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## City of Elk Grove

### 2015 Development Related Fees

This booklet provides information about building 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 land owners regarding infrastructure that is installed, or is planned for installation, that may benefit the applicant's project site, and are not included in development impact fee programs listed in this booklet.

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 web site at [www.elkgrovecity.org](http://www.elkgrovecity.org).

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**CITY OF ELK GROVE CONTACTS**

**Building Department (916) 478-2235**

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

**Public Works Department (916) 478-2256**

For improvement plan review, map review, construction inspection services, abandonment requests, encroachments permits, trench cut fees, street use permits, and transportation permits.

**Finance Department (916) 627-3205**

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

Classification	Occupancy Type	Square Footage			
Assembly Occupancies	Theatres, auditoriums, churches	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	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	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	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	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)	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	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	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	12,865	plus	42.27 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.
		1,201	1,260	plus	22.50 for each additional 100 s.f. or fraction thereof
"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	
<b>Electrical Permit</b>	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	
	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	
<b>Vehicle Charging Stations</b>	Residential	Electric Vehicle Charging Stations	85.00	
	Commercial	Electric Vehicle Charging Stations	224.00	
<b>Temporary Power</b>	Commercial	Non-occupied utility release	224.00	
	Residential/Commercial	Temporary service pole, sub-poles, pedestal including meters, switches and outlets	125.00	
<b>Unit Fee Schedule</b>	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	
<b>Misc apparatus, conduits, conductors, electrical components</b>	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
<b>Photovoltaic, Residential ***</b>	Residential	Up to 10 KW (10,000 watt)	224.00	
	Residential	10 KW – 15 KW	361.00	
	Residential	15 KW – 20 KW	400.00	
<b>Photovoltaic, Commercial</b>	Commercial	Up to 30 KW (15,000 watt)	440.00	
	Commercial	30 KW - 50 KW	480.00	
	Commercial	50 KW – 100 KW	520.00	
<b>Power Apparatus</b>	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
<b>Hazardous Electrical Install</b>	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	
<b>Generator</b>	Residential/Commercial	21 to 60 KW (per generator) <i>Large Residential/Small Commercial</i>	275.00	
	Commercial	Up to 150 KW (per generator)	425.00	
	Commercial/Industrial	Up to 1000 KW (per generator)	660.00	
	Commercial	Inspection Outside of Business Hours (4 hour min - Holidays, Weekends)	589.00	
<b>Inspection Services</b>	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 (tampered electrical)	280.00	
	Commercial	Code Compliance Inspection and CoFO; 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)
	Residential/Commercial	Special Inspector Services – Application – Review & Registration Fee	80.00	
	Residential/Commercial	Minimum Permit Fee	85.00	
<b>Mechanical Permit Fees</b>	<b>HVAC units</b>	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	Duct C/O and/or Furnace C/O only-includes Title 24 + CAL-Green (up to 2-units)	300.00
		Residential/Commercial	Condenser C/O Only	150.00
		Commercial	New HVAC air distribution system (Heating/cooling/ventilation) (included in new commercial building permit fee)	

## MINOR CATEGORY BUILDING PERMIT FEES

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

### MINOR CATEGORY BUILDING PERMIT FEES

<b>Fire Repair</b>	Residential	Fire Damage Repair up to 50% of home	700.00	
	Residential	Fire Damage Repair greater than 50% of home	1,100.00	
<b>Cell Sites</b>	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	
<b>State Approved Manufactured or Commercial Coach Buildings</b>	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	
	Residential/Commercial	Temporary Model Home Sales Office (converted "U" Occupancy)	471.00	
<b>Plan Review and Administrative Services</b>	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	
<b>Reproduction of Documents</b>	Residential/Commercial	Photo copies (per page; 8 1/2x11, 8 1/2x14, 11x17 only)	0.10	
	Residential/Commercial	Copies from Laserfiche or Microfiche (1 hour Admin + actual cost)	1 hour Admin + Cost of Reproduction	
<b>Request and Research for "Alternate Methods and Materials" @ CBO per hourly rate</b>	Residential/Commercial	Category I Minor	175.00	
	Residential/Commercial	Category II (repeats and minimal complexity)	223.00	
	Residential/Commercial	Category III (complex or 2 issues)	296.00	
	Residential/Commercial	Category IV (highly complex or 3 or more issues)	441.00	
<b>Hourly Rate Schedule</b>	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	
<b>Plumbing Permit Fees</b>	Residential/Commercial	Minimum Permit Fee	85.00	
	Residential/Commercial	Each plumbing fixture, up to 5, including water, sump pump, drainage, piping and backwater valve	85.00 plus 8.50 for each additional fixture over 5	
	Residential	Plumbing remodel/upgrade up to 300 square feet	85.00 plus 8.50 for each additional 100 square feet	
	Commercial	Plumbing remodel/upgrade up to 500 square feet	224.00 plus 22.40 for each additional 100 square feet	
	Residential/Commercial	Each building sewer and/or trailer/RV sewer up to 100 linear feet	200.00 plus 8.50 for each additional 100 linear feet	
	Residential/Commercial	Abandonment/close sewer (including private sewage disposal system)	85.00	
	Residential/Commercial	Rainwater system	85.00	
	Residential/Commercial	Each private sewage disposal system	85.00	
	Residential/Commercial	Each water heater and or vent	85.00	
	Residential/Commercial	Gas piping system up to 5 outlets (such as BBQ's, water heaters, furnaces, etc.)	85.00 plus 8.5 for each additional outlet over 5	
	Commercial	Each medical gas system of 1 – 5 inlets/outlets	670.00 plus 67.00 for each additional 5 outlets	
	Commercial	Each Industrial Waste pretreatment interceptor including trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	224.00	
	Residential/Commercial	For installation, alteration or repair of each water piping and/or water treating equipment including water softeners	85.00	
	Residential/Commercial	For repair or alteration of drainage or vent piping (each fixture)	85.00	
	Residential/Commercial	For atmospheric-type vacuum breakers (lawn sprinklers) 1 – 10	85.00	
	Residential/Commercial	For each backflow protective device other than atmospheric vacuum type breakers	85.00	
	Residential/Commercial	Building piping water service	85.00	
	Residential/Commercial	Gas yard piping	85.00	

## MINOR CATEGORY BUILDING PERMIT FEES

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

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

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

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

### Refunds

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



## 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 DEVELOPMENT IMPACT FEE PROGRAMS

There are six citywide 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; 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 multi-zonal fee program that funds the center lanes and medians of major roadways, and funds major intersections, freeway interchanges, and bridges
4. **Fire Fee**, which is a multi-zonal fee program that funds fire capital facilities and equipment.
5. **Measure A Transportation Mitigation Fee**, which funds regional transportation facilities. The City collects this fee on behalf of the Sacramento Transportation Authority (STA).

