

EFFECTIVE: July 6, 2008

City of Vacaville, Building Division

CONNECTION & DEVELOPMENT IMPACT FEES

2008 Adjustments	
1. 01/01/08: ENR -0.2%	
2. 07/01/08: CPI +3.2%	
3. 07/06/08: CFF	

WATER INSTALLATION FEE: RESIDENTIAL & NON-RESIDENTIAL

6,002

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

Meter Size	Meter Only	Complete	Meter Size	Meter Only	Complete
3/4"	\$275	\$2,009	3"	\$2,245	N/A
1"	331	2,187	4"	\$3,426	N/A
1 1/2"	472	3,544	6" to 8"	P.W. T&M	N/A
2"	591	4,254			

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

Fee with Water Rights

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

COMPLETE W/R PARTIAL W/R

	\$7,145 EDU	METER SIZE	TOTAL FEE	Plant Fee		Distribution Fee		Distribution Fee (Non-Reimb)	See Regular Distribution Fee
				(Non-Reimb)	(Reimb)	(Non-Reimb)	(Reimb)		
RESIDENTIAL									
Single-Family	1.0	3/4"	\$ 7,145	3,430	857	2,286	572	522	2,858
Single-Family Sr. Housing	1.0	1"	\$ 7,145	3,430	857	2,286	572	522	2,858
Second Unit (granny flat)	2.5	** 1"	\$ 17,862	8,574	2,143	5,716	1,429	1,305	7,145
	5.0	1 1/2"	\$ 35,725	17,148	4,287	11,432	2,858	2,610	14,290
	8.0	2"	\$ 57,160	27,437	6,859	18,291	4,573	4,176	22,864
Multiple-Family									
Multiple-Family Sr. Housing	2.0	3/4"	\$ 14,290	6,859	1,715	4,573	1,143	1,044	5,716
	2.6	1"	\$ 18,577	8,917	2,229	5,945	1,486	1,357	7,431
	7.0	1 1/2"	\$ 50,015	24,007	6,002	16,005	4,001	3,654	20,006
	13.4	2"	\$ 95,743	45,957	11,489	30,638	7,659	6,995	38,297
	23.2	3"	\$ 165,764	79,567	19,892	53,044	13,261	12,110	66,305
	37.4	4"	\$ 267,223	128,267	32,067	85,511	21,378	19,523	106,889
NON-RESIDENTIAL									
Commercial/Industrial	2.0	3/4"	\$ 14,290	6,859	1,715	4,573	1,143	1,044	5,716
Public & Private Schools	2.6	1"	\$ 18,577	8,917	2,229	5,945	1,486	1,357	7,431
	7.0	1 1/2"	\$ 50,015	24,007	6,002	16,005	4,001	3,654	20,006
	13.4	2"	\$ 95,743	45,957	11,489	30,638	7,659	6,995	38,297
	23.2	3"	\$ 165,764	79,567	19,892	53,044	13,261	12,110	66,305
	37.4	4"	\$ 267,223	128,267	32,067	85,511	21,378	19,523	106,889

*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	EDU X	TOTAL FEE	NON-RESIDENTIAL
Single/Multi-Family/Mod/MH		\$8,248	(See Separate Sewer Connection Fee Summary)
1 Bedroom:	0.6	\$4,949	Outdoor Dining Area: 25% of Sewer Fee per EDU
2 Bedroom:	0.8	6,598	Public/Private Schools: Regular Non-Residential Rate
3 Bedroom:	1.0	8,248	
4 or more Bedroom:	1.2	9,898	
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:	\$3,735 per Dwelling Unit	No Fee
Multiple-Family:	\$2,569 per Dwelling Unit	
Single-Family Sr. Housing:	Same as Multi-Family Rate	
Multiple-Family Sr. Housing:	53% of Multi-Family Rate	
Single-Family Duet:	Same as Multi-Family Rate	

*****GREENBELT PRESERVATION FEE**

Funds the acquisition of greenbelt property surrounding Vacaville

RESIDENTIAL	TOTAL FEE	NON-RESIDENTIAL
Single-Family:	\$199 per Dwelling Unit	No Fee
Multiple-Family:	\$136 per Dwelling Unit	
Single-Family Sr. Housing:	Same as Multi-Family Rate	
Multiple-Family Sr. Housing:	53% of Multi-Family Rate	
Single-Family Duet:	Same as Multi-Family Rate	

