



## City of Elk Grove

### 2025 Development Related Fees

This booklet provides information about builder permit fees, development impact fees, other fees, and deposits applicable to new development in the City of Elk Grove. Although every care is taken to provide the most accurate information possible, there are several factors which may affect the final fees/deposits including fee updates, changes to project specifics, etc.

Although this booklet provides fee-related information, projects may be subject to other payments, conditions, and agreements not specified in this material. Projects may be subject to other Specific Plan or project-related infrastructure requirements. Applicants are encouraged to discuss with City staff whether any reimbursements, ad-hoc fees, or other payments are required to either the City, or to other landowners regarding infrastructure that is installed, or is planned for installation, that may benefit the applicant’s project site, and are not included in the development impact fee programs listed in this booklet.

**This January 1, 2025 updated includes an inflationary increase/decrease to the following fees:**

- **Fire, SEPA & Parks Fees:** ..... **0.21% increase**
- **Affordable Housing Fees:** ..... **1.70% increase**
- **Capital Facilities Fees (CFF):** ..... **0.57% decrease**
- **Roadway and Active Transportation Fee Programs:** ..... **23.36% increase**
- **Swainson’s Hawk Fee:** ..... **7.56% increase**
- **SEPA Cost Recovery Fee:**..... **5.93% increase**
- **LRSP Supplemental Parks (Facilities):**..... **0.21% increase**
- **LRSP Supplemental Parks (Land):**..... **27.51% increase**

The Sacramento Transportation Authority updated the Sacramento County Measure A Transportation Mitigation Fee Nexus Study, which included an updated fee schedule with additional land use categories. This fee schedule takes effect on January 1, 2025.

A hard copy of this booklet is available for \$2.50 at the cashier’s window of City Hall, located at 8401 Laguna Palms Way. The most updated electronic version is available on the City’s website at [www.elkgrovecity.org](http://www.elkgrovecity.org)

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**CITY OF ELK GROVE CONTACTS**

**Building Department**

**(916) 478-2235**

For building permits, inspections, estimates of fees due at building permit, and fee information pertaining to specialty land uses not shows in the fee schedules.

**Planning Department**

**(916) 478-2265**

For information on the City’s General Plan, zoning/land use information, environmental review, the Planning Commission, and development applications

**Development Engineering Department**

**(916) 627-3436**

For improvement plan review, map review, construction inspection services, and abandonment requests.

**Finance Department**

**(916) 627-3205**

For general information regarding development impact fee programs, Mello-Roos Community Facilities Districts, and Assessment Districts.

**Public Works Department**

**(916) 478-2256**

For encroachment permits, street use permits, transportation permits, and trench cut fees.

**CITY OF ELK GROVE**  
**Planning Department**  
**Building Permit Review/Zoning Clearance**  
**Fee Schedule**

The following fees are assessed on building permit applications at the time of application submittal. These fees cover the review of the application by the Planning Department to ensure consistency with requirements of the City’s Zoning Code (Title 23 of the Municipal Code) and any applicable conditions of approval related to a prior planning permit and entitlement for the project.

| Permit Category   | Review/Zoning Clearance Fees <sup>1</sup> |
|---|---|
| <b>Category A.1 – Commercial/Office/Industrial/Multi-family, New Construction and Additions</b>   |   |
| This category includes new construction of commercial, office, industrial and multi-family projects and additions thereto. It does not include tenant improvements.   | \$135.41/application <sup>2</sup>         |
| <b>Category A.2 – Commercial/Office/Industrial, Tenant Improvements</b>   |   |
| This category includes tenant improvements to existing commercial, office, and industrial development.  | \$101.56/application                      |
| <b>Category B.1 – Single Family Residential, Master Home Plan Review</b>  |   |
| This category includes review of master home plan building permit applications. Planning review addresses consistency with approved design review entitlement for the project.  | \$135.41/plan                             |
| <b>Category B.2 – Single Family Residential, Custom Home New Construction</b>   |   |
| This category covers zoning clearance for custom single-family homes.   | \$67.71/application                       |
| <b>Category B.3 – Single Family Residential, Batch Permits</b>  |   |
| This category addresses review of batch permits for master home plans.  | \$33.85/application                       |
| <b>Category C – Miscellaneous Permits</b>   |   |
| This category of permits includes the following:<br>1. Those miscellaneous permits listed in Exhibit B of the Building Permit Fee Schedule, including but not limited to patio covers, awnings, carports, detached garages, and sheds; and<br>2. Pools and Spas | \$33.85/application                       |

Notes:

1. After the third submittal, the review/zoning clearance fee shall be reassessed.
2. This fee shall be a minimum. The Development Services Director or Planning Manager may require additional fees based upon the time necessary to ensure compliance with conditions of approval for the project’s design review permit at an hourly rate of \$135.41.

## Major Category Building Permit Fees

| Classification                          | Occupancy Type   | Square Footage |        |      |        |   |
|---|--|----------------|--------|------|--------|---|
| Assembly Occupancies<br>*<br>**<br>***  | Theatres, auditoriums, churches<br><br>Foundation only permit at 50%<br>Category I   | 1,000          | 6,804  | plus | 172.53 | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.   |
|   |  | 5,001          | 13,705 | plus | 71.04  | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.  |
|   |  | 10,001         | 17,257 | plus | 52.75  | for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.  |
|   |  | 20,001         | 22,532 | plus | 21.34  | for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.  |
|   |  | 50,001         | 28,934 | plus | 41.88  | for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
|   |  | 100,001        | 49,873 | plus | 10.67  | for each additional 100 s.f. or fraction thereof                                |
| Assembly Occupancies<br>*<br>**<br>***  | Dining and drinking establishments & similar use<br><br>Foundation only permit at 50%<br>Category II                                     | 1,000          | 6,955  | plus | 78.03  | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.   |
|   |  | 5,001          | 10,076 | plus | 77.32  | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.  |
|   |  | 10,001         | 13,942 | plus | 61.76  | for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.  |
|   |  | 20,001         | 20,118 | plus | 31.70  | for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.  |
|   |  | 50,001         | 29,627 | plus | 45.40  | for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
|   |  | 100,001        | 52,325 | plus | 15.86  | for each additional 100 s.f. or fraction thereof                                |
| Business Buildings<br>*<br>**<br>***    | Banks, public buildings, car wash, libraries, MOB<br><br>Foundation only permit at 50%<br>Shell 85%<br>Add 20% for OSHPD-3<br>Category I | 1,000          | 6,680  | plus | 95.35  | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.   |
|   |  | 5,001          | 10,494 | plus | 80.76  | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.  |
|   |  | 10,001         | 14,532 | plus | 54.66  | for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.  |
|   |  | 20,001         | 19,998 | plus | 24.78  | for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.  |
|   |  | 50,001         | 27,432 | plus | 29.48  | for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
|   |  | 100,001        | 42,170 | plus | 12.39  | for each additional 100 s.f. or fraction thereof                                |
| Business Buildings<br>*<br>**<br>***    | General office & similar<br><br>Foundation only permit at 50%<br>Shell 85%<br>Category II  | 1,000          | 6,165  | plus | 101.68 | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.   |
|   |  | 5,001          | 10,232 | plus | 65.38  | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.  |
|   |  | 10,001         | 13,501 | plus | 57.72  | for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.  |
|   |  | 20,001         | 19,273 | plus | 17.44  | for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.  |
|   |  | 50,001         | 24,505 | plus | 33.77  | for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
|   |  | 100,001        | 41,390 | plus | 8.72   | for each additional 100 s.f. or fraction thereof                                |
| Educational Buildings<br>*<br>**<br>*** | Pre-schools, daycare facilities, Private Schools<br><br>Foundation only permit at 50%  | 1,000          | 6,117  | plus | 75.65  | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.   |
|   |  | 5,001          | 9,143  | plus | 25.44  | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.  |
|   |  | 10,001         | 10,415 | plus | 65.39  | for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.  |
|   |  | 20,001         | 16,954 | plus | 18.53  | for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.  |
|   |  | 50,001         | 22,513 | plus | 31.64  | for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
|   |  | 100,001        | 38,334 | plus | 9.27   | for each additional 100 s.f. or fraction thereof                                |
| Factory Buildings<br>*<br>**<br>***     | Warehouse, warehouse/office & similar use (low hazard)<br><br>Foundation only permit at 50%<br>Category I                                | 1,000          | 5,703  | plus | 138.50 | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.   |
|   |  | 5,001          | 11,243 | plus | 37.18  | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.  |
|   |  | 10,001         | 13,102 | plus | 57.11  | for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.  |
|   |  | 20,001         | 18,813 | plus | 24.18  | for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.  |
|   |  | 50,001         | 26,066 | plus | 24.98  | for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
|   |  | 100,001        | 38,555 | plus | 12.09  | for each additional 100 s.f. or fraction thereof                                |
| Factory Buildings<br>*<br>**<br>***     | Bakeries, dry-cleaning, cabinet/woodworking, printing<br><br>Foundation only permit at 50%<br>Category II                                | 1,000          | 5,845  | plus | 111.75 | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.   |
|   |  | 5,001          | 10,315 | plus | 65.46  | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.  |
|   |  | 10,001         | 13,588 | plus | 71.95  | for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.  |
|   |  | 20,001         | 20,783 | plus | 18.69  | for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.  |
|   |  | 50,001         | 28,179 | plus | 28.84  | for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
|   |  | 100,001        | 40,808 | plus | 9.35   | for each additional 100 s.f. or fraction thereof                                |
| Hazardous Occupancy<br>*<br>**<br>***   | Semi-conductor, fabrication facilities, repair garage<br><br>Foundation only permit at 50%<br>Category I                                 | 1,000          | 5,822  | plus | 129.45 | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.   |
|   |  | 5,001          | 11,000 | plus | 56.58  | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.  |
|   |  | 10,001         | 13,829 | plus | 60.26  | for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.  |
|   |  | 20,001         | 19,855 | plus | 19.99  | for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.  |
|   |  | 50,001         | 25,852 | plus | 30.94  | for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
|   |  | 100,001        | 41,324 | plus | 10.00  | for each additional 100 s.f. or fraction thereof                                |

| Classification                            | Occupancy Type  | Square Footage |        |      |        |   |
|---|---|----------------|--------|------|--------|---|
| Hazardous Occupancy<br>*<br>**<br>***     | Moderate explosion -extreme explosion and chemical<br><br>Foundation only permit at 50%<br>Category II        | 1,000          | 6,492  | plus | 145.13 | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.   |
|   |   | 5,001          | 12,297 | plus | 147.60 | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.  |
|   |   | 10,001         | 19,677 | plus | 51.69  | for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.  |
|   |   | 20,001         | 24,846 | plus | 21.38  | for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.  |
|   |   | 50,001         | 31,261 | plus | 27.25  | for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
|   |   | 100,001        | 44,884 | plus | 10.69  | for each additional 100 s.f. or fraction thereof                                |
| Institutional Buildings<br>*<br>**<br>*** | Assisted living, nursing homes & similar use<br><br>Foundation only permit at 50%                             | 1,000          | 6,448  | plus | 190.63 | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.   |
|   |   | 5,001          | 14,073 | plus | 71.66  | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.  |
|   |   | 10,001         | 17,656 | plus | 54.70  | for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.  |
|   |   | 20,001         | 23,126 | plus | 33.90  | for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.  |
|   |   | 50,001         | 33,296 | plus | 20.34  | for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
|   |   | 100,001        | 51,079 | plus | 10.17  | for each additional 100 s.f. or fraction thereof                                |
| Merchant Building<br>*<br>**<br>***       | Wholesale & retail stores<br><br>Foundation only permit at 50%<br>Shell 85%<br>Category I                     | 1,000          | 4,733  | plus | 142.05 | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.   |
|   |   | 5,001          | 10,415 | plus | 47.94  | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.  |
|   |   | 10,001         | 12,813 | plus | 62.49  | for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.  |
|   |   | 20,001         | 19,062 | plus | 23.07  | for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.  |
|   |   | 50,001         | 25,984 | plus | 13.84  | for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
|   |   | 100,001        | 42,395 | plus | 6.92   | for each additional 100 s.f. or fraction thereof                                |
| Merchant Building<br>*<br>**<br>***       | Drug stores, department stores & similar use<br><br>Foundation only permit at 50%<br>Shell 85%<br>Category II | 1,000          | 5,443  | plus | 110.15 | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.   |
|   |   | 5,001          | 9,849  | plus | 101.38 | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.  |
|   |   | 10,001         | 14,918 | plus | 74.02  | for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.  |
|   |   | 20,001         | 22,320 | plus | 20.24  | for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.  |
|   |   | 50,001         | 28,392 | plus | 38.90  | for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
|   |   | 100,001        | 47,843 | plus | 10.12  | for each additional 100 s.f. or fraction thereof                                |
| Merchant Building<br>*<br>**<br>***       | Supermarket, big box & similar use<br><br>Foundation only permit at 50%<br>Shell 85%<br>Category III          | 1,000          | 5,708  | plus | 148.08 | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.   |
|   |   | 5,001          | 11,631 | plus | 140.62 | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.  |
|   |   | 10,001         | 18,662 | plus | 58.55  | for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.  |
|   |   | 20,001         | 24,517 | plus | 18.84  | for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.  |
|   |   | 50,001         | 30,170 | plus | 34.73  | for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
|   |   | 100,001        | 47,534 | plus | 9.42   | for each additional 100 s.f. or fraction thereof                                |
| Residential Buildings<br>*<br>***         | Single family dwelling unit - custom  | 1,000          | 1,961  | plus | 149.00 | for each additional 100 s.f. or fraction thereof, to and including 1,500 s.f.   |
|   |   | 1,501          | 2,706  | plus | 88.20  | for each additional 100 s.f. or fraction thereof, to and including 2,000 s.f.   |
|   |   | 2,001          | 3,147  | plus | 104.00 | for each additional 100 s.f. or fraction thereof, to and including 2,500 s.f.   |
|   |   | 2,501          | 3,667  | plus | 116.80 | for each additional 100 s.f. or fraction thereof, to and including 3,000 s.f.   |
|   |   | 3,001          | 4,251  | plus | 114.80 | for each additional 100 s.f. or fraction thereof, to and including 3,500 s.f.   |
|   |   | 3,501          | 4,825  | plus | 85.40  | for each additional 100 s.f. or fraction thereof, to and including 4,000 s.f.   |
|   |   | 4,001          | 5,252  | plus | 184.00 | for each additional 100 s.f. or fraction thereof, to and including 4,500 s.f.   |
|   |   | 4,501          | 6,172  | plus | 254.40 | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.   |
|   |   | 5,001          | 7,444  | plus | 106.70 | for each additional 100 s.f. or fraction thereof, to and including 6,000 s.f.   |
|   |   | 6,001          | 8,511  | plus | 42.70  | for each additional 100 s.f. or fraction thereof                                |
| Residential Buildings<br>*                | Master plans (plan review only, per model plan)<br>Garage, Patio and Porch Areas included in Master Plan Fee  | 1,000          | 2,760  | plus | 30.28  | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.   |
|   |   | 5,001          | 3,971  | plus | 15.14  | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.  |

| Classification                          | Occupancy Type  | Square Footage |        |             |   |
|---|---|----------------|--------|-------------|---|
| Residential Buildings<br>*<br>***       | Single Family Dwelling, Production - repeat   | 1,000          | 1,600  | plus 68.00  | for each additional 100 s.f. or fraction thereof, to and including 1,500 s.f.   |
|   |   | 1,501          | 1,920  | plus 64.00  | for each additional 100 s.f. or fraction thereof, to and including 2,000 s.f.   |
|   |   | 2,001          | 2,230  | plus 62.00  | for each additional 100 s.f. or fraction thereof, to and including 2,500 s.f.   |
|   |   | 2,501          | 2,530  | plus 60.00  | for each additional 100 s.f. or fraction thereof, to and including 3,000 s.f.   |
|   |   | 3,001          | 2,820  | plus 56.00  | for each additional 100 s.f. or fraction thereof, to and including 3,500 s.f.   |
|   |   | 3,501          | 3,100  | plus 52.00  | for each additional 100 s.f. or fraction thereof, to and including 4,000 s.f.   |
|   |   | 4,001          | 3,360  | plus 48.00  | for each additional 100 s.f. or fraction thereof, to and including 4,500 s.f.   |
|   |   | 4,501          | 3,600  | plus 40.00  | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.   |
|   |   | 5,001          | 3,800  | plus 37.00  | for each additional 100 s.f. or fraction thereof                                |
| Residential Buildings<br>*<br>**<br>*** | MFR apartment, Condo & similar  | 1,000          | 4,742  | plus 412.20 | for each additional 100 s.f. or fraction thereof, to and including 1,500 s.f.   |
|   |   | 1,501          | 6,803  | plus 313.60 | for each additional 100 s.f. or fraction thereof, to and including 2,000 s.f.   |
|   |   | 2,001          | 8,371  | plus 148.70 | for each additional 100 s.f. or fraction thereof, to and including 3,000 s.f.   |
|   |   | 3,001          | 9,858  | plus 143.20 | for each additional 100 s.f. or fraction thereof, to and including 4,000 s.f.   |
|   |   | 4,001          | 11,290 | plus 87.10  | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.   |
|   |   | 5,001          | 12,161 | plus 155.30 | for each additional 100 s.f. or fraction thereof, to and including 6,000 s.f.   |
|   |   | 6,001          | 13,714 | plus 158.80 | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.  |
|   |   | 10,001         | 15,302 | plus 43.55  | for each additional 100 s.f. or fraction thereof                                |
| Residential Buildings<br>*<br>**<br>*** | Hotel, motel & similar use  | 1,000          | 6,528  | plus 82.45  | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.   |
|   |   | 5,001          | 9,826  | plus 221.30 | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.  |
|   |   | 10,001         | 20,891 | plus 48.85  | for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.  |
|   |   | 20,001         | 25,866 | plus 22.97  | for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.  |
|   |   | 50,001         | 32,756 | plus 44.91  | for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
|   |   | 100,001        | 55,210 | plus 11.49  | for each additional 100 s.f. or fraction thereof                                |
| Storage Building<br>*<br>**<br>***      | Open parking garage & similar use   | 1,000          | 5,046  | plus 88.43  | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.   |
|   |   | 5,001          | 8,583  | plus 66.76  | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.  |
|   |   | 10,001         | 11,926 | plus 46.57  | for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.  |
|   |   | 20,001         | 16,578 | plus 19.55  | for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.  |
|   |   | 50,001         | 22,442 | plus 21.32  | for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
|   |   | 100,001        | 33,101 | plus 9.78   | for each additional 100 s.f. or fraction thereof                                |
| Storage Building<br>*<br>**<br>***      | Enclosed parking garage, repair & similar use   | 1,000          | 4,751  | plus 109.43 | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.   |
|   |   | 5,001          | 9,128  | plus 74.74  | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.  |
|   |   | 10,001         | 13,065 | plus 43.27  | for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.  |
|   |   | 20,001         | 17,092 | plus 23.60  | for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.  |
|   |   | 50,001         | 24,172 | plus 24.60  | for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
|   |   | 100,001        | 36,471 | plus 11.80  | for each additional 100 s.f. or fraction thereof                                |
| Storage Building<br>*<br>**<br>***      | Warehouse, & warehouse/office & similar use (low hazard)  | 1,000          | 5,142  | plus 59.40  | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.   |
|   |   | 5,001          | 7,518  | plus 83.14  | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.  |
|   |   | 10,001         | 12,765 | plus 51.22  | for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.  |
|   |   | 20,001         | 17,887 | plus 15.18  | for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.  |
|   |   | 50,001         | 22,442 | plus 24.83  | for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
|   |   | 100,001        | 34,859 | plus 7.59   | for each additional 100 s.f. or fraction thereof                                |
| "U" Occupancy Building                  | Detached garage, shop, accessory to residential wood frame<br>**Attached garage @ 75% of detached garage fee<br>Production repeat attached garage @ 50% of detached rate<br>Fees include associated plumbing and electrical | 120-200        | 350    |             |   |
|   |   | 201-300        | 450    |             |   |
|   |   | 301-400        | 550    |             |   |
|   |   | 401            | 700    | plus 35.00  | for each additional 100 s.f. or fraction thereof, to and including 1,200 s.f.   |
|   |   | Category I     | 1,201  | 1,260       | plus 22.50  |
| "U" Occupancy Building                  | Storage Sheds with 3rd Party Approval   | 400            | 300    | plus 15.00  | for each additional 100 s.f. or fraction thereof                                |

