelling Unit Size in Sq Ft	Cost per Capita	Population per Unit	Max Impact Fee per Unit	Fee - 50% of Max
<600	\$2,111.85	1.32	\$2,794	\$1,397
600-900	\$2,111.85	2.31	\$4,877	\$2,438
>900-1,200	\$2,111.85	3.28	\$6,929	\$3,465
>1,200-2,100	\$2,111.85	4.15	\$8,755	\$4,377
>2,100	\$2,111.85	4.59	\$9,690	\$4,845

* These impact fees do not apply to residential subdivisions that are required to dedicate park land or pay fees in lieu of dedication pursuant to the Quimby Act

Park Improvement Impact Fees (All Residential Development)

Dwelling Unit Size in Sq Ft	Cost per Capita	Population per Unit	Max Impact Fee per Unit	Fee - 50% of Max
<600	\$2,564.78	1.32	\$3,393	\$1,696
600-900	\$2,564.78	2.31	\$5,923	\$2,961
>900-1,200	\$2,564.78	3.28	\$8,415	\$4,208
>1,200-2,100	\$2,564.78	4.15	\$10,633	\$5,316
>2,100	\$2,564.78	4.59	\$11,768	\$5,884

Community Centers and Recreation Facilities Impact Fees

Dwelling Unit Size in Sq Ft	Cost per Capita	Population per Unit	Max Impact Fee per Unit	Fee - 50% of Max
<600	\$353.05	1.32	\$467	\$234
600-900	\$353.05	2.31	\$815	\$408
>900-1,200	\$353.05	3.28	\$1,158	\$579
>1,200-2,100	\$353.05	4.15	\$1,464	\$732
>2,100	\$353.05	4.59	\$1,620	\$810