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 2026

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	$4,723
Police	$2,567
Corporation Yard	$689
Libraries	$2,716
Fire Suppression System	$2,387
Program Administration	$922
Recreation Facilities	$2,061
Single-Family Total PFDIF, per DU	**$16,065**

Multifamily, per DU

Civic Center	$4,475
Police	$2,772
Corporation Yard	$552
Libraries	$2,716
Fire Suppression System	$1,718
Program Administration	$873
Recreation Facilities	$2,061
Multifamily Total PFDIF, per DU	**$15,167**

Commercial, per gross acre

Civic Center	$15,072
Police	$12,124
Corporation Yard	$11,721
Fire Suppression System	$6,310
Program Administration	$2,944
Commercial Total PFDIF, per acre	**$48,171**

Industrial, per gross acre

Civic Center	$4,762
Police	$2,614
Corporation Yard	$5,520
Fire Suppression System	$1,256
Program Administration	$931
Industrial Total PFDIF, per acre	**$15,083**

TRAFFIC SIGNAL FEE (WEST OF I-805 ONLY)

Applicable: Citywide

Fee per vehicular trip $51.39

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	$10,160
Total Single-Family fee, west of I-805	**$15,154**
Total Single-Family fee, east of I-805	**$22,836**

Multifamily, per DU

Acquisition, west of I-805	$3,707
Acquisition, east of I-805	$9,408
Development, citywide	$7,541
Total Multifamily fee, west of I-805	**$11,248**
Total Multifamily fee, east of I-805	**$16,949**

Mobile Home, per unit

Acquisition, west of I-805	$2,337
Acquisition, east of I-805	$5,932
Development, citywide	$4,754
Total mobile home fee, west of I-805	**$7,091**
Total mobile home fee, east of I-805	**$10,686**

EASTERN TRANSPORTATION DIF

Applicable: East of I-805

Per Daily Vehicular Trip..... $1,920.23

Residential, per dwelling unit (DU)
Low Density: 0 – 6 DU/gross acre $19,202
Medium Density: 6.1 – 20 DU/gross acre $15,362
High Density: > 20.1 DU/gross acre $11,521
Senior Housing: > $7,681
Residential Mixed-Use: >20 DU/gross acre $7,681

*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..... $603.26

Residential, per DU
Low Density: 0 – 6 DU/gross acre $6,032
Medium Density: 6.1 – 20 DU/gross acre $4,826
High Density: > 20.1 DU/gross acre $3,619
Senior Housing $2,413
Residential Mixed-Use: > 20DU/gross acre $2,413

BAYFRONT TRANSPORTATION DIF

Applicable: Bayfront area

Per Daily Vehicular Trip..... $1,458.17

Residential, per dwelling unit (DU)
Low Density: 0 – 6 DU/gross acre $14,581
Medium Density: 6.1 – 20 DU/gross acre $11,665
High Density: > 20.1 DU/gross acre $8,749
Senior Housing: > 4 DU/gross acre $5,832
Residential Mixed-Use: > 4 DU/gross acre $5,832

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 $1,215
Multifamily, per DU $900

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

Single-Family, per DU $3,450
Multifamily, per DU $2,558

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) $1,959

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