## Capital Facilities Fee Program

Applicable Development: All  
 Applicable Area: Citywide

Next Scheduled Update: January 2016

Land Use Category	Civic Center	Police Facilities	Corporation Yard	Library	Transit	2% Adm.	Total Capital Facilities Fee (includes base fee and 2% adm)
<b>RESIDENTIAL</b>							
Single-Family (< 3 units - includes duplexes)	\$264	\$469	\$425	\$774	\$615	\$50	\$2,597 per unit
Single-Family TOD*	\$264	\$469	\$425	\$774	\$684	\$53	\$2,669 per unit
Multifamily (3 or more units)	\$174	\$309	\$279	\$511	\$520	\$36	\$1,829 per unit
Multifamily TOD*	\$174	\$309	\$279	\$511	\$692	\$39	\$2,004 per unit
Age-Restricted (single-family)	\$167	\$298	\$269	\$493	\$238	\$29	\$1,494 per unit
Age-Restricted (multifamily)	\$121	\$215	\$195	\$356	\$329	\$25	\$1,241 per unit
<b>COMMERCIAL</b>							
Shopping Center/General Commercial	\$0.06	\$0.09	\$0.08	\$0.00	\$0.65	\$0.02	\$0.90 per building sq. ft.
Shopping Center/General Commercial TOD*	\$0.06	\$0.09	\$0.08	\$0.00	\$0.69	\$0.02	\$0.94 per building sq. ft.
Car Sales (new and used)	\$0.03	\$0.07	\$0.07	\$0.00	\$0.51	\$0.01	\$0.69 per building sq. ft.
Hotel	\$0.02	\$0.04	\$0.04	\$0.00	\$0.32	\$0.01	\$0.43 per building sq. ft.
<b>OFFICE</b>							
Office	\$0.09	\$0.14	\$0.13	\$0.00	\$0.74	\$0.02	\$1.12 per building sq. ft.
Office TOD*	\$0.09	\$0.14	\$0.13	\$0.00	\$0.82	\$0.02	\$1.20 per building sq. ft.
<b>INDUSTRIAL</b>							
	\$0.02	\$0.03	\$0.03	\$0.00	\$0.07	\$0.00	\$0.15 per building sq. ft.

Note: Please see information regarding TOD areas on page 18. These fees are adjusted each January 1st for inflation.

## Affordable Housing Fee Program

Applicable Development: Residential  
 Applicable Area: Citywide

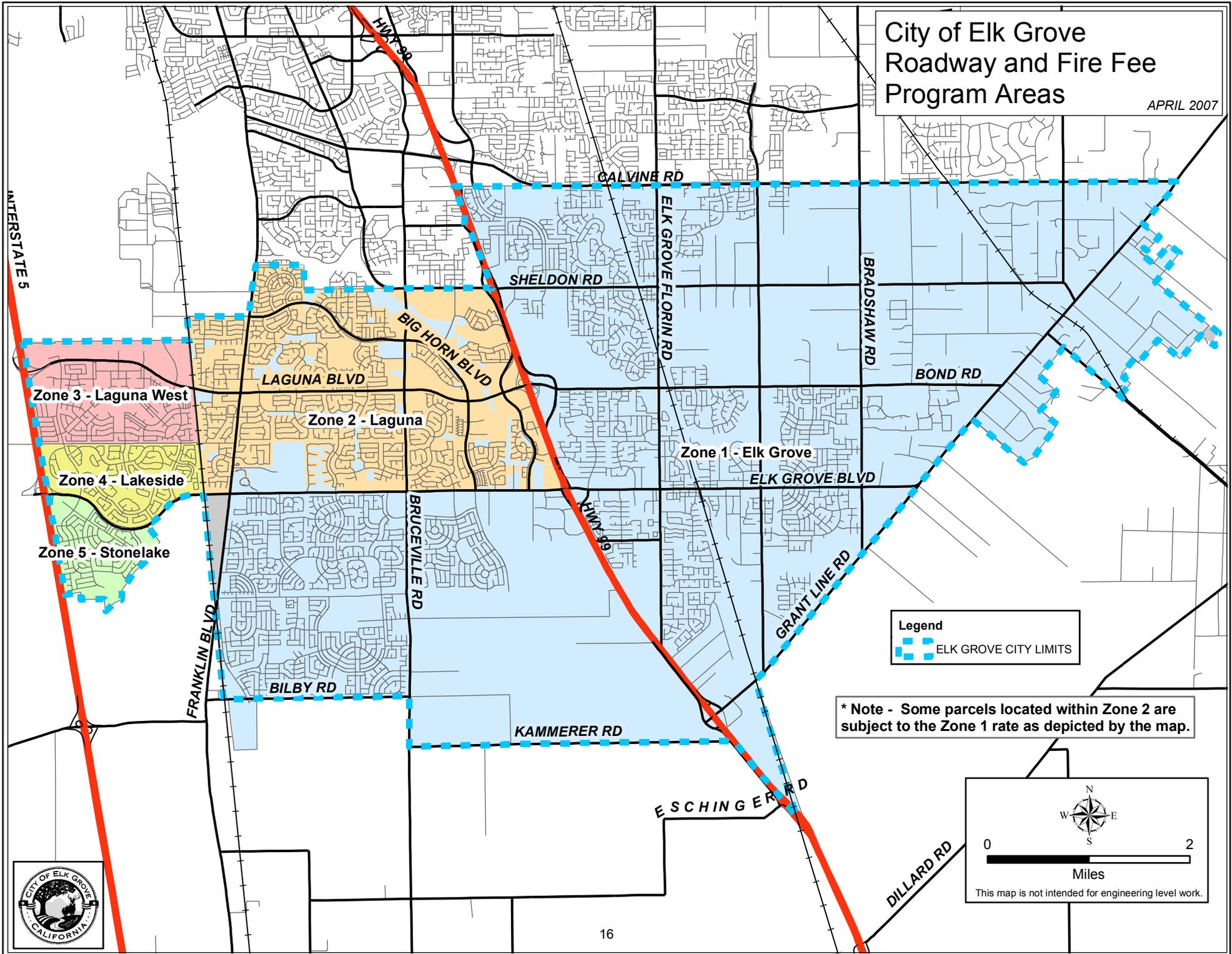
Next Scheduled Update: January 2016

Land Use Category	Total Fee	
<b>RESIDENTIAL</b>		
Single-Family (1-2 units-includes duplexes)	\$ 3,598 per unit	includes 3% admin. component
Multifamily (3 or more units)	\$ 2,159 per unit	includes 3% admin. component
<b>COMMERCIAL</b>		
Commercial/retail	\$ 0.59 per building sq. ft.	includes 3% admin. component
Hotel	\$ 1.75 per building sq. ft.	includes 3% admin. component
Manufacturing	\$ 0.67 per building sq. ft.	includes 3% admin. component
Office	\$ - per building sq. ft.	includes 3% admin. component
Warehouse	\$ 0.72 per building sq. ft.	includes 3% admin. component

Note: These fees are adjusted each January 1st for inflation.

