



City of Elk Grove

2024 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, 2024 updated includes an inflationary increase/decrease to the following fees:

- **Rural Roads, Fire, SEPA & Parks Fees: 2.32% increase**
- **Affordable Housing Fees: 4.30% increase**
- **Capital Facilities Fees (CFF): 2.19% increase**
- **Roadway and Active Transportation Fee Programs:11.02% increase**
- **Swainson’s Hawk Fee: 7.00% increase**
- **SEPA Cost Recovery Fee:..... 4.17% increase**
- **LRSP Supplemental Parks (Facilities):..... 2.32% increase**
- **LRSP Supplemental Parks (Land):..... 26.48% increase**

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

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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 ¹
Category A.1 – Commercial/Office/Industrial/Multi-family, New Construction and Additions	
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 ²
Category A.2 – Commercial/Office/Industrial, Tenant Improvements	
This category includes tenant improvements to existing commercial, office, and industrial development.	\$101.56/application
Category B.1 – Single Family Residential, Master Home Plan Review	
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
Category B.2 – Single Family Residential, Custom Home New Construction	
This category covers zoning clearance for custom single-family homes.	\$67.71/application
Category B.3 – Single Family Residential, Batch Permits	
This category addresses review of batch permits for master home plans.	\$33.85/application
Category C – Miscellaneous Permits	
This category of permits includes the following: 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 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 * ** ***	Theatres, auditoriums, churches Foundation only permit at 50% 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 * ** ***	Dining and drinking establishments & similar use Foundation only permit at 50% 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 * ** ***	Banks, public buildings, car wash, libraries, MOB Foundation only permit at 50% Shell 85% Add 20% for OSHPD-3 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 * ** ***	General office & similar Foundation only permit at 50% Shell 85% 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 * ** ***	Pre-schools, daycare facilities, Private Schools 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 * ** ***	Warehouse, warehouse/office & similar use (low hazard) Foundation only permit at 50% 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 * ** ***	Bakeries, dry-cleaning, cabinet/woodworking, printing Foundation only permit at 50% 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 * ** ***	Semi-conductor, fabrication facilities, repair garage Foundation only permit at 50% 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 * ** ***	Moderate explosion -extreme explosion and chemical Foundation only permit at 50% 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 * ** ***	Assisted living, nursing homes & similar use 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 * ** ***	Wholesale & retail stores Foundation only permit at 50% Shell 85% 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 * ** ***	Drug stores, department stores & similar use Foundation only permit at 50% Shell 85% 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 * ** ***	Supermarket, big box & similar use Foundation only permit at 50% Shell 85% 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 * ***	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 *	Master plans (plan review only, per model plan) 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 * ***	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 * ** ***	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 * ** ***	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 * ** ***	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 * ** ***	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 * ** ***	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 **Attached garage @ 75% of detached garage fee Production repeat attached garage @ 50% of detached rate 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 Production repeat @ 50% 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 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 Production repeat @ 50% 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 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 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) 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) 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 *	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 *	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		85.00		
	Residential	Minimum Permit Fee (included in new building permit plan review and permit fee)			
		Residential New Construction (included in new building permit plan review and permit fee)	Electrical included in new construction permit fees 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		
Vehicle Charging Stations	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	
Temporary Power	Residential	Electric Vehicle Charging Stations	85.00		
	Commercial	Electric Vehicle Charging Stations	224.00		
Unit Fee Schedule	Commercial	Non-occupied utility release	224.00		
	Residential/Commercial	Temporary service pole, sub-poles, pedestal including meters, switches and outlets	125.00		
Misc. apparatus, conduits, conductors, electrical components	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		
Photovoltaic, Residential ***	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	
Photovoltaic, Commercial	Residential	Up to 10 KW (10,000 watt)	224.00		
	Residential	10 KW – 15 KW	361.00		
	Residential	15 KW – 20 KW	400.00		
Power Apparatus	Commercial	Up to 30 KW (15,000 watt)	440.00		
	Commercial	30 KW - 50 KW	480.00		
	Commercial	50 KW – 100 KW	520.00		
Hazardous Electrical Install	Residential/Commercial	Up to and including 1 HP	224.00		
	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	
Generator	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		
	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		
Inspection Services	Commercial/Industrial	Up to 1000 KW (per generator)	660.00		
	Commercial	Inspection Outside of Business Hours (4 hour min - Holidays, Weekends)	589.00		
	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 (tampere electrical)	280.00		
	Commercial	Code Compliance Inspection and CoO; Temporary Occupancy Permits	150.00		
	Residential/Commercial	Construction performed without required permits Penalty = 3x permit cost	Penalty = 3X Permit Fees		
	Residential/Commercial	Construction performed without required permits Investigative work - minor	Penalty + Hourly Rate Admin/PT/PR/Insp/CBO		
	Residential/Commercial	Construction performed without required permits Investigative work - major	Penalty + Hourly Rate Admin/PT/PR/Insp/CBO (Minimum is \$530)		
Mechanical Permit Fees	Residential/Commercial	Special Inspector Services – Application – Review & Registration Fee	80.00		
	Residential/Commercial	Minimum Permit Fee	85.00		
	Residential	New HVAC; Heating/Cooling in NEW SFD (included in new SFD building permit fees)	HVAC included in SFD permit fees 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/Commercial	Duct C/O and/or Furnace C/O only-includes Title 24 + CAL-Green (up to 2-units)	300.00		
HVAC units	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 there is not a Separate Fee		

MINOR CATEGORY BUILDING PERMIT FEES					
Mechanical Permit Fees (cont.)	Commercial	New HVAC air distribution system (Heating/cooling/ventilation)	570.00		
	HVAC units	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		
	Hoods	Commercial	Hood Type I, including ducts and 1 hour rating chase each	400.00	
	Commercial	Hood Type II, including ducts each	321.00		
Misc. Mechanical Permit Fees	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		
	Misc. Building Permit Fees	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		
Reroofing		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
Fencing/Retaining Walls	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.	
Solar Tube/Skylights	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	
Storage Racks	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		
Windows	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	
Remodel/Additions	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					
Plumbing Permit Fees (cont.)	Residential/Commercial	Boiler up to 15 HP	224.00		
	Residential/Commercial	Boiler over 15 HP	248.00		
Misc Fixtures (each)	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		
Swimming Pools/Spas Misc.	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		
	New Pool with Structural	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)	
New Pool (fiberglass or similar)	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)	
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		441.00		
Signs, Outline Lighting and Marques (in addition to minimum permit fee)	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.

