

APPLICATION FOR RESIDENTIAL INFILL INCENTIVE PROGRAM, WAIVER OF DEVELOPMENT IMPACT FEES

DEPARTMENT OF PUBLIC WORKS • 2600 FRESNO STREET • FRESNO, CA 93721

DATE:

TO: GEORGEANNE A. WHITE, City Manager

FROM: SCOTT L. MOZIER, Director / City Engineer, Public Works Department

**SUBJECT: APPLICATION FOR WAIVER OF DEVELOPMENT IMPACT FEES FOR
INFILL INCENTIVE PROGRAM (SEC 12-4.1606)**

ENTITLEMENT NO:

PERMIT NO:

PROJECT ADDRESS:

PROJECT APN:

On July 21, 2021, Fresno City Council adopted Ordinance No. 2021-029 adding Article 4.16 to the City of Fresno Municipal Code to provide incentives to certain residential infill projects.

This Waiver is not valid on Building Permits issued after June 30, 2026. This Waiver is only valid when funds are available to backfill waived fees.

Section 12-4.1603 defines projects that are eligible for the fees to be waived as:

1. Residential projects, multifamily and single family
2. No greater than six and a half (6.5) net acres or, regardless of size, new multi-family projects that rehabilitate and convert existing commercial or office structures
3. Located in the Infill Opportunity Zone
4. Not located in the South Industrial Priority Area

Section 12-4.1604 lists the fees that are eligible to be waived as:

1. Park Facilities Fees
2. Police Facilities Fees
3. Fire Facilities Fees
4. Street Facilities Fees

Section 12-4.1604 states that eligible residential infill developments are eligible for up to 50% reimbursement of the cost of the following:

1. Curb and Gutter
2. Sidewalks imposed as a Condition of Approval

Public Works staff is recommending that the following fees are waived:

1. Park Facility Impact Fees	\$
2. Fire Facilities Impact Fee	\$
3. Police Facilities Impact Fee	\$
4. Street Facilities Impact Fee	\$
5. Estimated 50% Reimbursement for Curb, Gutter, and Sidewalk	\$
Total	\$

Applications for fee waivers shall be submitted to the Director of Public Works at or before the time of building permit approval. Applications for fee exemptions shall not be submitted until after approval of all discretionary planning entitlements, except that applications for fee exemptions can be submitted concurrently with applications for design review. Actual amount of curb, gutter, and sidewalk reimbursement to be based on contractor's invoices. This Waiver is not valid on Building Permits issued after June 30, 2026. This Waiver is only valid when funds are available to backfill waived fees.

Waivers will not be applied to the listing of fees due and payable in the Accela permitting system at time of building permit; the full amount of each development impact fee will be shown. At the time of Final Inspection when a Certificate of Occupancy is requested, the approved waiver amounts will be applied subject to available funds in the Incentive Program. If the Incentive Program funding has already been exhausted for the remainder of the City fiscal year by other development projects, then no waivers will be available from the program. Once fees have been paid and a Certificate of Occupancy has been obtained, the project will not be eligible for any additional Incentive Program funding to reduce impact fees. The Incentive Program shall operate on a "first come, first served" basis.

**APPLICANT ACKNOWLEDGMENT OF
COMPLIANCE WITH THE ABOVE
REQUIREMENTS PER SECTION 12-4.16 OF
THE FRESNO MUNICIPAL CODE:**

Name: Date:
Title:

RECOMMEND APPROVAL:

Scott L. Mozier Date
Public Works Director

APPROVED:

Georgeanne A. White Date
City Manager