

EFFECTIVE: January 1, 2010

City of Vacaville, Building Division

**CONNECTION & DEVELOPMENT IMPACT FEES**

2010 Adjustments  
1. 01/01/10: ENR -1.4%

**WATER INSTALLATION FEE: RESIDENTIAL & NON-RESIDENTIAL**

Funds the direct cost of water meters and related installation to serve new development

0.014

Meter Size	Meter Only	Complete	Meter Size	Meter Only	Complete
3/4"	\$276	\$2,015	3"	\$2,252	N/A
1"	332	2,194	4"	\$3,436	N/A
1 1/2"	473	3,555	6" to 8"	P.W. T&M	N/A
2"	593	4,266			

**\*\*\*WATER CONNECTION FEE: RESIDENTIAL & NON-RESIDENTIAL**

Funds the expansion of the domestic water treatment system to serve new development

Fee with Water Rights

COMPLETE W/R PARTIAL W/R

	\$7,643 EDU	METER SIZE	TOTAL FEE	Plant Fee		Distribution Fee		Distribution Fee	
				(Non-Reimb)	(Reimb)	(Non-Reimb)	(Reimb)	(Non-Reimb)	See Regular Distribution Fee
<b>RESIDENTIAL</b>									
Single-Family	1.0	3/4"	\$ 7,643	3,669	917	2,446	611	522	3,057
Single-Family Sr. Housing	1.0	1"	\$ 7,643	3,669	917	2,446	611	522	3,057
Second Unit (granny flat)	2.5	1"	\$ 19,108	9,172	2,293	6,114	1,529	1,305	7,643
	5.0	1 1/2"	\$ 38,215	18,343	4,586	12,229	3,057	2,610	15,286
	8.0	2"	\$ 61,144	29,349	7,337	19,566	4,892	4,176	24,458
<b>Multiple-Family</b>									
Multiple-Family Sr. Housing	2.0	3/4"	\$ 15,286	7,337	1,834	4,892	1,223	1,044	6,115
	2.6	1"	\$ 19,872	9,538	2,385	6,359	1,590	1,357	7,949
	7.0	1 1/2"	\$ 53,501	25,681	6,420	17,120	4,280	3,654	21,400
	13.4	2"	\$ 102,416	49,160	12,290	32,773	8,193	6,995	40,966
	23.2	3"	\$ 177,318	85,113	21,278	56,742	14,185	12,110	70,927
	37.4	4"	\$ 285,848	137,207	34,302	91,471	22,868	19,523	114,339
<b>NON-RESIDENTIAL</b>									
Commercial/Industrial	2.0	3/4"	\$ 15,286	7,337	1,834	4,892	1,223	1,044	6,115
Public & Private Schools	2.6	1"	\$ 19,872	9,538	2,385	6,359	1,590	1,357	7,949
	7.0	1 1/2"	\$ 53,501	25,681	6,420	17,120	4,280	3,654	21,400
	13.4	2"	\$ 102,416	49,160	12,290	32,773	8,193	6,995	40,966
	23.2	3"	\$ 177,318	85,113	21,278	56,742	14,185	12,110	70,927
	37.4	4"	\$ 285,848	137,207	34,302	91,471	22,868	19,523	114,339

\*Connection fee if meter size is calculated by Bldg Div at 3/4" or 1"

Meters 6" and larger: Fee to be determined by Utilities Divisor

\*\*Connection fee if meter size is calculated by Bldg Div at 3/4" but a 1" meter is requested

**\*\*\*SEWER CONNECTION FEE**

Funds expansion of wastewater collection and treatment systems to serve new development

RESIDENTIAL	TOTAL FEE	NON-RESIDENTIAL
Single/Multi-Family/Mod/MH	EDU X \$8,824	(See Separate Sewer Connection Fee Summary)
1 Bedroom:	0.6 \$5,294	Outdoor Dining Area: 25% of Sewer Fee per EDU
2 Bedroom:	0.8 7,059	Public/Private Schools: Regular Non-Residential Rate
3 Bedroom:	1.0 \$8,824	
4 or more Bedroom:	1.2 10,588	
Single-Family Sr. Housing:	No Adjustment, same as above	
Multiple-Family Sr. Housing:	No Adjustment, same as above	