# City of Elk Grove Roadway and Fire Fee Program Areas

APRIL 2007



Legend  
ELK GROVE CITY LIMITS

\* Note - Some parcels located within Zone 2 are subject to the Zone 1 rate as depicted by the map.

0 2  
Miles  
This map is not intended for engineering level work.

## Roadway Fee Program

Applicable Development: All  
 Applicable Area: Citywide

Next Scheduled Update: January 2016

Land Use Category	Zone 1 (Elk Grove)	Zone 2 (Laguna)	Zone 3 (Laguna West)	Zone 4 (Lakeside)	Zone 5 (Stonelake)	
<b>RESIDENTIAL</b>						
Single-Family (1 - 2 units)	\$ 6,236	\$ 5,235	\$ 4,565	\$ 3,230	\$ 6,095	/ unit
Single-Family Age-Restricted	\$ 2,417	\$ 2,074	\$ 1,917	\$ 1,516	\$ 2,375	/ unit
Single-Family TOD*	\$ 5,613	\$ 4,712	\$ 4,109	\$ 2,908	\$ 5,486	/ unit
Multifamily (3+ units attached)	\$ 4,333	\$ 3,544	\$ 3,180	\$ 2,260	\$ 4,236	/ unit
Multifamily Age-Restricted	\$ 2,408	\$ 2,065	\$ 1,908	\$ 1,507	\$ 2,366	/ unit
Multifamily TOD*	\$ 3,250	\$ 2,656	\$ 2,385	\$ 1,694	\$ 3,178	/ unit
<b>COMMERCIAL</b>						
General Commercial	\$ 5.66	\$ 4.08	\$ 3.92	\$ 1.79	\$ 5.49	/ building sq. ft.
General Commercial TOD*	\$ 5.34	\$ 3.84	\$ 3.69	\$ 1.68	\$ 5.19	/ building sq. ft.
Car Sales (new and used)	\$ 7.07	\$ 5.37	\$ 5.22	\$ 2.94	\$ 6.89	/ building sq. ft.
<b>OFFICE</b>						
Office	\$ 5.37	\$ 3.85	\$ 4.23	\$ 1.98	\$ 5.22	/ building sq. ft.
Office TOD*	\$ 4.82	\$ 3.46	\$ 3.80	\$ 1.78	\$ 4.69	/ building sq. ft.
<b>INDUSTRIAL</b>						
	\$ 3.85	\$ 3.07	\$ 3.05	\$ 2.11	\$ 3.75	/ building sq. ft.
<b>INSTITUTIONAL</b>						
Religious Institution	\$ 3.77	\$ 3.16	\$ 2.75	\$ 1.96	\$ 3.70	/ building sq. ft.
Day/Child Care (pre-school and adults too)	\$ 14.00	\$ 11.76	\$ 10.27	\$ 7.29	\$ 13.77	/ building sq. ft.
Private School (K-12)	\$ 5.18	\$ 4.35	\$ 3.80	\$ 2.68	\$ 5.09	/ building sq. ft.
<b>MISCELLANEOUS</b>						
Gas Station	\$ 7,541	\$ 5,830	\$ 5,668	\$ 3,373	\$ 7,392	/ fueling station
Hotel/Motel	\$ 2,729	\$ 2,610	\$ 1,899	\$ 884	\$ 2,660	/ room
Congregate Care Facility	\$ 0.53	\$ 0.45	\$ 0.39	\$ 0.29	\$ 0.52	/ building sq. ft.
Health Club	\$ 3.72	\$ 3.12	\$ 2.72	\$ 1.93	\$ 3.66	/ building sq. ft.
Library	\$ 2.58	\$ 2.17	\$ 1.89	\$ 1.33	\$ 2.53	/ building sq. ft.

Note: Please see information regarding TOD areas on page 18. These fees are adjusted each January 1st for inflation.

## Lent Ranch Roadway Fees

Applicable Development: Properties Subject to Applicable Development Agreements  
 Applicable Area: Lent Ranch SPA                      Next Scheduled Update: January 2016

Land Use Category	Total Fee
Multifamily	\$ 4,790 / unit
Shopping Commercial	\$ 8.77 / bldg sq. ft.
General Commercial	\$ 11.94 / bldg sq. ft.
Business/Professional	\$ 7.06 / bldg sq. ft.

Note: These fees apply to development located in the Lent Ranch Special Planning Area pursuant to the 2001 "Development Agreement Between the City of Elk Grove and M&H Realty partners, Elk Grove Town Center, L.P., et al, for the Lent Ranch Marketplace Project" and the 2007 "Agreement Regarding Regional Mall, Fees and Infrastructure", the latter of which is only applicable to the Elk Grove Promenade.

The 2001 agreement notes that development in the SPA will pay the Laguna South Development Impact Fee, which was replaced by the Citywide Roadway Fee.

The 2007 agreement, Exhibit C, clarifies the rate for the Promenade. It notes that the Roadway Fee to be paid is \$7.15 per square foot, which is based on the Laguna South fee escalated to 2007 dollars using the ENR CCI. It also states the future adjustments will be based on the ENR CCI.

Note: These fees are adjusted each January 1st for inflation.

