

EFFECTIVE: January 1, 2019

City of Vacaville, Building Division

CONNECTION & DEVELOPMENT IMPACT FEES

2019 Adjustments
1. 01/01/19: ENR +0.8%

WATER INSTALLATION FEE: RESIDENTIAL & NON-RESIDENTIAL

0.008

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

Meter Size	Meter Only	Complete	Meter Size	Meter Only	Complete
3/4"	\$403	\$2,567	3" Turbine	\$1,811	\$1,811 + T&M
1"	675	2,796	3" Compound	3,285	3,285 + T&M
1 1/2"	810	4,530	4" Turbine	2,597	2,597 + T&M
2"	948	5,437	4" Compound	4,307	4,307 + T&M

Meters 6" and larger see Service and Facility Rental Fees schedule

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

Fee with Water Rights

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

COMPLETE W/R PARTIAL W/R

	\$8,925 EDU	METER SIZE	TOTAL FEE	Major Facilities		Distribution System		Distribution Fee (Non-Reimb)	See Regular Distribution Fee
				(Non-Reimb)	(Reimb)	(Non-Reimb)	(Reimb)		
RESIDENTIAL									
Single-Family	1.0	3/4"	\$ 8,925	5,355		3,570		341	3,570
Single-Family Sr. Housing	1.0	* 1"	\$ 8,925	5,355		3,570		341	3,570
Second Unit (granny flat)	2.5	** 1"	\$ 22,313	13,388		8,925		853	8,925
	5.0	1 1/2"	\$ 44,625	26,775		17,850		1,705	17,850
	8.0	2"	\$ 71,400	42,840		28,560		2,728	28,560
Multiple-Family									
Multiple-Family Sr. Housing	2.0	3/4"	\$ 17,850	10,710		7,140		682	7,140
	2.6	1"	\$ 23,205	13,923		9,282		887	9,282
	7.0	1 1/2"	\$ 62,475	37,485		24,990		2,387	24,990
	13.4	2"	\$ 119,595	71,757		47,838		4,569	47,838
	23.2	3"	\$ 207,060	124,236		82,824		7,911	82,824
	37.4	4"	\$ 333,795	200,277		133,518		12,753	133,518
NON-RESIDENTIAL									
Commercial/Industrial	2.0	3/4"	\$ 17,850	10,710		7,140		682	7,140
Public & Private Schools	2.6	1"	\$ 23,205	13,923		9,282		887	9,282
	7.0	1 1/2"	\$ 62,475	37,485		24,990		2,387	24,990
	13.4	2"	\$ 119,595	71,757		47,838		4,569	47,838
	23.2	3"	\$ 207,060	124,236		82,824		7,911	82,824
	37.4	4"	\$ 333,795	200,277		133,518		12,753	133,518

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

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

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

*****SEWER CONNECTION FEE**

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

RESIDENTIAL	TOTAL FEE	NON-RESIDENTIAL
Single/Multi-Family/Mod/MH	EDU X \$10,304	(See Separate Sewer Connection Fee Summary)
1 Bedroom:	0.6 \$6,182	Outdoor Dining Area: 25% of Sewer Fee per EDU
2 Bedroom:	0.8 8,243	Public/Private Schools: Regular Non-Residential Rate
3 Bedroom:	1.0 10,304	
4 or more Bedroom:	1.2 12,365	
Single-Family Sr. Housing:	No Adjustment, same as above	
Multiple-Family Sr. Housing:	No Adjustment, same as above	

*****PARK and RECREATION FEE**

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

RESIDENTIAL	TOTAL FEE	NON-RESIDENTIAL
Single-Family:	\$4,665 per Dwelling Unit	No Fee
Multiple-Family:	3,208 per Dwelling Unit	
Single-Family Sr. Housing:	Same as Multi-Family Rate 3,208 per Dwelling Unit	
Multiple-Family Sr. Housing:	53% of Multi-Family Rate 1,700 per Dwelling Unit	
Single-Family Duet:	Same as Multi-Family Rate 3,208 per Dwelling Unit	

*****GREENBELT PRESERVATION FEE**

Funds the acquisition of greenbelt property surrounding Vacaville

RESIDENTIAL	TOTAL FEE	NON-RESIDENTIAL
Single-Family:	\$249 per Dwelling Unit	No Fee
Multiple-Family:	170 per Dwelling Unit	
Single-Family Sr. Housing:	Same as Multi-Family Rate 170 per Dwelling Unit	
Multiple-Family Sr. Housing:	53 % of Multi-Family Rate 90 per Dwelling Unit	
Single-Family Duet:	Same as Multi-Family Rate 170 per Dwelling Unit	