**\*\*\*PARK and RECREATION FEE**

Funds development of additional park sites and recreation facilities to serve new development

RESIDENTIAL	TOTAL FEE	NON-RESIDENTIAL
Single-Family:	\$3,995 per Dwelling Unit	No Fee
Multiple-Family:	\$2,748 per Dwelling Unit	
Single-Family Sr. Housing:	Same as Multi-Family Rate \$2,748 per Dwelling Unit	
Multiple-Family Sr. Housing:	53% of Multi-Family Rate \$1,456 per Dwelling Unit	
Single-Family Duet:	Same as Multi-Family Rate \$2,748 per Dwelling Unit	

**\*\*\*GREENBELT PRESERVATION FEE**

Funds the acquisition of greenbelt property surrounding Vacaville

RESIDENTIAL	TOTAL FEE	NON-RESIDENTIAL
Single-Family:	\$213 per Dwelling Unit	No Fee
Multiple-Family:	\$146 per Dwelling Unit	
Single-Family Sr. Housing:	Same as Multi-Family Rate \$146 per Dwelling Unit	
Multiple-Family Sr. Housing:	53% of Multi-Family Rate \$77 per Dwelling Unit	
Single-Family Duet:	Same as Multi-Family Rate \$146 per Dwelling Unit	

**\*\*\*GENERAL FACILITIES DEVELOPMENT IMPACT FEE**  
**Funds the expansion of general City facilities to serve new development**

RESIDENTIAL		TOTAL FEE	
Single-Family:		\$677	per Dwelling Unit
Multiple-Family:		\$418	per Dwelling Unit
Single-Family Sr. Housing:	<i>Same as Multi-Family Rate</i>	\$418	per Dwelling Unit
Multiple-Family Sr. Housing:	<i>53% of Multi-Family Rate</i>	\$222	per Dwelling Unit
Single-Family Duet:	<i>Same as Multi-Family Rate</i>	\$418	per Dwelling Unit
<b>NON-RESIDENTIAL</b>			
Commercial:		\$0.3793	per Building Square Foot
Office:		\$0.2923	per Building Square Foot
Industrial-Over 50,000sf:	Wrhs, Mfg., or Spec Bldg	\$0.2040	per Building Square Foot
Industrial-Under 50,000sf:	Manufacturing, specifically	\$0.2040	per Building Square Foot
Industrial-Under 50,000sf:	Warehouse or Spec Shell	\$0.2482	per Building Square Foot
<i>( Fee is 50% Office Rate and 50% Industrial Rate)</i>			
<b>INSTITUTIONAL</b>			
Hospital:		\$0.2040	per Building Square Foot
Church:		\$0.0927	per Building Square Foot
Assisted Living:	<i>Use Hospital Rate</i>	\$0.2040	per Building Square Foot
Public Schools:		<i>No Fee</i>	

**\*\*\*POLICE DEVELOPMENT IMPACT FEE**  
**Funds the expansion of police facilities to serve new development**

RESIDENTIAL		TOTAL FEE	
Single-Family:		\$682	per Dwelling Unit
Multiple-Family:		\$595	per Dwelling Unit
Single-Family Sr. Housing:	<i>Same as Multi-Family Rate</i>	\$595	per Dwelling Unit
Multiple-Family Sr. Housing:	<i>53% of Multi-Family Rate</i>	\$315	per Dwelling Unit
<b>NON-RESIDENTIAL</b>			
Commercial:		1.2697	per Building Square Foot
Office:		0.6711	per Building Square Foot
Industrial-Over 50,000sf:	Wrhs, Mfg., or Spec Bldg	0.1897	per Building Square Foot
Industrial-Under 50,000sf:	Manufacturing, specifically	0.1897	per Building Square Foot
Industrial-Under 50,000sf:	Warehouse or Spec Shell	0.4304	per Building Square Foot
<i>( Fee is 50% Office Rate and 50% Industrial Rate)</i>			
<b>INSTITUTIONAL</b>			
Hospital:		1.4884	per Building Square Foot
Church:		0.3206	per Building Square Foot
Assisted Living:	<i>Same as Office Rate</i>	0.6711	per Building Square Foot
Public Schools:		<i>No Fee</i>	