## Rural Residential Frontage Improvement Fees

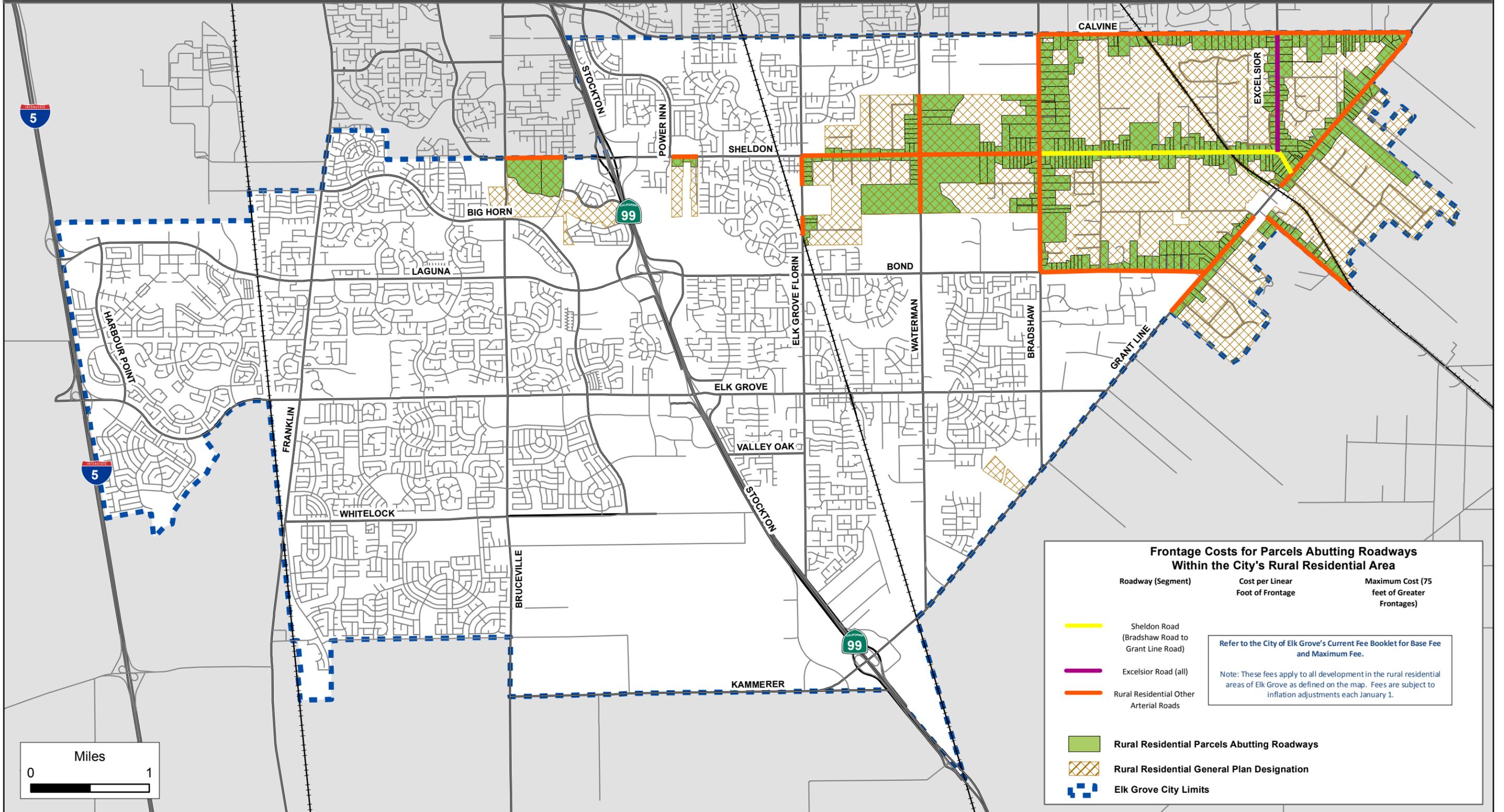
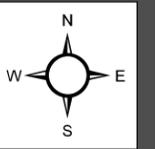
Applicable Development: All residential development.  
 Applicable Area: See Map on following page                      Next Scheduled Update: January 2016

	Base Fee	Max Fee
Sheldon Rd. (Bradshaw Rd. to Grant Line Rd.)	\$ 151 /linear foot of frontage	\$11,325
Excelsior Road (all)	\$ 116 /linear foot of frontage	\$8,700
Rural Residential Other Arterial Roads	\$ 289 /linear foot of frontage	\$21,675

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 1st.



# Rural Residential Frontage Improvements City of Elk Grove



### Frontage Costs for Parcels Abutting Roadways Within the City's Rural Residential Area

Roadway (Segment)	Cost per Linear Foot of Frontage	Maximum Cost (75 feet of Greater Frontages)
Sheldon Road (Bradshaw Road to Grant Line Road)		
Excelsior Road (all)		
Rural Residential Other Arterial Roads		

Refer to the City of Elk Grove's Current Fee Booklet for Base Fee and Maximum Fee.

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

- Rural Residential Parcels Abutting Roadways
- Rural Residential General Plan Designation
- Elk Grove City Limits

**Sacramento County Transportation Mitigation Fee**  
**Measure A Development Impact Fee**  
effective 4/1/09 to 3/31/39

Applicable Development: All  
Applicable Area: Citywide

Next Scheduled Update: July 2016

Land Use Category	Total Transportation Fee	
<b>RESIDENTIAL</b>		
Single-Family (1-2 units-includes duplexes)	\$	1,182.00 / unit
Multifamily (3 or more units)	\$	827.00 / unit
Age-Restricted Single-Family	\$	945.00 / unit
Age-Restricted Multifamily	\$	709.00 / unit
<b>NONRESIDENTIAL</b>		
Office	\$	1.42 / bldg sq. ft.
Retail	\$	1.77 / bldg sq. ft.
Industrial	\$	0.95 / bldg sq. ft.
Hotel/Motel	\$	685.00 / room
Extended Stay Hotel/Motel	\$	609.00 / room
Golf Course	\$	984.00 / acre
Movie Theater	\$	2,250.00 / screen
Religious Center	\$	1.10 / bldg sq. ft.
Hospital	\$	1.98 / bldg sq. ft.
Service Station	\$	1,538.00 / fueling pump
Supermarket	\$	1.77 / bldg sq. ft.
Warehouse/Self Storage	\$	0.30 / bldg sq. ft.
Assisted Living	\$	341.00 / bed
Congregate Care	\$	250.00 / unit
Child Day Care	\$	544.00 / student
Private School (K-12)	\$	308.00 / student
Auto Repair/Body Shop	\$	1.77 / bldg sq. ft.
Gym/Fitness Center	\$	1.77 / bldg sq. ft.
Drive-through Car Wash	\$	1.77 / bldg sq. ft.
All Other		Average weekday trip generation rate X Normalized cost per trip (\$121.70) Plus 2% admin Fee

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.

## Fire Fee Program

Applicable Development: All  
 Applicable Area: Citywide

Next Scheduled Update: January 2016

Land Use Category	Zone 1 (Elk Grove)	Zone 2 (Laguna)	Zone 3 (Laguna West)	Zone 4 (Lakeside)	Zone 5 (Stonelake)	
<b>RESIDENTIAL</b>						
Single Family (1-2 units-includes duplexes)	\$1,861	\$1,817	\$1,731	\$1,795	\$1,707	/ unit
Multi-Family (3 or more units)	\$1,225	\$1,211	\$1,187	\$1,206	\$1,181	/ unit
Age-Restricted (single-family and multifamily)	\$986	N/A	N/A	N/A	N/A	/ unit
<b>NONRESIDENTIAL</b>						
Commercial/Office	\$1.57	\$1.54	\$1.51	\$1.53	\$1.50	/ building sq. ft.
Industrial	\$0.51	\$0.50	\$0.47	\$0.49	\$0.47	/ building sq. ft.

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 fee program. Consequently, development within these zones will pay the same amount for 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 and the Cosumnes Community Services District.

## **Transit Oriented Development (TOD)**

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

In order for a project to be considered TOD it must include all of 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.