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

RESIDENTIAL		TOTAL FEE	
Single-Family:		\$633	per Dwelling Unit
Multiple-Family:		\$391	per Dwelling Unit
Single-Family Sr. Housing:	<i>Same as Multi-Family Rate</i>	\$391	per Dwelling Unit
Multiple-Family Sr. Housing:	<i>53% of Multi-Family Rate</i>	\$207	per Dwelling Unit
Single-Family Duet:	<i>Same as Multi-Family Rate</i>	\$391	per Dwelling Unit
NON-RESIDENTIAL			
Commercial:		\$0.3546	per Building Square Foot
Office:		\$0.2733	per Building Square Foot
Industrial-Over 50,000sf:	Wrhs, Mfg., or Spec Bldg	\$0.1907	per Building Square Foot
Industrial-Under 50,000sf:	Manufacturing, specifically	\$0.1907	per Building Square Foot
Industrial-Under 50,000sf:	Warehouse or Spec Shell	\$0.2319	per Building Square Foot
<i>(Fee is 50% Office Rate and 50% Industrial Rate)</i>			
INSTITUTIONAL			
Hospital:		\$0.1907	per Building Square Foot
Church:		\$0.0866	per Building Square Foot
Assisted Living:	<i>Use Hospital Rate</i>	\$0.1907	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:		\$638	per Dwelling Unit
Multiple-Family:		\$556	per Dwelling Unit
Single-Family Sr. Housing:	<i>Same as Multi-Family Rate</i>	\$556	per Dwelling Unit
Multiple-Family Sr. Housing:	<i>53% of Multi-Family Rate</i>	\$295	per Dwelling Unit
NON-RESIDENTIAL			
Commercial:		1.1868	per Building Square Foot
Office:		0.6274	per Building Square Foot
Industrial-Over 50,000sf:	Wrhs, Mfg., or Spec Bldg	0.1773	per Building Square Foot
Industrial-Under 50,000sf:	Manufacturing, specifically	0.1773	per Building Square Foot
Industrial-Under 50,000sf:	Warehouse or Spec Shell	0.4024	per Building Square Foot
<i>(Fee is 50% Office Rate and 50% Industrial Rate)</i>			
INSTITUTIONAL			
Hospital:		1.3913	per Building Square Foot
Church:		0.2997	per Building Square Foot
Assisted Living:	<i>Same as Office Rate</i>	0.6274	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:		286	per Dwelling Unit
Multiple-Family:		98	per Dwelling Unit
Single-Family Sr. Housing:	<i>Same as Single-Family Rate</i>	286	per Dwelling Unit
Multiple-Family Sr. Housing:	<i>Same as Multi-Family Rate</i>	98	per Dwelling Unit
NON-RESIDENTIAL			
Comm'l/Indust/Office:		1,148	per Land Area (acre)
Public Schools:		<i>No Fee</i>	

Amount per Sq. Ft.
\$0.0263

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

RESIDENTIAL		TOTAL FEE	
Single-Family:		8,174	per Dwelling Unit
Multiple-Family:		5,067	per Dwelling Unit
Single-Family Sr. Housing:	<i>70% of Single-Family Rate</i>	\$5,722	per Dwelling Unit
Multiple-Family Sr. Housing:	<i>25% of Single-Family Rate</i>	\$2,044	per Dwelling Unit
NON-RESIDENTIAL			
Commercial:		4.4195	per Building Square Foot
Office:		3.3555	per Building Square Foot
Industrial-Over 50,000sf:	Wrhs, Mfg., or Spec Bldg	2.4554	per Building Square Foot
Industrial-Under 50,000sf:	Manufacturing, specifically	2.4554	per Building Square Foot
Industrial-Under 50,000sf:	Warehouse or Spec Shell	2.9054	per Building Square Foot
<i>(Fee is 50% Office Rate and 50% Industrial Rate)</i>			
Hotels/Motels:	<i>Same as Office Rate</i>	3.3555	per Building Square Foot
Airport Hangars:	<i>25% of Industrial Rate</i>	0.6139	per Building Square Foot
INSTITUTIONAL			
Hospital:		2.4689	per Building Square Foot
Church:		1.0844	per Building Square Foot
Assisted Living/Alz. Daycare:	<i>Same as Hospital Rate</i>	2.4689	per Building Square Foot
Private & Public Schools:		<i>No Fee</i>	
<i>Includes school classrooms, offices, auditoriums</i>			

