

# FRESNO

Check it out

## **iDIFER:** Industrial/Large Office Development Impact Fee Elimination or Reduction

The City will eliminate or reduce development impact fees for qualifying industrial and large office job producing development projects. The elimination or reduction, taken at the time of pulling the development project building permits, has the ability to save thousands of dollars of city fees, making the project more affordable.

### **REDUCE OR ELIMINATE CITYWIDE FEES**

- Police Impact Fee
- Fire Impact Fee
- Citywide Regional Street Impact Fee
- New Growth Major Street Impact Fee
- Traffic Signal Mitigation Impact Fee

### **CRITERIA TO QUALIFY**

1. It must be for an industrial or large office project that leverages or expands opportunities for the industrial or commercial base.
2. The development must be owner-occupied or subject to a minimum five year term lease.
3. The development will create or retain jobs that are a good match for Fresno. (minimum of 250 net new full time jobs for office projects)
4. The development site is located in an area where public infrastructure already exists.
5. The development site is currently zoned for industrial or commercial development.
6. The development will increase assessed property valuation, potentially increasing sales tax revenue or other tax revenue streams.

### **TO BE EVALUATED FOR THE iDIFER PROGRAM**

At the time you submit your plans to the Planning and Development Department, contact the City's Economic Development Department below to receive and fill out an application for evaluation. Staff will collect the appropriate data and submit it to the Fresno City Manager for determination on the elimination of impact fees. You will then be notified of the final determination.

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### **PROJECT EXAMPLE**

A 155,000 sq. feet new industrial building that fully qualifies would save:

**FIRE FEE**  
**-\$23,000**

**POLICE FEE**  
**-\$65,000**

**REGIONAL  
STREET FEE**  
**-\$19,000**

**NEW GROWTH FEE**  
**-\$43,000**

**TRAFFIC  
SIGNAL FEE**  
**-\$26,000**

**TOTAL SAVINGS**  
**\$176,000**