



City of Folsom
Community Development Department
 50 Natoma Street
 Folsom, California 95630
 (916) 461-6200



FOLSOM PLAN AREA DEVELOPMENT IMPACT AND PERMIT FEES
Effective through December 30th, 2024

Zoning Code

Residential	Non-Residential
SFLD: Single-Family Low-Density	MUD: Mixed Use District
SFHD: Single-Family High-Density	OP: Office Park
MLD: Multi-Family Low Density	GC: General Commercial
MMD: Multi-Family Medium Density	CC: Community Commercial
MHD: Multi-Family High Density	RC: Regional Commercial
MU-R: Mixed Use District	

Building Plan Check & Inspection Fees

Building Permit and Civil Improvement Fees are based on project valuation.
 Commercial Planning Plan Check: 10% of Plan Check Fee.
 General Plan Update Fee: 3% of Plan Check & Inspection Fees.
 Strong Motion Instrumentation Fee is based on project valuation.

Business License Fee

Per Permit	\$25.00	Per Permit
State Facilities Access	\$4.00	Per Permit

School Impact Administration Fee

Per Residential Permit	\$45.00	Per Permit
Per Commercial Building	\$30.00	Per Permit

Fire Department Knox Box

Commercial / Retail	\$25.00	Per Permit
Office / Industrial	\$25.00	Per Permit

Housing Trust Fund Fee

Commercial/Industrial	\$1.86	Per Square Foot
-----------------------	--------	-----------------

Inclusionary Housing Building Permit Fee

Paid per dwelling and equal to 1% of the subdivision's lowest cost production. To be revaluated annually. See the last sheet for current rates

General Park Equipment

Single Family	\$99.00	Per Unit
Multi-Family	\$99.00	Per Unit
Manufactured Home	\$47.00	Per Unit
Commercial Lodging	\$00.00	Per Unit
Commercial/ Retail Industrial	\$0.019	Per Square Foot

Folsom Plan Area Specific Plan Fees

	Residential (per Unit)						Commercial (per Square Foot)				
	SFLD	SFHD	MLD	MMD	MHD	MU-R	MUD	OP	GC	CC	RC
General Capital	\$1,550	\$1,550	\$1,275	\$1,275	\$1,275	\$1,275	\$0.98	\$0.69	\$0.80	\$0.89	\$0.73
Library	\$391	\$391	\$260	\$260	\$260	\$260	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Municipal Center	\$712	\$712	\$474	\$474	\$474	\$474	\$0.13	\$0.13	\$0.13	\$0.13	\$0.13
Police	\$471	\$471	\$532	\$532	\$532	\$532	\$1.00	\$0.66	\$0.80	\$0.88	\$0.72
Fire	\$1,325	\$1,325	\$1,283	\$1,283	\$1,283	\$1,283	\$0.98	\$0.65	\$0.78	\$0.87	\$0.69
Parks	\$10,077	\$10,077	\$6,696	\$6,696	\$6,696	\$6,696	\$0.55	\$0.55	\$0.55	\$0.55	\$0.55
Trails	\$1,993	\$1,993	\$1,323	\$1,323	\$1,323	\$1,323	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$16,519	\$16,519	\$11,843	\$11,843	\$11,843	\$11,843	\$3.64	\$2.68	\$3.06	\$3.32	\$2.82

Folsom Plan Area Stand Alone Fees

	Residential (per Unit)						Commercial (per Square Foot)				
	SFLD	SFHD	MLD	MMD	MHD	MU-R	MUD	OP	GC	CC	RC
Solid Waste	\$627	\$627	\$417	\$417	\$417	\$417	\$0.47	\$0.47	\$0.47	\$0.47	\$0.47
Corp Yard	\$1,666	\$1,010	\$608	\$292	\$219	\$273	\$0.63	\$0.42	\$0.49	\$0.55	\$0.45
Transit	\$1,759	\$1,599	\$1,439	\$1,280	\$1,198	\$1,121	\$2.15	\$1.80	\$2.55	\$2.55	\$1.87
HW50 Improvement	\$1,702	\$1,549	\$1,394	\$1,239	\$1,162	\$1,084	\$2.09	\$1.75	\$2.48	\$2.48	\$1.80
HW50 Interchange	\$3,464	\$3,149	\$2,833	\$2,517	\$2,363	\$2,206	\$4.25	\$3.57	\$5.00	\$5.00	\$3.66
Sac County Transpo Dev	\$6,655	\$6,048	\$5,445	\$4,839	\$4,539	\$4,235	\$8.14	\$6.85	\$9.62	\$9.62	\$7.03
Total	\$15,873	\$13,982	\$12,136	\$10,584	\$9,898	\$9,336	\$17.73	\$14.86	\$20.61	\$20.67	\$15.28

Specific Plan Infrastructure Fees

The SPIF is a limited time fee, which terminates once fulfilled. All fees determined by EPS prior to Final Map Recordation.