**\*\*\*FIRE DEVELOPMENT IMPACT FEE**  
**Funds the expansion of fire facilities to serve new development**

RESIDENTIAL		TOTAL FEE	
Single-Family:		305	per Dwelling Unit
Multiple-Family:		105	per Dwelling Unit
Single-Family Sr. Housing:	<i>Same as Single-Family Rate</i>	305	per Dwelling Unit
Multiple-Family Sr. Housing:	<i>Same as Multi-Family Rate</i>	105	per Dwelling Unit
<b>NON-RESIDENTIAL</b>			
Comm'l/Indust/Office:		1,229	per Land Area (acre)
Public Schools:		<i>No Fee</i>	

Amount per Sq. Ft.  
\$0.0282

**\*\*\*TRAFFIC IMPACT FEE**  
**Funds the construction of certain major streets, freeway interchanges & other circulation improvements to serve new development**

RESIDENTIAL		TOTAL FEE	
Single-Family:		8,745	per Dwelling Unit
Multiple-Family:		5,421	per Dwelling Unit
Single-Family Sr. Housing:	<i>70% of Single-Family Rate</i>	\$6,122	per Dwelling Unit
Multiple-Family Sr. Housing:	<i>25% of Single-Family Rate</i>	\$2,186	per Dwelling Unit
<b>NON-RESIDENTIAL</b>			
Commercial:		4.7281	per Building Square Foot
Office:		3.5897	per Building Square Foot
Industrial-Over 50,000sf:	Wrhs, Mfg., or Spec Bldg	2.6268	per Building Square Foot
Industrial-Under 50,000sf:	Manufacturing, specifically	2.6268	per Building Square Foot
Industrial-Under 50,000sf:	Warehouse or Spec Shell	3.1083	per Building Square Foot
<i>( Fee is 50% Office Rate and 50% Industrial Rate)</i>			
Hotels/Motels:	<i>Same as Office Rate</i>	3.5897	per Building Square Foot
Airport Hangars:	<i>25% of Industrial Rate</i>	0.6567	per Building Square Foot
<b>INSTITUTIONAL</b>			
Hospital:		2.6412	per Building Square Foot
Church:		1.1601	per Building Square Foot
Assisted Living/Alz. Daycare:	<i>Same as Hospital Rate</i>	2.6412	per Building Square Foot
Private & Public Schools:		<i>No Fee</i>	
Includes school classrooms, offices, auditoriums			

**\*\*\*DRAINAGE DETENTION FEE: ZONE 1 (except Zone 1A)**  
**Funds the construction of detention basins to serve new development**

RESIDENTIAL	TOTAL FEE	(Non-Reimb)	(Reimb)		(Non-Reimb)	(Reimb)	Total per Sq. Ft.
Single-Family:	812	\$747	\$65	per Dwelling Unit			
Multiple-Family:	352	324	28	per Dwelling Unit			
Single-Family Sr. Housing: <i>Same as Single-Family Rate</i>	812	747	65	per Dwelling Unit			
Multiple-Family Sr. Housing: <i>Same as Multi-Family Rate</i>	352	324	28	per Dwelling Unit			
NON-RESIDENTIAL							
Comm'l/Indust/Office:	6,184	5,689	495	per Net Acre	0.1306	0.0114	0.1420
INSTITUTIONAL							
Hospital/Church:	6,184	5,689	495	per Net Acre	0.1306	0.0114	0.1420

**\*\*\*DRAINAGE DETENTION FEE: ZONE 2**  
**Funds the construction of detention basins to serve new development**

RESIDENTIAL	TOTAL FEE	(Non-Reimb)	(Reimb)		(Non-Reimb)	(Reimb)	Total per Sq. Ft.
Single-Family:	868	\$590	\$278	per Dwelling Unit			
Multiple-Family:	375	255	120	per Dwelling Unit			
Single-Family Sr. Housing: <i>Same as Single-Family Rate</i>	868	590	278	per Dwelling Unit			
Multiple-Family Sr. Housing: <i>Same as Multi-Family Rate</i>	375	255	120	per Dwelling Unit			
NON-RESIDENTIAL							
Comm'l/Indust/Office:	6,592	4,483	2,109	per Net Acre	0.1029	0.0484	0.1513
INSTITUTIONAL							
Hospital/Church:	6,592	4,483	2,109	per Net Acre	0.1029	0.0484	0.1513

