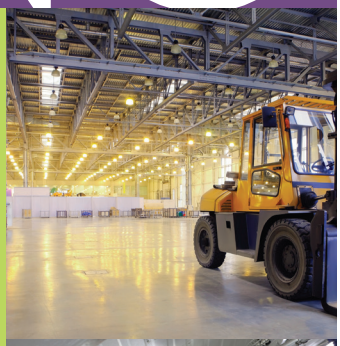
FRESNO

Check it out

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

The City will eliminate or reduce certain 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

- 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 assesed property valuation, potentially increasing sales tax revenue or other tax revenue streams.

PROJECT EXAMPLE

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

REGIONAL STREET FEE
-$19,000

NEW GROWTH FEE
-$43,000

TRAFFIC SIGNAL FEE
-$26,000

TOTAL SAVINGS
$88,000

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.

ECONOMIC DEVELOPMENT | CITY OF FRESNO
(559) 621-8350 | economicdev@fresno.gov | www.fresno.gov