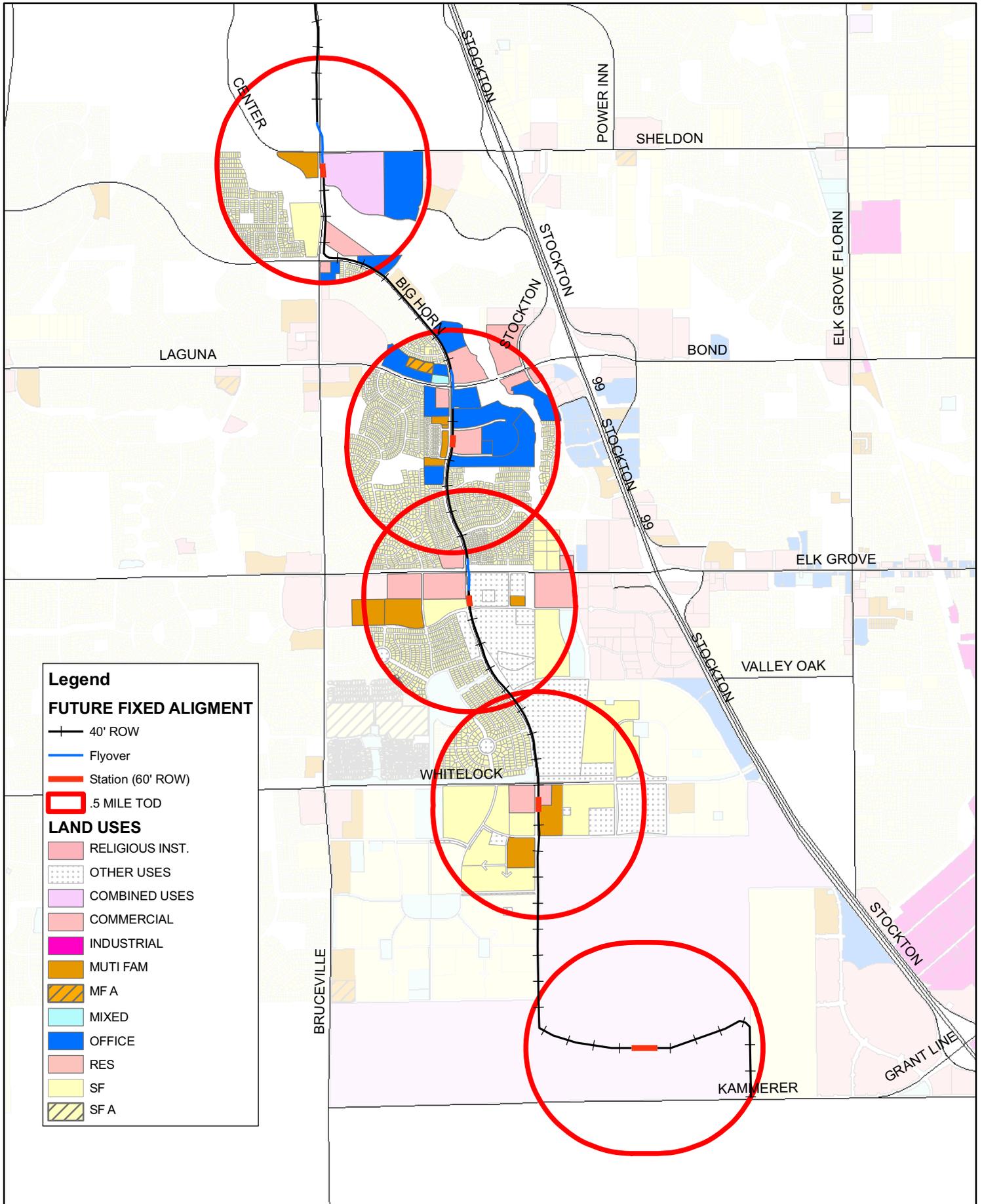
In accordance with legal and industry trends, the City estimated the proportion of future development that may be located near a future transit station for both residential and nonresidential development.

The map on the following map 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 of 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



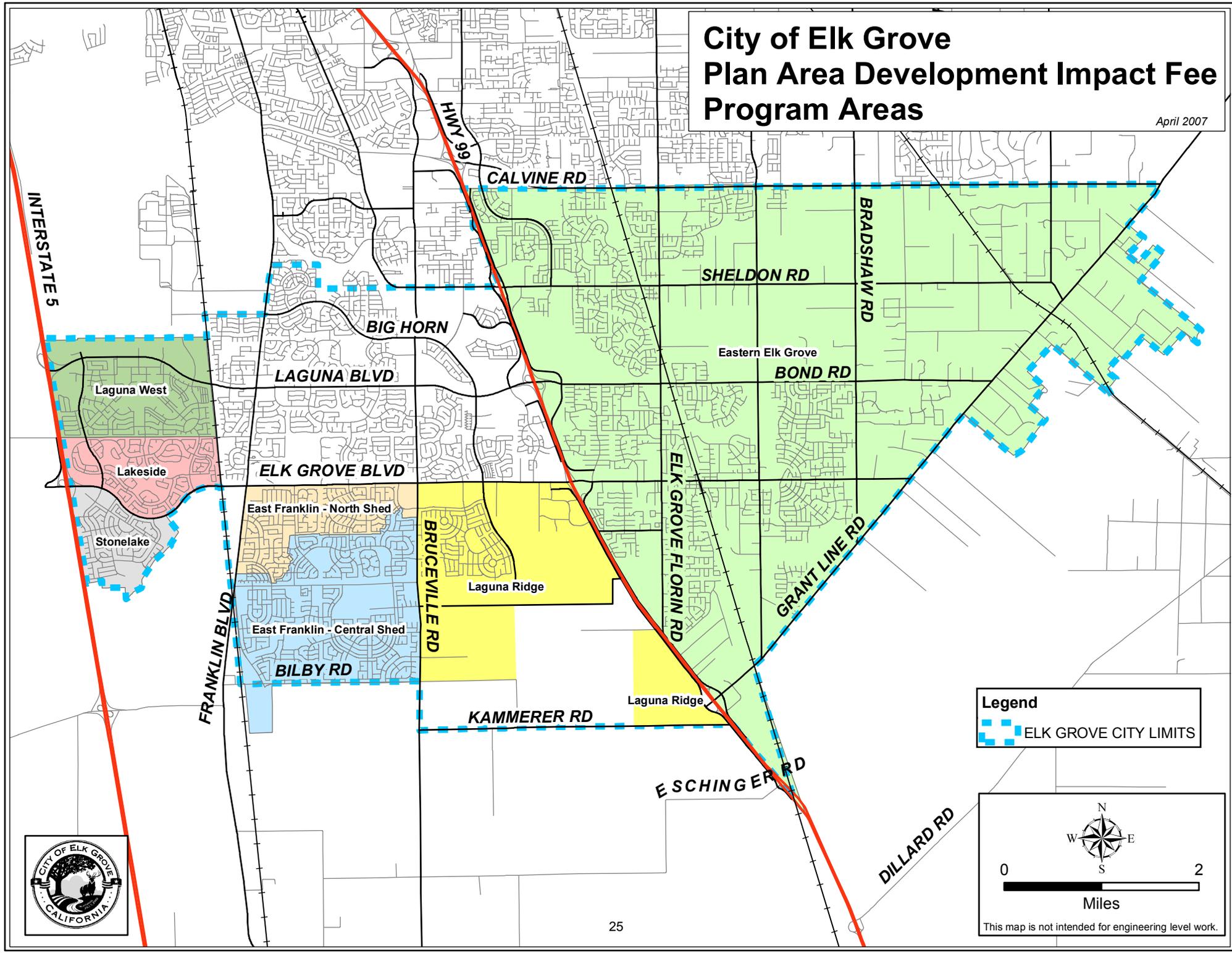
## PLAN AREA DEVELOPMENT IMPACT FEE PROGRAMS

