

EFFECTIVE: January 1, 2009

City of Vacaville, Building Division

2009 Adjustments  
1. 01/01/09: ENR +8.5%

## CONNECTION &amp; DEVELOPMENT IMPACT FEES

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

0.085

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

	\$7,752 EDU	METER SIZE	TOTAL FEE	Plant Fee		Distribution Fee		Distribution Fee (Non-Reimb)	See Regular Distribution Fee
				(Non-Reimb)	(Reimb)	(Non-Reimb)	(Reimb)		
<b>RESIDENTIAL</b>									
Single-Family	1.0	3/4"	\$ 7,752	3,721	930	2,481	620	522	3,101
Single-Family Sr. Housing	1.0	1"	\$ 7,752	3,721	930	2,481	620	522	3,101
Second Unit (granny flat)	2.5	** 1"	\$ 19,380	9,302	2,326	6,202	1,550	1,305	7,752
	5.0	1 1/2"	\$ 38,760	18,605	4,651	12,403	3,101	2,610	15,504
	8.0	2"	\$ 62,016	29,768	7,442	19,845	4,961	4,176	24,806
<b>Multiple-Family</b>									
Multiple-Family Sr. Housing	2.0	3/4"	\$ 15,504	7,442	1,861	4,961	1,240	1,044	6,201
	2.6	1"	\$ 20,155	9,674	2,419	6,450	1,612	1,357	8,062
	7.0	1 1/2"	\$ 54,264	26,047	6,512	17,364	4,341	3,654	21,705
	13.4	2"	\$ 103,877	49,861	12,465	33,241	8,310	6,995	41,551
	23.2	3"	\$ 179,846	86,326	21,581	57,551	14,388	12,110	71,939
	37.4	4"	\$ 289,925	139,164	34,791	92,776	23,194	19,523	115,970
<b>NON-RESIDENTIAL</b>									
Commercial/Industrial	2.0	3/4"	\$ 15,504	7,442	1,861	4,961	1,240	1,044	6,201
Public & Private Schools	2.6	1"	\$ 20,155	9,674	2,419	6,450	1,612	1,357	8,062
	7.0	1 1/2"	\$ 54,264	26,047	6,512	17,364	4,341	3,654	21,705
	13.4	2"	\$ 103,877	49,861	12,465	33,241	8,310	6,995	41,551
	23.2	3"	\$ 179,846	86,326	21,581	57,551	14,388	12,110	71,939
	37.4	4"	\$ 289,925	139,164	34,791	92,776	23,194	19,523	115,970

\*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 \$8,949	(See Separate Sewer Connection Fee Summary)
1 Bedroom:	0.6 \$5,369	Outdoor Dining Area: 25% of Sewer Fee per EDU
2 Bedroom:	0.8 7,159	Public/Private Schools: Regular Non-Residential Rate
3 Bedroom:	1.0 8,949	
4 or more Bedroom:	1.2 10,739	
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:	\$4,052 per Dwelling Unit	No Fee
Multiple-Family:	\$2,787 per Dwelling Unit	
Single-Family Sr. Housing:	Same as Multi-Family Rate \$2,787 per Dwelling Unit	
Multiple-Family Sr. Housing:	53% of Multi-Family Rate \$1,477 per Dwelling Unit	
Single-Family Duet:	Same as Multi-Family Rate \$2,787 per Dwelling Unit	

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

Funds the acquisition of greenbelt property surrounding Vacaville

RESIDENTIAL	TOTAL FEE	NON-RESIDENTIAL
Single-Family:	\$216 per Dwelling Unit	No Fee
Multiple-Family:	\$148 per Dwelling Unit	
Single-Family Sr. Housing:	Same as Multi-Family Rate \$148 per Dwelling Unit	
Multiple-Family Sr. Housing:	53% of Multi-Family Rate \$78 per Dwelling Unit	
Single-Family Duet:	Same as Multi-Family Rate \$148 per Dwelling Unit	

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

RESIDENTIAL	TOTAL FEE	
Single-Family:	\$687	per Dwelling Unit
Multiple-Family:	\$424	per Dwelling Unit
Single-Family Sr. Housing:	Same as Multi-Family Rate	\$424 per Dwelling Unit
Multiple-Family Sr. Housing:	53% of Multi-Family Rate	\$225 per Dwelling Unit
Single-Family Duet:	Same as Multi-Family Rate	\$424 per Dwelling Unit
<b>NON-RESIDENTIAL</b>		
Commercial:	\$0.3847	per Building Square Foot
Office:	\$0.2965	per Building Square Foot
Industrial-Over 50,000sf:	Wrhs, Mfg., or Spec Bldg	\$0.2069 per Building Square Foot
Industrial-Under 50,000sf:	Manufacturing, specifically	\$0.2069 per Building Square Foot
Industrial-Under 50,000sf:	Warehouse or Spec Shell	\$0.2516 per Building Square Foot
		( Fee is 50% Office Rate and 50% Industrial Rate)
<b>INSTITUTIONAL</b>		
Hospital:	\$0.2069	per Building Square Foot
Church:	\$0.0940	per Building Square Foot
Assisted Living:	Use Hospital Rate	\$0.2069 per Building Square Foot
Public Schools:		No Fee