*****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:	759	\$698	\$61	per Dwelling Unit			
Multiple-Family:	329	303	26	per Dwelling Unit			
Single-Family Sr. Housing: <i>Same as Single-Family Rate</i>	759	698	61	per Dwelling Unit			
Multiple-Family Sr. Housing: <i>Same as Multi-Family Rate</i>	329	303	26	per Dwelling Unit			
NON-RESIDENTIAL							
Comm'l/Indust/Office:	5,781	5,319	462	per Net Acre	0.1221	0.0106	0.1327
INSTITUTIONAL							
Hospital/Church:	5,781	5,319	462	per Net Acre	0.1221	0.0106	0.1327

*****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:	811	\$551	\$260	per Dwelling Unit			
Multiple-Family:	350	238	112	per Dwelling Unit			
Single-Family Sr. Housing: <i>Same as Single-Family Rate</i>	811	551	260	per Dwelling Unit			
Multiple-Family Sr. Housing: <i>Same as Multi-Family Rate</i>	350	238	112	per Dwelling Unit			
NON-RESIDENTIAL							
Comm'l/Indust/Office:	6,161	4,189	1,972	per Net Acre	0.0962	0.0452	0.1414
INSTITUTIONAL							
Hospital/Church:	6,161	4,189	1,972	per Net Acre	0.0962	0.0452	0.1414

*****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:	231	\$162	\$69	per Dwelling Unit			
Multiple-Family:	102	72	30	per Dwelling Unit			
Single-Family Sr. Housing: <i>Same as Single-Family Rate</i>	231	162	69	per Dwelling Unit			
Multiple-Family Sr. Housing: <i>Same as Multi-Family Rate</i>	102	72	30	per Dwelling Unit			
NON-RESIDENTIAL							
Comm'l/Indust/Office:	1,741	1,219	522	per Net Acre	0.0279	0.0120	0.0399
INSTITUTIONAL							
Hospital/Church:	1,741	1,219	522	per Net Acre	0.0279	0.0120	0.0399
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)			(Non-Reimb)	(Reimb)	Total per Sq. Ft.
		Conveyance	Wtr Quality				
Single-Family:	915	\$641	\$274	per Gross Acre			
Multiple-Family:	1,193	\$835	\$358	per Gross Acre			
Single-Family Sr. Housing: <i>Same as Single-Family Rate</i>	915	\$641	\$274	per Gross Acre			
Multiple-Family Sr. Housing: <i>Same as Multi-Family Rate</i>	1,193	\$835	\$358	per Gross Acre			
NON-RESIDENTIAL							
Comm'l/Indust/Office:	1,653	\$1,157	\$496	per Gross Acre			
INSTITUTIONAL							
Hospital/Church:	1,653	\$1,157	\$496	per Gross Acre			

COUNTY FACILITIES FEE
Funds the expansion of County facilities to serve new development
This fee is established by Solano County. The city collects this fee on behalf of the County.

RESIDENTIAL	TOTAL FEE	
Single-Family:	\$8,917	per Dwelling Unit
Multiple-Family:	8,435	per Dwelling Unit
Second Dwelling Unit:	4,520	per Dwelling Unit
NON-RESIDENTIAL		
Commercial:	\$0.841	per Building Square Foot
Office:	1.399	per Building Square Foot
Industrial:	0.588	per Building Square Foot
Warehouse:	0.176	per Building Square Foot
INSTITUTIONAL		
Hosp/Convalesc Home:	\$1.399	per Building Square Foot
Church/School(Priv):	1.399	per Building Square Foot

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:	\$8,486 per unit or \$2.05 per Sq.Ft.	\$ 5.60 per Sq.Ft. or Mello-Roos Dist.
Multiple-Family:	\$4,243 per unit or \$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)