	Residential (per Unit)					
	SFLD	SFHD	MLD	MMD	MHD	MU-R
On & Off-Site Roadways	\$18,682	\$16,983	\$15,258	\$13,587	\$12,737	\$11,888
Dry Utilities	\$4,072	\$4,072	\$3,054	\$3,054	\$3,054	\$3,054
On-Site Water*	\$18,973	\$11,898	\$7,396	\$6,110	\$5,788	\$5,145
Off-Site Water*	\$1,714	\$1,075	\$668	\$552	\$523	\$465
Recycled Water*	\$5,294	\$3,320	\$2,064	\$1,705	\$1,615	\$1,436
Drainage	\$9,389	\$7,577	\$7,920	\$4,751	\$4,347	\$5,709
Sewer*	\$2,692	\$2,692	\$2,019	\$2,019	\$2,019	\$2,019
Habitat Mitigation	\$2,062	\$1,040	\$725	\$373	\$298	\$348
Total	\$62,878	\$48,657	\$39,104	\$32,151	\$30,381	\$30,064

***Does not apply to Folsom Heights**

Administration (3%) \$1,886 \$1,460 \$1,174 \$965 \$911 \$902

	Commercial (per Square Foot)				
	MUD	OP	GC	CC	RC
On & Off-Site Roadways	\$22.87	\$19.23	\$27.03	\$27.03	\$19.74
Dry utilities	\$3.20	\$2.15	\$2.59	\$2.94	\$2.33
On-Site Water*	\$5.99	\$4.84	\$4.56	\$5.16	\$3.88
Off-Site Water*	\$0.54	\$0.44	\$0.41	\$0.47	\$0.35
Recycled Water*	\$1.67	\$1.35	\$1.27	\$1.44	\$1.08
Drainage	\$13.01	\$8.75	\$10.54	\$11.93	\$9.47
Sewer*	\$0.27	\$0.54	\$0.27	\$0.27	\$0.27
Habitat Mitigation	\$0.79	\$0.53	\$0.64	\$0.73	\$0.58
Total	\$48.34	\$37.83	\$47.31	\$49.97	\$37.70

***Does not apply to Folsom Heights**

Administration (3%) \$1.45 \$1.13 \$1.42 \$1.50 \$1.13

Parkland Equalization Fee

All fees determined by EPS prior to Final Map Recordation.

	Cost per Unit
Single-Family	\$6,682
Single-Family High Density	\$6,682
Multifamily Low Density	\$4,439
Multifamily Medium Density	\$4,439
Multifamily High Density	\$4,439
Mixed Use	\$4,439

Public Facilities Land Equalization Fee

All fees determined by EPS prior to Final Map Recordation.

All Other

<u>Residential</u>	Cost per Unit
Single-Family	\$1,053
Single-Family High Density	\$1,053
Multifamily Low Density	\$687
Multifamily Medium Density	\$687
Multifamily High Density	\$687
Mixed Use	\$687

Folsom Heights

<u>Residential</u>	Cost per Unit
Single-Family	\$700
Single-Family High Density	\$700
Multifamily Low Density	\$465
Multifamily Medium Density	\$465
Multifamily High Density	\$465
Mixed Use	\$465

<u>Commercial</u>	Cost per Acre
Mixed Use Commercial	\$3,890
Industrial/Office Park	\$7,735
General Commercial	\$4,256
Community Commercial	\$3,112
Regional Commercial	\$3,295

Mixed Use Commercial	\$2,638
Industrial/Office Park	\$5,230
General Commercial	\$2,894
Community Commercial	\$2,092
Regional Commercial	\$2,234

CFD 2013-1 Payoff

TBD

Specific Plan Infrastructure Fee Set-Aside (Offsite Roadway)

Single-Family (SFLD)	\$274.00	Per Unit
Single-Family High Density (SFHD)	\$250.00	Per Unit
Multifamily Low Density (MLD)	\$225.00	Per Unit
Multifamily Medium Density (MMD)	\$199.00	Per Unit
Multifamily High Density (MHD)	\$187.00	Per Unit
Mixed Use (MU) - Residential	\$175.00	Per Unit
Mixed Use Commercial	\$0.35	Per Square Foot
Office Park (OP)	\$0.29	Per Square Foot
General Commercial (GC)	\$0.40	Per Square Foot
Community Commercial (CC)	\$0.36	Per Square Foot
Regional Commercial (RC)	\$0.29	Per Square Foot

Specific Plan Infrastructure Fee Off-Site Water Treatment Set-Aside

Single-Family (SFLD)	\$1,590.00	Per Unit
Single-Family High Density (SFHD)	\$998.00	Per Unit
Multifamily Low Density (MLD)	\$620.00	Per Unit
Multifamily Medium Density (MMD)	\$513.00	Per Unit
Multifamily High Density (MHD)	\$487.00	Per Unit
Mixed Use (MU) - Residential	\$431.00	Per Unit
Mixed Use Commercial	\$0.49	Per Square Foot
Office Park (OP)	\$0.40	Per Square Foot
General Commercial (GC)	\$0.38	Per Square Foot
Community Commercial (CC)	\$0.43	Per Square Foot
Regional Commercial (RC)	\$0.34	Per Square Foot

Transportation Management Fee

Single Family	\$35.00	Per Unit
Multi-Family	\$25.00	Per Unit
Commercial / Industrial	\$0.15	Per Square Foot