In addition to the five Citywide development impact fee programs, there are also six plan area 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 six plan area fee programs follows

<b>Plan Area (see map-next page)</b>	<b>Facilities Funded</b>
1. Stonelake	Parks and related facilities
2. Lakeside	Parks and related facilities
3. Laguna West	Parks and related facilities
4. Eastern Elk Grove	Parks and related facilities
5. Laguna Ridge	Parks and related facilities
6. East Franklin	Parks and related facilities, (there are both north and central sheds for supplemental drainage)

# City of Elk Grove Plan Area Development Impact Fee Program Areas

April 2007



**Legend**

- ELK GROVE CITY LIMITS

0 2  
Miles  
This map is not intended for engineering level work.



## Stonelake Park Fee Program

Applicable Development: All  
 Applicable Area: Stonelake                      Next Scheduled Update: January 2016

Land Use Category	Total Fee
<b>RESIDENTIAL</b>	
Single-Family	\$ 2,955 per unit
Multifamily	\$ 34,575 per acre
<b>NONRESIDENTIAL</b>	
Commercial/Office (LC)	\$ 7,388 per acre
Travel Commercial (TC)	\$ 8,865 per acre
Industrial Intensive (MP)	\$ 10,343 per 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 Category	Total Fee
<b>RESIDENTIAL</b>	
Single-Family	\$247 / unit plus \$20 per permit
Multifamily (RD-20 or greater)	\$124 / unit plus \$20 per permit
<b>NONRESIDENTIAL</b>	\$0.05 / bldg sq. ft. plus \$20 per 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 Category	Total Fee
<b>RESIDENTIAL</b>	
Single-Family	\$169 / unit plus \$20 per permit
Multifamily (RD-20 or greater)	\$85 / unit plus \$20 per permit
<b>NONRESIDENTIAL</b>	\$0.02 / bldg sq. ft. plus \$20 per 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 Fee Program

Applicable Development: All

Applicable Area: East Franklin Specific Plan - NORTH Drainage Shed

Next Scheduled Update: January 2016

Land Use Type	North Shed Supplemental Drainage	Administration Fee 3%	Subtotal	Park	Total East Franklin North Drainage Shed
<b>RESIDENTIAL</b>	<i>Per Unit</i>	<i>Per Unit</i>	<i>Per Unit</i>	<i>Per Unit</i>	
Single-Family (1-2 units-includes duplexes)	\$423	\$13	\$436	\$7,528	\$7,964
Multifamily (3 or more units)	\$235	\$7	\$242	\$5,019	\$5,261
Age-Restricted (single-family and multifamily)	\$423	\$13	\$436	\$4,302	\$4,738
<b>NONRESIDENTIAL</b>	<i>Per Sq.Ft.</i>	<i>Per Sq.Ft.</i>	<i>Per Sq.Ft.</i>	<i>Per Sq.Ft.</i>	
Commercial	\$0.37	\$0.01	\$0.38	\$0.26	\$0.64
Office	\$0.27	\$0.01	\$0.28	\$0.43	\$0.71
Industrial	\$0.28	\$0.01	\$0.29	\$0.12	\$0.41
Religious Institution	\$0.25	\$0.01	\$0.26	\$0.00	\$0.26

Applicable Development: All

Applicable Area: East Franklin Specific Plan - CENTRAL Drainage Shed

Next Scheduled Update: January 2016

Land Use Type	Central Shed Supplemental Drainage	Administration Fee 3%	Subtotal	Park	Total East Franklin Central Drainage Shed
<b>RESIDENTIAL</b>	<i>Per Unit</i>	<i>Per Unit</i>	<i>Per Unit</i>	<i>Per Unit</i>	
Single-Family (1-2 units-includes duplexes)	\$1,778	\$53	\$1,831	\$7,528	\$9,359
Multifamily (3 or more units)	\$923	\$28	\$951	\$5,019	\$5,970
Age-Restricted (single-family and multifamily)	\$1,778	\$53	\$1,831	\$4,302	\$6,133
<b>NONRESIDENTIAL</b>	<i>Per Sq.Ft.</i>	<i>Per Sq.Ft.</i>	<i>Per Sq.Ft.</i>	<i>Per Sq.Ft.</i>	
Commercial	\$1.48	\$0.04	\$1.52	\$0.26	\$1.78
Office	\$1.06	\$0.03	\$1.09	\$0.43	\$1.52
Industrial	\$1.06	\$0.03	\$1.09	\$0.12	\$1.21
Religious Institution	\$0.97	\$0.03	\$1.00	\$0.00	\$1.00

Note: The fees on these tables are adjusted each January 1st for inflation. For land uses not shown on these tables, please call the Building Department at (916) 478-2235. Note the park fee includes a 2% administrative component.

## Eastern Elk Grove Park Fee Program

Next Scheduled Update: January 2016

Applicable Development: All  
 Applicable Area: Eastern Elk Grove Specific Plan Area

Land Use Category	Total Eastern Elk Grove Park Fee
<b>RESIDENTIAL</b>	<i>Per Unit</i>
Single-Family (1-2 units-includes duplexes)	\$6,021
Multi-Family (3 or more units)	\$4,016
Age-Restricted (single and multifamily)	\$3,914
<b>NONRESIDENTIAL</b>	<i>Per Building Sq. ft.</i>
Commercial	\$0.95
Office	\$1.38
Industrial	\$0.47

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 and the Cosumnes Community Services District.

## Laguna Ridge Park Fee Program

Next Scheduled Update: January 2016

Applicable Development: All  
 Applicable Area: Laguna Ridge Specific Plan Area

Land Use Category	Total Laguna Ridge Park Fee
<b>RESIDENTIAL</b>	<i>Per Unit</i>
Single-Family (1-2 units-includes duplexes)	\$3,162
Multi-Family (3 or more units)	\$2,108
Age-Restricted (single and multifamily)	\$1,809
<b>NONRESIDENTIAL</b>	<i>Per Building Sq. ft.</i>
Commercial	\$0.24
Office	\$0.39
Industrial	\$0.11

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.

