

City of Boulder Inclusionary Housing 2021-2022 Cash-in-lieu (CIL)

Dates Effective: July 1, 2021 – June 30, 2022

Updated on July 1, 2021

Developments of for-sale homes are required to provide a minimum of half of the required affordable units on-site. They may provide a CIL contribution for the other half. A for-sale developer may request to provide all of their required affordable units as cash-in-lieu by providing additional community benefit of fifty percent greater cash-in-lieu than typically provided for the affordable units required but not provided on-site. Rental developments do not have an on-site requirement.

CIL amounts are adjusted annually on July 1. The amount required to satisfy the inclusionary requirement is based on the amount in place when the building permit is issued. Payment is due no later than building permit issuance.

Developments with five or more units

[25% of all new residential development]

CIL for each required affordable unit by type	Square Footage									
	0 - 399	400 - 499	500 - 599	600 - 699	700 - 799	800 - 899	900 - 999	1,000 - 1,099	1,100 - 1199	1,200 or larger
Single family detached home	\$75,419	\$98,273	\$121,128	\$143,982	\$166,836	\$189,690	\$212,545	\$235,399	\$258,253	\$274,251
Townhome or Small Attached (1-8 units)	\$66,796	\$87,037	\$107,279	\$127,520	\$147,761	\$168,002	\$188,244	\$208,485	\$228,726	\$242,895
Large Attached (9+ units)	\$58,653	\$76,427	\$94,200	\$111,974	\$129,748	\$147,521	\$165,295	\$183,069	\$200,842	\$213,284

Developments with four or fewer units

[20% of all new residential development]

CIL for each required affordable unit by type	Square Footage									
	0 - 399	400 - 499	500 - 599	600 - 699	700 - 799	800 - 899	900 - 999	1000 - 1099	1,100 - 1199	1,200 or larger
Single family detached home	\$59,120	\$77,036	\$94,951	\$112,866	\$130,781	\$148,697	\$166,612	\$184,527	\$202,442	\$214,983
Townhome or Small Attached (1-8 units)	\$45,478	\$59,260	\$73,041	\$86,822	\$100,603	\$114,385	\$128,166	\$141,947	\$155,728	\$165,375

CIL for one single family home with floor area \geq 1,200 sq. ft. = \$42,997