| Classification         | Occupancy Type  | Square Footage |        |      |       |   |
|------------------------|---|----------------|--------|------|-------|---|
| "U" Occupancy Building | Covered porch<br>Production repeat @ 50%<br>Category II             | 1-199          | 225    |      |       |   |
|                        |   | 200-399        | 350    |      |       |   |
|                        |   | 400            | 550    | plus | 27.50 | for each additional 100 s.f. or fraction thereof, to and including 1,200 s.f.   |
|                        |   | 1,201          | 840    | plus | 15.00 | for each additional 100 s.f. or fraction thereof                                |
| "U" Occupancy Building | Carport<br>Category III   | 1-199          | 370    |      |       |   |
|                        |   | 200-399        | 555    |      |       |   |
|                        |   | 400            | 740    | plus | 22.50 | for each additional 100 s.f. or fraction thereof, to and including 1,200 s.f.   |
|                        |   | 1,201          | 1,036  | plus | 18.50 | for each additional 100 s.f. or fraction thereof                                |
| "U" Occupancy Building | Patio - custom covered<br>Production repeat @ 50%<br>Category IV    | 1-199          | 175    |      |       |   |
|                        |   | 200-399        | 250    |      |       |   |
|                        |   | 400            | 350    | plus | 17.50 | for each additional 100 s.f. or fraction thereof, to and including 1,200 s.f.   |
|                        |   | 1,201          | 1,120  | plus | 20.00 | for each additional 100 s.f. or fraction thereof                                |
| "U" Occupancy Building | Patio - sunroom enclosed<br>Category V                              | 400            | 540    | plus | 27.00 | for each additional 100 s.f. or fraction thereof, to and including 1,200 s.f.   |
|                        |   | 1,201          | 1,232  | plus | 22.00 | for each additional 100 s.f. or fraction thereof                                |
| "U" Occupancy Building | Patio, awing third party standard<br>Category VI                    | 1-199          | 150    |      |       |   |
|                        |   | 200-399        | 225    |      |       |   |
|                        |   | 400            | 300    | plus | 15.00 | for each additional 100 s.f. or fraction thereof, to and including 1,200 s.f.   |
|                        |   | 1,201          | 896    | plus | 16.00 | for each additional 100 s.f. or fraction thereof                                |
| "U" Occupancy Building | Commercial canopy/patio/deck (Metal/Wood/Concrete)<br>Category VI-A | 400            | 865    | plus | 43.00 | for each additional 100 s.f. or fraction thereof, to and including 1,200 s.f.   |
|                        |   | 1,201          | 1,211  | plus | 21.67 | for each additional 100 s.f. or fraction thereof                                |
| "U" Occupancy Building | Commercial Fabric Canopy (Attached or Detached)                     | N/A            | 125    |      |       |   |
| "U" Occupancy Building | Shade structure (50% open to atmosphere)<br>Category VII            | 400            | 300    | plus | 15.00 | for each additional 100 s.f. or fraction thereof, to and including 1,200 s.f.   |
|                        |   | 1,201          | 588    | plus | 10.50 | for each additional 100 s.f. or fraction thereof                                |
| TI - Major<br>*        | New or first time Tenant Improvement                                | 500            | 790    | plus | 21.79 | for each additional 100 s.f. or fraction thereof, to and including 999 s.f.     |
|                        |   | 1,000          | 1,877  | plus | 36.35 | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.   |
|                        |   | 5,001          | 3,331  | plus | 19.18 | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.  |
|                        |   | 10,001         | 4,290  | plus | 32.39 | for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.  |
|                        |   | 20,001         | 7,529  | plus | 7.87  | for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.  |
|                        |   | 50,001         | 9,890  | plus | 8.70  | for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
|                        |   | 100,001        | 14,238 | plus | 3.94  | for each additional 100 s.f. or fraction thereof                                |
| TI - Minor<br>*        | Subsequent - change in use Tenant Improvement                       | 500            | 420    | plus | 31.45 | for each additional 100 s.f. or fraction thereof, to and including 999 s.f.     |
|                        |   | 1,000          | 1,678  | plus | 12.98 | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.   |
|                        |   | 5,001          | 2,197  | plus | 9.86  | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.  |
|                        |   | 10,001         | 2,690  | plus | 11.15 | for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.  |
|                        |   | 20,001         | 3,805  | plus | 8.53  | for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.  |
|                        |   | 50,001         | 6,363  | plus | 4.59  | for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
|                        |   | 100,001        | 8,660  | plus | 2.30  | for each additional 100 s.f. or fraction thereof                                |

\* Building Permits, Plan Review & Inspections include: Electrical, Mechanical, Plumbing, and Cal-Green. Add 10% for second story and add an additional 5% for each story thereafter.

\*\* Fee Table costs are for Construction Types II-B, III-B, IV & V-B. For Construction Types I-A, I-B, II-A, III-A & V-A (Fire Resistive Construction) add 10%.

\*\*\* Attached accessory uses are to be assessed fees separately.

The Permit Fee is a combination of Plan Review and Inspection Costs. 60% of the Permit Fee is collected at submittal for the Plan Review portion of the Permit Fee. The remaining 40% is collected at permit issuance for inspection costs. Zone Check fees are due at submittal.

The Building Official has the authority to determine the Permit Fees applicable to projects that are not set forth in the fee schedule.

#### Refunds

The Building Safety & Inspection Division can process refunds on plan review fees and permit fees if work has not started on the plan review or if no inspections have been performed on the project. Up to 80% of the plan review fee paid can be refunded if the refund is requested before any plan review has commenced. When a permit has been issued, up to 80% of the permit fee may be refunded if there have been no inspections. Application for refund must be made within 180 days after the fee was collected.



| MINOR CATEGORY BUILDING PERMIT FEES                          |  |   |   |  |
|--|--|---|---|--|
| Scope of Work  | Residential/Commercial                           | Description   | Minimum Fee   |  |
| Electrical Permit  | Residential/Commercial                           | Minimum Permit Fee (included in new building permit plan review and permit fee)           | 85.00   |  |
|  | Residential                                      | Residential New Construction (included in new building permit plan review and permit fee) | Electrical included in new construction permit fees<br>There is not a separate fee                                      |  |
|  | Residential                                      | SMUD Safety Inspection  | 85.00   |  |
|  | Residential                                      | Services/Meters/Panels/Disconnect Switches  | 85.00   |  |
|  | Residential/Commercial                           | 600 volt or less and not over 200 Amps each (Typ dwelling)                                | 85.00   |  |
|  | Residential/Commercial                           | 600 volt or less and over 200 amps and up to 500 amps each                                | 125.00  |  |
|  | Residential/Commercial                           | 600 volts or less and over 500 amps and up to 1,000 amps each                             | 145.00  |  |
|  | Residential/Commercial                           | 600 volts or less and over 1,000 amps each (SINSP does plan review)                       | 145.00  |  |
|  | Residential/Commercial                           | 600 volts or over and over 2,500 amps each (SINSP does plan review)                       | 224.00  |  |
|  | Residential                                      | Electrical remodel/upgrade up to 300 square feet  | 85.00   | plus 8.50 for each additional 100 square feet                              |
| Commercial   | Electrical remodel/upgrade up to 500 square feet | 224.00  | plus 22.40 for each additional 100 square feet  |  |
| Vehicle Charging Stations                                    | Residential                                      | Electric Vehicle Charging Stations  | 85.00   |  |
|  | Commercial                                       | Electric Vehicle Charging Stations  | 224.00  |  |
| Temporary Power  | Commercial                                       | Non-occupied utility release  | 224.00  |  |
|  | Residential/Commercial                           | Temporary service pole, sub-poles, pedestal including meters, switches and outlets        | 125.00  |  |
| Unit Fee Schedule  | Residential                                      | Residential Appliances (up to 5)  | 85.00   | plus 8.50 for each additional residential appliance                        |
|  | Commercial                                       | Non-residential appliances (up to 5)  | 224.00  | plus 22.80 for each additional appliance over 5                            |
|  | Commercial                                       | Theatrical type lighting fixture  | 224.00  |  |
| Misc. apparatus, conduits, conductors, electrical components | Residential/Commercial                           | Conduits and conductors up to 200 linear feet   | 85.00   | plus 10.00 for each additional 50 linear feet or fraction thereof          |
|  | Residential/Commercial                           | Private Street Lights   | 224.00  | plus 22.40 for each additional light                                       |
|  | Residential/Commercial                           | Under-floor raceways up to 100 linear feet  | 224.00  | plus 22.40 for each additional 100 linear feet                             |
|  | Residential                                      | Up to 10 KW (10,000 watt)   | 224.00  |  |
| Photovoltaic, Residential ***                                | Residential                                      | 10 KW – 15 KW   | 361.00  |  |
|  | Residential                                      | 15 KW – 20 KW   | 400.00  |  |
|  | Commercial                                       | Up to 30 KW (15,000 watt)   | 440.00  |  |
| Photovoltaic, Commercial                                     | Commercial                                       | 30 KW - 50 KW   | 480.00  |  |
|  | Commercial                                       | 50 KW – 100 KW  | 520.00  |  |
|  | Residential/Commercial                           | Up to and including 1 HP  | 224.00  |  |
| Power Apparatus  | Residential/Commercial                           | Over 1 HP and up to 10 HP, up to 5 each type  | 258.00  | plus 10.00 for each additional over 5                                      |
|  | Residential/Commercial                           | Over 10 HP, each type; up to 5 each type  | 298.00  | plus 10.00 for each additional over 5                                      |
| Hazardous Electrical Install                                 | Commercial                                       | Service station, hazardous occupancies, spray booth (.50 AD + 5 PT + 1.0 PR + 2.0 INSP)   | 570.00  |  |
|  | Residential                                      | 8 to 20 KW (per generator)  | 185.00  |  |
| Generator  | Residential/Commercial                           | 21 to 60 KW (per generator) <i>Large Residential/Small Commercial</i>                     | 275.00  |  |
|  | Commercial                                       | Up to 150 KW (per generator)  | 425.00  |  |
|  | Commercial/Industrial                            | Up to 1000 KW (per generator)   | 660.00  |  |
|  | Commercial                                       | Inspection Outside of Business Hours (4 hour min - Holidays, Weekends)                    | 589.00  |  |
| Inspection Services  | Residential/Commercial                           | Re-Inspection Fee   | 125.00  |  |
|  | Residential                                      | Inspection Outside of Business Hours (No Charge)  | 0.00  |  |
|  | Residential/Commercial                           | Investigative Inspections + Building Inspector @ Hourly Rate +Admin/PT/Insp               | \$195.00 per hour   |  |
|  | Residential/Commercial                           | Code Compliance Permit (tampereed electrical)   | 280.00  |  |
|  | Commercial                                       | Code Compliance Inspection and Co/O; Temporary Occupancy Permits                          | 150.00  |  |
|  | Residential/Commercial                           | Construction performed without required permits<br>Penalty = 3x permit cost               | Penalty = 3X Permit Fees  |  |
|  | Residential/Commercial                           | Construction performed without required permits<br>Investigative work - minor             | Penalty + Hourly Rate Admin/PT/PR/Insp/CBO  |  |
|  | Residential/Commercial                           | Construction performed without required permits<br>Investigative work - major             | Penalty + Hourly Rate Admin/PT/PR/Insp/CBO (Minimum is \$530)   |  |
|  | Residential/Commercial                           | Special Inspector Services – Application – Review & Registration Fee                      | 80.00   |  |
|  | Residential/Commercial                           | Minimum Permit Fee  | 85.00   |  |
| Mechanical Permit Fees                                       | HVAC units                                       | Residential   | New HVAC; Heating/Cooling in NEW SFD (included in new SFD building permit fees)   | HVAC included in SFD permit fees<br>there is not a separate fee            |
|  |  | Residential   | HVAC replace, repair, change-out (up to 2-units) (includes Title 24 + CAL-Green) = .25 AD + 1.0 PT + 1.50 PR + 2.0 INSP | 300.00   |
|  |  | Residential   | Duct C/O and/or Furnace C/O only-includes Title 24 + CAL-Green (up to 2-units)  | 300.00   |
|  |  | Residential/Commercial  | Condenser C/O Only  | 150.00   |
|  |  | Commercial  | New HVAC air distribution system (Heating/cooling/ventilation) (included in new commercial building permit fee)         | HVAC included in new commercial permit fees<br>there is not a Separate Fee |