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

RESIDENTIAL	TOTAL FEE	
Single-Family:	\$791	per Dwelling Unit
Multiple-Family:	489	per Dwelling Unit
Single-Family Sr. Housing: <i>Same as Multi-Family Rate</i>	489	per Dwelling Unit
Multiple-Family Sr. Housing: <i>53% of Multi-Family Rate</i>	259	per Dwelling Unit
Single-Family Duet: <i>Same as Multi-Family Rate</i>	489	per Dwelling Unit
NON-RESIDENTIAL		
Commercial:	0.4430	per Building Square Foot
Office:	0.3414	per Building Square Foot
Industrial-Over 50,000sf: <i>Wrhs, Mfg., or Spec Bldg</i>	0.2379	per Building Square Foot
Industrial-Under 50,000sf: <i>Manufacturing, specifically</i>	0.2379	per Building Square Foot
Industrial-Under 50,000sf: <i>Warehouse or Spec Shell</i>	0.2897	per Building Square Foot
		<i>(Fee is 50% Office Rate and 50% Industrial Rate)</i>
INSTITUTIONAL		
Hospital:	0.2379	per Building Square Foot
Church:	0.1081	per Building Square Foot
Assisted Living: <i>Use Hospital Rate</i>	0.2379	per Building Square Foot
Public Schools:		<i>No Fee</i>

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

RESIDENTIAL	TOTAL FEE	
Single-Family:	\$796	per Dwelling Unit
Multiple-Family:	695	per Dwelling Unit
Single-Family Sr. Housing: <i>Same as Multi-Family Rate</i>	695	per Dwelling Unit
Multiple-Family Sr. Housing: <i>53% of Multi-Family Rate</i>	368	per Dwelling Unit
NON-RESIDENTIAL		
Commercial:	1.4825	per Building Square Foot
Office:	0.7837	per Building Square Foot
Industrial-Over 50,000sf: <i>Wrhs, Mfg., or Spec Bldg</i>	0.2214	per Building Square Foot
Industrial-Under 50,000sf: <i>Manufacturing, specifically</i>	0.2214	per Building Square Foot
Industrial-Under 50,000sf: <i>Warehouse or Spec Shell</i>	0.5026	per Building Square Foot
		<i>(Fee is 50% Office Rate and 50% Industrial Rate)</i>
INSTITUTIONAL		
Hospital:	1.7380	per Building Square Foot
Church:	0.3744	per Building Square Foot
Assisted Living: <i>Same as Office Rate</i>	0.7837	per Building Square Foot
Public Schools:		<i>No Fee</i>

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

RESIDENTIAL	TOTAL FEE	
Single-Family:	\$356	per Dwelling Unit
Multiple-Family:	122	per Dwelling Unit
Single-Family Sr. Housing: <i>Same as Single-Family Rate</i>	356	per Dwelling Unit
Multiple-Family Sr. Housing: <i>Same as Multi-Family Rate</i>	122	per Dwelling Unit
NON-RESIDENTIAL		
Comm'l/Indust/Office:	1,434	per Land Area (acre)
Public Schools:		<i>No Fee</i>

Amount per Sq. Ft.
 \$0.0329

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

RESIDENTIAL	TOTAL FEE	
Single-Family:	\$10,211	per Dwelling Unit
Multiple-Family:	6,331	per Dwelling Unit
Single-Family Sr. Housing: <i>70% of Single-Family Rate</i>	7,148	per Dwelling Unit
Multiple-Family Sr. Housing: <i>25% of Single-Family Rate</i>	2,553	per Dwelling Unit
NON-RESIDENTIAL		
Commercial:	5.5211	per Building Square Foot
Office:	4.1917	per Building Square Foot
Industrial-Over 50,000sf: <i>Wrhs, Mfg., or Spec Bldg</i>	3.0673	per Building Square Foot
Industrial-Under 50,000sf: <i>Manufacturing, specifically</i>	3.0673	per Building Square Foot
Industrial-Under 50,000sf: <i>Warehouse or Spec Shell</i>	3.6295	per Building Square Foot
		<i>(Fee is 50% Office Rate and 50% Industrial Rate)</i>
Hotels/Motels: <i>Same as Office Rate</i>	4.1917	per Building Square Foot
Airport Hangars: <i>25% of Industrial Rate</i>	0.7668	per Building Square Foot
INSTITUTIONAL		
Hospital:	3.0842	per Building Square Foot
Church:	1.3545	per Building Square Foot
Assisted Living/Alz. Daycare: <i>Same as Hospital Rate</i>	3.0842	per Building Square Foot
Private & Public Schools:		<i>No Fee</i>
		Includes school classrooms, offices, auditoriums