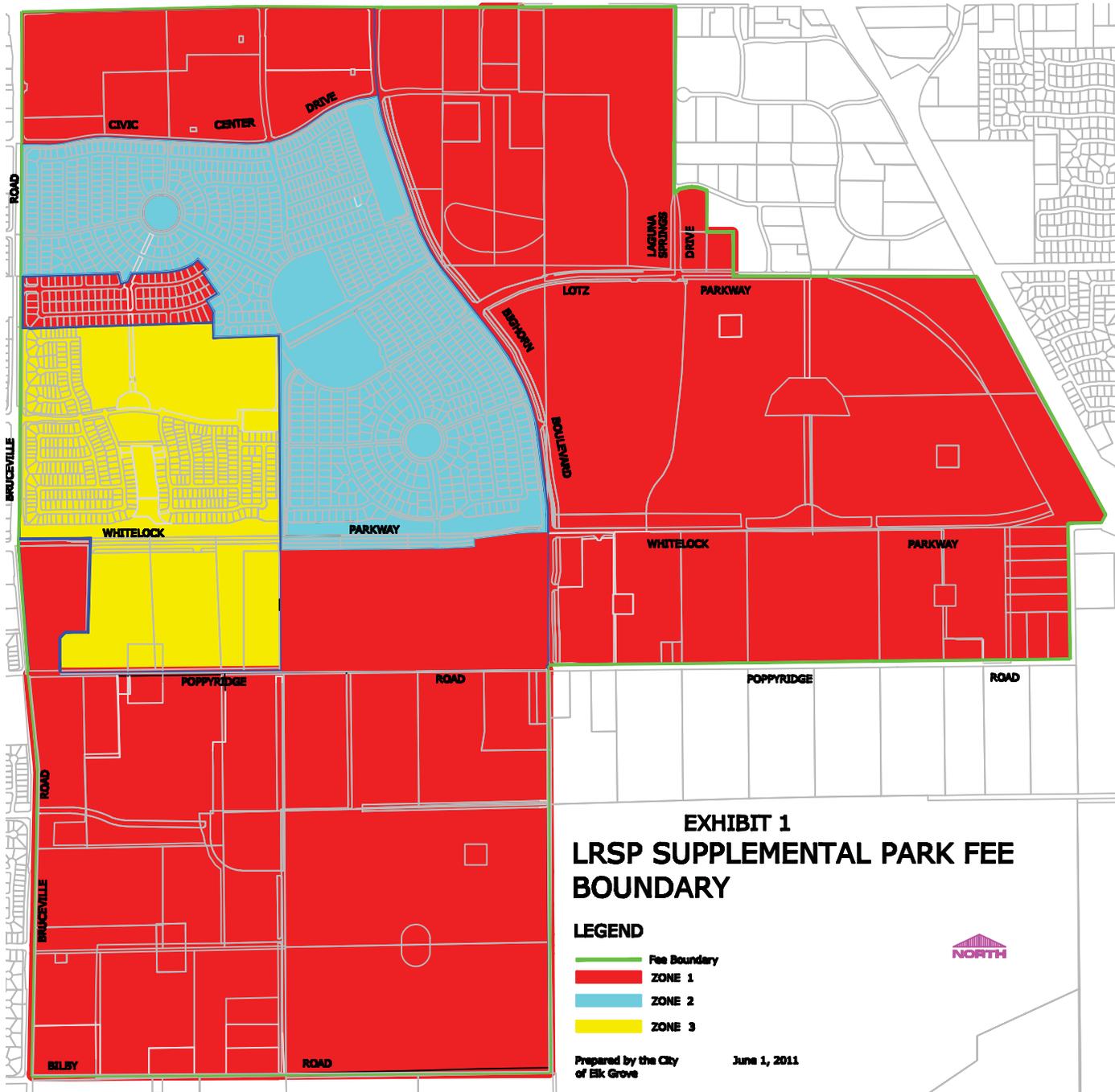
## Laguna Ridge Specific Plan Supplemental Park Fee Program

Next Scheduled Update: January 2016

Applicable Development: All  
 Applicable Area: Laguna Ridge Specific Plan Area

Land Use Category	Zone 1	Zone 2	Zone 3
<b>RESIDENTIAL</b>	<b>Per Unit</b>	<b>Per Unit</b>	<b>Per Unit</b>
Single-Family (1-2 units-includes duplexes)	\$ 13,668	\$ 9,160	\$ -
Multifamily (3 or more units, > RD-15 and above)	\$ 9,114	\$ 6,108	\$ -
Age-Restricted (single and multifamily)	\$ 7,812	\$ 5,235	\$ -
<b>NONRESIDENTIAL</b>	<b>Per Sq. Ft.</b>	<b>Per Sq. Ft.</b>	<b>Per Sq. Ft.</b>
Commercial	\$ 0.26	\$ 0.26	\$ -
Office	\$ 0.43	\$ 0.43	\$ -

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 2% 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.



## DEVELOPMENT IMPACT FEES CHARGED BY OTHER AGENCIES

### Sacramento County Development Impact Fees

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

- SASD - funds local trunk sewer (medium sized) pipelines and pumping facilities in most areas of the City. For more information including fee schedules see [www.sacsewer.com](http://www.sacsewer.com).
- SRCSD - funds regional interceptor sewer (large sized) pipelines and treatment facilities in most areas of the City. For more information including fee schedules see [www.srcsd.com](http://www.srcsd.com). Please note the SRCSD has a sewer development impact fee credit program available. For information on this sewer fee credit program for projects in the City of Elk Grove, go to [www.elkgrovecity.org/economic-development/sewer.asp](http://www.elkgrovecity.org/economic-development/sewer.asp).
- Zone 11A - funds regional drainage facilities in most areas of the City. For more information including fee schedules see the County's website at [www.msa.saccounty.net/waterresources/default.asp](http://www.msa.saccounty.net/waterresources/default.asp).
- 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 [www.msa.saccounty.net/waterresources/default.asp](http://www.msa.saccounty.net/waterresources/default.asp).

Note: 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) 687-6369. These entities can provide information on water related development impact fees in their respective service areas. A map outlining these water service boundaries is at [www.msa.saccounty.net/waterresources/water/waterpurveyors.pdf](http://www.msa.saccounty.net/waterresources/water/waterpurveyors.pdf).

### Elk Grove Unified School District Development Impact Fees

The Elk Grove Unified School District administers a development impact fee program to fund school facilities. For additional information, please contact the District at (916) 686-7711.