| MINOR CATEGORY BUILDING PERMIT FEES   |   |   |  |  |  |
|---------------------------------------|---|---|--|--|--|
| <b>Mechanical Permit Fees (cont.)</b> | Commercial  | New HVAC air distribution system (Heating/cooling/ventilation)  | 570.00   |  |  |
|                                       | <b>HVAC units</b>   | Commercial  | HVAC replace, repair, change-out, (including T-24 + CAL-Green) = .5 AD + .5 PT + 1.0 PR + 2.0 INSP | 370.00   |  |
|                                       | Commercial  | Duct C/O and/or Furnace C/O only-includes Title 24 + CAL-Green  | 570.00   |  |  |
|                                       | <b>Hoods</b>  | Commercial  | Hood Type I, including ducts and 1 hour rating chase each  | 400.00   |  |
|                                       | Commercial  | Hood Type II, including ducts each  | 321.00   |  |  |
| <b>Misc. Mechanical Permit Fees</b>   | Residential/Commercial  | Combustion products vent (other than chimney)   | 285.00   |  |  |
|                                       | Residential/Commercial  | Factory built chimney (such as gas fireplace chimney, furnace heating chimney, water heater chimney, etc.)  | 224.00   |  |  |
|                                       | Residential/Commercial  | Compressor up to 15 HP  | 224.00   |  |  |
|                                       | Residential/Commercial  | Compressor over 15 HP   | 274.00   |  |  |
|                                       | Residential/Commercial  | Air Handling unit (Heating, Cooling or Ventilation supply)  | 224.00   |  |  |
|                                       | Residential/Commercial  | Evaporative Cooler (typically on the roof and uses water to cool the building)  | 85.00  |  |  |
|                                       | Residential/Commercial  | Ventilation fans to 300 cfm and single duct (including dryer exhaust duct)  | 85.00  |  |  |
|                                       | Residential/Commercial  | Heating or cooling coils (not part of factory assembled unit) each (V. A. V. unit, Cooling Tower, evaporative or air cooled condenser)                    | 743.00   |  |  |
|                                       | Commercial  | Fire Dampers, smoke dampers, fire/smoke dampers up to 10  | 224.00   | plus 22.40 for each additional damper                              |  |
|                                       | Residential/Commercial  | Appliance or piece of equipment regulated by this code but not specifically classed or listed   | 85.00  |  |  |
|                                       | Residential/Commercial  | Gas system 1 - 5 outlets (BBQ's, water heaters, furnaces, etc.)   | 85.00  | plus 10.00 for each additional outlet                              |  |
|                                       | Residential/Commercial  | Central Vacuum systems  | 85.00  |  |  |
|                                       | Residential/Commercial  | Yard gas piping   | 85.00  |  |  |
|                                       | Residential/Commercial  | Processing, special or hydronic piping per 100 feet (typ. floor heating systems)  | 224.00   |  |  |
|                                       | Residential/Commercial  | Additional Mechanical Plan Check Service (per hour)   | Hourly Rate  |  |  |
|                                       | Residential/Commercial  | Additional Mechanical Inspection Service (per hour)   | Hourly Rate  |  |  |
|                                       | <b>Misc. Building Permit Fees</b>                                 | Residential/Commercial  | Minimum Permit Fee   | 85.00  |  |
|                                       |   | Residential/Commercial  | Building Relocation Permit   | 1,310.00   |  |
|                                       |   | Residential/Commercial  | Demolition up to 3,000 square feet   | 300.00   | plus 15.00 for each additional 100 square feet or fraction thereof |
|                                       |   | Residential/Commercial  | Drywall up to 400 square feet  | 125.00   | plus 10.00 for each additional 100 square feet or fraction thereof |
| Residential/Commercial                |   | Stucco up to 400 square feet  | 271.00   | plus 10.00 for each additional 100 square feet or fraction thereof |  |
| Residential/Commercial                |   | Siding up to 400 square feet  | 125.00   | plus 10.00 for each additional 100 square feet or fraction thereof |  |
| Residential/Commercial                |   | Board up permit   | 85.00  |  |  |
| Residential/Commercial                |   | Fireplace - Factory Built   | 271.00   |  |  |
| <b>Reroofing</b>                      |   | Residential/Commercial  | Re-roofing (light weight w/o structural up to 2,000 square feet, comp, shingle, BUR)               | 283.00   | plus 40.00 for each additional 1,000 square feet                   |
|                                       |   | Residential/Commercial  | Re-roofing (tile roof with structural calc up to 2,000 square feet)                                | 382.00   | plus 40.00 for each additional 1,000 square feet                   |
| <b>Fencing/Retaining Walls</b>        | Residential/Commercial  | Masonry/Wood Fence greater than 6 feet in height up to 100 feet (Anything below 6 feet in height, no permit required)                                     | 125.00   | plus 18.75 for each additional 100 feet of fence                   |  |
|                                       | Residential/Commercial  | Retaining Wall 3' - 6' high up to 50 linear feet  | 210.00   | plus 21.00 for each additional 50 linear feet or fraction thereof  |  |
|                                       | Residential/Commercial  | Retaining Wall greater than 6' up to 10' high up to 50 linear feet  | 581.00   | plus 58.00 Additional Retaining Wall 6' -10' high per 50 l.f.      |  |
|                                       | Residential/Commercial  | Retaining Wall > 10' high (up to 50 l.f.)   | 1,045.00   | plus 75.00 Additional Retaining Wall 10' high per 50 l.f.          |  |
| <b>Solar Tube/Skylights</b>           | Residential/Commercial  | Roof Solar Tube (A hole that is cut into the roof that is usually between rafters that a solar reflective device is installed.)                           | 85.00  |  |  |
|                                       | Residential/Commercial  | Skylight (less than 10 square feet) with 3rd party approval and no framing modification   | 125.00   | plus 8.50 for each additional skylight                             |  |
|                                       | Residential/Commercial  | Skylight (greater than 10 square feet or structural modification) with no 3rd party approval  | 160.00   | plus 16.00 for each additional skylight                            |  |
| <b>Storage Racks</b>                  | Commercial  | Storage racks up to 6' high (separate or supplemental permit) each rack type  | 343.00   |  |  |
|                                       | Commercial  | Storage racks greater than 6' high (separate or supplemental permit) each rack type (.50 AD + .5 PT + 1.5 PE + 2.0 INSP)                                  | 670.00   |  |  |
| <b>Windows</b>                        | Residential/Commercial  | Window and/or door replacements (includes Title 24 energy plan review) no structural  | 125.00   | plus 12.50 for each additional window                              |  |
|                                       | Residential/Commercial  | New window, door or opening   | 125.00   | plus 12.50 for each additional window                              |  |
| <b>Remodel/Additions</b>              | Residential   | Remodel up to 200 square feet (includes structural, Title 24 energy, Plumbing, Mechanical, Electrical, CAL-Green and Accessibility, where required)       | 298.00   |  |  |
|                                       | Residential   | Remodel up to 201 - 400 square feet (includes structural, Title 24 energy, Plumbing, Mechanical, Electrical, CAL-Green and Accessibility, where required) | 450.00   | plus 22.50 for each additional 100 square feet or fraction thereof |  |
|                                       | Residential   | Balcony or Deck up to 400 square feet   | 456.00   | plus 45.00 for each additional 100 square feet                     |  |
|                                       | Residential/Commercial  | Garage Conversion up to 400 square feet   | 600.00   | plus 60.00 for each additional 100 square feet                     |  |
|                                       | Residential   | Room Addition (attached and/or detached) up to 100 square feet  | 400.00   |  |  |
|                                       | Residential   | Room Addition (attached and/or detached) from 101 - 200 square feet   | 550.00   |  |  |
|                                       | Residential   | Room Addition (attached and/or detached) from 201 - 399 square feet   | 700.00   |  |  |
| Residential                           | Room Addition (attached and/or detached) 400 square feet and over | 800.00  | plus 160.00 for each additional 100 square feet  |  |  |

| MINOR CATEGORY BUILDING PERMIT FEES  |                           |  |   |
|--|---------------------------|--|---|
| Fire Repair  | Residential               | Fire Damage Repair up to 50% of home   | 700.00  |
|  | Residential               | Fire Damage Repair greater than 50% of home  | 1,100.00  |
| Cell Sites   | Commercial                | Antenna Tower (each)   | 768.00  |
|  | Commercial                | Antenna/Dish (add on or change-outs, w/assoc. equipment upgrades and/or modifications (subject to additional inspection fees for additional footing and/or underground work) | 442.00  |
| State Approved Manufactured or Commercial Coach Buildings                        | Residential               | State Approved Manufactured Housing (foundation review & inspection only, per unit)  | 220.89  |
|  | Commercial                | State Approved Commercial Coach (foundation review & inspection only, per unit)  | 220.89  |
|  | Residential/Commercial    | Utilities Hookup (Electrical, Plumbing, Mechanical)  | 85.00 per discipline                                    |
|  | Commercial                | Commercial Coach Site Review for Accessibility Only  | 492.00  |
|  | Residential/Commercial    | Temporary Trailers   | 224.00  |
|  | Residential/Commercial    | Temporary Sales Trailers   | 324.00  |
| Plan Review and Administrative Services  | Residential/Commercial    | Temporary Model Home Sales Office (converted "U" Occupancy)  | 471.00  |
|  | Residential/Commercial    | Additional plan review after completion of 2nd review  | @ Hourly Rate   |
|  | Residential/Commercial    | Expired plan review reinstatement fee  | 80.00   |
|  | Residential/Commercial    | Expired plan review reinstatement fee with code change or revision (per hour - PT + PE and/or Sr. Plans Examiner)  | @ Hourly Rate   |
|  | Residential/Commercial    | Processing for Change of Contractor, Architect, Engineer or Owner  | 125.00  |
|  | Residential/Commercial    | Reinstatement of expired permit fee  | 1/2 of permit fee (does not include plan review)        |
|  | Residential/Commercial    | Processing refund of plan review fee (nonrefundable after 1st review)  | 80% of plan review fee                                  |
|  | Residential/Commercial    | Processing refund of permit (nonrefundable after 180 days or if any inspections are performed)   | 80% of permit fee                                       |
|  | Commercial                | Temporary Certificate of Occupancy and TCO Extension Requests  | 125.00  |
|  | Residential/Commercial    | Duplicate or Amendment of Certificate of Occupancy   | 46.00   |
|  | Residential/Commercial    | Board of Appeal Processing and Hearing   | 800.00  |
|  | Residential/Commercial    | Request for Unreasonable Hardship  | 85.00   |
|  | Residential/Commercial    | Duplicate permit card  | 18.75   |
|  | Reproduction of Documents | Residential/Commercial   | Photo copies (per page: 8 1/2x11, 8 1/2x14, 11x17 only) |
| Residential/Commercial   |                           | Copies from Laserfiche or Microfiche (1 hour Admin + actual cost)  | 1 hour Admin + Cost of Reproduction                     |
| Request and Research for "Alternate Methods and Materials" @ CBO per hourly rate | Residential/Commercial    | Category I Minor   | 175.00  |
|  | Residential/Commercial    | Category II (repeats and minimal complexity)   | 223.00  |
|  | Residential/Commercial    | Category III (complex or 2 issues)   | 296.00  |
|  | Residential/Commercial    | Category IV (highly complex or 3 or more issues)   | 441.00  |
| Hourly Rate Schedule   | N/A                       | Building Official  | 145.74  |
|  | N/A                       | Plan Review Engineer   | 198.80  |
|  | N/A                       | Supervising Building Inspector   | 169.35  |
|  | N/A                       | Building Inspector   | 147.26  |
|  | N/A                       | Plans Examiner   | 198.80  |
|  | N/A                       | Code Enforcement Officer   | 110.44  |
|  | N/A                       | Permit Technician  | 95.72   |
|  | N/A                       | Administration   | 58.14   |
| Plumbing Permit Fees   | Residential/Commercial    | Minimum Permit Fee   | 85.00   |
|  | Residential/Commercial    | Each plumbing fixture, up to 5, including water, sump pump, drainage, piping and backwater valve   | 85.00 plus 8.50 for each additional fixture over 5      |
|  | Residential               | Plumbing remodel/upgrade up to 300 square feet   | 85.00 plus 8.50 for each additional 100 square feet     |
|  | Commercial                | Plumbing remodel/upgrade up to 500 square feet   | 224.00 plus 22.40 for each additional 100 square feet   |
|  | Residential/Commercial    | Each building sewer and/or trailer/RV sewer up to 100 linear feet  | 200.00 plus 8.50 for each additional 100 linear feet    |
|  | Residential/Commercial    | Abandonment/close sewer (including private sewage disposal system)   | 85.00   |
|  | Residential/Commercial    | Rainwater system   | 85.00   |
|  | Residential/Commercial    | Each private sewage disposal system  | 85.00   |
|  | Residential/Commercial    | Each water heater and or vent  | 85.00   |
|  | Residential/Commercial    | Gas piping system up to 5 outlets (such as BBQ's, water heaters, furnaces, etc.)   | 85.00 plus 8.5 for each additional outlet over 5        |
|  | Commercial                | Each medical gas system of 1 – 5 inlets/outlets  | 670.00 plus 67.00 for each additional 5 outlets         |
|  | Commercial                | Each Industrial Waste pretreatment interceptor including trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps                              | 224.00  |
|  | Residential/Commercial    | For installation, alteration or repair of each water piping and/or water treating equipment including water softeners  | 85.00   |
|  | Residential/Commercial    | For repair or alteration of drainage or vent piping (each fixture)   | 85.00   |
|  | Residential/Commercial    | For atmospheric-type vacuum breakers (lawn sprinklers) 1 – 10  | 85.00   |
|  | Residential/Commercial    | For each backflow protective device other than atmospheric vacuum type breakers  | 85.00   |
|  | Residential/Commercial    | Building piping water service  | 85.00   |
|  | Residential/Commercial    | Gas yard piping  | 85.00   |

| MINOR CATEGORY BUILDING PERMIT FEES   |                                 |  |                                   |  |  |
|---|---------------------------------|--|-----------------------------------|--|--|
| <b>Plumbing Permit Fees (cont.)</b>   | Residential/Commercial          | Boiler up to 15 HP   | 224.00                            |  |  |
|   | Residential/Commercial          | Boiler over 15 HP  | 248.00                            |  |  |
| <b>Misc Fixtures (each)</b>   | Residential/Commercial          | Solar panels and solar tanks, water treatment equipment  | 224.00                            |  |  |
|   | Residential/Commercial          | For each Graywater system that can be recycled for other domestic uses (from bath water, dishwashing water, laundry, etc. not including toilet water)  | 224.00                            |  |  |
|   | Residential/Commercial          | For initial installation for a reclaimed water system (could be roof water that is used for irrigation)  | 85.00                             |  |  |
| <b>Swimming Pools/Spas Misc.</b>  | Residential/Commercial          | Pool/Spa fees include structural, plumbing and electrical fees   |                                   |  |  |
|   | Residential/Commercial          | Plumbing Fee for Pool/Spa Remodels (includes all pool piping except solar) one gas outlet, backwash receptor/P-trap, pool fill line and back flow protection (Minimum + added to pool/spa and electrical permit fee) | 85.00                             |  |  |
|   | Commercial                      | Electrical Fee for Pool/Spa Remodel  | 324.00                            |  |  |
|   | Residential                     | Electrical Fee for Pool/Spa Remodel  | 85.00                             |  |  |
|   | Residential/Commercial          | Demolition – Pool/Spa including combo utility capping  | 85.00                             |  |  |
|   | Residential/Commercial          | Supplement permit fee = @ hourly rates   | @ Hourly Rate                     |  |  |
|   | Residential/Commercial          | Additional plan check services = @ hourly rates (minimum 1.0 hour)   | @ Hourly Rate                     |  |  |
|   | Residential/Commercial          | Additional plumbing inspection services = @ hourly rates (minimum 1.0 Hour)  | @ Hourly Rate                     |  |  |
|   | <b>New Pool with Structural</b> | Residential/Commercial   | Up to 100 square feet             | 567.00   | plus 444.00 for Commercial pools (for Accessibility, exiting, barrier, T-24, CA-Green) |
|   |                                 | Residential/Commercial   | 101 square feet – 500 square feet | 592.00   | plus 444.00 for Commercial pools (for Accessibility, exiting, barrier, T-24, CA-Green) |
| Residential/Commercial  |                                 | 501 square feet – 1,000 square feet  | 666.00                            | plus 444.00 for Commercial pools (for Accessibility, exiting, barrier, T-24, CA-Green) |  |
| Residential/Commercial  |                                 | Over 1,000 square feet   | 812.00                            | plus 444.00 for Commercial pools (for Accessibility, exiting, barrier, T-24, CA-Green) |  |
| <b>New Pool (fiberglass or similar)</b>   | Residential/Commercial          | Up to 499 square feet  | 226.00                            | plus 444.00 for Commercial pools (for Accessibility, exiting, barrier, T-24, CA-Green) |  |
|   | Residential/Commercial          | 500 square feet or greater   | 276.00                            | plus 444.00 for Commercial pools (for Accessibility, exiting, barrier, T-24, CA-Green) |  |
| <b>Request and Research for "Alternate Methods and Materials" @ CBO per hourly rate</b> | Residential/Commercial          | Category I. Minor  | 175.00                            |  |  |
|   | Residential/Commercial          | Category II (repeats and minimal complexity)   | 223.00                            |  |  |
|   | Residential/Commercial          | Category III (complex or 2 issues)   | 296.00                            |  |  |
|   | Residential/Commercial          |  | 441.00                            |  |  |
| <b>Signs, Outline Lighting and Marques (in addition to minimum permit fee)</b>          | Commercial                      | One sign and transformer   | 224.00                            | plus 22.40 for each additional sign or transformer                                     |  |
|   | Commercial                      | Alterations to existing signs (change of face)   | 85.00                             |  |  |
|   | Commercial                      | Relocation of existing signs   | 224.00                            |  |  |
|   | Commercial                      | Non-illuminated signs (up to 5)  | 125.00                            | plus 12.50 for each additional sign over 5   |  |
|   | Commercial                      | Monument sign (up to 6' high)  | 125.00                            |  |  |
|   | Commercial                      | Monument sign (greater than 6' high)   | 224.00                            |  |  |
|   | Commercial                      | Pole and freestanding signs up to 10' high   | 324.00                            |  |  |
|   | Commercial                      | Pole and freestanding signs greater than 10' high  | 522.00                            |  |  |
|   | Commercial                      | Flag Pole up to 20' high   | 125.00                            | plus 25.00 for flag poles exceeding 20' in height                                      |  |
|   | Commercial                      | Light Pole up to 20' high  | 160.00                            | plus 34.00 for each additional light pole  |  |

\*\*\* The Residential Photovoltaic fees listed are for informational purposes only. Per section 16.90.030 (N)(14) of the Municipal Code, " No fee charged for the permit, installation or construction of a residential photovoltaic solar system will be charged. This exemption shall expire no later than December 31, 2013, unless extended by subsequent action of the City Council prior to that date."

The Permit Fee is a combination of Plan Review and Inspection Costs. 60% of the Permit Fee is collected at submittal for the Plan Review portion of the Permit Fee. The remaining 40% is collected at permit issuance for inspection costs. Zone Check fees are due at submittal.

The Building Official has the authority to determine the Permit Fees applicable to projects that are not set forth in the fee schedule.

### Refunds

The Building Safety & Inspection Division can process refunds on plan review fees and permit fees if work has not started on the plan review or if no inspections have been performed on the project. Up to 80% of the plan review fee paid can be refunded if the refund is requested before any plan review has commenced. When a permit has been issued, up to 80% of the permit fee may be refunded if there have been no inspections. Application for refund must be made within 180 days after the fee was collected.

### General Plan Update Fee

Applicable Development: All Next Scheduled Update: TBD  
Applicable Area: Citywide  
\$0.23 per \$1,000 of new construction value

No fee will be charged to projects for remodeling, adding to, or making tenant improvements to existing structures.

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### Technology Fee

Applicable Development: All Next Scheduled Update: TBD  
Applicable Area: Citywide  
\$0.40 per \$1,000 of new construction value

No fee will be charged to projects for remodeling, adding to, or making tenant improvements to existing structures.

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### CBSC Fee

Applicable Development: All Next Scheduled Update: TBD  
Applicable Area: Citywide  
\$1.00 per \$25,000 or fraction thereof

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### Construction and Demolition Fee

Applicable Development: All Next Scheduled Update: TBD  
Applicable Area: Citywide  
\$0.40 per \$1,000 of project value for construction or demolition

No fee will be charged to construction projects with a value under \$250,000. All demolition only projects, regardless of value, will be assessed a fee. There is a \$40 minimum fee and \$800 maximum fee.

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### SMIP

Applicable Development: All Next Scheduled Update: TBD  
Applicable Area: Citywide  
\$13.00 per \$100,000 for 1-3 story residential buildings  
\$28.00 per \$100,000 for commercial and over 3-story residential buildings

- 1) The minimum fee is 50 cents, so the fee for any valuation up to \$3,850 is simply \$50
- 2) Category 1 construction includes residential buildings 1 to 3 stories in height, except hotels and motels. Single family homes, duplexes and quadraplexes are in category 1. Condominiums and apartment buildings are in Category 1 only if they are 3 stories or less in height.
- 3) A "building" is defined as a structure built for the support, shelter or enclosure of people, animals, or property.

