

FRESNO

Check it out

iDIFER: Industrial Development Impact Fee Elimination/Reduction

For a limited time, the City will eliminate or reduce development impact fees for qualifying industrial job producing development projects. The elimination or reduction, taken at the time of pulling the development project building permits, has the ability to save thousands of dollars of city fees, making the project more affordable.



REDUCE OR ELIMINATE CITYWIDE FEES

- Police Impact Fee
- Fire Impact Fee
- Citywide Regional Street Impact Fee
- New Growth Major Street Impact Fee
- Traffic Signal Mitigation Impact Fee

CRITERIA TO QUALIFY

1. It must be for an industrial project that leverages or expands opportunities for the industrial base.
2. The development must be owner-occupied or subject to a minimum five year term lease.
3. The development will create or retain jobs that are a good match for Fresno.
4. The development site is located in an area where public infrastructure already exists.
5. The development site is currently zoned for industrial development.
6. The development will increase assessed property valuation, potentially increasing sales tax revenue or other tax revenue streams.

PROJECT EXAMPLE

A 155,000 sq. feet new industrial building that fully qualifies would save:

FIRE FEE

-\$23,000

POLICE FEE

-\$65,000

REGIONAL STREET FEE

-\$19,000

NEW GROWTH FEE

-\$43,000

TRAFFIC SIGNAL FEE

-\$26,000

TOTAL SAVINGS

\$176,000

TO BE EVALUATED FOR THE iDIFER PROGRAM

At the time you submit your plans to Planning and Development department, fill out an application for evaluation. Staff will collect the appropriate data and submit it to the Fresno City Manager for his determination on the elimination or reduction of impact fees. You will then be notified of the final determination.

The iDIFER program was authorized for one year and ends on January 29, 2015.