*****DRAINAGE DETENTION FEE: ZONE 1 (except Zone 1A)**

Funds the construction of detention basins to serve new development

RESIDENTIAL	TOTAL FEE	(Non-Reimb)	(Reimb)			
Single-Family:	948	\$872	\$76	per Dwelling Unit		
Multiple-Family:	411	378	33	per Dwelling Unit		
Single-Family Sr. Housing: <i>Same as Single-Family Rate</i>	948	872	76	per Dwelling Unit		
Multiple-Family Sr. Housing: <i>Same as Multi-Family Rate</i>	411	378	33	per Dwelling Unit		
NON-RESIDENTIAL					(Non-Reimb)	(Reimb)
Comm'l/Indust/Office:	7,221	6,643	578	per Net Acre	0.1525	0.0133
INSTITUTIONAL						
Hospital/Church:	7,221	6,643	578	per Net Acre	0.1525	0.0133
						Total per Sq. Ft.
						0.1658

*****DRAINAGE DETENTION FEE: ZONE 2**

Funds the construction of detention basins to serve new development

RESIDENTIAL	TOTAL FEE	(Non-Reimb)	(Reimb)			
Single-Family:	1,013	\$689	\$324	per Dwelling Unit		
Multiple-Family:	437	297	140	per Dwelling Unit		
Single-Family Sr. Housing: <i>Same as Single-Family Rate</i>	1,013	689	324	per Dwelling Unit		
Multiple-Family Sr. Housing: <i>Same as Multi-Family Rate</i>	437	297	140	per Dwelling Unit		
NON-RESIDENTIAL					(Non-Reimb)	(Reimb)
Comm'l/Indust/Office:	7,698	5,235	2,463	per Net Acre	0.1202	0.0565
INSTITUTIONAL						
Hospital/Church:	7,698	5,235	2,463	per Net Acre	0.1202	0.0565
						Total per Sq. Ft.
						0.1767

*****DRAINAGE CONVEYANCE FEE w/Building Permit**

Funds the construction of certain major drainage facilities to serve new development

RESIDENTIAL	TOTAL FEE	(Non-Reimbursable)				
		Conveyance	Wtr Quality			
Single-Family:	288	\$202	\$86	per Dwelling Unit		
Multiple-Family:	130	91	39	per Dwelling Unit		
Single-Family Sr. Housing: <i>Same as Single-Family Rate</i>	288	202	86	per Dwelling Unit		
Multiple-Family Sr. Housing: <i>Same as Multi-Family Rate</i>	130	91	39	per Dwelling Unit		
NON-RESIDENTIAL					(Non-Reimb)	(Reimb)
Comm'l/Indust/Office:	2,175	1,522	653	per Net Acre	0.0349	0.0150
INSTITUTIONAL						
Hospital/Church:	2,175	1,522	653	per Net Acre	0.0349	0.0150
Public Schools:		No Fee				
						Total per Sq. Ft.
						0.0499

*****DRAINAGE CONVEYANCE FEE w/Final Map**

Funds the construction of certain major drainage facilities to serve new development

RESIDENTIAL	TOTAL FEE	(Non-Reimbursable)		
		Conveyance	Wtr Quality	
Single-Family:	1,143	\$800	\$343	per Gross Acre
Multiple-Family:	1,490	1,043	447	per Gross Acre
Single-Family Sr. Housing: <i>Same as Single-Family Rate</i>	1,143	800	343	per Gross Acre
Multiple-Family Sr. Housing: <i>Same as Multi-Family Rate</i>	1,490	1,043	447	per Gross Acre
NON-RESIDENTIAL				
Comm'l/Indust/Office:	2,065	1,445	620	per Gross Acre
INSTITUTIONAL				
Hospital/Church:	2,065	1,445	620	per Gross Acre

COUNTY FACILITIES FEE

Funds the expansion of County facilities to serve new development

This fee is established by Solano County. The fee is directly collected by Solano County at their administrative office.

See Solano County for applicable County Facilities Fees

BENEFIT DISTRICT FEES

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

See Development Engineering for applicable Benefit District Fees

SCHOOL IMPACT FEES

Funds the construction of new school facilities to serve new development

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

(Collected by School District)	Vacaville U.S.D.	Travis U.S.D.
Residential:	\$ 3.36 per Sq.Ft.	\$ 5.67 per Sq.Ft. or Mello-Roos Dist.
Non-Residential:	0.54 per Sq.Ft.	0.56 per Sq.Ft.
Retail Self-Storage:	Contact for fee per Sq.Ft.	0.30 per Sq.Ft.

FEES AND APPLICABLE RESOLUTIONS:

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

***** Automatic Fee Adjustment January 1st**
(based on Engineering News Record Index)