## DEVELOPMENT IMPACT FEE PROGRAMS

The City of Elk Grove administers several development impact fee programs that fund new development's share of certain capital infrastructure projects. These development impact fees are due at the time of building permit issuance and may not be paid prior to permit issuance. The development impact fee programs that are applicable citywide and their current fees are listed below. In addition to the citywide fee programs, there are several plan area development impact fee programs which affect new projects in specific areas of the City, and there are also development impact fee programs administered by other agencies – these are outlined later in this booklet.

Project applicants locating in an existing building or existing shell building will be required to pay additional development impact fees if they are proposing to change the use from what the original building permit was based on.

### CITYWIDE AND REGIONAL DEVELOPMENT IMPACT FEE PROGRAMS

There are six citywide and one regional development impact fee programs collected and/or administered by the City of Elk Grove as outlined below.

1. **Capital Facilities Fee**, which funds the following facilities: Civic Center; Police Facilities; Corporation Yard; Corporation Yard – Animal Shelter; Library Facilities; and Transit.
2. **Affordable Housing Fee**, which funds the construction, acquisition or financing of new or existing multi or single-family affordable housing projects within the City for low or very low-income residents.
3. **Roadway Fee**, which is a fee program that funds the center lanes and medians of major roadways, and funds major intersections, freeway interchanges, and bridges.
4. **Active Transportation Fee**, which is a fee program that funds active transportation (non-vehicle) facilities, including bicycle, pedestrian, and trail improvements.
5. **Fire Fee**, which is a multi-zonal fee program that funds fire capital facilities and equipment.
6. **Measure A Transportation Mitigation Fee**, which funds regional transportation facilities. The City collects this fee on behalf of the Sacramento Transportation Authority (STA).
7. **I-5 Subregional Corridor Mitigation Fee**, which funds Interstate 5 transportation facilities.

**CAPITAL FACILITIES FEE PROGRAM**  
*updated 1/1/2025*

Applicable Development: All

Applicable Area: Citywide

Next Scheduled Update: January 2026

| Land Use Category                             | City Admin Facilities | Police Facilities | Corporation Yard | Corporation Yard - Animal Shelter | Library  | Transit  | 4% Admin | Total Amount to Collect<br>(includes both the base fee<br>(components plus the 4%<br>administration component) |
|---|-----------------------|-------------------|------------------|-----------------------------------|----------|----------|----------|--|
|   | Fund 311              | Fund 312          | Fund 313         | Fund 313                          | Fund 315 | Fund 317 | Fund 319 |  |
| <b>RESIDENTIAL</b>                            |                       |                   |                  |                                   |          |          |          |  |
| Single-Family (< 3 units - includes duplexes) | \$ 531                | \$ 1,389          | \$ 608           | \$ 400                            | \$ 1,628 | \$ 842   | \$ 216   | \$ 5,614 / unit  |
| Single-Family TOD*                            | \$ 531                | \$ 1,389          | \$ 608           | \$ 400                            | \$ 1,628 | \$ 935   | \$ 220   | \$ 5,711 / unit  |
| Single-Family Age-Restricted                  | \$ 287                | \$ 754            | \$ 329           | \$ 217                            | \$ 883   | \$ 327   | \$ 112   | \$ 2,909 / unit  |
| Multi-Family (3+ units attached)              | \$ 386                | \$ 1,013          | \$ 444           | \$ 290                            | \$ 1,187 | \$ 708   | \$ 161   | \$ 4,189 / unit  |
| Multi-Family TOD                              | \$ 386                | \$ 1,013          | \$ 444           | \$ 290                            | \$ 1,187 | \$ 942   | \$ 170   | \$ 4,432 / unit  |
| Multi-Family Age-Restricted                   | \$ 207                | \$ 543            | \$ 239           | \$ 156                            | \$ 638   | \$ 452   | \$ 89    | \$ 2,324 / unit  |
| <b>COMMERCIAL</b>                             |                       |                   |                  |                                   |          |          |          |  |
| Shopping Center/General Commercial            | \$ 0.10               | \$ 0.27           | \$ 0.12          | \$ 0.07                           | n/a      | \$ 1.01  | \$ 0.06  | \$ 1.63 / building sq. ft.   |
| Shopping Center/General Commercial TOD*       | \$ 0.10               | \$ 0.27           | \$ 0.12          | \$ 0.07                           | n/a      | \$ 1.07  | \$ 0.07  | \$ 1.70 / building sq. ft.   |
| Car Sales (new and used)                      | \$ 0.08               | \$ 0.21           | \$ 0.08          | \$ 0.05                           | n/a      | \$ 0.84  | \$ 0.05  | \$ 1.31 / building sq. ft.   |
| Hotel   | \$ 0.04               | \$ 0.12           | \$ 0.04          | \$ 0.03                           | n/a      | \$ 0.44  | \$ 0.03  | \$ 0.70 / building sq. ft.   |
| <b>OFFICE</b>                                 |                       |                   |                  |                                   |          |          |          |  |
| Office  | \$ 0.16               | \$ 0.43           | \$ 0.17          | \$ 0.12                           | n/a      | \$ 1.08  | \$ 0.08  | \$ 2.04 / building sq. ft.   |
| Office TOD*                                   | \$ 0.16               | \$ 0.43           | \$ 0.17          | \$ 0.12                           | n/a      | \$ 1.21  | \$ 0.08  | \$ 2.17 / building sq. ft.   |
| <b>INDUSTRIAL</b>                             |                       |                   |                  |                                   |          |          |          |  |
|   | \$ 0.09               | \$ 0.24           | \$ 0.09          | \$ 0.05                           | n/a      | \$ 0.22  | \$ 0.03  | \$ 0.72 / building sq. ft.   |

Note: The Capital Facilities fee is adjusted each January 1st for inflation.

Please see information regarding TOD areas on page 13.

## AFFORDABLE HOUSING FEE PROGRAM

*updated 1/1/2025*

(Applies to Residential and Non-Residential Development)

Applicable Area: Citywide

Next Scheduled Update: January 2026

| Land Use Category                           | Base Fee        | 3% Admin Fee    | Total Affordable Housing Fee |
|---|-----------------|-----------------|------------------------------|
|   | 2311500-3250100 | 2311500-3250200 |                              |
| <b>RESIDENTIAL</b>                          |                 |                 |                              |
| Single-Family (1-2 units-includes duplexes) | \$ 6,210        | \$ 186          | \$ 6,396 / unit              |
| Multifamily (3 or more units)               | \$ 3,725        | \$ 112          | \$ 3,837 / unit              |
| <b>NON-RESIDENTIAL</b>                      |                 |                 |                              |
| Commercial/retail                           | \$ 1.02         | \$ 0.03         | \$ 1.05 / sq. ft.            |
| Hotel                                       | \$ 3.02         | \$ 0.09         | \$ 3.11 / sq. ft.            |
| Manufacturing                               | \$ 1.16         | \$ 0.03         | \$ 1.19 / sq. ft.            |
| Office                                      | \$ -            | \$ -            | \$ - / sq. ft.               |
| Warehouse                                   | \$ 1.24         | \$ 0.04         | \$ 1.28 / sq. ft.            |

Note: These fees are adjusted each January 1st for inflation of: (1) Engineering News Record – Construction Cost Index (ENR-CCI) for the San Francisco Bay area; (2) ENR 20-City Index from October to October; (3) Year over year increase in median home sales price from October to October; (4) consumer Price Index for All Urban Consumers (CPI-U) rent of primary residence annual change from March to March.



**ROADWAY FEE PROGRAM**  
**updated 1/1/2025**

Next Scheduled Update: January 2026

| Land Use Category                             | Base Fee     | 5.50%<br>Admin Fee | Total Roadway Fee               |
|---|--------------|--------------------|---------------------------------|
| <b>RESIDENTIAL</b>                            |              |                    |                                 |
| Up to 1,200 square feet                       | \$ 4,632.66  | \$ 254.80          | \$ 4,887.46 / unit              |
| 1,201 to 1,400 square feet                    | \$ 8,813.35  | \$ 484.73          | \$ 9,298.08 / unit              |
| 1,401 to 1,700 square feet                    | \$ 9,717.28  | \$ 534.45          | \$ 10,251.73 / unit             |
| 1,701 to 2,000 square feet                    | \$ 11,299.18 | \$ 621.45          | \$ 11,920.63 / unit             |
| 2,001 to 2,700 square feet                    | \$ 12,429.09 | \$ 683.60          | \$ 13,112.69 / unit             |
| 2,701 to 3,400 square feet                    | \$ 13,220.03 | \$ 727.10          | \$ 13,947.13 / unit             |
| Greater than 3,400 square feet                | \$ 14,010.97 | \$ 770.60          | \$ 14,781.57 / unit             |
| Senior Adult - Up to 1,000 square feet        | \$ 3,050.77  | \$ 167.79          | \$ 3,218.56 / unit              |
| Senior Adult - Greater than 1,000 square feet | \$ 3,615.72  | \$ 198.86          | \$ 3,814.58 / unit              |
| <b>COMMERCIAL</b>                             |              |                    |                                 |
| Shopping Center                               | \$ 10.40     | \$ 0.57            | \$ 10.97 / building sq. ft.     |
| Auto Mall                                     | \$ 28,134.93 | \$ 1,547.42        | \$ 29,682.35 / acre             |
| Gas Station w/ Convenience Market             | \$ 14,236.95 | \$ 783.03          | \$ 15,019.98 / fueling position |
| Theater/Cinema                                | \$ 112.98    | \$ 6.21            | \$ 119.19 / seat                |
| <b>OFFICE</b>                                 | \$ 10.95     | \$ 0.60            | \$ 11.55 / building sq. ft.     |
| <b>INDUSTRIAL</b>                             | \$ 4.07      | \$ 0.22            | \$ 4.29 / building sq. ft.      |
| <b>MISCELLANEOUS</b>                          |              |                    |                                 |
| Hotel/Motel                                   | \$ 1,694.87  | \$ 93.22           | \$ 1,788.09 / room              |
| Hospital                                      | \$ 10,508.21 | \$ 577.95          | \$ 11,086.16 / bed              |
| Assembly                                      | \$ 4.18      | \$ 0.23            | \$ 4.41 / building sq. ft.      |
| Day Care Center                               | \$ 15.93     | \$ 0.88            | \$ 16.81 / building sq. ft.     |
| Congregate Care Facility                      | \$ 1,129.91  | \$ 62.15           | \$ 1,192.06 / unit              |
| Assisted Living                               | \$ 1,468.90  | \$ 80.79           | \$ 1,549.69 / bed               |
| Private School (K-12)                         | \$ 1,581.89  | \$ 87.00           | \$ 1,668.89 / student           |

Note: The fees are adjusted each January 1st for inflation, based on the Cal-Trans Road Construction Cost Index.

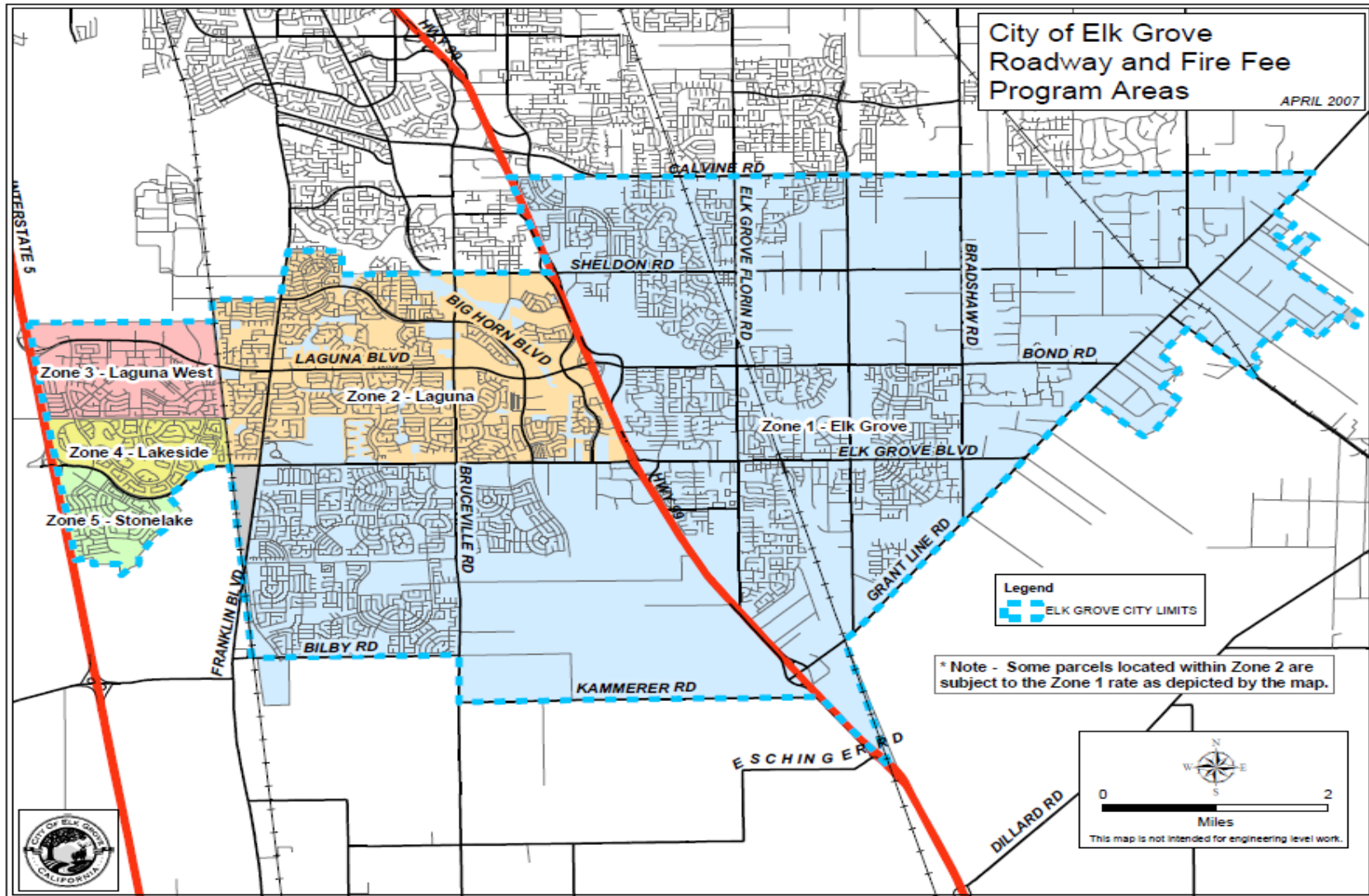
**ACTIVE TRANSPORTATION FEE PROGRAM**  
*updated 1/1/2025*

Next Scheduled Update: January 2026

| Land Use Category                             | Base Fee    | 5.50%<br>Admin Fee | Total Roadway Fee              |
|---|-------------|--------------------|--------------------------------|
| <b>RESIDENTIAL</b>                            |             |                    |                                |
| Up to 1,200 square feet                       | \$ 741.52   | \$ 40.78           | \$ 782.30 / unit               |
| 1,201 to 1,400 square feet                    | \$ 1,411.03 | \$ 77.61           | \$ 1,488.64 / unit             |
| 1,401 to 1,700 square feet                    | \$ 1,556.22 | \$ 85.59           | \$ 1,641.81 / unit             |
| 1,701 to 2,000 square feet                    | \$ 1,809.40 | \$ 99.52           | \$ 1,908.92 / unit             |
| 2,001 to 2,700 square feet                    | \$ 1,989.37 | \$ 109.42          | \$ 2,098.79 / unit             |
| 2,701 to 3,400 square feet                    | \$ 2,116.56 | \$ 116.41          | \$ 2,232.97 / unit             |
| Greater than 3,400 square feet                | \$ 2,242.55 | \$ 123.34          | \$ 2,365.89 / unit             |
| Senior Adult - Up to 1,000 square feet        | \$ 488.34   | \$ 26.86           | \$ 515.20 / unit               |
| Senior Adult - Greater than 1,000 square feet | \$ 578.33   | \$ 31.81           | \$ 610.14 / unit               |
| <b>COMMERCIAL</b>                             |             |                    |                                |
| Shopping Center                               | \$ 1.67     | \$ 0.09            | \$ 1.76 / building sq. ft.     |
| Auto Mall                                     | \$ 4,432.30 | \$ 243.78          | \$ 4,676.08 / acre             |
| Gas Station w/ Convenience Market             | \$ 2,297.74 | \$ 126.38          | \$ 2,424.12 / fueling position |
| Theater/Cinema                                | \$ 18.00    | \$ 0.99            | \$ 18.99 / seat                |
| <b>OFFICE</b>                                 | \$ 1.75     | \$ 0.10            | \$ 1.85 / building sq. ft.     |
|   |             | \$ -               |                                |
| <b>INDUSTRIAL</b>                             | \$ 0.64     | \$ 0.04            | \$ 0.68 / building sq. ft.     |
| <b>MISCELLANEOUS</b>                          |             |                    |                                |
| Hotel/Motel                                   | \$ 271.16   | \$ 14.91           | \$ 286.07 / room               |
| Hospital                                      | \$ 1,700.20 | \$ 93.51           | \$ 1,793.71 / bed              |
| Assembly                                      | \$ 0.67     | \$ 0.04            | \$ 0.71 / building sq. ft.     |
| Day Care Center                               | \$ 2.57     | \$ 0.14            | \$ 2.71 / building sq. ft.     |
| Congregate Care Facility                      | \$ 181.18   | \$ 9.96            | \$ 191.14 / unit               |
| Assisted Living                               | \$ 235.18   | \$ 12.93           | \$ 248.11 / bed                |
| Private School (K-12)                         | \$ 253.16   | \$ 13.92           | \$ 267.08 / student            |

Note: The fees are adjusted each January 1st for inflation, based on the Cal-Trans Road Construction Cost Index.

