



## Land, Buildings and Real Estate

### General Use Permit (GUP) Entitlement Fee Policy

**SUMMARY** This statement describes University policy on recovering General Use Permit (GUP) mitigation costs through an entitlement fee on Stanford University School and Department facilities growth.

#### **POLICY STATEMENT**

The GUP Entitlement Fee will provide funding for the mitigation projects and programs (Conditions of Approval) required by Santa Clara County as a result of the December 2000 Community Plan and GUP approval. The projects and programs required include infrastructure and environmental resources studies, a comprehensive water conservation program, transportation demand management, habitat conservation, and consultant monitoring of mitigation compliance.

Additionally, the cost of roadway expansions, new parking, and expanded childcare facilities to support a projected increase of 2,200 students, faculty and staff, will be paid for by the GUP Entitlement Fee.

**APPLICABILITY** The GUP Entitlement Fee will be assessed on increases in School/Department gross square footage. Housing units are required as a component of the GUP and are thus excluded from the GUP Entitlement Fee.

The following are guidelines established for the determination of the GUP Entitlement Fee applicability. It should be noted that the Provost, or his representative, must approve all space movement.

- The expanding school or department pays the GUP Entitlement Fee on all net new gross square footage.
- If the expanding school/department vacates space that is taken by another department, the School/Department taking the vacated space pays the GUP Entitlement Fee on that space.

- Vacated space that no other School/Department wants does not provide a GUP Entitlement Fee credit to an otherwise expanding school/or department until the vacated space is absorbed or demolished.
- Temporary space (defined as space that is occupied for less than 2 years) will not be assessed the GUP Entitlement Fee.

Land, Buildings and Real Estate will calculate the GUP Entitlement Fee. The Provost will settle disputes regarding this calculation.

**EFFECTIVE**

This GUP Entitlement Fee will be applied to all projects using GUP 2000 square footage.

The Entitlement Fee will be in effect until GUP 2000 is exhausted.

**AUTHORITY**

This policy is approved by the Provost.

**FINANCIAL STRUCTURE**

The Entitlement Fee structure is based upon the net present value of projected mitigation costs as described in the policy statement section above. The Fee will be set on a rolling three-year basis consistent with the Capital Plan and may be revised periodically to account for changes in the projected mitigation costs including inflation. The Entitlement Fees for fiscal years 2009, 2010, and 2011 are \$81, \$84 and \$86 respectively.

The GUP Entitlement Fee will be paid by the project upon Board of Trustee *Construction Approval*.

**ADMINISTRATION**

The GUP Entitlement Fee Policy will be administered by the Director of Finance for Land, Buildings and Real Estate.