

Affordable Housing In-Lieu Fees - Residential

PJR-088

PURPOSE: The purpose of this form is to provide information regarding the applicability and payment of in-lieu Affordable Housing fees under the Affordable Housing Program.

APPLICABILITY

The Affordable Housing Program applies to all residential development, including construction of a single family home on an individual lot and residential additions greater than 1,000 square feet. Applicants may either pay an in-lieu fee or construct a second dwelling unit, farm family unit, or agricultural employee unit on qualifying parcels. Please note that a Zoning Permit is required for such units.

PROVISIONS

- If the parcel qualifies and the applicant chooses to construct a second dwelling unit, farm family unit, or agricultural employee unit, the permit for that unit must be issued prior to, or concurrent with, the permit for the new home or addition.
- An in-lieu fee may be paid instead of constructing an affordable unit on-site. In-lieu fees are paid at the time of building permit issuance.
- The in-lieu fee is based on the size of the new home or addition.
- Small homes 1,000 square feet or less are exempt from these requirements.
- Residential remodels, including additions of up to 1,000 square feet, are exempt from these requirements.
- Residential replacement units are exempt if the size of the new home is not more than 1,000 square feet larger than the home being replaced.
- Residential accessory structures with 1,000 square feet or less of habitable space are exempt.
- In-lieu fees are not applicable to projects within the Coastal Zone of Sonoma County at this time.

AFFORDABLE HOUSING IN-LIEU FEE SCHEDULE

Please refer to the attached schedule. Fees are revised on January 1 of each year.