

EFFECTIVE: July 1, 2016

City of Vacaville, Building Division

**CONNECTION & DEVELOPMENT IMPACT FEES**

2016 Adjustments  
 1. 01/01/16: ENR +2.4%  
 2. 07/01/16: CPI +2.6%

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

0.024

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

Meter Size	Meter Only	Complete	Meter Size	Meter Only	Complete
3/4"	\$328	\$2,394	3"	\$2,678	N/A
1"	396	2,608	4"	\$4,083	N/A
1 1/2"	562	4,225	6" to 8"	P.W. T&M	N/A
2"	704	5,070			

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

Fee with Water Rights

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

COMPLETE W/R PARTIAL W/R

	\$8,218 EDU	METER SIZE	TOTAL FEE	Plant Fee		Distribution Fee		COMPLETE W/R	PARTIAL W/R
				(Non-Reimb)	(Reimb)	(Non-Reimb)	(Reimb)	Distribution Fee (Non-Reimb)	See Regular Distribution Fee
<b>RESIDENTIAL</b>									
Single-Family	1.0	3/4"	\$ 8,218	3,945	986	2,630	657	522	3,287
Single-Family Sr. Housing	1.0	1"	\$ 8,218	3,945	986	2,630	657	522	3,287
Second Unit (granny flat)	2.5	1"	\$ 20,545	9,862	2,465	6,574	1,644	1,305	8,218
	5.0	1 1/2"	\$ 41,090	19,723	4,931	13,149	3,287	2,610	16,436
	8.0	2"	\$ 65,744	31,557	7,889	21,038	5,260	4,176	26,298
<b>Multiple-Family</b>									
Multiple-Family Sr. Housing	2.0	3/4"	\$ 16,436	7,889	1,972	5,260	1,315	1,044	6,575
	2.6	1"	\$ 21,366	10,256	2,564	6,837	1,709	1,357	8,546
	7.0	1 1/2"	\$ 57,526	27,613	6,903	18,408	4,602	3,654	23,010
	13.4	2"	\$ 110,121	52,858	13,214	35,239	8,810	6,995	44,049
	23.2	3"	\$ 190,658	91,516	22,879	61,010	15,253	12,110	76,263
	37.4	4"	\$ 307,353	147,530	36,882	98,353	24,588	19,523	122,941
<b>NON-RESIDENTIAL</b>									
Commercial/Industrial	2.0	3/4"	\$ 16,436	7,889	1,972	5,260	1,315	1,044	6,575
Public & Private Schools	2.6	1"	\$ 21,366	10,256	2,564	6,837	1,709	1,357	8,546
	7.0	1 1/2"	\$ 57,526	27,613	6,903	18,408	4,602	3,654	23,010
	13.4	2"	\$ 110,121	52,858	13,214	35,239	8,810	6,995	44,049
	23.2	3"	\$ 190,658	91,516	22,879	61,010	15,253	12,110	76,263
	37.4	4"	\$ 307,353	147,530	36,882	98,353	24,588	19,523	122,941

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

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

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

**\*\*\*SEWER CONNECTION FEE**

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

RESIDENTIAL	TOTAL FEE	NON-RESIDENTIAL
Single/Multi-Family/Mod/MH	EDU X \$9,487	(See Separate Sewer Connection Fee Summary)
1 Bedroom:	0.6 \$5,692	Outdoor Dining Area: 25% of Sewer Fee per EDU
2 Bedroom:	0.8 7,590	Public/Private Schools: Regular Non-Residential Rate
3 Bedroom:	1.0 \$9,487	
4 or more Bedroom:	1.2 11,384	
Single-Family Sr. Housing:	No Adjustment, same as above	
Multiple-Family Sr. Housing:	No Adjustment, same as above	

**\*\*\*PARK and RECREATION FEE**

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

RESIDENTIAL	TOTAL FEE	NON-RESIDENTIAL
Single-Family:	\$4,296 per Dwelling Unit	No Fee
Multiple-Family:	\$2,954 per Dwelling Unit	
Single-Family Sr. Housing:	Same as Multi-Family Rate \$2,954 per Dwelling Unit	
Multiple-Family Sr. Housing:	53% of Multi-Family Rate \$1,566 per Dwelling Unit	
Single-Family Duet:	Same as Multi-Family Rate \$2,954 per Dwelling Unit	

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

Funds the acquisition of greenbelt property surrounding Vacaville

RESIDENTIAL	TOTAL FEE	NON-RESIDENTIAL
Single-Family:	\$229 per Dwelling Unit	No Fee
Multiple-Family:	\$157 per Dwelling Unit	
Single-Family Sr. Housing:	Same as Multi-Family Rate \$157 per Dwelling Unit	
Multiple-Family Sr. Housing:	53% of Multi-Family Rate \$83 per Dwelling Unit	
Single-Family Duet:	Same as Multi-Family Rate \$157 per Dwelling Unit	