**CITY OF ELK GROVE  
FIRE FEE PROGRAM AREAS**



**FIRE FEE PROGRAM**  
**updated 1/1/2025**

Applicable Development: All  
Applicable Area: Citywide

Next Scheduled Update: January 2026

| Land Use Category                              | Zone 1<br>(Elk Grove) | Zone 2<br>(Laguna) | Zone 3<br>(Laguna West) | Zone 4<br>(Lakeside) | Zone 5<br>(Stonelake) |             |
|--|-----------------------|--------------------|-------------------------|----------------------|-----------------------|-------------|
| <b>RESIDENTIAL</b>                             |                       |                    |                         |                      |                       |             |
| Single Family (1-2 units-includes duplexes)    | \$ 2,594.99           | \$ 2,533.05        | \$ 2,413.32             | \$ 2,505.19          | \$ 2,381.33           | per unit    |
| Multi-Family (3 or more units)                 | \$ 1,708.33           | \$ 1,689.75        | \$ 1,655.67             | \$ 1,682.51          | \$ 1,646.39           | per unit    |
| Age-Restricted (single-family and multifamily) | \$ 1,376.97           | N/A                | N/A                     | N/A                  | N/A                   | per unit    |
| <b>NONRESIDENTIAL</b>                          |                       |                    |                         |                      |                       |             |
| Commercial/Office                              | \$ 2.18               | \$ 2.14            | \$ 2.10                 | \$ 2.13              | \$ 2.09               | per sq. ft. |
| Industrial                                     | \$ 0.71               | \$ 0.70            | \$ 0.65                 | \$ 0.69              | \$ 0.65               | per sq. ft. |
| <b>INSTITUTIONAL</b>                           |                       |                    |                         |                      |                       |             |
| Religious Institution                          | Exempt                | Exempt             | Exempt                  | Exempt               | Exempt                | Exempt      |
| Day/Child Care (pre-school and adult)          | \$ 2.18               | \$ 2.14            | \$ 2.10                 | \$ 2.13              | \$ 2.09               | per sq. ft. |
| Private School                                 | \$ 2.18               | \$ 2.14            | \$ 2.10                 | \$ 2.13              | \$ 2.09               | per sq. ft. |
| <b>MISCELLANEOUS</b>                           |                       |                    |                         |                      |                       |             |
| Hotel/Motel                                    | \$ 2.18               | \$ 2.14            | \$ 2.10                 | \$ 2.13              | \$ 2.09               | per sq. ft. |
| Congregate Care Facility                       | \$ 2.18               | \$ 2.14            | \$ 2.10                 | \$ 2.13              | \$ 2.09               | per sq. ft. |
| Health Club                                    | \$ 2.18               | \$ 2.14            | \$ 2.10                 | \$ 2.13              | \$ 2.09               | per sq. ft. |
| Library  | Exempt                | Exempt             | Exempt                  | Exempt               | Exempt                | Exempt      |

Note: The fire fees are provided by Cosumnes CSD. They are adjusted each January 1st for inflation. Different Mello-Roos Community Facilities Districts (CFDs) exist in Zones 2 through 5, which fund some portion of the fire facility improvements included in the fire facilities/equipment as development within Zone 1, but it will be paid through a combination of fees and the CFD special taxes that appear on property tax bills.

For land uses not shown on this table, please call the Building Department at (916) 478-2235. The fees include a 3% administrative component shared between the City of Elk Grove and the Cosumnes Community Services District

**SACRAMENTO COUNTY TRANSPORTATION MITIGATION FEE**

**MEASURE A DEVELOPMENT IMPACT FEE**

*Effective 4/1/2009 to 3/31/2039*

*updated 1/1/2025*

Next Scheduled Update: July 2025

| <b>Land Use Category</b>                 | <b>Base Fee</b>  | <b>2% Admin Fee</b> | <b>Transportation Fee Total</b> |
|--|--|---------------------|---------------------------------|
| <b>RESIDENTIAL</b>                       |  |                     |                                 |
| <b>Single-Family Residential</b>         |  |                     |                                 |
| Very Small (≤800 sq.ft.)                 | \$ 1,088   | \$ 21.76            | \$ 1,109.76 per unit            |
| Small (801-1,200 sq.ft.)                 | \$ 1,334   | \$ 26.68            | \$ 1,360.68 per unit            |
| Medium-Small (1,201-1,600 sq.ft.)        | \$ 1,451   | \$ 29.02            | \$ 1,480.02 per unit            |
| Medium (1,601-2,400 sq. ft.)             | \$ 1,574   | \$ 31.48            | \$ 1,605.48 per unit            |
| Large (>2,400 sq. ft.)                   | \$ 1,730   | \$ 34.60            | \$ 1,764.60 per unit            |
| <b>Single-Family Residential, Senior</b> |  |                     |                                 |
| Very Small (≤800 sq.ft.)                 | \$ 497   | \$ 9.94             | \$ 506.94 per unit              |
| Small (801-1,200 sq.ft.)                 | \$ 609   | \$ 12.18            | \$ 621.18 per unit              |
| Medium-Small (1,201-1,600 sq.ft.)        | \$ 663   | \$ 13.26            | \$ 676.26 per unit              |
| Medium (1,601-2,400 sq. ft.)             | \$ 719   | \$ 14.38            | \$ 733.38 per unit              |
| Large (>2,400 sq. ft.)                   | \$ 790   | \$ 15.80            | \$ 805.80 per unit              |
| <b>Multi-Family Residential</b>          |  |                     |                                 |
| Very Small (≤800 sq.ft.)                 | \$ 995   | \$ 19.90            | \$ 1,014.90 per unit            |
| Small (801-1,200 sq.ft.)                 | \$ 1,221   | \$ 24.42            | \$ 1,245.42 per unit            |
| Medium-Small (1,201-1,600 sq.ft.)        | \$ 1,327   | \$ 26.54            | \$ 1,353.54 per unit            |
| Medium (1,601-2,400 sq. ft.)             | \$ 1,440   | \$ 28.80            | \$ 1,468.80 per unit            |
| Large (>2,400 sq. ft.)                   | \$ 1,582   | \$ 31.64            | \$ 1,613.64 per unit            |
| <b>Multi-Family Residential, Senior</b>  |  |                     |                                 |
| Very Small (≤800 sq.ft.)                 | \$ 440   | \$ 8.80             | \$ 448.80 per unit              |
| Small (801-1,200 sq.ft.)                 | \$ 540   | \$ 10.80            | \$ 550.80 per unit              |
| Medium-Small (1,201-1,600 sq.ft.)        | \$ 587   | \$ 11.74            | \$ 598.74 per unit              |
| Medium (1,601-2,400 sq. ft.)             | \$ 637   | \$ 12.74            | \$ 649.74 per unit              |
| Large (>2,400 sq. ft.)                   | \$ 700   | \$ 14.00            | \$ 714.00 per unit              |
| <b>Accessory Dwelling Units</b>          |  |                     |                                 |
| Very Small (<750 sq.ft.)                 | \$ -   | \$ -                | \$ -                            |
| Otherwise (>750 sq.ft.)                  | Fee is based on the ratio of the floor area of the ADU compared to the primary unit, times the fee that would be charged on the primary unit, if the primary unit was being newly built. |                     |                                 |

**MEASURE A DEVELOPMENT IMPACT FEE (continued)**

|   |          |          |             |                   |
|---|----------|----------|-------------|-------------------|
| <b>NON-RESIDENTIAL</b>                    |          |          |             |                   |
| Office Use                                | \$ 1,807 | \$ 36.14 | \$ 1,843.14 | per 1,000 sq. ft. |
| Retail Use                                | \$ 2,361 | \$ 47.22 | \$ 2,408.22 | per 1,000 sq. ft. |
| Industrial Use                            | \$ 827   | \$ 16.54 | \$ 843.54   | per 1,000 sq. ft. |
| Hotel/Motel                               | \$ 854   | \$ 17.08 | \$ 871.08   | per sleeping room |
| Extended Stay Hotel/Motel                 | \$ 559   | \$ 11.18 | \$ 570.18   | per sleeping room |
| Hospital                                  | \$ 1,796 | \$ 35.92 | \$ 1,831.92 | per 1,000 sq. ft. |
| Service Station                           | \$ 3,442 | \$ 68.84 | \$ 3,510.84 | per fuel pump     |
| Supermarket                               | \$ 1,078 | \$ 21.56 | \$ 1,099.56 | per 1,000 sq. ft. |
| Warehouse/Self-Storage                    | \$ 238   | \$ 4.76  | \$ 242.76   | per 1,000 sq. ft. |
| Assisted Living Facility                  | \$ 434   | \$ 8.68  | \$ 442.68   | per bed           |
| Congregate Care                           | \$ 368   | \$ 7.36  | \$ 375.36   | per unit          |
| Child Day Care                            | \$ 682   | \$ 13.64 | \$ 695.64   | per student       |
| Private School (K-12)                     | \$ 414   | \$ 8.28  | \$ 422.28   | per student       |
| Auto Repair/Body Shop                     | \$ 2,361 | \$ 47.22 | \$ 2,408.22 | per 1,000 sq. ft. |
| Gym/Fitness Center                        | \$ 2,361 | \$ 47.22 | \$ 2,408.22 | per 1,000 sq. ft. |
| Drive-through Car Wash                    | \$ 2,361 | \$ 47.22 | \$ 2,408.22 | per 1,000 sq. ft. |
| Normalized Cost per Trip (All Other Uses) | \$ 167   | \$ 3.34  | \$ 170.34   | per weekday trip  |

Note: The fees are adjusted each July 1st for inflation.

STA completed a Nexus Study update in 2024, with the above rates taking effect on January 1, 2025. Annual adjustments will continue to occur on July 1.

**CITY OF ELK GROVE**  
**I-5 SUBREGIONAL CORRIDOR MITIGATION PROGRAM**  
*updated 7/1/2024*

Next Scheduled Update: July 2025

| City of Elk Grove (District 4)  |                              |               |          |             |                |             |
|---|------------------------------|---------------|----------|-------------|----------------|-------------|
| I-5 Subregional Corridor Mitigation Program (with Cost per DUE = \$4,116) |                              |               |          |             |                |             |
|   | Land Uses                    | Units         | DUE Rate | Base Fee    | Admin Fee (3%) | Total       |
| Residential   | Single-Family (1-2 units)    | DU            | 1.00     | \$ 3,996.56 | \$ 119.90      | \$ 4,116.46 |
|   | Single-Family Age Restricted |               | 0.39     | \$ 1,558.29 | \$ 46.75       | \$ 1,605.04 |
|   | Single Family TOD            |               | 0.90     | \$ 3,595.96 | \$ 107.88      | \$ 3,703.84 |
|   | Multi-Family                 |               | 0.62     | \$ 2,476.98 | \$ 74.31       | \$ 2,551.29 |
|   | Multi-Family Age Restricted  |               | 0.32     | \$ 1,279.22 | \$ 38.38       | \$ 1,317.60 |
|   | Multi-Family TOD             |               | 0.46     | \$ 1,837.38 | \$ 55.12       | \$ 1,892.50 |
| Commercial  | Commercial                   | Per Sq. Ft.   | 0.34     | \$ 1.360    | \$ 0.041       | \$ 1.401    |
|   | Commercial TOD               |               | 0.32     | \$ 1.28     | \$ 0.038       | \$ 1.318    |
|   | Car Sales                    |               | 0.25     | \$ 1.00     | \$ 0.030       | \$ 1.030    |
| Office  | Office                       |               | 0.23     | \$ 0.92     | \$ 0.028       | \$ 0.948    |
|   | Office TOD                   |               | 0.21     | \$ 0.83     | \$ 0.025       | \$ 0.855    |
| Industrial  | Industrial                   |               | 0.16     | \$ 0.64     | \$ 0.019       | \$ 0.659    |
| Institutional   | Assembly Use                 |               | 0.02     | \$ 0.07     | \$ 0.002       | \$ 0.072    |
|   | Day/Child Care               |               | 0.06     | \$ 0.25     | \$ 0.008       | \$ 0.258    |
|   | Private School               |               | 0.02     | \$ 0.07     | \$ 0.002       | \$ 0.072    |
| Miscellaneous   | Congregate Care Facility     |               | Bed      | 0.03        | \$ 120.18      | \$ 3.61     |
|   | Health Club                  | Per Sq. Ft.   | 0.16     | \$ 0.64     | \$ 0.019       | \$ 0.659    |
|   | Library                      |               | 0.05     | \$ 0.21     | \$ 0.006       | \$ 0.216    |
|   | Gas Station                  | Fuel Position | 0.35     | \$ 1,398.06 | \$ 41.94       | \$ 1,440.00 |
|   | Hotel/Motel                  | Room          | 0.09     | \$ 359.19   | \$ 10.78       | \$ 369.97   |

## **TRANSIT ORIENTED DEVELOPMENT (TOD)**

Legislation at the state level requires the consideration of reduced automobile trips from residential development located near transit stations.

For a project to be considered TOD, it must include all the following:

1. The project must be located within one-half mile of a transit station (defined as a bus hub, bus transfer station, rail or light rail station, or ferry terminal) and provide direct pedestrian access to such station.
2. Convenience retail land uses (e.g. grocery store) must be located within one-half mile of the project.
3. The development must meet reduced parking capacity standards as set forth in the legislation.

In accordance with legal and industry trends, the City estimated the proportion of future development that may be located near a future transit station for both residential and nonresidential development.

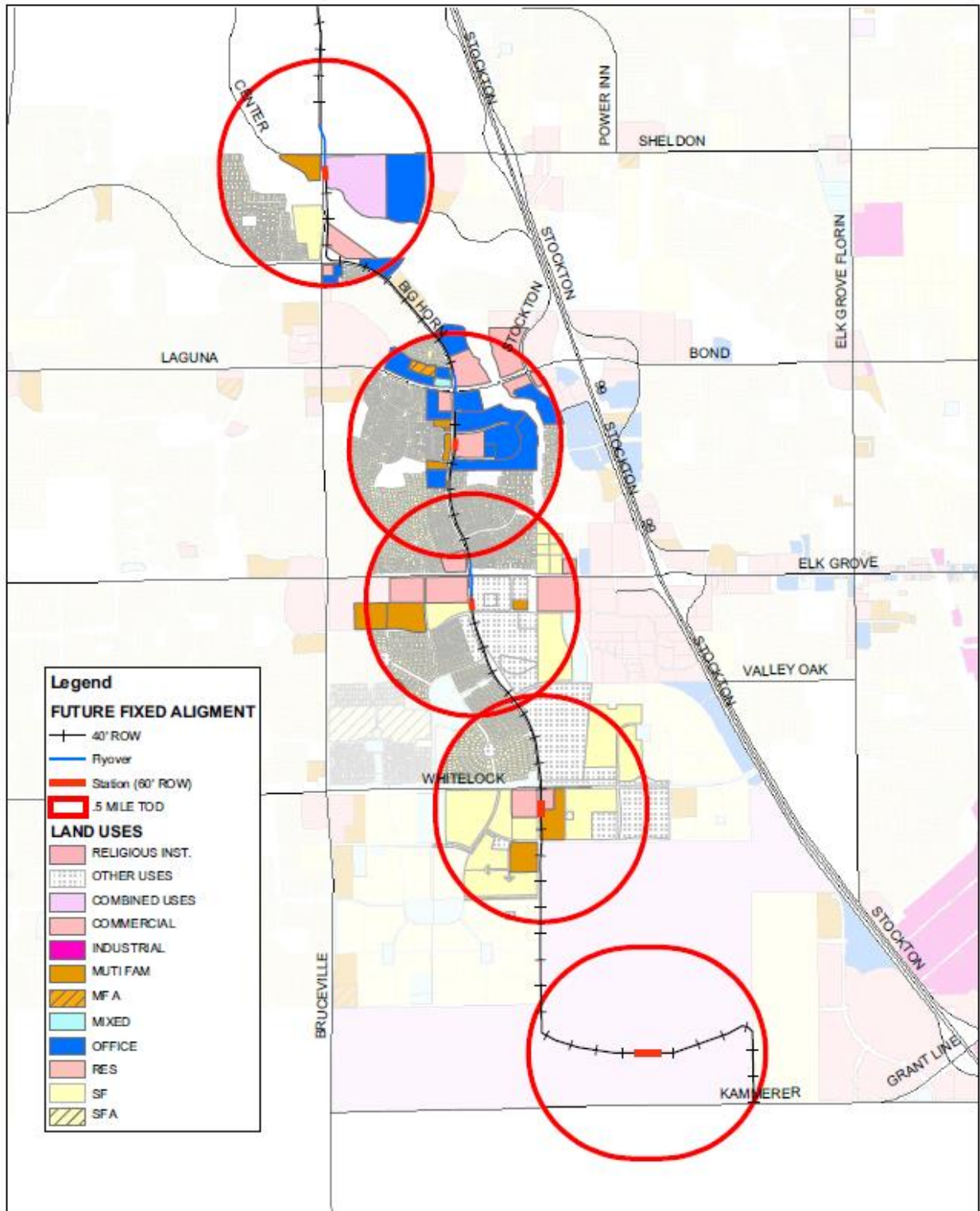
The map on the following page identifies possible future transit station locations and the surrounding area in which future TOD may be located.

Location within one of the areas identified in the map does not automatically qualify a project to be deemed "TOD;" all the above criteria must be met.

The City Finance Director or his/her designee will make all final determinations relative to whether a particular development project meets these criteria and qualifies for the reduced fee rates.