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.

CBSC Fee

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

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.

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 1/1/2024

Applicable Development: All

Applicable Area: Citywide

Next Scheduled Update: January 2025

Land Use Category	City Admin Facilities	Police Facilities	Corporation Yard	Corporation Yard - Animal Shelter	Library	Transit	4% Admin	Total Amount to Collect (includes both the base fee (components plus the 4% administration component)
	Fund 311	Fund 312	Fund 313	Fund 313	Fund 315	Fund 317	Fund 319	
RESIDENTIAL								
Single-Family (< 3 units - includes duplexes)	\$ 534	\$ 1,397	\$ 611	\$ 402	\$ 1,637	\$ 847	\$ 217	\$ 5,645 / unit
Single-Family TOD*	\$ 534	\$ 1,397	\$ 611	\$ 402	\$ 1,637	\$ 940	\$ 221	\$ 5,742 / unit
Single-Family Age-Restricted	\$ 289	\$ 758	\$ 331	\$ 218	\$ 888	\$ 329	\$ 113	\$ 2,926 / unit
Multi-Family (3+ units attached)	\$ 388	\$ 1,019	\$ 447	\$ 292	\$ 1,194	\$ 712	\$ 162	\$ 4,214 / unit
Multi-Family TOD	\$ 388	\$ 1,019	\$ 447	\$ 292	\$ 1,194	\$ 947	\$ 171	\$ 4,458 / unit
Multi-Family Age-Restricted	\$ 208	\$ 546	\$ 240	\$ 157	\$ 642	\$ 455	\$ 90	\$ 2,338 / unit
COMMERCIAL								
Shopping Center/General Commercial	\$ 0.10	\$ 0.27	\$ 0.12	\$ 0.07	n/a	\$ 1.02	\$ 0.06	\$ 1.64 / building sq. ft.
Shopping Center/General Commercial TOD*	\$ 0.10	\$ 0.27	\$ 0.12	\$ 0.07	n/a	\$ 1.08	\$ 0.07	\$ 1.71 / 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.
OFFICE								
Office	\$ 0.16	\$ 0.43	\$ 0.17	\$ 0.12	n/a	\$ 1.09	\$ 0.08	\$ 2.05 / building sq. ft.
Office TOD*	\$ 0.16	\$ 0.43	\$ 0.17	\$ 0.12	n/a	\$ 1.22	\$ 0.08	\$ 2.18 / building sq. ft.
INDUSTRIAL								
	\$ 0.09	\$ 0.24	\$ 0.09	\$ 0.05	n/a	\$ 0.22	\$ 0.03	\$ 0.72 / building sq. ft.

AFFORDABLE HOUSING FEE PROGRAM

updated 1/1/2024

(Applies to Residential and Non-Residential Development)

Applicable Area: Citywide

Next Scheduled Update: January 2025

Land Use Category	Base Fee	3% Admin Fee	Total Affordable Housing Fee
RESIDENTIAL			
Single-Family (1-2 units-includes duplexes)	\$ 6,106	\$ 183	\$ 6,289 / unit
Multifamily (3 or more units)	\$ 3,663	\$ 110	\$ 3,773 / unit
NON-RESIDENTIAL			
Commercial/retail	\$ 1.00	\$ 0.03	\$ 1.03 / sq. ft.
Hotel	\$ 2.97	\$ 0.09	\$ 3.06 / sq. ft.
Manufacturing	\$ 1.14	\$ 0.03	\$ 1.17 / sq. ft.
Office	\$ -	\$ -	\$ - / sq. ft.
Warehouse	\$ 1.22	\$ 0.04	\$ 1.26 / 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 1/1/2024

Next Scheduled Update: January 2025

Land Use Category	Base Fee	5.50% Admin Fee	Total Roadway Fee
RESIDENTIAL			
Up to 1,200 square feet	\$ 3,755.55	\$ 206.56	\$ 3,962.11 / unit
1,201 to 1,400 square feet	\$ 7,144.70	\$ 392.96	\$ 7,537.66 / unit
1,401 to 1,700 square feet	\$ 7,877.49	\$ 433.26	\$ 8,310.75 / unit
1,701 to 2,000 square feet	\$ 9,159.88	\$ 503.79	\$ 9,663.67 / unit
2,001 to 2,700 square feet	\$ 10,075.86	\$ 554.17	\$ 10,630.03 / unit
2,701 to 3,400 square feet	\$ 10,717.05	\$ 589.44	\$ 11,306.49 / unit
Greater than 3,400 square feet	\$ 11,358.24	\$ 624.70	\$ 11,982.94 / unit
Senior Adult - Up to 1,000 square feet	\$ 2,473.16	\$ 136.02	\$ 2,609.18 / unit
Senior Adult - Greater than 1,000 square feet	\$ 2,931.15	\$ 161.21	\$ 3,092.36 / unit
COMMERCIAL			
Shopping Center	\$ 8.43	\$ 0.46	\$ 8.89 / building sq. ft.
Auto Mall	\$ 22,808.08	\$ 1,254.44	\$ 24,062.52 / acre
Gas Station w/ Convenience Market	\$ 11,541.44	\$ 634.78	\$ 12,176.22 / fueling position
Theater/Cinema	\$ 91.59	\$ 5.04	\$ 96.63 / seat
OFFICE	\$ 8.88	\$ 0.49	\$ 9.37 / building sq. ft.
INDUSTRIAL	\$ 3.30	\$ 0.18	\$ 3.48 / building sq. ft.
MISCELLANEOUS			
Hotel/Motel	\$ 1,373.98	\$ 75.57	\$ 1,449.55 / room
Hospital	\$ 8,518.67	\$ 468.53	\$ 8,987.20 / bed
Assembly	\$ 3.39	\$ 0.19	\$ 3.58 / building sq. ft.
Day Care Center	\$ 12.91	\$ 0.71	\$ 13.62 / building sq. ft.
Congregate Care Facility	\$ 915.98	\$ 50.38	\$ 966.36 / unit
Assisted Living	\$ 1,190.79	\$ 65.49	\$ 1,256.28 / bed
Private School (K-12)	\$ 1,282.39	\$ 70.53	\$ 1,352.92 / student

