CITY OF CHULA VISTA

MASTER FEE SCHEDULE

Chapter 16 – Development & In-Lieu Fees

Development & In-Lieu Fees

City of Chula Vista Development Services
276 Fourth Avenue, Chula Vista, CA 91910

FEE BULLETIN

16-100

October 2025

New building projects are subject to Development Impact Fees. For expansion/renovation of existing projects, fees apply to the net increase in impact only, as determined by increase in dwelling units, gross acres, square feet, or vehicular trips. Pursuant to California Government Code Section 65852.2(f)(3)(A), Junior Accessory Dwelling Units and Accessory Dwelling Units of less than 750 square feet are exempt from all development impact and in-lieu fees. Accessory Dwelling Units 750 square feet or larger are charged proportionately to the primary residence, on a square footage basis.

All rates are current as of the date of this Fee Bulletin. Development & In-Lieu fees may be set by Ordinance, Resolution, or Council Policy.

PUBLIC FACILITIES DIF

Applicable: Citywide

Single-Family, per dwelling unit (DU)

Civic Center	$4,750
Police	$2,487
Corporation Yard	$667
Libraries	$2,731
Fire Suppression System	$2,401
Program Administration	$893
Recreation Facilities	$2,073
Single-Family Total PFDIF, per DU	**$16,002**

Multifamily, per DU

Civic Center	$4,500
Police	$2,686
Corporation Yard	$535
Libraries	$2,731
Fire Suppression System	$1,728
Program Administration	$846
Recreation Facilities	$2,073
Multifamily Total PFDIF, per DU	**$15,099**

Commercial, per gross acre

Civic Center	$15,156
Police	$11,748
Corporation Yard	$11,357
Fire Suppression System	$6,346
Program Administration	$2,852
Commercial Total PFDIF, per acre	**$47,459**

Industrial, per gross acre

Civic Center	$4,789
Police	$2,533
Corporation Yard	$5,349
Fire Suppression System	$1,263
Program Administration	$902
Industrial Total PFDIF, per acre	**$14,836**

TRAFFIC SIGNAL FEE (WEST OF I-805 ONLY)

Applicable: Citywide

Fee per vehicular trip $49.90

See Master Fee Schedule Fee Bulletin 16-200 for Vehicular Trip Generation Table

PARKLAND ACQUISITION & DEVELOPMENT

The Parkland Acquisition and Development (PAD) fee consists of two fee components: land acquisition and park development.

Applicable: Citywide.

Parkland acquisition fees vary between eastern and western Chula Vista, as divided by I-805. Development fees are consistent citywide.

Single-Family, per DU

Acquisition, west of I-805	$4,994
Acquisition, east of I-805	$12,676
Development, citywide	$9,866
Total Single-Family fee, west of I-805	**$14,860**
Total Single-Family fee, east of I-805	**$22,542**

Multifamily, per DU

Acquisition, west of I-805	$3,707
Acquisition, east of I-805	$9,408
Development, citywide	$7,322
Total Multifamily fee, west of I-805	**$11,029**
Total Multifamily fee, east of I-805	**$16,730**

Mobile Home, per unit

Acquisition, west of I-805	$2,337
Acquisition, east of I-805	$5,932
Development, citywide	$4,617
Total mobile home fee, west of I-805	**$6,954**
Total mobile home fee, east of I-805	**$10,549**

EASTERN TRANSPORTATION DIF

Applicable: East of I-805

Per Daily Vehicular Trip..... $1,916.40

Residential, per dwelling unit (DU)
Low Density: 0 – 6 DU/gross acre $19,164
Medium Density: 6.1 – 20 DU/gross acre $15,331
High Density: > 20.1 DU/gross acre $11,498
Senior Housing: > $7,666
Residential Mixed-Use: >20 DU/gross acre $7,666

*Note: Mixed-Use projects are subject to both a Mixed-Use Commercial rate for the commercial portion of the project **AND** the Mixed-Use Residential rate for the residential units.*

WESTERN TRANSPORTATION DIF

Applicable: West of I-805, except Bayfront area

Per Daily Vehicular Trip..... $582.92

Residential, per DU
Low Density: 0 – 6 DU/gross acre $5,829
Medium Density: 6.1 – 20 DU/gross acre $4,663
High Density: > 20.1 DU/gross acre $3,498
Senior Housing $2,332
Residential Mixed-Use: > 20DU/gross acre $2,332

BAYFRONT TRANSPORTATION DIF

Applicable: Bayfront area

Per Daily Vehicular Trip..... $1,409.00

Residential, per dwelling unit (DU)
Low Density: 0 – 6 DU/gross acre $14,090
Medium Density: 6.1 – 20 DU/gross acre $11,272
High Density: > 20.1 DU/gross acre $8,454
Senior Housing: > 4 DU/gross acre $5,636
Residential Mixed-Use: > 4 DU/gross acre $5,636

PEDESTRIAN BRIDGE DIFs

Otay Ranch Village 1, 2, 5, and 6 Pedestrian Bridge DIF
Applicable: Otay Ranch Villages 1, 2, 5, and 6

Single-Family, per DU $1,213
Multifamily, per DU $899

Otay Ranch Village 11 Pedestrian Bridge DIF
Applicable: Otay Ranch Village 11

Single-Family, per DU $3,442
Multifamily, per DU $2,552

EUC (Millenia) Pedestrian Bridge DIF
Applicable: Millenia Eastern Urban Center Project

Single-Family, per DU $615.13
Multifamily, per DU $456.10

SEWER & DRAINAGE DIFs

Poggi Canyon Sewer, Gravity Flows
Applicable: Poggi Canyon sewer basin

Fee per equivalent dwelling unit (EDU) $265

Salt Creek Sewer, Gravity Flows
Applicable: Salt Creek and Wolf Canyon sewer basins

Fee per equivalent dwelling unit (EDU) $1,955

INCLUSIONARY HOUSING IN-LIEU FEE

Rental Housing Developments
In-lieu fee per square foot of market-rate residential space $16

Ownership Housing Developments
In-lieu fee per square foot of market-rate residential space $8