

# DEVELOPMENT

## WHAT IS A DEVELOPMENT IMPACT FEE?



On August 30, 2005 the Torrance City Council approved and adopted Phase I of a Development Impact Fee (DIF) Program for transportation, and undergrounding (sewer & storm drain) services. The fees went into effect on October 31, 2005. On January 9, 2007 Torrance City Council approved and adopted Phase II of the DIF program for Police and Fire.

*The fees will be in effect as of July 1, 2015.*



# IMPACT

## FEE CHART

TYPE OF DEVELOPMENT	FEE
Single- Family Detached - \$ per Unit	exempt
Multi-Family/ Others -	\$2,208.44
Commercial / General- \$ per 1000 Square Feet	\$5,276.79
Commercial Center - \$ per 1000 Square Feet	\$1,720.80
Industrial / Light - \$ per 1000 Square Feet	\$1,226.48
Industrial / Heavy - \$ per 1000 Square Feet	\$1,391.15
Industrial / Business Park - \$ per 1000 Square Feet	\$1,778.22



# FEE



A Development Impact Fee is a *one-time* cost other than a tax or special assessment fee that is charged by a local government agency. The DIF is applied to pay a portion of the costs identified for public facilities used for transportation services, as well as undergrounding of utilities, sewer and storm drain improvements, and Police and Fire facilities.

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