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

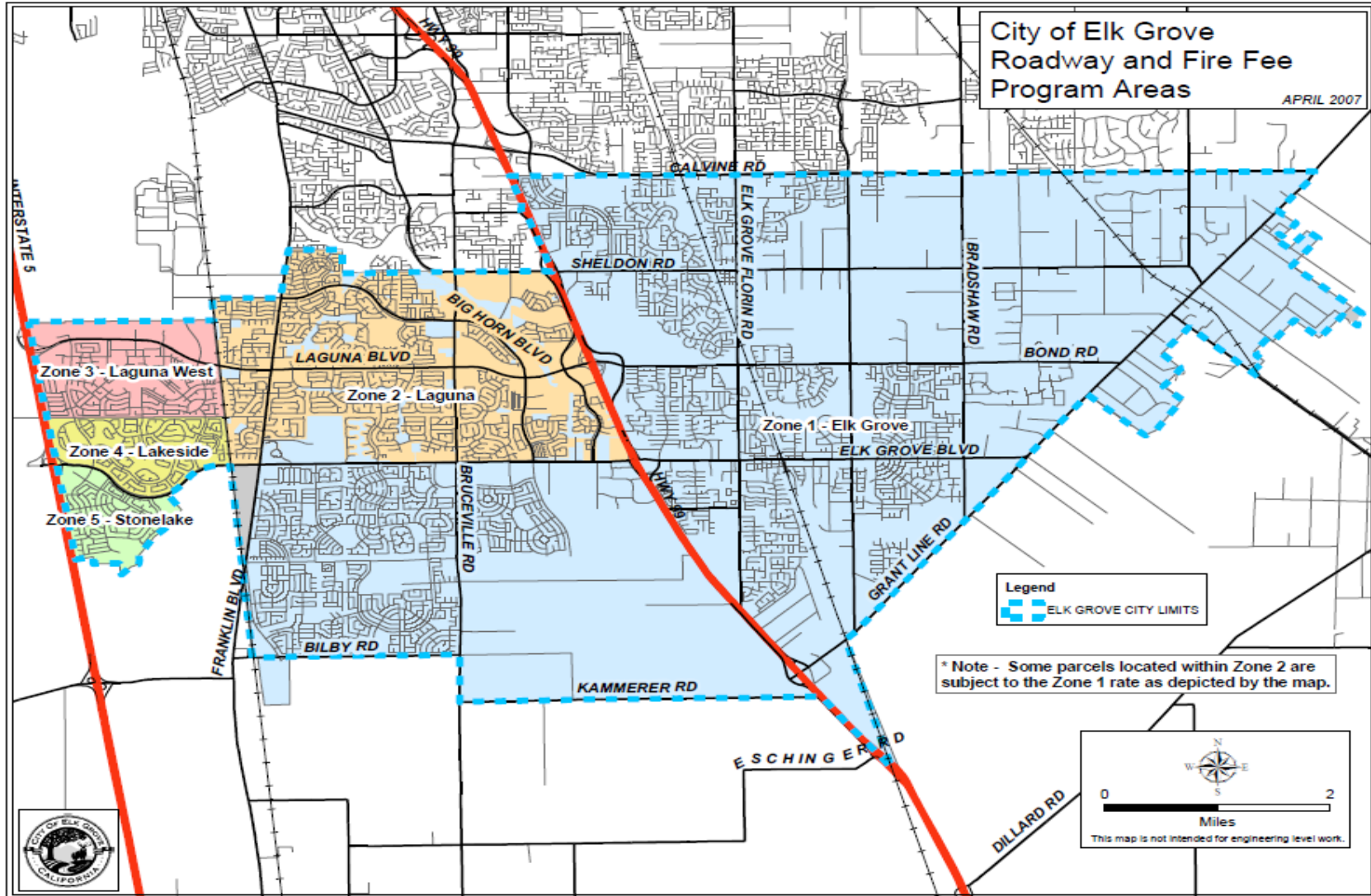
ACTIVE TRANSPORTATION FEE PROGRAM
updated 1/1/2024

Next Scheduled Update: January 2025

Land Use Category	Base Fee	5.50% Admin Fee	Total Roadway Fee
RESIDENTIAL			
Up to 1,200 square feet	\$ 601.13	\$ 33.06	\$ 634.19 / unit
1,201 to 1,400 square feet	\$ 1,143.88	\$ 62.91	\$ 1,206.79 / unit
1,401 to 1,700 square feet	\$ 1,261.58	\$ 69.39	\$ 1,330.97 / unit
1,701 to 2,000 square feet	\$ 1,466.82	\$ 80.68	\$ 1,547.50 / unit
2,001 to 2,700 square feet	\$ 1,612.72	\$ 88.70	\$ 1,701.42 / unit
2,701 to 3,400 square feet	\$ 1,715.83	\$ 94.37	\$ 1,810.20 / unit
Greater than 3,400 square feet	\$ 1,817.96	\$ 99.99	\$ 1,917.95 / unit
Senior Adult - Up to 1,000 square feet	\$ 395.88	\$ 21.77	\$ 417.65 / unit
Senior Adult - Greater than 1,000 square feet	\$ 468.83	\$ 25.79	\$ 494.62 / unit
COMMERCIAL			
Shopping Center	\$ 1.35	\$ 0.07	\$ 1.42 / building sq. ft.
Auto Mall	\$ 3,593.12	\$ 197.62	\$ 3,790.74 / acre
Gas Station w/ Convenience Market	\$ 1,862.70	\$ 102.45	\$ 1,965.15 / fueling position
Theater/Cinema	\$ 14.59	\$ 0.80	\$ 15.39 / seat
OFFICE	\$ 1.42	\$ 0.08	\$ 1.50 / building sq. ft.
INDUSTRIAL	\$ 0.52	\$ 0.03	\$ 0.55 / building sq. ft.
MISCELLANEOUS			
Hotel/Motel	\$ 219.82	\$ 12.09	\$ 231.91 / room
Hospital	\$ 1,378.30	\$ 75.81	\$ 1,454.11 / bed
Assembly	\$ 0.54	\$ 0.03	\$ 0.57 / building sq. ft.
Day Care Center	\$ 2.08	\$ 0.11	\$ 2.19 / building sq. ft.
Congregate Care Facility	\$ 146.88	\$ 8.08	\$ 154.96 / unit
Assisted Living	\$ 190.65	\$ 10.49	\$ 201.14 / bed
Private School (K-12)	\$ 205.23	\$ 11.29	\$ 216.52 / 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 1/1/2024

