Town of Windsor
CALIFORNIA

Development Impact Fee Pilot Program FAQs

1. What is the Development Impact Fee Pilot Program?

The Pilot Program is a two-year initiative that replaces flat "per unit" fees with size-based (square footage) fees for attached, for-rent multifamily units under 1200 square feet.

2. Who qualifies?

Projects with attached, for-rent multifamily units smaller than 1,200 square feet per unit. Detached units, for-sale housing, and units 1,200 square feet or larger do not qualify.

3. Which impact fees are included?

The pilot applies to Town-adopted impact fees, including Parks & Recreation, Water/Sewer Capacity, Traffic, Drainage, Open Space, Trails, Public Facilities, and Police.

6. Which fees are not included?

School fees (Windsor Unified School District), fire impact fees (Sonoma County Fire District), and rates governed by Prop 218 (e.g., monthly service rates) are not changed.

7. When are the fee reductions applied?

At building permit issuance for qualifying units. Previously issued permits and already-paid fees are not affected.

8. When does the program take effect, and how long will it last?

The pilot is currently in effect. It will sunset in October 2027 or when the Town adopts its next comprehensive nexus fee study—whichever comes first.

9. What happens if a project begins after the pilot ends?

Projects that submit a complete entitlement application during the pilot term may still benefit from the fee reduction for up to 12 months after the pilot ends, as long as the first building permit for vertical construction is issued within that 12-month period and the project remains substantially consistent with its approved entitlement.

15. Who can I contact for more information?

Town of Windsor Community Development Department
Email: planning@townofwindsor.ca.gov
Phone: (707) 838-1021