

Eligibility Criteria to Submit for Building Permits Under the Current Development Impact Fees

The new development impact fees (DIF) will go into effect on Monday, August 6, 2018. The purpose of this advisory is to provide answers to questions on eligibility criteria to submit for a building permit under the current DIF. There are three (3) categories of projects that are eligible to pay the current DIF, including: 1) Building Pipeline, 2) Previous Planning Approvals, and 3) Current Planning Pipeline. Pipeline projects include projects that are currently in building plan check, previous planning approvals, and applications for new development, alterations to existing development, and changes in land use and/or occupancy.

In all cases, building plan submittals must be complete including the supporting documents and fire sprinkler plans. Incomplete building plan submittals will not be accepted. The following is a summary of the three categories of projects that are eligible to be “grandfathered” under the current DIF.

1. **Building Pipeline:** Includes all building plan submittals for a building permit until August 3, 2018. Any project within this category that is granted a time extension on the processing of the building permit remains eligible for the term of the time extension up to a maximum of 180 days. Applications for building permits submitted by Friday, August 3, 2018 shall pay the current DIF.

2. **Previous Planning Approvals:** Includes all previous planning approvals that are in effect. Previous planning approvals include any project for which a planning entitlement (beyond architectural approval) has been approved and is in effect on August 3, 2018, including entitlements for use permits, subdivisions, and boundary line modifications. Applications for building permits on any previous planning approval project submitted by Friday, August 3, 2018, shall pay the current DIF.

3. **Current Planning Pipeline:** Includes all current planning projects that have:

- a) been approved,
- b) passed the 10-day appeal period by August 3, 2018, and
- c) submitted a complete building plan submittal application by August 3, 2018.

Applications for building permits on any current planning approval project submitted by Friday, August 3, 2018, shall pay the current DIF.

***Please Note:** Building plan submittals will only be accepted until the 10-day appeal period has lapsed for projects requiring a discretionary City approval that either:

- a) allows the proposed use or development (e.g., use permit, planned development permit),
- b) creates a lot for the proposed use (e.g., approved parcel and subdivision maps, boundary line modification), or
- c) relies on an additional discretionary approval (e.g., planned development permit).