Applicable Development: All
Applicable Area: Citywide

Next Scheduled Update: January 2025

Land Use Category	Zone 1 (Elk Grove)	Zone 2 (Laguna)	Zone 3 (Laguna West)	Zone 4 (Lakeside)	Zone 5 (Stonelake)	
RESIDENTIAL						
Single Family (1-2 units-includes duplexes)	\$ 2,589.42	\$ 2,527.62	\$ 2,408.14	\$ 2,499.82	\$ 2,376.22	per unit
Multi-Family (3 or more units)	\$ 1,704.66	\$ 1,686.12	\$ 1,652.12	\$ 1,678.90	\$ 1,642.86	per unit
Age-Restricted (single-family and multifamily)	\$ 1,374.02	N/A	N/A	N/A	N/A	per unit
NONRESIDENTIAL						
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.
INSTITUTIONAL						
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.
MISCELLANEOUS						
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 fees 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

RURAL RESIDENTIAL FRONTAGE IMPROVEMENT FEES
updated 1/1/2024

Applicable Development: All residential development

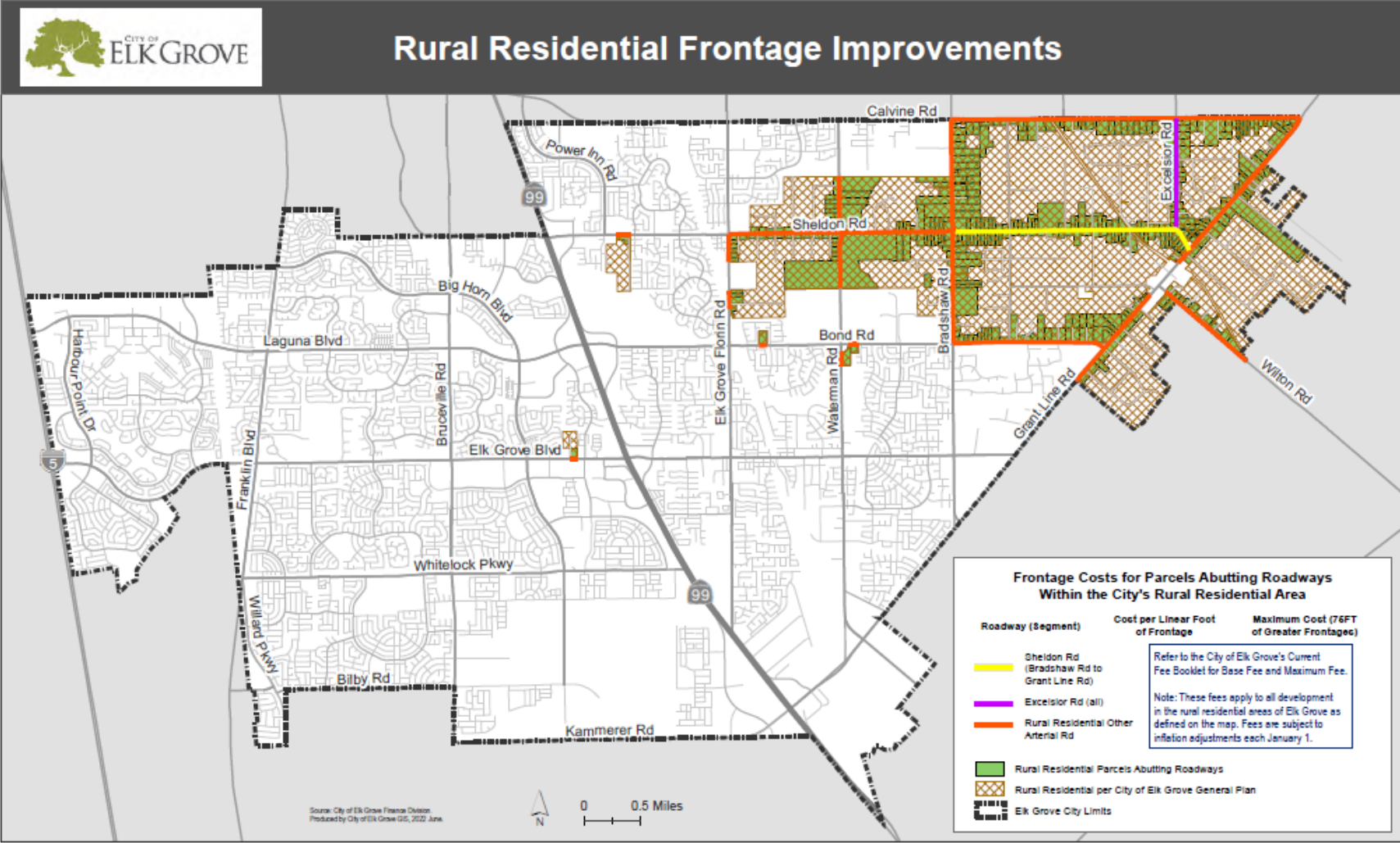
Applicable Area: See Map on following page

Next Scheduled Update: January 2025

	Base Fee	Max Fee
Sheldon Rd. (Bradshaw to Grant Line)	\$ 210 /linear foot of frontage	\$15,750
Excelsior Road (all)	\$ 163 /linear foot of frontage	\$12,225
Rural Residential Other Arterial Roads	\$ 402 /linear foot of frontage	\$30,150

Note: These fees apply to all development in the rural residential areas of Elk Grove as defined on the map on the following page. Fees are subject to inflation adjustments each January 1.

**CITY OF ELK GROVE
RURAL RESIDENTIAL FRONTAGE IMPROVEMENT FEE AREAS**



SACRAMENTO COUNTY TRANSPORTATION MITIGATION FEE
MEASURE A DEVELOPMENT IMPACT FEE
Effective 4/1/2009 to 3/31/2039 – updated 7/1/2023