**\*\*\*DRAINAGE CONVEYANCE FEE w/Building Permit**  
**Funds the construction of certain major drainage facilities to serve new development**

RESIDENTIAL	TOTAL FEE	(Non-Reimbursable)			(Non-Reimb)	(Reimb)	Total per Sq. Ft.
		Conveyance	Wtr Quality				
Single-Family:	248	\$174	\$74	per Dwelling Unit			
Multiple-Family:	110	77	33	per Dwelling Unit			
Single-Family Sr. Housing: <i>Same as Single-Family Rate</i>	248	174	74	per Dwelling Unit			
Multiple-Family Sr. Housing: <i>Same as Multi-Family Rate</i>	110	77	33	per Dwelling Unit			
NON-RESIDENTIAL							
Comm'l/Indust/Office:	1,863	1,304	559	per Net Acre	0.0299	0.0128	0.0427
INSTITUTIONAL							
Hospital/Church:	1,863	1,304	559	per Net Acre	0.0299	0.0128	0.0427
Public Schools:		No Fee					

**\*\*\*DRAINAGE CONVEYANCE FEE w/Final Map**  
**Funds the construction of certain major drainage facilities to serve new development**

RESIDENTIAL	TOTAL FEE	(Non-Reimbursable)		
		Conveyance	Wtr Quality	
Single-Family:	979	\$685	\$294	per Gross Acre
Multiple-Family:	1,276	\$893	\$383	per Gross Acre
Single-Family Sr. Housing: <i>Same as Single-Family Rate</i>	979	\$685	\$294	per Gross Acre
Multiple-Family Sr. Housing: <i>Same as Multi-Family Rate</i>	1,276	\$893	\$383	per Gross Acre
NON-RESIDENTIAL				
Comm'l/Indust/Office:	1,769	\$1,238	\$531	per Gross Acre
INSTITUTIONAL				
Hospital/Church:	1,769	\$1,238	\$531	per Gross Acre

**COUNTY FACILITIES FEE**  
**Funds the expansion of County facilities to serve new development**  
**This fee is established by Solano County. The fee is directly collected by Solano County at their administrative office.**

See Solano County for applicable County Facilities Fees

**BENEFIT DISTRICT FEES**

Benefit districts are specified areas designated by the City Council. A special charge is established to reimburse a private developer or the City for the cost of improvements that benefit development in that area. Some districts may also collect funds for a future improvement that will benefit the specified area.

See Development Engineering for applicable Benefit District Fees

**SCHOOL IMPACT FEES**

Funds the construction of new school facilities to serve new development

This fee is established by the City on behalf of local school districts. The fee is directly collected by each school district at their administrative offices.

*(Collected by School District)*

	<u>Vacaville U.S.D.</u>	<u>Travis U.S.D.</u>
Single-Family:	\$ 2.05 per Sq.Ft.	\$ 5.60 per Sq.Ft. or Mello-Roos Dist.
Multiple-Family:	\$ 2.05 per Sq.Ft.	\$ 5.60 per Sq.Ft. or Mello-Roos Dist.
Non-Residential:	0.33 per Sq.Ft.	0.42 per Sq.Ft.
Sr. Citizen Restricted:	0.33 per Sq.Ft.	0.42 per Sq.Ft.

**FEES AND APPLICABLE RESOLUTIONS:**

Water & Sewer Connect. Fees:	1992-W-1	General Facilities and Police Fees:	1993-83
Park and Recreation Fee:	1993-82	Fire Fee:	1992-F-9
Greenbelt Preservation Fee:	1992-G-5	Drainage Detention & Conveyance:	1992-H-9

\*\*\*Automatic Fee Adjustment January 1st

(based on Engineering News Record Index)