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

RESIDENTIAL	TOTAL FEE	
Single-Family:	\$692	per Dwelling Unit
Multiple-Family:	\$603	per Dwelling Unit
Single-Family Sr. Housing:	Same as Multi-Family Rate	\$603 per Dwelling Unit
Multiple-Family Sr. Housing:	53% of Multi-Family Rate	\$320 per Dwelling Unit
<b>NON-RESIDENTIAL</b>		
Commercial:	1.2877	per Building Square Foot
Office:	0.6807	per Building Square Foot
Industrial-Over 50,000sf:	Wrhs, Mfg., or Spec Bldg	0.1924 per Building Square Foot
Industrial-Under 50,000sf:	Manufacturing, specifically	0.1924 per Building Square Foot
Industrial-Under 50,000sf:	Warehouse or Spec Shell	0.4366 per Building Square Foot
		( Fee is 50% Office Rate and 50% Industrial Rate)
<b>INSTITUTIONAL</b>		
Hospital:	1.5096	per Building Square Foot
Church:	0.3252	per Building Square Foot
Assisted Living:	Same as Office Rate	0.6807 per Building Square Foot
Public Schools:		No Fee

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

RESIDENTIAL	TOTAL FEE	
Single-Family:	310	per Dwelling Unit
Multiple-Family:	106	per Dwelling Unit
Single-Family Sr. Housing:	Same as Single-Family Rate	310 per Dwelling Unit
Multiple-Family Sr. Housing:	Same as Multi-Family Rate	106 per Dwelling Unit
<b>NON-RESIDENTIAL</b>		
Comm'l/Indust/Office:	1,246	per Land Area (acre)
Public Schools:		No Fee

Amount per Sq. Ft.  
 \$0.0286

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

RESIDENTIAL	TOTAL FEE	
Single-Family:	8,869	per Dwelling Unit
Multiple-Family:	5,498	per Dwelling Unit
Single-Family Sr. Housing:	70% of Single-Family Rate	\$6,208 per Dwelling Unit
Multiple-Family Sr. Housing:	25% of Single-Family Rate	\$2,217 per Dwelling Unit
<b>NON-RESIDENTIAL</b>		
Commercial:	4.7952	per Building Square Foot
Office:	3.6407	per Building Square Foot
Industrial-Over 50,000sf:	Wrhs, Mfg., or Spec Bldg	2.6641 per Building Square Foot
Industrial-Under 50,000sf:	Manufacturing, specifically	2.6641 per Building Square Foot
Industrial-Under 50,000sf:	Warehouse or Spec Shell	3.1524 per Building Square Foot
		( Fee is 50% Office Rate and 50% Industrial Rate)
Hotels/Motels:	Same as Office Rate	3.6407 per Building Square Foot
Airport Hangars:	25% of Industrial Rate	0.6660 per Building Square Foot
<b>INSTITUTIONAL</b>		
Hospital:	2.6787	per Building Square Foot
Church:	1.1766	per Building Square Foot
Assisted Living/Alz. Daycare:	Same as Hospital Rate	2.6787 per Building Square Foot
Private & Public Schools:		No Fee
		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:	824	\$758	\$66	per Dwelling Unit			
Multiple-Family:	357	328	29	per Dwelling Unit			
Single-Family Sr. Housing: <i>Same as Single-Family Rate</i>	824	758	66	per Dwelling Unit			
Multiple-Family Sr. Housing: <i>Same as Multi-Family Rate</i>	357	328	29	per Dwelling Unit			
NON-RESIDENTIAL							
Comm'l/Indust/Office:	6,272	5,770	502	per Net Acre	0.1325	0.0115	0.1440
INSTITUTIONAL							
Hospital/Church:	6,272	5,770	502	per Net Acre	0.1325	0.0115	0.1440

**\*\*\*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:	880	\$598	\$282	per Dwelling Unit			
Multiple-Family:	380	258	122	per Dwelling Unit			
Single-Family Sr. Housing: <i>Same as Single-Family Rate</i>	880	598	282	per Dwelling Unit			
Multiple-Family Sr. Housing: <i>Same as Multi-Family Rate</i>	380	258	122	per Dwelling Unit			
NON-RESIDENTIAL							
Comm'l/Indust/Office:	6,685	4,546	2,139	per Net Acre	0.1044	0.0491	0.1535
INSTITUTIONAL							
Hospital/Church:	6,685	4,546	2,139	per Net Acre	0.1044	0.0491	0.1535

**\*\*\*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:	251	\$176	\$75	per Dwelling Unit			
Multiple-Family:	111	78	33	per Dwelling Unit			
Single-Family Sr. Housing: <i>Same as Single-Family Rate</i>	251	176	75	per Dwelling Unit			
Multiple-Family Sr. Housing: <i>Same as Multi-Family Rate</i>	111	78	33	per Dwelling Unit			
NON-RESIDENTIAL							
Comm'l/Indust/Office:	1,889	1,322	567	per Net Acre	0.0303	0.0130	0.0433
INSTITUTIONAL							
Hospital/Church:	1,889	1,322	567	per Net Acre	0.0303	0.0130	0.0433
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:	993	\$695	\$298	per Gross Acre
Multiple-Family:	1,294	\$906	\$388	per Gross Acre
Single-Family Sr. Housing: <i>Same as Single-Family Rate</i>	993	\$695	\$298	per Gross Acre
Multiple-Family Sr. Housing: <i>Same as Multi-Family Rate</i>	1,294	\$906	\$388	per Gross Acre
NON-RESIDENTIAL				
Comm'l/Indust/Office:	1,794	\$1,256	\$538	per Gross Acre
INSTITUTIONAL				
Hospital/Church:	1,794	\$1,256	\$538	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.

<i>(Collected by School District)</i>	<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)