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

RESIDENTIAL		TOTAL FEE	
Single-Family:		\$728	per Dwelling Unit
Multiple-Family:		\$450	per Dwelling Unit
Single-Family Sr. Housing:	<i>Same as Multi-Family Rate</i>	\$450	per Dwelling Unit
Multiple-Family Sr. Housing:	<i>53% of Multi-Family Rate</i>	\$239	per Dwelling Unit
Single-Family Duet:	<i>Same as Multi-Family Rate</i>	\$450	per Dwelling Unit
NON-RESIDENTIAL			
Commercial:		\$0.4079	per Building Square Foot
Office:		\$0.3143	per Building Square Foot
Industrial-Over 50,000sf:	Wrhs, Mfg., or Spec Bldg	\$0.2193	per Building Square Foot
Industrial-Under 50,000sf:	Manufacturing, specifically	\$0.2193	per Building Square Foot
Industrial-Under 50,000sf:	Warehouse or Spec Shell	\$0.2668	per Building Square Foot

*(Fee is 50% Office Rate and 50% Industrial Rate)*

INSTITUTIONAL	
Hospital:	\$0.2193 per Building Square Foot
Church:	\$0.0996 per Building Square Foot
Assisted Living:	<i>Use Hospital Rate</i> \$0.2193 per Building Square Foot
Public Schools:	<i>No Fee</i>

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

RESIDENTIAL		TOTAL FEE	
Single-Family:		\$733	per Dwelling Unit
Multiple-Family:		\$640	per Dwelling Unit
Single-Family Sr. Housing:	<i>Same as Multi-Family Rate</i>	\$640	per Dwelling Unit
Multiple-Family Sr. Housing:	<i>53% of Multi-Family Rate</i>	\$339	per Dwelling Unit
NON-RESIDENTIAL			
Commercial:		1.3652	per Building Square Foot
Office:		0.7216	per Building Square Foot
Industrial-Over 50,000sf:	Wrhs, Mfg., or Spec Bldg	0.2040	per Building Square Foot
Industrial-Under 50,000sf:	Manufacturing, specifically	0.2040	per Building Square Foot
Industrial-Under 50,000sf:	Warehouse or Spec Shell	0.4628	per Building Square Foot

*(Fee is 50% Office Rate and 50% Industrial Rate)*

INSTITUTIONAL	
Hospital:	1.6003 per Building Square Foot
Church:	0.3447 per Building Square Foot
Assisted Living:	<i>Same as Office Rate</i> 0.7216 per Building Square Foot
Public Schools:	<i>No Fee</i>

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

RESIDENTIAL		TOTAL FEE	
Single-Family:		328	per Dwelling Unit
Multiple-Family:		113	per Dwelling Unit
Single-Family Sr. Housing:	<i>Same as Single-Family Rate</i>	328	per Dwelling Unit
Multiple-Family Sr. Housing:	<i>Same as Multi-Family Rate</i>	113	per Dwelling Unit
NON-RESIDENTIAL			
Comm'l/Indust/Office:		1,321	per Land Area (acre)
Public Schools:		<i>No Fee</i>	

Amount per Sq. Ft.  
\$0.0303

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

RESIDENTIAL		TOTAL FEE	
Single-Family:		9,402	per Dwelling Unit
Multiple-Family:		5,829	per Dwelling Unit
Single-Family Sr. Housing:	<i>70% of Single-Family Rate</i>	\$6,581	per Dwelling Unit
Multiple-Family Sr. Housing:	<i>25% of Single-Family Rate</i>	\$2,351	per Dwelling Unit
NON-RESIDENTIAL			
Commercial:		5.0836	per Building Square Foot
Office:		3.8597	per Building Square Foot
Industrial-Over 50,000sf:	Wrhs, Mfg., or Spec Bldg	2.8243	per Building Square Foot
Industrial-Under 50,000sf:	Manufacturing, specifically	2.8243	per Building Square Foot
Industrial-Under 50,000sf:	Warehouse or Spec Shell	3.3420	per Building Square Foot
Hotels/Motels:	<i>Same as Office Rate</i>	3.8597	per Building Square Foot
Airport Hangars:	<i>25% of Industrial Rate</i>	0.7061	per Building Square Foot
INSTITUTIONAL			
Hospital:		2.8398	per Building Square Foot
Church:		1.2473	per Building Square Foot
Assisted Living/Alz. Daycare:	<i>Same as Hospital Rate</i>	2.8398	per Building Square Foot
Private & Public Schools:		<i>No Fee</i>	

Includes school classrooms, offices, auditoriums

**\*\*\*DRAINAGE DETENTION FEE: ZONE 1 (except Zone 1A)**  
**Funds the construction of detention basins to serve new development**

