

**CITY OF SIERRA MADRE
PLANNING AND COMMUNITY PRESERVATION DEPARTMENT**

**NOTICE OF CHANGES
ACCESSORY DWELLING UNITS (ADUs)**

EFFECTIVE DATE: JULY 1, 2026

In accordance with City Council Resolution 26-50, Public Facilities Fees shall be imposed on Accessory Dwelling Units (ADUs) for permit applications received on or after July 1, 2026. ADUs which have 750 square feet or less of interior livable space are exempt.

What are Public Facilities Fees?

The City imposes fees under Government Code Sections 66000 through 66008. These fees, known as “Public Facility Fees” or “Development Impact Fees”, are charged to mitigate the effects of development on the city’s public facilities. The fees were based on a Nexus Study performed by MuniFinancial Services in 2006 and are periodically updated based on the Construction Cost Index. There are seven categories of Public Facilities Fees. They include General Government, Library, Public Safety, Parks, Traffic, Water and Sewer fees.

How much is each fee?

The base amount for each category of Public Facilities Fees can be found within the City’s adopted fee schedule and is subject to increase periodically. The rate for Single Family shall be charged unless the ADU is located within a zoning district that allows multifamily development, in which case the rate for Multi Family shall be charged.

FY 2026-2027 Public Facilities Fee Rate Schedule (Base Amounts)								
	General Government	Library	Public Safety	Parks (Quimby)	Traffic	Water	Sewer	Total
Single Family	\$3,883.74	\$2,219.43	\$2,998.02	\$20,050.98	\$7,853.67	\$18,358.37	\$21,079.23	\$76,393.44
Multi Family	\$2,388.68	\$1,383.70	\$1,868.21	\$12,499.87	\$6,281.67	\$7,625.17	\$5,249.18	\$37,296.47

After the base amount is determined, fees shall be reduced in accordance with Government Code Section 66311.5. The amount charged shall be proportional based on the sizes of the ADU and Primary Dwelling Unit. For example, if the ADU is 50% the size of the Primary Dwelling Unit, then the Public Facilities Fees charged shall be limited to 50% the base amounts.

After the proportional fee amount is calculated, fees shall be reduced in accordance with City Council Resolution 26-50 based on the number of ADUs, regardless of type or size, on a property that are existing, in construction, or approved for construction (“Existing ADUs”) as follows.

Calculation	Existing ADUs
0.25 x Fee	None (0)
0.75 x Fee	One (1)
1.00 x Fee	Two (2) or more

What is the timing for payment?

Public Facilities Fees accrue when an application is submitted. The fees shall be calculated at the base amount rate in effect when the fee accrues. Payment of the fees may be deferred to the date of approval of the final building inspection. Payment of the full balance due is required to issue a Certificate of Occupancy.

What projects will be funded?

The Public Facilities Fees accounts fund various Capital Improvement Projects (CIP). For example, the FY 26-27 CIP Master Worksheet includes Memorial and Sierra Vista parks restroom improvements, various street rehabilitation projects, and active transportation elements such as bus stops, bike racks, and crosswalks.

For each fiscal year, the City publishes a report of Public Facilities Fees expended on projects. This report is called the AB 1600 Mitigation Fee Act Compliance Report and is available on the City's website.

As the Payor of the fees, you have a right to:

1. Submit a request to the Department of Finance for an audit under Government Code Section 66023 to determine:
 - a. Whether any fee exceeds the amount reasonably necessary to cover the cost of any product, public facility, or service provided by the City;
 - b. When the revenue generated by a fee is scheduled to be expended; and
 - c. When the public improvement is scheduled to be completed.
2. File a written request to the City Clerk to receive mailed notice of the Sierra Madre City Council's meeting to review the information regarding each fee's account or fund ("Annual Report"), as required under SMMC 15.52.080 and Code Section 66006(b)

Resources:

[Sierra Madre City Council Resolution 26-50](#)

[City of Sierra Madre Department of Finance Current Fee Schedule](#)

[City of Sierra Madre Department of Finance AB 1600 Reports](#)