Solid Waste Dumpster Fee

Commercial / Multi-Family

2 Yard Dumpster	\$4,301.00	15 Yard Roll-off	\$14,078.00
3 Yard Dumpster	\$4,330.00	20 Yard Roll-off	\$14,456.00
4 Yard Dumpster	\$4,390.00	30 Yard Roll-off	\$15,038.00
6 Yard Dumpster	\$4,570.00	40 Yard Roll-off	\$15,364.00

Organics Waste Bin (Commercial)

Per Bin \$52.87

Alternative Solid Waste Option: Admin Fees

Based on the plan selected on the Solid Waste Management Application

Single Family	\$21 first 3,000 Square Foot + \$7/ each additional 1,000 Square Foot
Multi-Family	\$50 first 10,000 Square Foot + \$25/ each additional 5,000 Square Foot
Commercial	\$250 first 50,000 Square Foot + \$50/ each additional 10,000 Square Foot

Folsom Cordova Unified School District

All School District Fees Paid directly to Folsom Cordova School District

Contact District at (916) 355-1111 Ext. 184

County Regional Sanitation Sewer Impact Fees

All Commercial Development within the Sacramento Regional County Sanitation District shall pay impact fees directly to the District. Receipt is required prior to building permit issuance.

Contact permitservices@sacsewer.com (916) 876-6100

Residential fees are paid directly to the City of Folsom.

	<u>County Portion</u>
Dwelling / Single Family New Development Area (per unit)	\$6,479.00
Dwelling / Multi-Family New Development Area (per unit)	\$4,859.00
Dwelling / Senior New Development Area (per unit)	\$3,887.00

Water Meter Fees

WATER METER FEES (Displacement Meters)

<u>Size</u>	<u>Cost</u>	<u>Fixed Network</u>	<u>Installation*</u>	<u>Total</u>
1"	\$147	\$111	\$91	\$349
1 1/2"	\$392	\$111	\$91	\$592
2"	\$518	\$111	\$91	\$720

WATER METER FEES (Turbo)

<u>Size</u>	<u>Cost</u>	<u>Fixed Network</u>	<u>Installation*</u>	<u>Total</u>
1 1/2"	\$525	\$111	\$91	\$727
2"	\$645	\$111	\$91	\$847
3"	\$855	\$111	\$112	\$1,072
4"	\$1,002	\$111	\$112	\$1,225
6"	\$1,532	\$111	\$112	\$1,755
8"	\$2,130	\$111	\$112	\$2,353
10"	\$2,868	\$111	\$112	\$3,091

WATER METER FEES (Compound)

<u>Size</u>	<u>Cost</u>	<u>Fixed Network</u>	<u>Installation*</u>	<u>Total</u>
1 1/2"	\$1,267	\$111	\$91	\$1,469
2"	\$1,456	\$111	\$91	\$1,658
3"	\$1,833	\$111	\$112	\$2,056
4"	\$3,154	\$111	\$112	\$3,377
6"	\$5,418	\$111	\$112	\$5,641
8"	\$8,814	\$111	\$112	\$9,037
10"	\$11,361	\$111	\$112	\$11,584

*Meters larger than 2" are installed by the contractor, all firefly units and meters 2" or smaller are installed by the Utilities Department.

Sacramento County Transportation Mitigation

Single Family Residential	\$1,574	Per Unit
Single Family Residential Senior	\$1,260	Per Unit
Multi-Family Residential	\$1,101	Per Unit
Multi-Family Residential Senior	\$943	Per Unit
Office Use	\$1,890	Per 1,000 Square Feet
Retail Use	\$2,362	Per 1,000 Square Feet
Industrial Use	\$1,260	Per 1,000 Square Feet
Hotel / Motel	\$912	Per Sleeping Room
Extended Stay Hotel/Motel	\$810	Per Sleeping Room
Golf Course	\$1,310	Per Acre
Movie Theater	\$2,995	Per Screen
Religious Center	\$1,465	Per 1,000 Square Feet
Hospital	\$2,639	Per 1,000 Square Feet
Service Station	\$2,047	Per Fueling Pump
Supermarket	\$2,362	Per 1,000 Square Feet
Warehouse / Self-Storage	\$194	Per 1,000 Square Feet
Assisted Living Facility	\$454	Per Bed
Congregate Care	\$333	Per Bed
Child Day Care	\$725	Per Student
Private School (K-12)	\$410	Per Student
Auto Repair/Body Shop	\$2,362	Per 1,000 Square Feet
Gym/Fitness Center	\$2,362	Per 1,000 Square Feet
Drive-through Car Wash	\$2,362	Per 1,000 Square Feet
All Other	Average weekday trip generation rate X \$166	

Villages that have satisfied the SPIF WTP Set-Aside obligation:

- Folsom Heights
- Mangini Ranch Phase 1 Villages 1,2,4,5,6,7,8,9
- Mangini Ranch Phase 2 Villages 4,7,8
- Russell Ranch Phase 1 Entirely
- White Rock Springs Ranch Entirely
- Enclave at Folsom Ranch