Next Scheduled Update: July 1, 2024

Land Use Category	Base Fee	Admin Fee	Total	
RESIDENTIAL				
	<i>Per unit</i>	<i>Per unit</i>		
Single-Family (1-2 units-includes duplexes)	\$ 1,532	\$ 31.00	\$ 1,563.00	/ unit
Single-Family Age Restricted	\$ 1,227	\$ 25.00	\$ 1,252.00	/ unit
Multi-Family Residential	\$ 1,072	\$ 21.00	\$ 1,093.00	/ unit
Multi-Family Age Restricted	\$ 918	\$ 18.00	\$ 936.00	/ unit
NONRESIDENTIAL				
Office	\$ 1.84	\$ 0.04	\$ 1.88	/ bldg sq. ft.
Retail	\$ 2.30	\$ 0.05	\$ 2.35	/ bldg sq. ft.
Industrial	\$ 1.23	\$ 0.02	\$ 1.25	/ bldg sq. ft.
Hotel/Motel	\$ 888.00	\$ 18.00	\$ 906.00	/ room
Extended Stay Hotel/Motel	\$ 789.00	\$ 16.00	\$ 805.00	/ room
Golf Course	\$ 1,275	\$ 26.00	\$ 1,301.00	/ acre
Movie Theater	\$ 2,916	\$ 58.00	\$ 2,974.00	/ screen
Religious Center	\$ 1.43	\$ 0.03	\$ 1.46	/ bldg sq. ft.
Hospital	\$ 2.57	\$ 0.05	\$ 2.62	/ bldg sq. ft.
Service Station	\$ 1,994	\$ 40.00	\$ 2,034.00	/ fueling pump
Supermarket	\$ 2.30	\$ 0.05	\$ 2.35	/ bldg sq. ft.
Warehouse/Self Storage	\$ 0.38	\$ 0.01	\$ 0.39	/ bldg sq. ft.
Assisted Living	\$ 442	\$ 9.00	\$ 451.00	/ bed
Congregate Care	\$ 324	\$ 6.00	\$ 330.00	/ unit
Child Day Care	\$ 706	\$ 14.00	\$ 720.00	/ student
Private School (K-12)	\$ 399	\$ 8.00	\$ 407.00	/ student
Auto Repair/Body Shop	\$ 2.30	\$ 0.05	\$ 2.35	/ bldg sq. ft.
Gym/Fitness Center	\$ 2.30	\$ 0.05	\$ 2.35	/ bldg sq. ft.
Drive-through Car Wash	\$ 2.30	\$ 0.05	\$ 2.35	/ bldg sq. ft.
All Other (Average weekday trip generation rate X Normalized cost per trip)	\$ 161.00	\$3.22	164.22	/ average weekday trips generated

Mixed Use Projects – The amount of the fee shall be based on the predominate use of each building, which is defined as 80% or more of the total gross building square footage. If no one use comprises 80% or more of the total gross building square footage, then the amount of the fee shall be proportionally determined based on those uses that constitute 25% or more of the total gross building square footage. For mixed residential and non-residential development projects, the amount of the fee will be proportionally determined based on the number of dwelling units and the amount and type of non-residential gross building square footage.

CITY OF ELK GROVE
I-5 SUBREGIONAL CORRIDOR MITIGATION PROGRAM
updated 7/1/2023

Next Scheduled Update: July 1, 2024

City of Elk Grove (District 4)						
I-5 Subregional Corridor Mitigation Program (with Cost per DUE = \$3,083)						
Land Uses		Units	DUE Rate	Base Fee	Admin Fee (3%)	Total
Residential	Single-Family (1-2 units)	DU	1.00	\$ 3,891.50	\$ 116.75	\$ 4,008.25
	Single-Family Age Restricted		0.39	\$ 1,517.33	\$ 45.52	\$ 1,562.85
	Single Family TOD		0.90	\$ 3,501.43	\$ 105.04	\$ 3,606.47
	Multi-Family		0.62	\$ 2,411.87	\$ 72.36	\$ 2,484.23
	Multi-Family Age Restricted		0.32	\$ 1,245.59	\$ 37.37	\$ 1,282.96
	Multi-Family TOD		0.46	\$ 1,789.08	\$ 53.67	\$ 1,842.75
Commercial	Commercial	Per Sq. Ft.	0.34	\$ 1.320	\$ 0.040	\$ 1.360
	Commercial TOD		0.32	\$ 1.250	\$ 0.038	\$ 1.288
	Car Sales		0.25	\$ 0.970	\$ 0.029	\$ 0.999
Office	Office		0.23	\$ 0.900	\$ 0.027	\$ 0.927
	Office TOD		0.21	\$ 0.810	\$ 0.024	\$ 0.834
Industrial	Industrial		0.16	\$ 0.620	\$ 0.019	\$ 0.639
Institutional	Assembly Use		0.02	\$ 0.070	\$ 0.002	\$ 0.072
	Day/Child Care		0.06	\$ 0.240	\$ 0.007	\$ 0.247
	Private School		0.02	\$ 0.070	\$ 0.002	\$ 0.072
Miscellaneous	Congregate Care Facility		Bed	0.03	\$ 117.02	\$ 3.51
	Health Club	Per Sq. Ft.	0.16	\$ 0.620	\$ 0.019	\$ 0.639
	Library		0.05	\$ 0.200	\$ 0.006	\$ 0.206
	Gas Station	Fuel Position	0.35	\$ 1,361.31	\$ 40.84	\$ 1,402.15
	Hotel/Motel	Room	0.09	\$ 349.75	\$ 10.49	\$ 360.24

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.