Planning Application Fees

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	
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)		<b>See attached CEQA deposits schedule</b>		
Combined Entitlements		<b>See attached Combined Entitlements schedule</b>		
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			500
	Old Town Type 2			500
Design Review Amendment	Single Family Master Home Plans		2,000	
	Outdoor Activity Design Review		1,000	
	Minor Design Review		2,000	
	District Development Plan Design Review		2,000	
Development Agreement	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
Tentative Subdivision Map Extension	Planning Commission	1,500		
	City Council	1,500		
Tree Permit		100		
Uniform Sign Program, Minor		3,000		
Uniform Sign Program, Major		6,000		
Variance	Planning Commission		6,000	
	City Council		6,000	
Williamson Act	City Council		5,000	
Zoning Amendment (Text and Map)	City Council			1,000
Zoning Clearance/Plan Check	See Building Dept Fee Schedule			
Zoning Confirmation		115		
Zoning Interpretation	City Council	1,400		

**City of Elk Grove**  
**Deposits for Environmental Review under the California Environmental Quality Act**

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

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

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

<b>Tier</b>	<b>Application Types</b>	<b>Deposit Amount</b>
<b>1</b>	Old Town Type 1 and 2 Design Reviews Single Family Master Home Plans Boundary Line Adjustment Minor Deviation Reasonable Accommodation Uniform Sign Program	\$50
<b>2</b>	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
<b>3</b>	General Plan Amendment	\$2,000

### Combined Entitlement Schedule

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%
Uniform Sign Program	25%
Uniform Sign Program Amendment	25%
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 entitlements if two or more of these specific entitlements are applied for.

# City of Elk Grove

## Environmental Fee Schedule

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

<u>Fee Name</u>	<u>Amount</u>	<u>Payment Due</u>	<u>Payable To</u>
Application Fee	Call Planning Dept.	With application	City of Elk Grove
CEQA Deposit (if not exempt)	See page 33	With application	City of Elk Grove
State Fish & Game Filing Fee (if biological impacts)	\$2,070 for a Neg. Dec. \$2,865.25 for an EIR*	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)	\$10,195 per acre acquisition/admin fee plus \$444 per acre ongoing monitoring fee totals \$10,639 per acre for the Swainson's Hawk fee.	Prior to issuance of grading permit	City of Elk Grove
NOD or NOE Filing Fee	\$26*	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 schedule 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. The 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 upon the size and complexity of the project. 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).

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 \$26; 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.

<b>Public Works Fees</b>		
<b>Service Title</b>	<b>Deposit with Time &amp; Materials Billing</b>	<b>Fixed Fee</b>
Certificate of Correction		\$600
Encroachment Permit for Annual Accounts (Cable TV, PG & E, SMUD, Frontier, Homebuilders, etc)	\$2,000	
Encroachment Permit Major (Pavement Cuts, Utility Improvements Projects, etc.)	\$2,000	
Encroachment Permit Minor (driveways, culvert repair/replacement, non-construction encroachments)		\$250
Building Permit On-Site Support (reviews and/or inspections)	\$1,500	
Final Map Amendment/Revision		\$2,500
Final Parcel Map		\$7,000 Residential
Final Parcel Map		\$9,200 Commercial
Final Subdivision Map		\$7,000 + \$70 per lot Fixed Fee
House/Building Moves (Note: Supervision to be billed at actual time)		\$16
Reversion to Acreage (5 lots or greater)		\$4,000
ROW Vacation / Abandonment		\$5,500
Street Blocking/Special Use Permit		\$50
Transportation or House Moving Permit		
Single		\$16
Annual		\$47

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

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

PCI = Pavement Condition Index

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

Longitudinal = Trench mostly parallel to the centerline of the ramp

Transverse = Trench mostly perpendicular to the centerline of the road

<b>Services</b>	<b>Public Improvement Value</b>	<b>Fee</b>
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

### Planning & Public Works Deposit Replenishment Policy

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Upon submittal of a development application for Planning or Public Works services, 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	\$890 plus \$0.21 per sq. ft.
Tenant Improvement/Remodel Review/Vanilla Shell 1,700 sq. ft. or less (includes 1 re-inspection)	\$440
Tenant Improvement/Remodel Review/Vanilla Shell (includes 1 re-inspection)	\$510 plus # of sq. ft. x \$0.09
Racks, Shelving	\$250
Cell Tower Sites, Equip. Cabinets, Solar, etc.	\$250
Residential Sales Trailers	\$250

Public Works Plan Check Applications:

Description	Fire Dept. Fee
Civil Engineering Plan Review (includes 2 re-inspections)	\$745
Fire Sprinkler Underground (Add to Eng. Plan) Includes 1 re-inspection	\$555 x # of FDC's

NOTE: These fees are due and payable to the City of Elk Grove at the time fo 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**

**PLAN CHECK FEES**

A. Landscape Architect plan review of landscaped corridors/medians prior to CSD approval.	0-1 Acres 1-3 Acres 3+ Acres Additional hourly rate over minimum-	\$ 201 (3 hr minimum) \$ 335 (5 hr minimum) \$ 536 (8 hr minimum) \$ 67/hour or portion thereof
B. Park Maintenance Supervisor construction inspection of landscaped corridors/medians prior to CSD acceptance. Flat Rate includes:	Preconstruction Mtg Premaintenance Mtg Acceptance Mtg	\$ 237 Flat Rate
Project construction inspections		\$ 55/hour or portion thereof
C. Landscape Architect preparation of park master plan and environmental documents. Environmental documents prepared by consultant billed separately.	1-3 Acres 3-6 Acres 6-11 Acres 11+ Acres Additional hourly rate over minimum-	\$3,350 (50 hr minimum) \$4,355 (65 hr minimum) \$5,896 (88 hr minimum) \$8,040 (120 hr minimum) \$ 67/hr or portion thereof
D. Landscape Architect review of park master plan when drawn by outside consultant.		\$ 268 Flat Rate
E. Landscape Architect review park plans before CSD approval, when drawn by outside consultant.	1-3 Acres 3-6 Acres 6-11 Acres 11+ Acres Additional hourly rate over minimum-	\$ 804 (12 hr minimum) \$1,072 (16 hr minimum) \$1,340 (20 hr minimum) \$1,608 (24 hr minimum) \$ 67/hr or portion thereof

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

### 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/finance/annexation-to-districts.asp>.

- 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.

## OTHER DEVELOPMENT RELATED FEES TO 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.

### **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) 689-3900. 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 [www.msa.saccounty.net/waterresources/water/waterpurveyors.pdf](http://www.msa.saccounty.net/waterresources/water/waterpurveyors.pdf).

### **Cosumnes Community Services District**

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

The City of Elk Grove collects all fire protection and park facilities development impact fees due at the time of building permit issuance. The City also collects other fees, such as plan check fees, inspection fees and fire sprinkler fees. Quimby park in-lieu fees, and other related fees are administered and collected directly by the CSD for the areas where they are the facility/service provider.

The CCSD also administers a lighting and landscaping district. For information relating to this LLD, Quimby fees, and other CCSD related fees, call the CSD 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.