RESIDENTIAL	TOTAL FEE	(Non-Reimb)	(Reimb)		(Non-Reimb)	(Reimb)	Total per Sq. Ft.
Single-Family:	873	\$803	\$70	per Dwelling Unit			
Multiple-Family:	379	349	30	per Dwelling Unit			
Single-Family Sr. Housing: <i>Same as Single-Family Rate</i>	873	803	70	per Dwelling Unit			
Multiple-Family Sr. Housing: <i>Same as Multi-Family Rate</i>	379	349	30	per Dwelling Unit			
NON-RESIDENTIAL							
Comm'l/Indust/Office:	6,649	6,117	532	per Net Acre	0.1404	0.0122	0.1526
INSTITUTIONAL							
Hospital/Church:	6,649	6,117	532	per Net Acre	0.1404	0.0122	0.1526

**\*\*\*DRAINAGE DETENTION FEE: ZONE 2**  
**Funds the construction of detention basins to serve new development**

RESIDENTIAL	TOTAL FEE	(Non-Reimb)	(Reimb)		(Non-Reimb)	(Reimb)	Total per Sq. Ft.
Single-Family:	933	\$634	\$299	per Dwelling Unit			
Multiple-Family:	403	274	129	per Dwelling Unit			
Single-Family Sr. Housing: <i>Same as Single-Family Rate</i>	933	634	299	per Dwelling Unit			
Multiple-Family Sr. Housing: <i>Same as Multi-Family Rate</i>	403	274	129	per Dwelling Unit			
NON-RESIDENTIAL							
Comm'l/Indust/Office:	7,088	4,820	2,268	per Net Acre	0.1106	0.0521	0.1627
INSTITUTIONAL							
Hospital/Church:	7,088	4,820	2,268	per Net Acre	0.1106	0.0521	0.1627

**\*\*\*DRAINAGE CONVEYANCE FEE w/Building Permit**  
**Funds the construction of certain major drainage facilities to serve new development**

RESIDENTIAL	TOTAL FEE	(Non-Reimbursable)			(Non-Reimb)	(Reimb)	Total per Sq. Ft.
		Conveyance	Wtr Quality				
Single-Family:	266	\$186	\$80	per Dwelling Unit			
Multiple-Family:	119	83	36	per Dwelling Unit			
Single-Family Sr. Housing: <i>Same as Single-Family Rate</i>	266	186	80	per Dwelling Unit			
Multiple-Family Sr. Housing: <i>Same as Multi-Family Rate</i>	119	83	36	per Dwelling Unit			
NON-RESIDENTIAL							
Comm'l/Indust/Office:	2,003	1,402	601	per Net Acre	0.0322	0.0138	0.0460
INSTITUTIONAL							
Hospital/Church:	2,003	1,402	601	per Net Acre	0.0322	0.0138	0.0460
Public Schools:		<i>No Fee</i>					

**\*\*\*DRAINAGE CONVEYANCE FEE w/Final Map**  
**Funds the construction of certain major drainage facilities to serve new development**

RESIDENTIAL	TOTAL FEE	(Non-Reimbursable)		
		Conveyance	Wtr Quality	
Single-Family:	1,053	\$737	\$316	per Gross Acre
Multiple-Family:	1,372	\$960	\$412	per Gross Acre
Single-Family Sr. Housing: <i>Same as Single-Family Rate</i>	1,053	\$737	\$316	per Gross Acre
Multiple-Family Sr. Housing: <i>Same as Multi-Family Rate</i>	1,372	\$960	\$412	per Gross Acre
NON-RESIDENTIAL				
Comm'l/Indust/Office:	1,902	\$1,331	\$571	per Gross Acre
INSTITUTIONAL				
Hospital/Church:	1,902	\$1,331	\$571	per Gross Acre

**COUNTY FACILITIES FEE**  
**Funds the expansion of County facilities to serve new development**  
**This fee is established by Solano County. The fee is directly collected by Solano County at their administrative office.**

See Solano County for applicable County Facilities Fees

## BENEFIT DISTRICT FEES

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

See Development Engineering for applicable Benefit District Fees

## SCHOOL IMPACT FEES

Funds the construction of new school facilities to serve new development

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

*(Collected by School District)*

	<u>Vacaville U.S.D.</u>		<u>Travis U.S.D.</u>	
Single-Family:	\$	3.36 per Sq.Ft.	\$	5.42 per Sq.Ft. or Mello-Roos Dist.
Multiple-Family:	\$	3.36 per Sq.Ft.	\$	5.42 per Sq.Ft. or Mello-Roos Dist.
Non-Residential:		0.54 per Sq.Ft.		0.56 per Sq.Ft.
Sr. Citizen Restricted:		0.54 per Sq.Ft.		0.56 per Sq.Ft.

### FEES AND APPLICABLE RESOLUTIONS:

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

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