

GLOSSARY OF TERMS RELATED TO DEVELOPMENT IMPACT FEES

Accessory Dwelling Unit (ADU) – Per MBMC §10.74.020, ADU has the meaning ascribed in Government Code Section 65852.2.

Assembly Bill 602 (AB602) – AB 602, enacted by the State of California in 2021, amended Government Code Sections 65940.1 and 66019, and added Section 66016.5 to the Government Code. AB 602 requires that if a local agency conducts and adopts an impact fee nexus study after January 1, 2022, the local agency shall follow several standards and practices. For example, before the adoption of an associated development fee, an impact fee nexus study shall be adopted and updated at least every eight years.

Assembly Bill 1600 (AB1600) – California's Assembly Bill 1600 (AB 1600), also known as the Mitigation Fee Act, was adopted in 1987 and codified as California Government Code Section 66000 et. seq., authorizes cities to impose Development Impact Fees.

Certificate of Occupancy – A document issued by the City that certifies a building's compliance with applicable building codes and other laws and indicating it to be in a condition suitable for occupancy.

Equivalent Dwelling Unit (EDU) – Unit of measurement defined as one single-family dwelling unit, which is the basic unit of assessment when using the equivalent dwelling unit (EDU) method.

Mitigation Fee Act – This act, adopted in 1987 and effective in 1989, requires that all public agencies satisfy several requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project.

Multi-Family – Two or more dwelling units on a site, including manufactured homes and as defined in MBMC §10.08.030.

Nexus – A relationship or connection linking two (or more) items.

Regional Housing Need Allocation (RHNA) – RHNA is the California State-required process that seeks to ensure cities and counties plan for enough housing in their Housing Element cycle to accommodate all economic segments of the community.

Single-Family – Single-family dwelling units located on a single lot, including manufactured homes and as defined in MBMC §10.08.030 *Residential use classifications*.

Square Footage (for the basis of assessing Residential impact fees) – All residential projects will be charged based on the habitable gross (referred to as “livable” in Nexus Study) square footage of each dwelling unit as calculated by the Building Official or his/her designee.

Square Footage (for the basis of assessing Non-Residential impact fees) - All non-residential projects will be charged impact fees per 1,000 habitable/usable gross square feet (referred to as “livable” in Nexus Study), including common areas for that non-residential use as calculated by the Building Official or his/her designee.

Temporary Certificate of Occupancy - A formal approval, in writing by the Building Official, for specified portion(s) of the structure that is satisfactorily code compliant for inhabitants to occupy and to be utilized as intended per the approved use before completion of the entirety of the structure and contains a defined period of time for occupancy.

Commercial – Commercial Use classifications as defined in MBMC §10.08.050 with the exception of Office (see definition of Office below).

Office – Business and professional offices as defined in MBMC §10.08.050(S).

Industrial – Industrial Use classifications as defined in MBMC §10.08.060.