



SEQUOIA UNION HIGH SCHOOL DISTRICT

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August 2016

SCHOOL DEVELOPER FEES INFORMATION & INSTRUCTIONS

Attn: Building Permit Applicants

From: The Sequoia Union High School District (S.U.H.S.D.) Belmont/Redwood Shores, Las Lomas, Menlo Park, Portola Valley, Ravenswood, Redwood City, San Carlos and Woodside Elementary School Districts. In addition, the Sugarloaf Mountain area of the City of San Mateo is also included as part of the Belmont Elementary School District.

Subject: **Assembly Bill 2926 (STIRLING) – School Developer Fees**

The following information is intended for applicants to better understand the provisions of Assembly Bill 2926 and the process and procedures for obtaining a building permit from the respective cities, counties and school districts.

[ATTN: BUILDING DEPARTMENTS:](#)

LEGISLATION STATES THAT NO BUILDING PERMIT SHALL BE ISSUED UNTIL THE DISTRICT CERTIFIES THAT ANY FEES DUE HAVE BEEN PAID IN FULL. ANY BUILDING DEPARTMENT THAT ISSUES A PERMIT WITHOUT VERIFICATION OF PAYMENT FROM THE DISTRICT IS IN VIOLATION OF THE LAW AND MAY BE PENALIZED....

FAQ: What are Developer Fees and why do we need to pay them?

- Effective January 1, 1987, *Assembly Bill 2926, Education Code Section 17620*, authorizes school district's to levy a fee, charge or dedication against any new construction, remodels or additions within its boundaries for the sole purpose of funding the construction or reconstruction of school facilities;
- In January 2014, the State Allocation Board's biennial inflation adjustment changed the fee to **\$3.36** per square foot for residential construction and **\$0.54** per square foot for commercial/industrial construction;
- The Sequoia Union High School District currently shares developer fees with its feeder districts. The developer fee sharing arrangement between the district's is currently 40% for the high school district and 60% for the feeder districts;
- The districts' facilities do not have adequate capacity at reasonable standards for present enrollment; in fact, two of our four comprehensive schools have enrollments above their reasonable capacity;
- The continued growth of our community and additional students generated from new housing development will further strain the capacity of school facilities. This increase will exacerbate the district's present modest capacity shortage if new capacity is not added;
- Overcrowding in the classrooms will impair the normal functioning and the quality of the districts' educational programs;
- On every other even year, the Districts' attorney will conduct a developer fee justification study for all schools based on the increase of new students enrolled within our boundaries. This study determines the impact and effect

How are the fees calculated?

- Applicants submit original floor plans to our office. Our department Supervisor reviews the floor plans using a CAD computer specifically designed to calculate developer fees to determine based on new or additional square footage, including basements and stairways. Garages are excluded.

What if my plans change?

- All changes to the original floor plans previously submitted must re-submit the revised plans for re-calculation. If possible, please bring the goldenrod copy of your receipt.

Are fees refundable?

- Yes. All projects that have been cancelled or abandoned at any time may apply for a full refund. You are required to submit a letter of explanation from the building department written on their letterhead stationary stating the reason for canceling your project. We will then process your refund request. You will receive a check from the elementary school district and a check from the high school district. *(Please allow 1 - 2 weeks)*

How to proceed and where do I go?

- Please submit one (1) copy of your floor plans that are full size *(usually 24" x 36" or larger)* and are to scale to our Maintenance and Operations office, now located at 1090 Mills Way in Redwood City for reviewing. Our office is open Monday – Friday from 7:30 a.m. to 4:30 p.m. We are closed during legal holidays, winter and spring breaks.
- Also, if you are demolishing an existing structure, you are required to obtain a document from the County Assessor's office known as a *"unit appraisal record or a hard copy"* located at 555 County Center, on the 1st Floor in Redwood City. This document lists the history of the property and will show the total square footage to be demolished. This is also known as the *"base"* area. We will deduct the total base area square footage from the new square footage and will calculate the fees based on the net square footage.
- **Please Note** – If your project falls under 500 square feet, you are still required to submit your floor plans to our office for verification of the total square footage. Once this has been verified, the district will note on your *"verification of payment"* receipt that there is no fee due. You must present this receipt to the building department before they are allowed to issue you your permit.
- We require (2) business days turnaround time for calculating the fees.

Payment of Fees:

- Payment is accepted only by submitting two separate checks. One check is issued to the elementary school district and one check is issued to the high school district.
- Once your fees have been calculated, you will receive a phone call from our office informing you that we have completed calculating the fees and what the amount is for each district.

Exclusions and Exemptions:

Exclusions:

- Covered but **not** enclosed space such as patios and walkways
- Garages and Carports
- Barns and Green Houses

Exemptions:

- Residential additions of 500 square feet or less (Ed. Code 17620, subd. (a)(I)(C)(i).)
- Modification or expansion of existing residential housing if the purpose of such modification is to increase access for a severely and permanently disabled person. (Ed. Code 17620, subd. (a)(I)(C)(ii).)
- Reconstruction of a structure damaged or destroyed by fire, earthquake, landslide, mudslide, flood, tidal wave, etc., where the replacement structure is equivalent to the original structure. However, the district may charge fees for any net increase in square footage that arises from the new construction. (Ed. Code 17626.)
- Facilities used exclusively for religious purposes and are thereby exempt from property taxes. (Gov. Code 65995, subd. (d).)
- Facilities used exclusively as a private full-time day school (including only grades between K-12). (Gov. Code 65995, subd. (d).)
- Facilities owned and occupied by any federal, state, or local government agency. (Gov. Code 65995, subd. (d).)
- State-owned housing for migrant farm workers which is subject to a contract ensuring compliance with Section 50710, et seq. of the Health and Safety Code.