# FUTURE RAPID TRANSIT STATIONS



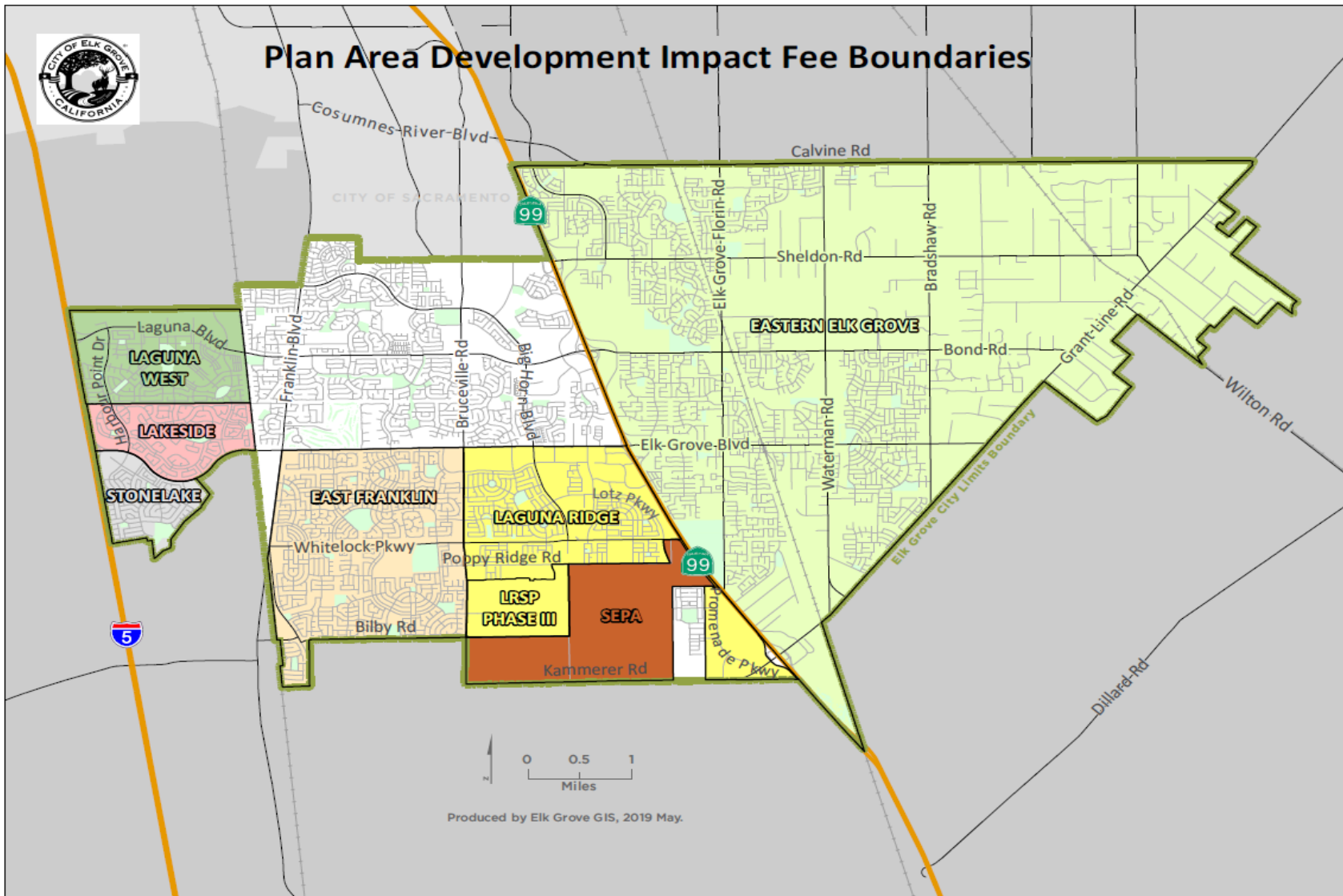
## PLAN AREA DEVELOPMENT IMPACT FEE PROGRAMS

In addition to the six Citywide development impact fee programs, there are also seven plan areas with area specific development impact fee programs within the City, which are used to fund infrastructure in specific planning areas located within the City. A map of the seven plan areas follows.

### **Plan Area (see map, next page)**

1. **Stonelake:** funds parks and related facilities
2. **Lakeside:** funds parks and related facilities
3. **Laguna West:** funds parks and related facilities
4. **East Franklin:** funds parks and related facilities
5. **Eastern Elk Grove:** funds parks and related facilities
6. **Laguna Ridge**
  - a. **Laguna Ridge Park Fee:** funds park and trail facilities in Laguna Ridge.
  - b. **LRSP Supplemental Park Fee:** funds park and trail facilities in Laguna Ridge.
7. **Southeast Policy Area (SEPA)**
  - a. **Southeast Policy Area Park and Trail Fee:** funds park and trail facilities in SEPA.
  - b. **Southeast Policy Area and Laguna Ridge Specific Plan Phase 3 Drainage Fee:** multi-zonal fee program that funds storm drainage facilities in SEPA.
  - c. **Southeast Recycled Water Fee:** funds recycled water infrastructure in SEPA.
  - d. **Southeast Policy Area Cost Recovery Fee:** funds the recovery of City costs associated with the preparation, adoption and early implementation of SEPA.

CITY OF ELK GROVE  
PLAN AREA DEVELOPMENT IMPACT FEE PROGRAM AREAS



**STONELAKE PARK FEE PROGRAM**  
*updated 1/1/2025*

Applicable Development: All  
 Applicable Area: Stonelake Next Scheduled Update: January 2026

| Land Use                  | Base Fee  | 4% Admin. | Total            |
|---------------------------|-----------|-----------|------------------|
| <b>RESIDENTIAL</b>        |           |           |                  |
| Single-Family             | \$ 3,964  | \$ 159    | \$ 4,123 / unit  |
| Multifamily               | \$ 46,380 | \$ 1,855  | \$ 48,235 / acre |
| <b>NONRESIDENTIAL</b>     |           |           |                  |
| Commercial/Office (LC)    | \$ 9,911  | \$ 396    | \$ 10,307 / acre |
| Travel Commercial (TC)    | \$ 11,894 | \$ 476    | \$ 12,370 / acre |
| Industrial Intensive (MP) | \$ 13,875 | \$ 555    | \$ 14,430 / acre |

Note: The fees are provided by Cosumnes CSD. The fees are adjusted each January 1st for inflation. For land uses not shown on this table, please call the Building Department at (916) 478-2235. The park fee is passed through to the Cosumnes CSD.

**LAKESIDE PARK FEE PROGRAM**

Applicable Development: All  
 Applicable Area: Lakeside Next Scheduled Update: N/A

| Land Use                       | Base Fee                  | Administration Fee | Total Amount to Collect              |
|--------------------------------|---------------------------|--------------------|--------------------------------------|
| Single-Family                  | \$247 / unit              | \$20 / permit      | \$247/unit and \$20/permit           |
| Multifamily (RD-20 or greater) | \$124 / unit              | \$20 / permit      | \$124/unit and \$20/permit           |
| Commercial, Industrial, Office | \$0.05 / building sq. ft. | \$20 / permit      | \$0.05/building sqft and \$20/permit |

Note: A Mello Roos Community Facilities District also funds park facilities in this area. For land uses not shown on this table, please call the Building Department at (916) 478-2235.

**LAGUNA WEST PARK FEE PROGRAM**

Applicable Development: All  
 Applicable Area: Laguna West Next Scheduled Update: N/A

| Land Use                       | Base Fee                  | Administration Fee | Total Amount to Collect              |
|--------------------------------|---------------------------|--------------------|--------------------------------------|
| Single-Family                  | \$169 / unit              | \$20 / permit      | \$169/unit and \$20/permit           |
| Multifamily (RD-20 or greater) | \$85 / unit               | \$20 / permit      | \$85/unit and \$20/permit            |
| Commercial, Industrial, Office | \$0.02 / building sq. ft. | \$20 / permit      | \$0.02/building sqft and \$20/permit |

Note: A Mello Roos Community Facilities District also funds park facilities in this area. For land uses not shown on this table, please call the Building Department at (916) 478-2235.

**EAST FRANKLIN PARK FACILITIES FEE PROGRAM**  
*updated 1/1/2025*

Applicable Development: All

Applicable Area: East Franklin Specific Plan

Next Scheduled Update: January 2026

| Land Use Category                               | Base Fee                | 2% Adm. Fee             | Total Park Fee          |
|---|-------------------------|-------------------------|-------------------------|
| <b>RESIDENTIAL</b>                              | <i>Per unit</i>         | <i>Per unit</i>         | <i>Per unit</i>         |
| Single-Family (1-2 units-includes duplexes)     | \$ 10,296               | \$ 206                  | \$ 10,502               |
| Multi-Family (3 or more units)                  | \$ 6,865                | \$ 137                  | \$ 7,002                |
| Age-Restricted (single-family and multi-family) | \$ 5,884                | \$ 118                  | \$ 6,002                |
| <b>NONRESIDENTIAL</b>                           | <i>Per bldg sq. ft.</i> | <i>Per bldg sq. ft.</i> | <i>Per bldg sq. ft.</i> |
| Commercial                                      | \$ 0.36                 | \$ 0.01                 | \$ 0.37                 |
| Office  | \$ 0.58                 | \$ 0.01                 | \$ 0.59                 |
| Industrial                                      | \$ 0.17                 | \$ 0.01                 | \$ 0.18                 |
| <b>INSTITUTIONAL</b>                            |                         |                         |                         |
| Religious Institution                           |                         |                         | Exempt                  |
| Day/Child Care (pre-school and adults)          | \$ 0.36                 | \$ 0.01                 | \$ 0.37                 |
| Private School                                  | \$ 0.36                 | \$ 0.01                 | \$ 0.37                 |
| <b>MISCELLANEOUS</b>                            |                         |                         |                         |
| Hotel/Motel                                     | \$ 0.36                 | \$ 0.01                 | \$ 0.37                 |
| Congregate Care Facility                        | \$ 0.36                 | \$ 0.01                 | \$ 0.37                 |
| Health Club                                     | \$ 0.36                 | \$ 0.01                 | \$ 0.37                 |
| Library   |                         |                         | Exempt                  |

Note: The fees are provided by Cosumnes CSD. The fees are adjusted each January 1st for inflation. For land uses not shown on this table, please call the Building Department at (916) 478-2235. This fee program includes a 3% administrative component shared between the City of Elk Grove and the Cosumnes CSD.

**EASTERN ELK GROVE PARK FEE PROGRAM**  
*updated 1/1/2025*

Applicable Development: All

Applicable Area: Eastern Elk Grove Specific Plan      Next Scheduled Update: January 2026

| <b>Land Use Category</b>                    | <b>Total<br/>Park Fee</b> |
|---|---------------------------|
| <b>RESIDENTIAL</b>                          | <i>Per Unit</i>           |
| Single-Family (1-2 units-includes duplexes) | \$ 8,398.10               |
| Multi-Family (3 or more units)              | \$ 5,600.80               |
| Age-Restricted (single and multifamily)     | \$ 5,461.46               |
| <b>NONRESIDENTIAL</b>                       |                           |
| Commercial                                  | \$ 1.32                   |
| Office                                      | \$ 1.92                   |
| Industrial                                  | \$ 0.65                   |
| <b>INSTITUTIONAL</b>                        |                           |
| Religious Institution                       |                           |
| Day/Child Care (pre-school and adults)      | \$ 1.32                   |
| Private School                              | \$ 1.32                   |
| <b>MISCELLANEOUS</b>                        |                           |
| Hotel/Motel                                 | \$ 1.32                   |
| Congregate Care Facility                    | \$ 1.32                   |
| Health Club                                 | \$ 1.32                   |
| Library                                     | Exempt                    |

Note: The fees are provided by Cosumnes CSD. The fees are adjusted each January 1st for inflation. For land uses not shown on this table, please call the Building Department at (916) 478-2235. This fee program includes a 3% administrative component shared between the City of Elk Grove and the Cosumnes CSD.

**LAGUNA RIDGE PARK FEE PROGRAM**  
*updated 1/1/2025*

Applicable Development: All  
 Applicable Area: Laguna Ridge Next Scheduled Update: January 2026

| Land Use Category                           | Base Fee        | 4% Admin Fee            | Total Fee               |
|---|-----------------|-------------------------|-------------------------|
| <b>RESIDENTIAL</b>                          | <i>Per unit</i> | <i>Per unit</i>         | <i>Per unit</i>         |
| Single-Family (1-2 units-includes duplexes) | \$ 4,832        | \$ 193                  | \$ 5,025                |
| Multifamily (3 or more units)               | \$ 3,265        | \$ 131                  | \$ 3,396                |
| Age-Restricted (single-family)              | \$ 2,699        | \$ 108                  | \$ 2,807                |
| Age-Restricted (multi-family)               | \$ 1,888        | \$ 76                   | \$ 1,964                |
| <b>NONRESIDENTIAL</b>                       |                 | <i>Per bldg sq. ft.</i> | <i>Per bldg sq. ft.</i> |
| Commercial                                  | \$ 0.33         | \$ 0.01                 | \$ 0.34                 |
| Office                                      | \$ 0.53         | \$ 0.02                 | \$ 0.55                 |
| Industrial                                  | \$ 0.11         | \$ -                    | \$ 0.11                 |

**LRSP SUPPLEMENTAL PARK FEE PROGRAM**  
*updated 1/1/2025*

Applicable Development: All  
 Applicable Area: Laguna Ridge Next Scheduled Update: January 2026

| Land Use Category                              | Facilities Base | Facilities Admin | Land Base | Land Admin | Total     |
|--|-----------------|------------------|-----------|------------|-----------|
| <b>RESIDENTIAL</b>                             |                 |                  |           |            |           |
| Single-Family (1-2 units-includes duplexes)    | \$ 13,778       | \$ 551           | \$ 6,430  | \$ 257     | \$ 21,016 |
| Multifamily (3 or more units, RD-15 and above) | \$ 9,309        | \$ 372           | \$ 4,343  | \$ 174     | \$ 14,198 |
| Age-Restricted Single Family Residential (SFR) | \$ 7,695        | \$ 308           | \$ 3,593  | \$ 144     | \$ 11,740 |
| Age-Restricted Multi Family Residential (MFR)  | \$ 5,379        | \$ 215           | \$ 2,511  | \$ 100     | \$ 8,205  |
| <b>NONRESIDENTIAL</b>                          |                 |                  |           |            |           |
| Tax Zone 1 Commercial                          | \$ 0.20         | \$ 0.01          | \$ -      | \$ -       | \$ 0.21   |
| Tax Zone 1 Office                              | \$ 0.35         | \$ 0.01          | \$ -      | \$ -       | \$ 0.36   |
| Tax Zone 2 Commercial                          | \$ 0.35         | \$ 0.01          | \$ -      | \$ -       | \$ 0.36   |
| Tax Zone 2 Office                              | \$ 0.57         | \$ 0.02          | \$ -      | \$ -       | \$ 0.59   |
| Tax Zone 3 Commercial                          | \$ 0.20         | \$ 0.01          | \$ -      | \$ -       | \$ 0.21   |
| Tax Zone 3 Office                              | \$ 0.33         | \$ 0.01          | \$ -      | \$ -       | \$ 0.34   |

Note: The fees are adjusted each January 1st for inflation. This fee program includes a 4% administrative component. In addition to the fees outlined above, there is an In-Lieu land bank established to fund land acquisition of parks up to the Quimby requirement. This In-Lieu fee varies on a map-by-map basis and will be established at the time of final map recording based on the acreage of park land dedicated and a current land appraisal.

Specifically, for a property located within the Laguna Ridge Specific Plan, if 55% of the proposed total park land acreage to be dedicated to the developer is less than the total required by the City's Quimby ordinance (5 acres/1,000 residents, or 0.0158 times the number of Single Family Residential (SFR) units), then the developer will be required to (A) pay a Quimby In-Lieu fee; or (B) apply eligible Quimby acre-credits towards the developer's acreage dedication shortfall, one of which must occur before a Final Subdivision Map may be recorded. If the developer chooses to pay the Quimby In-Lieu fee, an appraisal that is 90-days current must be obtained through a City-provided list of appraisers pursuant to Chapter 22.40 of the City Municipal Code. The initial deposit for such an appraisal is \$7,500.

**NON-RESIDENTIAL TAX ZONES FOR THE  
LRSP SUPPLEMENTAL PARK FEE PROGRAM**





**SEPA PARK AND TRAIL FEE PROGRAM**  
*updated 1/1/2025*

Applicable Development: All  
Applicable Area: SEPA Next Scheduled Update: January 2026

| <b>Land Use</b>               | <b>Base Fee</b> | <b>Admin Fee</b> | <b>Total</b>    |
|-------------------------------|-----------------|------------------|-----------------|
| <b><u>Residential</u></b>     |                 |                  |                 |
|                               | <i>Per Unit</i> | <i>Per Unit</i>  | <i>Per Unit</i> |
| Single Family                 | \$ 12,853       | \$ 514           | \$ 13,367       |
| Multi-Family                  | \$ 9,285        | \$ 371           | \$ 9,656        |
| <b><u>Non-Residential</u></b> |                 |                  |                 |
|                               | <i>Per Acre</i> | <i>Per Acre</i>  | <i>Per Acre</i> |
| Commercial                    | \$ 2,132        | \$ 85            | \$ 2,217        |
| Office                        | \$ 3,856        | \$ 154           | \$ 4,010        |
| Industrial/Flex               | \$ 1,117        | \$ 45            | \$ 1,162        |

The fees are adjusted each January 1st for inflation.

**SEPA Trail Fee**

Applicable Development: All  
Applicable Area: SEPA Next Scheduled Update: January 2026

| <b>Land Use</b>               | <b>Base Fee</b> | <b>Admin Fee</b> | <b>Total</b>    |
|-------------------------------|-----------------|------------------|-----------------|
| <b><u>Residential</u></b>     |                 |                  |                 |
|                               | <i>Per Unit</i> | <i>Per Unit</i>  | <i>Per Unit</i> |
| Single Family                 | \$ 11,602       | \$ 464           | \$ 12,066       |
| Multi-Family                  | \$ 8,381        | \$ 335           | \$ 8,716        |
| <b><u>Non-Residential</u></b> |                 |                  |                 |
|                               | <i>Per Acre</i> | <i>Per Acre</i>  | <i>Per Acre</i> |
| Commercial                    | \$ 9,448        | \$ 378           | \$ 9,826        |
| Office                        | \$ 17,094       | \$ 684           | \$ 17,778       |
| Industrial/Flex               | \$ 4,947        | \$ 198           | \$ 5,145        |

The fees are adjusted each January 1st for inflation.