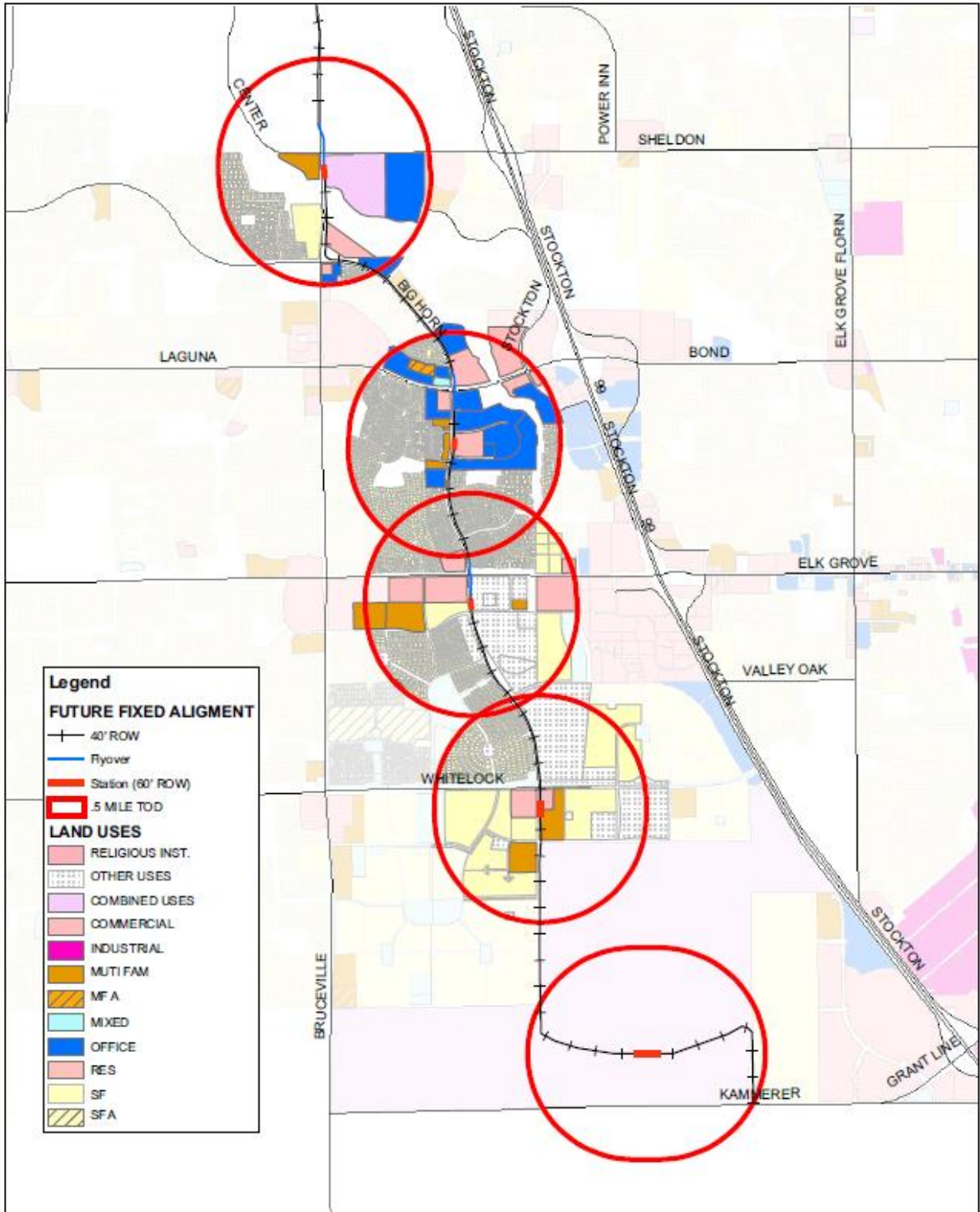
In accordance with legal and industry trends, the City estimated the proportion of future development that may be located near a future transit station for both residential and nonresidential development.

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



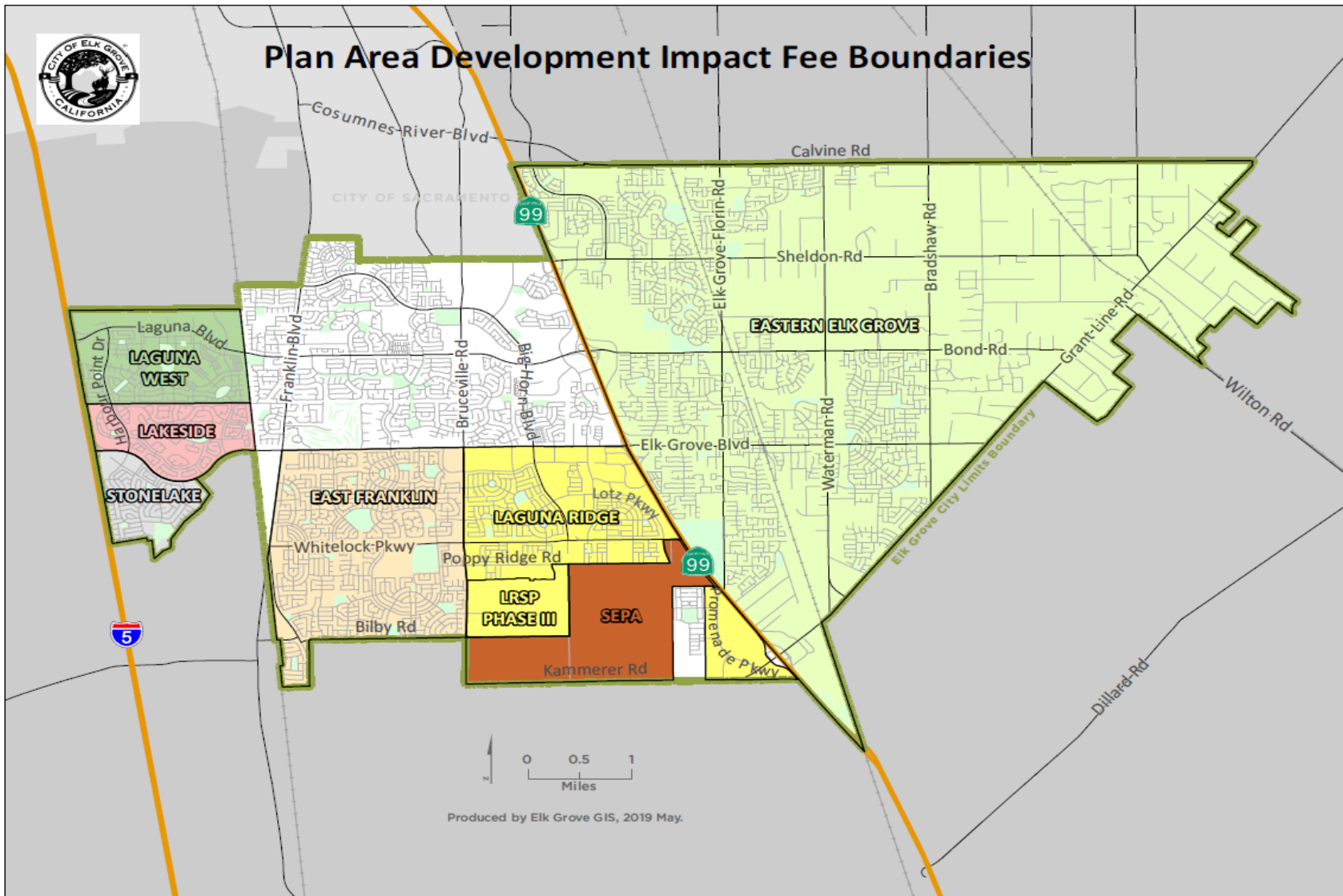
PLAN AREA DEVELOPMENT IMPACT FEE PROGRAMS

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 1/1/2024

Applicable Development: All
Applicable Area: Stonelake Next Scheduled Update: January 2025

Land Use	Base Fee	4% Admin.	Total
RESIDENTIAL			
Single-Family	\$ 3,955	\$ 158	\$ 4,113 / unit
Multifamily	\$ 46,280	\$ 1,851	\$ 48,131 / acre
NONRESIDENTIAL			
Commercial/Office (LC)	\$ 9,890	\$ 396	\$ 10,286 / acre
Travel Commercial (TC)	\$ 11,868	\$ 475	\$ 12,343 / acre
Industrial Intensive (MP)	\$ 13,845	\$ 554	\$ 14,399 / acre

Note: 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.

