



Accessory Dwelling Unit Fee Waiver Program

Property Owner Name: _____

Project Address: _____

On August 13, 2019, the City of Vista adopted Ordinance No. 2019-11, amending Chapter 18.31 of the City of Vista Municipal Code, which provides for certain fees to be waived in the development of Accessory Dwelling Units (ADUs). Certain development impact fees for an ADU will be waived if the following conditions are met:

- The ADU is occupied by an eligible household (see below) during the first ten years following the issuance of the certificate of occupancy for the unit; and
- The owner of the property has executed and recorded a regulatory agreement, in a form approved by the City Attorney, to assure compliance with this paragraph, and such rules as may be necessary so that the unit is eligible to be counted towards the City's regional housing needs assessment. An eligible household shall consist of either
 - (1) a lower income household which has a gross income which does not exceed 80 percent of the San Diego County median, adjusted by household size; or (2) a family member or caregiver providing regular care to an owner or occupant of the primary unit in need of that care.

See Exhibit "A" attached, for a list of impact fees that will be waived.

Prior to receiving a building permit, all ADU owners are required to execute and provide to the City for recording a "Covenant Agreement Restricting Occupancy and Rents for an Accessory Dwelling Unit". A listing of initial and annual requirements is attached as Exhibit "B".

I/We acknowledge that I/We have received the foregoing information:

Sign & Date

Sign & Date



**EXHIBIT A
ESTIMATED 2019 ADU FEES**

*Fees may vary year to year.
Check with the Community Development Department for updated fees*

FEE TYPE	AMOUNT
Fire Protection Fee	\$379.00
Park Fee	\$7,800.84
Public Facilities Fee	\$1,218.00
Streets and Signal Development Impact Fee	\$5,587.65
Total:	\$14,985.49



EXHIBIT B

Accessory Dwelling Unit Fee Waiver Checklist

- Return the notarized Covenant Agreement to the Housing Division. Housing Division will record the Agreement.

Note: Recorder and notary fees are covered by applicant.

- Return the signed Lease Addendum to the Housing Division within 30 days of any new lease.
- Return the Occupancy Certification Form within 30 days of any new lease.
- Return the Occupancy Certification annually on the anniversary of Covenant Agreement.