**Total SEPA Park and Trail Fee**

Applicable Development: All  
Applicable Area: SEPA Next Scheduled Update: January 2026

| <b>Land Use</b>               | <b>Base Fee</b> | <b>Admin Fee</b> | <b>Total</b>    |
|-------------------------------|-----------------|------------------|-----------------|
| <b><u>Residential</u></b>     |                 |                  |                 |
|                               | <i>Per Unit</i> | <i>Per Unit</i>  | <i>Per Unit</i> |
| Single Family                 | \$ 24,455       | \$ 978           | \$ 25,433       |
| Multi-Family                  | \$ 17,666       | \$ 706           | \$ 18,372       |
| <b><u>Non-Residential</u></b> |                 |                  |                 |
|                               | <i>Per Acre</i> | <i>Per Acre</i>  | <i>Per Acre</i> |
| Commercial                    | \$ 11,580       | \$ 463           | \$ 12,043       |
| Office                        | \$ 20,950       | \$ 838           | \$ 21,788       |
| Industrial/Flex               | \$ 6,064        | \$ 243           | \$ 6,307        |

The fees are adjusted each January 1st for inflation.

**SEPA/LRSP PHASE 3 DRAINAGE FEE PROGRAM**  
*updated 1/1/2025*

Applicable Development: All

Applicable Area: SEPA

Next Scheduled Update: January 2026

| Land Use                                | Channel Fee | City Infrastructure Development |  | Basin Fee | Admin Fee | Total     |
|---|-------------|---------------------------------|--|-----------|-----------|-----------|
|   |             | Fee                             |  |           |           |           |
| <b><u>North Sub-Shed - Per Acre</u></b> |             |                                 |  |           |           |           |
| SFU                                     | \$ 8,531    | \$ 2,412                        |  | \$ 22,172 | \$ 1,325  | \$ 34,440 |
| MFU, Non-Res                            | \$ 14,253   | \$ 4,030                        |  | \$ 37,043 | \$ 2,213  | \$ 57,539 |
| <b><u>Basin S4 - Per Acre</u></b>       |             |                                 |  |           |           |           |
| SFU                                     | \$ -        | \$ -                            |  | \$ -      | \$ -      | \$ -      |
| MFU, Non-Res                            | \$ 14,253   | \$ 4,030                        |  | \$ 17,678 | \$ 1,438  | \$ 37,399 |
| <b><u>Basin S5 - Per Acre</u></b>       |             |                                 |  |           |           |           |
| SFU                                     | \$ -        | \$ -                            |  | \$ -      | \$ -      | \$ -      |
| MFU, Non-Res                            | \$ 14,253   | \$ 4,030                        |  | \$ 24,367 | \$ 1,706  | \$ 44,356 |
| <b><u>Basin S6 - Per Acre</u></b>       |             |                                 |  |           |           |           |
| SFU                                     | \$ 8,531    | \$ 2,412                        |  | \$ 20,562 | \$ 1,260  | \$ 32,765 |
| MFU, Non-Res                            | \$ 14,253   | \$ 4,030                        |  | \$ 34,352 | \$ 2,105  | \$ 54,740 |
| <b><u>Basin S7 - Per Acre</u></b>       |             |                                 |  |           |           |           |
| SFU                                     | \$ 8,531    | \$ 2,412                        |  | \$ -      | \$ 438    | \$ 11,381 |
| MFU, Non-Res                            | \$ 14,253   | \$ 4,030                        |  | \$ -      | \$ 731    | \$ 19,014 |
| <b><u>Basin S8 - Per Acre</u></b>       |             |                                 |  |           |           |           |
| SFU                                     | \$ -        | \$ -                            |  | \$ -      | \$ -      | \$ -      |
| MFU, Non-Res                            | \$ 14,253   | \$ 4,030                        |  | \$ 28,858 | \$ 1,886  | \$ 49,027 |
| <b><u>LRSP Phase 3 - Per Acre</u></b>   |             |                                 |  |           |           |           |
| SFU                                     | \$ -        | \$ -                            |  | \$ 26,313 | \$ 1,053  | \$ 27,366 |
| MFU, Non-Res                            | \$ -        | \$ -                            |  | \$ 49,339 | \$ 1,974  | \$ 51,313 |

The fees are adjusted each January 1st for inflation.

**SEPA RECYCLED WATER FEE PROGRAM**

*updated 1/1/2025*

Applicable Development: All

Applicable Area: Souza Dairy DA Next Scheduled Update: January 2026

| <u>Land Use</u> | <u>Fee</u>  |                          |
|-----------------|-------------|--------------------------|
| Residential     | \$ 4,100.62 | <i>Per dwelling unit</i> |
| Non-Residential | \$ 2.19     | <i>Per square foot</i>   |

The fees are adjusted each January 1st for inflation

**SEPA/LRSP COST RECOVERY FEE PROGRAM**

*updated 1/1/2025*

Next Scheduled Update: January 2026

| <u>Land Use</u> |             |                       |
|-----------------|-------------|-----------------------|
| All Land Uses   | \$ 2,689.38 | <i>Per gross acre</i> |

The fees are adjusted each January 1st for inflation

## PLANNING APPLICATION FEES & DEPOSITS

| Service Title  | Service Detail  | Flat Fee | Deposit with Time and Materials Billing     | Deposit with Task Order |
|--|---|----------|---|-------------------------|
| Annexation Request/Rezoning (Full annexation process requires Reimbursement Agreement)   | City Council  | 18,800   |   |                         |
| Appeals  | Appeal of Planning Director and Zoning Administrator Decision to Planning Commission  |          | 3,000                                       |                         |
|  | Appeal of Planning Commission Decision to City Council  |          | 5,000                                       |                         |
| Appeals, 3 <sup>rd</sup> Party (Non-Applicant)   | 3 <sup>rd</sup> Party (i.e. affected resident) Appeals of Development Services Director, Zoning Administrator, or Planning Commission to Appropriate Appeal Authority | 2,500    |   |                         |
| Boundary Line Adjustment   | Planning Director   | 2,800    |   |                         |
| CEQA Review (Covers initial review only; project-specific scope of work and budget will be provided; deposit of full amount required prior to work commencement)                       |   |          | See attached CEQA deposits schedule         |                         |
| Combined Entitlements  |   |          | See attached Combined Entitlements schedule |                         |
| Conditional Use Permit   | Zoning Administrator  |          | 5,000                                       |                         |
|  | Planning Commission   |          | 8,800                                       |                         |
|  | City Council  |          | 10,000                                      |                         |
| Conditional Use Permit Amendments  | Planning Commission   |          |   | 1,000                   |
|  | City Council  |          |   | 1,000                   |
| Design Review  | Single Family Master Home Plans   |          | 3,000                                       |                         |
|  | Outdoor Activity Design Review  |          | 3,000                                       |                         |
|  | Minor Design Review   |          | 5,200                                       |                         |
|  | Major Design Review   |          | 12,000                                      |                         |
|  | District Development Plan Design Review   |          | 18,000                                      |                         |
|  | Old Town Type 1   |          |   |                         |
| Design Review Amendment  | Old Town Type 2   |          |   | 500                     |
|  | Single Family Master Home Plans   |          | 2,000                                       |                         |
|  | Outdoor Activity Design Review  |          | 1,000                                       |                         |
|  | Minor Design Review   |          | 2,000                                       |                         |
| Development Agreement  | City Council  |          | 10,500                                      |                         |
|  | City Council  |          | 5,250                                       |                         |
| Development Agreement Amendment *  | City Council  |          |   | 1,000                   |
| General Plan Amendment   | City Council  |          |   | 1,000                   |
| Historical Preservation Committee Review (NOTE: City Council has previously taken action to reduce these fees in order to encourage historic preservation as opposed to penalizing it) | Certificate of Appropriateness  | 2,500    |   |                         |
|  | Rescission  | 3,000    |   |                         |
|  | Demolition / Relocation Certificate   | 3,000    |   |                         |
|  | Minor Improvement   |          |   | 1,000                   |
| Letter of Public Convenience   | City Council  | 5,000    |   |                         |
| Lot Merger   |   | 800      |   |                         |
| Certificate of Compliance  |   | 800      |   |                         |
| Minor Deviation  | Planning Director   | 3,300    |   |                         |
|  | Planning Commission   | 4,000    |   |                         |
| Parking Reduction  | Planning Director   | 4,500    |   |                         |
| Reasonable Accommodations Permit (updated Zoning Code)   |   | 2,700    |   |                         |
| Onsite Noticing  |   | 300      |   |                         |
| Specific Plan/Special Planning Area Amendment  | Residential   |          |   | 1,000                   |
| Specific Plan/Special Planning Area Initiation (Required to process a Reimbursement Agreement in order to complete SP/SPA Processing)  | Commercial  |          | 10,000                                      |                         |
| Donation Box Permit  |   | 132      |   |                         |
| Donation Box Renewal   |   | 66       |   |                         |
| Temporary Use Permit   | Planning Director   | 1,500    |   |                         |
| Temporary Use Permit-tax exempt organizations  | Planning Director   | 50       |   |                         |
| Tentative Parcel Map   | Residential   |          | 8,800                                       |                         |
|  | Commercial  |          | 12,300                                      |                         |
| Tentative Parcel Map Amendment   | Residential   |          |   | 1,000                   |
|  | Commercial  |          |   | 1,000                   |
| Tentative Parcel Map Extension   | Residential   | 1,500    |   |                         |
|  | Commercial  | 1,500    |   |                         |
| Tentative Parcel Map Waiver for Condos   | Planning Commission   | 4,850    |   |                         |
| Tentative Subdivision Map  | <25 lots  |          | 10,500                                      |                         |
|  | 25-100 lots   |          | 12,500                                      |                         |
|  | 100-200 lots  |          | 14,500                                      |                         |
|  | 200 + lots  |          | 18,000                                      |                         |
| Tentative Subdivision Map Amendment  | Planning Commission   |          |   | 1,000                   |
|  | <25 lots  |          |   | 1,000                   |
|  | 25-100 lots   |          |   | 1,000                   |
|  | 100-200 lots  |          |   | 1,000                   |
|  | 200 + lots  |          |   | 1,000                   |
| Tentative Subdivision Map Extension  | Planning Commission   | 1,500    |   |                         |
|  | City Council  | 1,500    |   |                         |
| Tree Permit  |   | 100      |   |                         |
| Uniform Sign Program, Minor  |   | 3,000    |   |                         |
| Uniform Sign Program, Major  |   | 6,000    |   |                         |
| Variance   | Planning Commission   |          | 6,000                                       |                         |
|  | City Council  |          | 6,000                                       |                         |
| Williamson Act   | City Council  |          | 5,000                                       |                         |
| Zoning Amendment (Text and Map)  | City Council  |          |   | 1,000                   |
| Zoning Clearance/Plan Check  | See Building Dept Fee Schedule  |          |   |                         |
| Zoning Confirmation  |   | 115      |   |                         |
| Zoning Interpretation  | City Council  | 1,400    |   |                         |

**CITY OF ELK GROVE  
DEPOSITS FOR ENVIRONMENTAL REVIEW UNDER THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The City of Elk Grove is identified as a Lead Agency under the California Environmental Quality Act (CEQA) and is required to conduct an analysis of the potential environmental impacts as a result of its discretionary actions. The approval of most Planning permits and entitlements are considered discretionary actions subject to CEQA.

The City charges applicants for the time and expense related to conducting CEQA review of projects. For purposes of CEQA, projects can be lumped into three categories, or tiers, of review. The following deposit is required for each tier of project at the time of application submittal. If the deposit is nearing depletion, the City will request an additional deposit. If an unbilled balance remains at the end of the project, it is refunded to the applicant. Additional fees related to CEQA could also be assessed if the City determines that sub-consultants must be retained to prepare additional technical analysis (e.g. traffic, biological, cultural resources).

In the case of combined entitlements, the highest applicable fee shall apply. Where an application type is not identified in the table below, the Planning Director shall have the discretion to determine the appropriate deposit amount based upon an initial review of the available information and including a waiver if deemed appropriate.

| <b>Tier</b> | <b>Application Types</b>  | <b>Deposit Amount</b> |
|-------------|---|-----------------------|
| <b>1</b>    | Old Town Type 1 and 2 Design Reviews<br>Single Family Master Home Plans<br>Boundary Line Adjustment<br>Minor Deviation<br>Reasonable Accommodation<br>Uniform Sign Program  | \$50                  |
| <b>2</b>    | All other Design Reviews<br>Conditional Use Permit<br>Variance<br>Rezone<br>Parking Reduction<br>Tentative Maps (all types)<br>Amendments to existing approvals<br>Grading permit where prior CEQA review has not been completed. | \$1,000               |
| <b>3</b>    | General Plan Amendment  | \$2,000               |

## COMBINED ENTITLEMENT SCHEDULE

*The largest entitlement fee shall be calculated at full cost. Combined entitlement reductions are only applicable to additional entitlement fees.*

| Entitlement *                                 | % Reduction ** |
|---|----------------|
| General Plan Amendment                        | 20%            |
| Specific Plan/Special Planning Area Amendment | 10%            |
| Rezone  | 25%            |
| Zoning Ordinance Amendment                    | 25%            |
| Design Review                                 | 25%            |
| Design Review Amendment                       | 50%            |
| Development Agreement                         | 10%            |
| Development Agreement Amendment               | 10%            |
| Conditional Use Permit                        | 25%            |
| Conditional Use Permit Amendment              | 25%            |
| Tentative Parcel Map                          | 25%            |
| Tentative Parcel Map Amendment                | 35%            |
| Tentative Subdivision Map                     | 25%            |
| Tentative Subdivision Map Amendment           | 35%            |
| Variance                                      | 10%            |

\* Any entitlement not listed in the above matrix is not eligible for the “combined entitlement” fee reduction.

\*\* the highest combined entitlement reduction will be used to reduce all other additional entitlements if two or more of these specific entitlements are applied for. This does not apply to the largest entitlement fee, which is calculated at full cost.

**CITY OF ELK GROVE  
2025 ENVIRONMENTAL FEE SCHEDULE**

The Planning Department administers the following environmental fees, each of which are further discussed. You are encouraged to contact the Planning Department to discuss these fees in more detail prior to submitting an application.

| <i>Fee Name</i>  | <i>Amount</i>   | <i>Payment Due</i>   | <i>Payable To</i>                |
|--|---|--|----------------------------------|
| Application Fee  | Call Planning Dept.   | With application   | City of Elk Grove                |
| CEQA Deposit (if not exempt)   | See page 39   | With application   | City of Elk Grove                |
| State Fish & Game Filing Fee (if biological impacts)   | \$2,968.75 for a Neg. Dec.; \$4,123.50 for an EIR*; and \$50 for Processing Fee   | Prior to public hearing  | Sacramento County Clerk-Recorder |
| Swainson's Hawk Fee (if applicable-see following page for more information, or call the Planning Department) | \$16,531 per acre acquisition/admin fee plus \$444 per acre ongoing monitoring fee totals \$16,975 per acre or the Swainson's Hawk fee. | Prior to issuance of grading permit  | City of Elk Grove                |
| NOD or NOE Filing Fee  | \$50*   | Prior to public hearing  | Sacramento County Clerk-Recorder |
| Mitigation Monitoring Fee  | Call Planning Dept. (fee varies)  | Prior to final project approval (e.g., recordation of final map, effectiveness of CUP, etc.) | City of Elk Grove                |
| Oak Tree Mitigation Fee (if applicable)  | \$200 per inch  | Prior to issuance of grading permit  | City of Elk Grove                |
| Agricultural Land Mitigation Fee   | \$1,025 per acre  | Prior to issuance of a grading permit  | City of Elk Grove                |

\* Note: These fees are set and administered by the State of California or Sacramento County and are subject to change. Please contact the Planning Department for updated amounts.

Each of the above fees is discussed briefly below. Additional fees may be associated with environmental impacts that will be identified during the CEQA process.

1. **Application Fee** – This fee pays for the staff time required to review a development application and prepare reports for the Planning Commission and/or the City Council. The City’s application fee scheduled is standard for each type of application (i.e. conditional use permit, parcel map, exception, etc.). A copy of the application fee schedule is available from the Planning Department.
2. **CEQA Deposit** – A CEQA deposit pays for the initial staff time required to determine which type of documents are necessary to comply with the California Environmental Quality Act (CEQA). The total CEQA cost may be higher depending on the size and complexity of the project. If the deposit is nearing depletion, the City will require an additional deposit. If an unbilled balance remains at the end of the project, it is refunded to the applicant. Additional fees related to CEQA could also be assessed if the City determines that sub-consultants must be retained to prepare additional technical analysis (e.g. traffic, biological, cultural resources)

3. State Fish & Game Filing Fee. After the public hearing, assuming the Planning Commission and/or City Council approves an application; the City must file a document with the Sacramento County Clerk-Recorder called a Notice of Determination (NOD). The NOD is required by State law, and it documents that the City complied with CEQA. Pursuant to State law, a State Fish & Game fee must be paid at the time the NOD is filed with the Clerk-Recorder unless the Department of Fish & Game concurs with the City's determination that the project will have no effect on fish and wildlife and issues a fee exemption form. State law provides for a statute of limitations on court challenges to approvals under CEQA, depending on when the NOD is filed. If the NOD is filed within 5 working days, the statute of limitations is 30 days from the date it is filed. If the NOD is not filed, the statute of limitations is 180 days. The Planning Department will file the NOD with the Clerk-Recorder as soon as it receives the check for the NOD and the Fish & Game fee from the applicant.
4. Swainson's Hawk Fee. The Swainson's Hawk is a protected species by the State of California. This fee is used by the City to purchase/monitor land and/or easements on property the City and the State Department of Fish and Game determine to be suitable Swainson's Hawk habitat as mitigation for the loss of habitat caused by development. A determination of whether the Swainson's Hawk Fee applies is made during the environmental process, based on site characteristics and consultation with the California Department of Fish and Game. Note - A project (defined as the total combined gross acreage of a parcel or parcels included in a development proposal subject to CEQA review, such as an entire Specific Plan) of 40 acres or greater is required to provide direct land preservation in perpetuity as opposed to paying the Swainson's Hawk fee. Additional information on the Swainson's Hawk is available from the City Planning Department.
5. Notice of Determination (NOD) and Notice of Exemption (NOE) Filing Fee. The fee to file a NOE is currently \$50; however, this fee is established by Sacramento County and is subject to change.
6. Mitigation Monitoring Fee. This fee will be charged if the project is subject to CEQA and if mitigation measures are required. It is accompanied by a standard agreement between the applicant and the City regarding the Mitigation Measures in the Initial Study. It is used to pay for the staff time to monitor the implementation of the Mitigation Measures.
7. Oak Tree Mitigation Fee. This fee pays for the cost to provide replacement trees to mitigate the loss of oak trees on project parcels.
8. Agricultural Land Mitigation Fee. This fee is applicable only to projects located in the East Franklin Specific Plan area (refer to the Plan Area Development Impact Fee Program map for the location of the East Franklin Specific Plan area). Pursuant to the requirements of the East Franklin Specific Plan, this fee is used by the City to purchase conservation easements or other similar instruments on agricultural lands in an area bounded by Kammerer Road on the north, the Cosumnes River on the east, the Mokelumne River/Sacramento County Line on the south, and Interstate 5 on the west, and to provide for the ongoing monitoring and administration of those easements.