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 1/1/2024

Applicable Development: All

Applicable Area: East Franklin Specific Plan

Next Scheduled Update: January 2025

Land Use Category	Base Fee	2% Adm. Fee	Total Park Fee
RESIDENTIAL	<i>Per unit</i>	<i>Per unit</i>	<i>Per unit</i>
Single-Family (1-2 units-includes duplexes)	\$ 10,274	\$ 205	\$ 10,479
Multi-Family (3 or more units)	\$ 6,850	\$ 137	\$ 6,987
Age-Restricted (single-family and multi-family)	\$ 5,871	\$ 117	\$ 5,988
NONRESIDENTIAL	<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
INSTITUTIONAL			
Religious Institution			Exempt
Day/Child Care (pre-school and adults)	\$ 0.36	\$ 0.01	\$ 0.37
Private School	\$ 0.36	\$ 0.01	\$ 0.37
MISCELLANEOUS			
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 adjusted each January 1st for inflation. The park fees are passed through to the Cosumnes CSD while the City retains the administration component.

EASTERN ELK GROVE PARK FEE PROGRAM
updated 1/1/2024

Applicable Development: All

Applicable Area: Eastern Elk Grove Specific Plan Next Scheduled Update: January 2025

Land Use Category	Total Park Fee
RESIDENTIAL	<i>Per Unit</i>
Single-Family (1-2 units-includes duplexes)	\$ 8,380.08
Multi-Family (3 or more units)	\$ 5,588.78
Age-Restricted (single and multifamily)	\$ 5,449.74
NONRESIDENTIAL	
Commercial	\$ 1.32
Office	\$ 1.92
Industrial	\$ 0.65
INSTITUTIONAL	
Religious Institution	
Day/Child Care (pre-school and adults)	\$ 1.32
Private School	\$ 1.32
MISCELLANEOUS	
Hotel/Motel	\$ 1.32
Congregate Care Facility	\$ 1.32
Health Club	\$ 1.32
Library	Exempt

Note: 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 1/1/2024

Applicable Development: All

Applicable Area: Laguna Ridge

Next Scheduled Update: January 2025

Land Use Category	Base Fee	Admin Fee	Total Fee
RESIDENTIAL	<i>Per unit</i>	<i>Per unit</i>	<i>Per unit</i>
Single-Family (1-2 units-includes duplexes)	\$ 4,822	\$ 193	\$ 5,015
Multifamily (3 or more units)	\$ 3,258	\$ 130	\$ 3,388
Age-Restricted (single-family)	\$ 2,693	\$ 108	\$ 2,801
Age-Restricted (multi-family)	\$ 1,884	\$ 75	\$ 1,959
NONRESIDENTIAL		<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	\$ 0.00	\$ 0.11

LRSP SUPPLEMENTAL PARK FEE PROGRAM
updated 1/1/2024

Applicable Development: All

Applicable Area: Laguna Ridge

Next Scheduled Update: January 2025

Land Use Category	Facilities Base	Facilities Admin	Land Base	Land Admin	Total
RESIDENTIAL					
Single-Family (1-2 units-includes duplexes)	\$ 13,749	\$ 550	\$ 5,043	\$ 202	\$ 19,544
Multifamily (3 or more units, RD-15 and above)	\$ 9,289	\$ 372	\$ 3,406	\$ 136	\$ 13,203
Age-Restricted Single Family Residential (SFR)	\$ 7,679	\$ 307	\$ 2,818	\$ 113	\$ 10,917
Age-Restricted Multi Family Residential (MFR)	\$ 5,368	\$ 215	\$ 1,969	\$ 79	\$ 7,631
NONRESIDENTIAL					
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 1/1/2024

SEPA Park Fee

Applicable Development: All

Applicable Area: SEPA

Next Scheduled Update: January 2025

Land Use	Base Fee	Admin Fee	Total
<u>Residential</u>			
	<i>Per Unit</i>	<i>Per Unit</i>	<i>Per Unit</i>
Single Family	\$ 12,826	\$ 513	\$ 13,339
Multi-Family	\$ 9,265	\$ 371	\$ 9,636
<u>Non-Residential</u>			
	<i>Per Acre</i>	<i>Per Acre</i>	<i>Per Acre</i>
Commercial	\$ 2,127	\$ 85	\$ 2,212
Office	\$ 3,848	\$ 154	\$ 4,002
Industrial/Flex	\$ 1,115	\$ 45	\$ 1,160

The fees are adjusted each January 1st for inflation.

SEPA Trail Fee

Applicable Development: All

Applicable Area: SEPA

Next Scheduled Update: January 2025

Land Use	Base Fee	Admin Fee	Total
<u>Residential</u>			
	<i>Per Unit</i>	<i>Per Unit</i>	<i>Per Unit</i>
Single Family	\$ 11,577	\$ 463	\$ 12,040
Multi-Family	\$ 8,363	\$ 335	\$ 8,698
<u>Non-Residential</u>			
	<i>Per Acre</i>	<i>Per Acre</i>	<i>Per Acre</i>
Commercial	\$ 9,428	\$ 377	\$ 9,805
Office	\$ 17,058	\$ 682	\$ 17,740
Industrial/Flex	\$ 4,936	\$ 197	\$ 5,133

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 2025

Land Use	Base Fee	Admin Fee	Total
<u>Residential</u>			
	<i>Per Unit</i>	<i>Per Unit</i>	<i>Per Unit</i>
Single Family	\$ 24,403	\$ 976	\$ 25,379
Multi-Family	\$ 17,628	\$ 706	\$ 18,334
<u>Non-Residential</u>			
	<i>Per Acre</i>	<i>Per Acre</i>	<i>Per Acre</i>
Commercial	\$ 11,555	\$ 462	\$ 12,017
Office	\$ 20,906	\$ 836	\$ 21,742
Industrial/Flex	\$ 6,051	\$ 242	\$ 6,293

The fees are adjusted each January 1st for inflation.