**CITY OF ELK GROVE  
DEVELOPMENT SERVICES & PUBLIC WORKS FEES & DEPOSIT**

| <b>Development Services Fees</b>                             |                                       |                                  |
|--|---------------------------------------|----------------------------------|
| Service Title  | Deposit with Time & Materials Billing | Fixed Fee                        |
| Certificate of Correction                                    |                                       | \$600                            |
| Building Permit On-Site Support (reviews and/or inspections) | \$1,500                               |                                  |
| Final Map Amendment/Revision                                 |                                       | \$2,500                          |
| Final Parcel Map (Residential)                               |                                       | \$7,000                          |
| Final Parcel Map (Commercial)                                |                                       | \$9,200                          |
| Final Subdivision Map  |                                       | \$7,000 + \$70 per lot Fixed Fee |
| Reversion to Acreage (5 lots or greater)                     |                                       | \$4,000                          |
| ROW Vacation / Abandonment                                   |                                       | \$5,500                          |

| <b>Public Works Fees</b>   |                                       |           |
|--|---------------------------------------|-----------|
| Service Title  | Deposit with Time & Materials Billing | Fixed Fee |
| Encroachment Permit for Annual Accounts (Cable TV, PG & E, SMUD, Frontier, Homebuilders, etc.)     | \$2,000                               |           |
| Encroachment Permit Plan Review  |                                       | \$250     |
| Encroachment Permit Extension Fee  |                                       | \$16      |
| Encroachment Permit Major (Pavement Cuts, Utility Improvements Projects, etc.)                     | \$2,000                               |           |
| Blanket Encroachment   | \$2,000                               |           |
| Small Cell Individual Site Permit (ISP)  |                                       | \$500     |
| Encroachment Permit Minor (driveways, culvert repair/replacement, non- construction encroachments) |                                       | \$250     |
| House/Building Moves (Note: Supervision to be billed at actual time)                               |                                       | \$16      |
| Street Use Permit - Block Parties/Special Events   |                                       | \$50      |
| Transportation or House Moving Permit  |                                       |           |
| Single   |                                       | \$16      |
| Annual   |                                       | \$90      |

| <b>Trench Cut Fees</b>  |                        |                              |
|---|------------------------|------------------------------|
| <b>Less than 4 Feet Deep Fee Calculation</b>                                      |                        |                              |
| Major Streets or all streets within 5 years of construction or structural overlay | PCI Between 100 and 70 | \$3.90 per S.F. Longitudinal |
|   |                        | \$7.80 per S.F. Transverse   |
| Major   | PCI Between 69 and 26  | \$2.20 per S.F. Longitudinal |
|   |                        | \$4.40 per S.F. Transverse   |
| Major   | PCI Between 25 and 0   | No Fee                       |
| Other   | PCI Between 100 and 70 | \$2.41 per S.F. Longitudinal |
|   |                        | \$4.82 per S.F. Transverse   |
| Other   | PCI Between 69 and 26  | \$1.18 per S.F. Longitudinal |
|   |                        | \$2.36 per S.F. Transverse   |
| Other   | PCI Between 25 and 0   | No Fee                       |
| <b>4 Feet Deep or Greater Fee Calculation</b>                                     |                        |                              |
| Major Streets or all streets within 5 years of construction or structural overlay | PCI Between 100 and 70 | \$5.91 per S.F. Longitudinal |
|   |                        | \$11.82 per S.F. Transverse  |
| Major   | PCI Between 69 and 26  | \$3.34 per S.F. Longitudinal |
|   |                        | \$6.68 per S.F. Transverse   |
| Major   | PCI Between 25 and 0   | No Fee                       |
| Other   | PCI Between 100 and 70 | \$3.66 per S.F. Longitudinal |
|   |                        | \$7.32 per S.F. Transverse   |
| Other   | PCI Between 69 and 26  | \$1.80 per S.F. Longitudinal |
|   |                        | \$3.60 per S.F. Transverse   |
| Other   | PCI Between 25 and 0   | No Fee                       |

Major = thoroughfare and arterial roads as defined by the County Improvement Standards

PCI = Pavement Condition Index

Fees do not apply to area outside of the vertical projection of the trench in a "T" cut/restoration

Longitudinal = Trench mostly parallel to the centerline of the ramp

Transverse = Trench mostly perpendicular to the centerline of the ramp

| Development Engineering Services   | Public Improvement Value | Fee                                 |
|--|--------------------------|-------------------------------------|
| Engineering Fee, Plan Check, Construction Inspection, & Material Testing Services for Public Improvement | \$0 - \$24,999           | 18%                                 |
|  | \$25,000 - \$99,999      | \$4,500 + 8% (Value - \$25,000)     |
|  | \$100,000 - \$499,999    | \$10,500 + 7% (Value - \$100,000)   |
|  | \$500,000 and above      | \$38,500 + 4.5% (Value - \$500,000) |

**CITY OF ELK GROVE  
DEVELOPMENT SERVICES & PUBLIC WORKS DEPOSIT  
REPLENISHMENT POLICY**

Upon submittal of a development application for Development Services or Public Works, the City of Elk Grove shall collect the appropriate deposit(s) for all entitlements and/ or reviews required pursuant to the Planning Application Fee & Deposit Schedule or the Public Works Fee & Deposit Schedule.

Within 30 days of application submittal, City staff will provide an estimated total budget and timeline for the project.

When the cost of work performed on any given application reaches **75%** of the initial deposit amount, the City will send notice to the applicant requesting a Deposit Replenishment equal to at least 50% of the original deposit amount.

If the cost of work completed reaches **85%** of the original deposit amount and a Deposit Replenishment has not been received, the City shall stop work on the project and notify the applicant that work will resume when the Deposit Replenishment is received.

If work on the project is near completion, the Project Manager, with Department Head approval, may elect to continue work on the project if he/she feels the remaining amount is sufficient to complete the project.

If a Deposit Replenishment is requested by the City and the applicant feels the remaining deposit amount is sufficient to complete the project, the applicant may request continuance of work by submitting a written request to the appropriate Department Manager detailing the expected cost to complete the project based upon the number of hours required. The Department Manager will review the request and provide a written response either approving the request or identifying the level of Deposit Replenishment required to continue work (not to exceed 50% of the original deposit amount).

When a project has been completed and all necessary approvals received, any remaining unused deposit amount shall be returned to the applicant.

**COSUMNES COMMUNITY SERVICES DISTRICT  
BUILDING AND PLAN CHECK FEES**

Building Permit Applications:

| Description  | Fire Dept. Fee                     |
|--|------------------------------------|
| Architectural Plan Review  | \$644 plus<br>\$0.16 per sq. ft.   |
| Tenant Improvement – Remodel/Review<br>Less than or Equal to 2,000 sq. ft. | \$644                              |
| Tenant Improvement – Remodel/Review<br>Greater than 2,000 sq. ft.          | \$644 plus<br>\$0.08 per square ft |
| Racks – High Piled Storage<br>Less than or equal to 10,000 square feet     | \$1,449                            |
| Cell Tower Sites Equipment - Cabinets, Solar, etc.                         | \$584                              |
| Temporary Sales Trailers   | \$570                              |

Public Works Plan Check Applications:

| Description  | Adopted Fee |
|--|-------------|
| Engineering Site Plan Perimeter – Offsite<br>Improvements/Fencing/Gates/Architectural Site Plan                | \$ 777      |
| Engineering Site Plan With 3 or Less Hydrants - Commercial   | \$ 1,654    |
| Engineering Site Plan With 4 or More Hydrants - Commercial   | \$ 1,917    |
| Engineering Site Plan – Single Family Dwelling and/or Accessory Building<br>with an Approved Permit of Release | \$ 538      |
| Engineering Site Plan – Public Schools   | \$ 513      |
| Temporary Sales Trailer  | \$ 513      |
| Lot Split (1 to 4 Lots) – Lot Line Adjustment/Subdivision Plan Review – No<br>Inspection                       | \$ 250      |
| Lot Split (5 or More Lots) – Lot Line Adjustment/Subdivision Plan Review –<br>No Inspection                    | \$ 777      |
| Fire Entitlement Project Review (Deposit)*   | \$ 2,500    |

NOTE: These fees are due and payable to the City of Elk Grove at the time of Plan submittal. The City remits all money to the CCSD on behalf of the applicants. Applicants are not required to pay this fee directly to CCSD.

**COSUMNES COMMUNITY SERVICES DISTRICT  
PLAN CHECK AND ENTITLEMENT REVIEW FEES**

Review services are available on a full cost recovery basis. The applicable staff hourly rates are listed on pages 5-8 of the [CCSD Book of Fees](#).

**PLAN CHECK FEES**

| Fee Description   | Fee                                  |
|---|--------------------------------------|
| Application Fee   | \$750                                |
| Civil Improvement Plan review of landscaped trails, corridors prior to Cosumnes Community Services District approval  | Application Fee + Full Cost Recovery |
| Landscape Plan review of landscaped trails and corridors prior to Cosumnes Community Services District approval   | Application Fee + Full Cost Recovery |
| Construction Project Manager to conduct construction inspection of landscaped corridors prior to District acceptance.                                       | Full Cost Recovery                   |
| Construction, Preconstruction Meeting, Premaintenance Meeting, Acceptance Meeting   | Full Cost Recovery                   |
| Landscape Architect preparation of park master plan and environmental documents.  | Application Fee + Full Cost Recovery |
| Environmental documents prepared by consultant billed separately  | Application Fee + Full Cost Recovery |
| Landscape Architect review park plans before District approval, when drawn by outside consultant.   | Application Fee + Full Cost Recovery |
| Landscape Architect review of park master plan when drawn by outside consultant.  | Application Fee + Full Cost Recovery |
| Development Agreements  | Application Fee + Full Cost Recovery |
| Entitlement Review Tentative Subdivision Map (Rezone/GPA/EIR/Parcel Map/Special/General/Special Plan Amendment review of parks/ trails/landscape corridors) | Application Fee + Full Cost Recovery |
| Entitlement Review Multi-Family Development review (Rezone/General/Special Plan Amendment/Design Review for park, trail and landscape related issues)       | Application Fee + Full Cost Recovery |

NOTE: These fees are due and payable to the City of Elk Grove at the time of Plan submittal. The City remits all money to the CCSD on behalf of the applicants. Applicants are not required to pay this fee directly to CCSD.

## OTHER CITY OF ELK GROVE DEVELOPMENT RELATED FEES

### Park Land Dedication and In-Lieu Fees

Consistent with the City's General Plan, the Parks Design Principles, and relevant area plans, new residential development shall provide real property for recreation and park purposes at a rate of five acres for every one thousand residents. Enhanced requirements may be required, as described in an adopted community plan, specific plan, or similar master or strategic plan. These requirements are detailed in the Elk Grove Municipal Code (EGMC) §§16.80 and 22.40.

As an alternative to land dedication, development may pay a fee to the City or other designated public agency, in lieu of all or part of the required land dedication. In determining the in-lieu fee, the developer shall request an appraisal and shall pay the in-lieu fee based on the fair market value established by the appraisal.

- Procedure for Projects Subject to Tentative Subdivision Map (§22.40): At the time of filing of a tentative subdivision map for approval, the subdivider shall indicate if property for park or recreation purposes will be dedicated, or if an in-lieu fee will be paid, or a combination of both land dedication and in-lieu fees. In-lieu fees are due at the time of the final subdivision map recordation.
- Procedure for projects not subject to Tentative Subdivision Map (§16.80): Residential developments projects that do not include a tentative subdivision map (e.g. apartment complex) are required to provide an in-lieu fee for park acquisition. Such applicable residential developments shall make an in-lieu fee payment, which is due prior to the issuance of the project's first building permit.
- Appraisal Application: The City of Elk Grove requires an initial deposit of \$7,500, which is due at least 120 days prior to the final subdivision map recordation. Upon receipt of the request for appraisal and the deposit, City staff will work with the applicant to select the appraisal firm and issue a task order to the selected appraiser to commence the appraisal process.
- For more information relating to the Park Land Dedication requirements, please contact the City of Elk Grove Real Estate Department at (916) 478-2231.

### Finance Department Application Fees

The Finance Department administers the following application fees required of new projects conditioned to annex into the various financing districts shown below. Note – additional costs related to annexations to finance districts may be incurred for projects annexing into the City boundaries. For additional information on the annexation process, please see the City webpage at

[http://www.elkgrovecity.org/city\\_hall/departments\\_divisions/finance/annexation\\_to\\_districts](http://www.elkgrovecity.org/city_hall/departments_divisions/finance/annexation_to_districts)

- Police Services Community Facilities District (CFD) 2003-2 Application Fee which is \$50 per residential unit, up to a maximum of \$5,000 per project to recover the cost of annexations to CFD 2003-2. This fee is due prior to the Resolution of Intention to

Annex the Property and Levy the Special Tax.

- Poppy Ridge CFD 2003-1 Application Fee which is \$7,000 per annexation which will be shared equally amongst project owners if more than one project is included in the annexation. This fee is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax.
- Laguna Ridge CFD 2005-1 Application Fee is \$70 per residential unit and \$280 per acre for non-residential projects or non-residential portions of mixed-use projects, up to a maximum of \$7,000 per project to recover the cost of annexations to the District. This fee is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax.
- Maintenance Services CFD 2006-1 Application Fee which is \$70 per residential unit and \$280 per acre for non-residential projects or non-residential portions of mixed-use projects, up to a maximum of \$7,000 per project to recover the cost of annexations to the District. This fee is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax.
- Street Maintenance District No. 1 (District) Application Fee for all Zones except Zone 1. The fee is \$70 per residential unit and \$280 per acre for non-residential projects or non-residential portions of mixed-use projects, up to a maximum of \$7,000 per project to recover the cost of annexations to the District. This fee is due prior to the Resolution of Intention to Levy Street Maintenance Assessments.
- Street Maintenance District No. 1 Application Fee for Zone 1. The fee is \$45 per residential unit, up to a maximum of \$4,500 per project to recover the cost of annexations to the District. This fee is due prior to the Resolution of Intention to Levy Street Maintenance Assessments.

## DEVELOPMENT RELATED FEES COLLECTED BY OUTSIDE AGENCIES

### Sacramento County

County Technical Resources at (916) 874-6544 should be contacted for information on permit, plan check, and other fees related to sewer, regional drainage, and regional water facilities for the majority of the developing areas in the City of Elk Grove.

### Sacramento County Development Impact Fees

There are several development impact fee programs administered by Sacramento County, as outlined below. For additional information on the County's development impact fees and when they are due, please contact County Technical Resources at (916) 874-6544.

- SASD – funds local trunk sewer (medium sized) pipelines and pumping facilities in most areas of the City. For more information including fee schedules see [www.sacsewer.com](http://www.sacsewer.com).
- SRCSD – funds regional interceptor sewer (large sized) pipelines and treatment facilities in most areas of the City. For more information including fee schedules, see [www.regionalsan.com](http://www.regionalsan.com). Please note the SRCSD has a sewer development impact fee credit program available. For more information on this sewer fee credit program for projects in the City of Elk Grove, go to the City of Elk Grove Economic Development website at <http://investelkgrove.org/?ref=elkgrovecity.org/econdev#services>.
- Zone 11A – funds regional drainage facilities in most areas of the City. For more information including fee schedules, see the County's website at [waterresources.saccounty.net](http://waterresources.saccounty.net).
- Zone 40 – funds regional water facilities in most areas of the City. Zone 40 also includes a Special Service Area A fee that funds reclaimed (recycled) water facilities in the East Franklin Fee Program area and the Laguna Ridge Specific Plan area located in the City of Elk Grove. For more information including fee schedules, see the County's website at [waterresources.saccounty.net](http://waterresources.saccounty.net).

### Other Water Agencies

Some areas of the City of Elk Grove receive water service from Elk Grove Water at (916) 685-3556 or from the Omochumne-Hartnell Water Service at (916) 682-5958. These entities can provide information on permit, plan check, and other fees related to water in their respective service areas. A map outlining these water service boundaries is at <https://waterresources.saccounty.gov/scwa/Documents/Maps/Purveyor%20Map.pdf>

### Cosumnes Community Services District

The Cosumnes Community Services District (CCSD) is the agency responsible for fire protection as well as park facilities and services throughout the City (the CCSD and the City of Elk Grove jointly provide park facilities in newly developing areas of the City). The CCSD's webpage is found at [www.yourcsd.com](http://www.yourcsd.com).

The City of Elk Grove collects all fire protection and park facilities development impact fees due at the time of building permit issuance. The City also collects other fees, such as plan check fees, inspection fees and fire sprinkler fees. Quimby park in-lieu fees, and other related

fees are administered and collected directly by the CCSD for the areas where they are the facility/service provider.

The CCSD also administers a Lighting and Landscaping District (LLD). For information relating to this LLD, Quimby fees, and other CCSD related fees, call the CCSD at (916) 405-7150.

**Elk Grove Unified School District**

The Elk Grove Unified School District administers a Community Facilities District that spans the entire City boundaries. For information on this Mello-Roos district, please contact the District at (916) 686-7711.