SEPA/LRSP PHASE 3 DRAINAGE FEE PROGRAM
updated 1/1/2024

Applicable Development: All
 Applicable Area: SEPA

Next Scheduled Update: January 2025

Land Use	City Infrastructure Development					Total
	Channel Fee	Fee	Basin Fee	Admin Fee		
North Sub-Shed - Per Acre						
SFU	\$ 8,513	\$ 2,407	\$ 22,125	\$ 1,322	\$	\$ 34,367
MFU, Non-Res	\$ 14,223	\$ 4,021	\$ 36,964	\$ 2,208	\$	\$ 57,416
Basin S4 - Per Acre						
SFU	\$ -	\$ -	\$ -	\$ -	\$	\$ -
MFU, Non-Res	\$ 14,223	\$ 4,021	\$ 17,640	\$ 1,435	\$	\$ 37,319
Basin S5 - Per Acre						
SFU	\$ -	\$ -	\$ -	\$ -	\$	\$ -
MFU, Non-Res	\$ 14,223	\$ 4,021	\$ 24,315	\$ 1,702	\$	\$ 44,261
Basin S6 - Per Acre						
SFU	\$ 8,513	\$ 2,407	\$ 20,518	\$ 1,258	\$	\$ 32,696
MFU, Non-Res	\$ 14,223	\$ 4,021	\$ 34,279	\$ 2,101	\$	\$ 54,624
Basin S7 - Per Acre						
SFU	\$ 8,513	\$ 2,407	\$ -	\$ 437	\$	\$ 11,357
MFU, Non-Res	\$ 14,223	\$ 4,021	\$ -	\$ 730	\$	\$ 18,974
	\$ -	\$ -	\$ -	\$ -	\$	\$ -
Basin S8 - Per Acre						
SFU	\$ -	\$ -	\$ -	\$ -	\$	\$ -
MFU, Non-Res	\$ 14,223	\$ 4,021	\$ 28,797	\$ 1,882	\$	\$ 48,923
LRSP Phase 3 - Per Acre						
SFU	\$ -	\$ -	\$ 26,257	\$ 1,050	\$	\$ 27,307
MFU, Non-Res	\$ -	\$ -	\$ 49,234	\$ 1,969	\$	\$ 51,203

The fees are adjusted each January 1st for inflation

SEPA RECYCLED WATER FEE PROGRAM

updated 1/1/2024

Applicable Development: All
Applicable Area: SEPA Next Scheduled Update: January 2025

<u>Land Use</u>		<u>Fee</u>	
Residential	\$	4,091.88	<i>Per dwelling unit</i>
Non-Residential	\$	2.18	<i>Per square foot</i>

The fees are adjusted each January 1st for inflation

SEPA/LRSP COST RECOVERY FEE PROGRAM

updated 1/1/2024

Next Scheduled Update: January 2025

<u>Land Use</u>			
All Land Uses	\$	2,538.90	<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 rd Party (Non-Applicant)	3 rd 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	District Development Plan Design Review		2,000	
	City Council		10,500	
Development Agreement Amendment *	City Council		5,250	
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.

Tier	Application Types	Deposit Amount
1	Old Town Type 1 and 2 Design Reviews Single Family Master Home Plans Boundary Line Adjustment Minor Deviation Reasonable Accommodation Uniform Sign Program	\$50
2	All other Design Reviews Conditional Use Permit Variance Rezone Parking Reduction Tentative Maps (all types) Amendments to existing approvals Grading permit where prior CEQA review has not been completed.	\$1,000
3	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
2024 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)	\$2,548.00 for a Neg. Dec.; \$3,539.25 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)	\$15,338 per acre acquisition/admin fee plus \$444 per acre ongoing monitoring fee totals \$15,782 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**

Development Services Fees		
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

Public Works Fees		
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		\$47

Trench Cut Fees		
Less than 4 Feet Deep Fee Calculation		
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
4 Feet Deep or Greater Fee Calculation		
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 \$0.16 per sq. ft.
Tenant Improvement – Remodel/Review Less than or Equal to 2,000 sq. ft.	\$644
Tenant Improvement – Remodel/Review Greater than 2,000 sq. ft.	\$644 plus \$0.08 per square ft
Racks – High Piled Storage 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 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 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 Inspection	\$ 250
Lot Split (5 or More Lots) – Lot Line Adjustment/Subdivision Plan Review – 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 3-5 of the [CCSD Book of Fees](#).

PLAN CHECK FEES

Civil Improvement Plan review of landscaped trails, corridors prior to Cosumnes Community Services District approval.	Minimum Hours
0-1 Acres	\$343 - 3 Hour Minimum
1-3 Acres	\$572 - 5 Hour Minimum
3+ Acres	\$916 - 8 Hour Minimum
*Additional hourly rate will be applied over minimum hours as needed.	\$93 Per Hour - Full Cost Recovery
Landcape Plan review of landscaped trails and corridors prior to Cosumnes Community Services District approval.	
Minimum Hours	
0-1 Acres	\$343 - 3 Hour Minimum
1-3 Acres	\$572 - 5 Hour Minimum
3+ Acres	\$916 - 8 Hour Minimum
*Additional hourly rate will be applied over minimum hours as needed.	\$93 Per Hour - Full Cost Recovery
Construction Project Manager to conduct construction inspection of landscaped corridors prior to District acceptance.	\$87 Per Hour - Full Cost Recovery
Construction Preconstruction Meeting, Premaintenance Meeting, Acceptance Meeting.	\$261 - 3 Hour Minimum, \$87 per hour Full Cost Recovery
Landcape Architecture preparation of park master plan and environmental documents.	
Minimum Hours	
Landcape Architect Sr.	\$93
1-3 Acres	\$4,650 - 50 Hour Minimum
3-6 Acres	\$6,045 - 65 Hour Minimum
6-11 Acres	\$8,184 - 88 Hour Minimum
11+ Acres	\$11,1160 - 120 Hour Minimum
*Additional hourly rate will be applied over minimum hours as needed.	\$93 Per Hour - Full Cost Recovery
Environmental documents prepared by consultant billed separately	Full Cost Recovery
Landcape Architecture review park plans before District approval, when drawn by outside consultant.	
Minimum Hours	
1-3 Acres	\$1,116 - 12 Hour Minimum
3-6 Acres	\$1,488 - 16 Hour Minimum
6-11 Acres	\$1,860 - 20 Hour Minimum
11+ Acres	\$2,232 - 24 Hour Minimum
*Additional hourly rate will be applied over minimum hours as needed.	\$93 Per Hour - Full Cost Recovery
Review of park master plan when drawn by outside consultant.	\$465 - 5 Hour Minimum - 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

- 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.
- 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. 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.
- 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.

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.

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.