

Residential Fee Estimation for Production Homes in Natomas Basin (New Construction)

Project Valuation:	\$191,346.00	\$274,181.00	\$357,016.00	\$439,851.00
Square Footage:				
Dwelling: \$165.67 per square foot	1000	1500	2000	2500
Garage: \$64.19 per square foot	400	400	400	400
Building Permit Fee*	\$1,697.97	\$2,260.17	\$2,822.37	\$3,384.57
Planning Inspection Fee*	\$336.00	\$336.00	\$336.00	\$336.00
Building Plan Review Fee*	\$713.15	\$949.27	\$1,185.39	\$1,421.52
Building Master Plan Review Fee* <i>(50% of standard Plan Review Fee charged on each design)</i>	\$356.57	\$474.63	\$592.70	\$710.76
Planning Plan Review Fee*	\$168.00	\$168.00	\$168.00	\$168.00
Planning Master Plan Review Fee* <i>(7.5% of standard Building Plan Review Fee)</i>	\$53.49	\$71.20	\$88.90	\$106.61
Planning Mitigation Monitoring Fee Only charged with mitigated environmental entitlements. Amount is per inspection hrs.	\$168.00	\$168.00	\$168.00	\$168.00
Residential Construction Tax (3 bedroom)	\$385.00	\$385.00	\$385.00	\$385.00
Strong Motion Fee *	\$24.87	\$35.64	\$46.41	\$57.18
Regional Sanitation Fee <i>(may be paid at county offices)</i>	\$6,479.00	\$6,479.00	\$6,479.00	\$6,479.00
County Sewer Development Fee <i>(must be paid at County offices)</i>	Paid @ County			
Construction Excise Tax *	\$874.08	\$1,268.08	\$1,662.08	\$2,056.08
Water Development Fee ** Fee for 1" domestic service	\$3,853.68	\$3,853.68	\$3,853.68	\$3,853.68
Business Operations Tax *	\$76.54	\$109.67	\$142.81	\$175.94
Technology Surcharge *	\$192.89	\$256.75	\$320.62	\$384.49
Water Meter Fee (1")	\$672.00	\$672.00	\$672.00	\$672.00
Park Development Impact Fee **	\$3,450.00	\$5,175.00	\$6,903.00	\$6,903.00
Const. Water Use Fee	\$201.00	\$201.00	\$201.00	\$201.00
General Plan Surcharge *	\$499.20	\$715.00	\$930.80	\$1,144.00
Green Building Fee	\$8.00	\$11.00	\$14.00	\$18.00
Sacramento Transportation Authority Development Impact Fee (STA) & 2% Admin Fee	\$1,562.64	\$1,562.64	\$1,562.64	\$1,562.64
Sacramento Flood Control Agency Development Impact Fee (SAFCA-DIF)	\$2,100.00	\$3,150.00	\$4,200.00	\$5,250.00
Fire Department Plan Review (per hour)	\$145.00	\$145.00	\$145.00	\$145.00
Fire Department Inspection <i>(\$0.11 per Sq. Ft. but not less than \$163)</i>	\$163.00	\$209.00	\$264.00	\$319.00
North Natomas Development Fees	Call (916) 808-7204			
School Impact Fee <i>(estimated rate, fees paid at district offices)</i>	\$4,790.00	\$7,185.00	\$9,580.00	\$11,975.00
Public Works Review <i>(\$164 deposit and hourly)</i>	\$164.00	\$164.00	\$164.00	\$164.00
Utilities Department Plan Review <i>(per hour)</i>	\$164.00	\$164.00	\$164.00	\$164.00
Total: (approximately)	\$29,298.07	\$36,168.74	\$43,051.40	\$48,204.47

* Based on Valuation (see details in Fee Notes on next page)

** May be lower in certain infill areas or incentive zones

Fee Notes

- ***Master Plans and Production Permits** (value based by square footage)

When a project involves the construction of the same building design (structure and floor plan) three or more times there are plan review cost savings which can be realized by using the **Master Plan Review Process**. This process involves the submission of the home designs for plan review and approval related to State and Local building code regulations as well as zoning and design standards, with no site specific analysis. Once the Master Plan has been approved Production permits can be issued for each instance in which the design will be constructed. Each production permit pays only 50% of the plan review fees which would conventionally be charged. In the table above each unique design would pay a Building Plan review fee, and Planning Plan Review fee then once that design is approved each production permit issued authorizing the construction of that design would pay the Building Master Plan Review fee and the Planning Master Plan Review fee.

- **Additional Impact Fees May Apply** (sewer & water tap fees, Housing Impact Fees, etc.)
- **Additional Review Fee** – as needed: \$164 per hour
- **School Impact Fees** – Most of North Natomas falls into the Natomas Unified School District. These fees are paid directly at the school district and proof of payment comes to us in the form of a receipt.
- **Building Permit Fee** – pays field inspection costs and clerical support
- **Building Master Plan Review Fee** – pays plan check and office overhead
- **Residential Construction Tax** – general fund
- **S.M.I.** – Strong Motion Instrumentation Fee
- **Regional Sanitation Fee** – pays regional treatment plant and infrastructure costs
- **Construction Excise Tax** – road tax .008 x Valuation (if new Sq. Ft. 2002 ICBO value table is used)
- **Water Development Fee** – pays for the development of water distribution system (may be waived in designated infill areas)
- **County Sewer Development** – Levied when the sewer collector pipes are owned by the county. This fee is paid at the county.
- **City Business Operations Tax** – not assessed to owner/builder (maximum \$5,000 per year)
- **Technology Surcharge** – pays for technology upgrades to expedite services
- **Water Meter Fee** – pays water meter costs
- **Construction Water Use Fee** – pays for water used during construction
- **General Plan Surcharge** – funds City of Sacramento general plan (\$2.60 per \$1,000.00 of valuation)
- **Green Building Fee** – State fee to support Green Building
- **Sacramento Transportation Authority Development Impact (STA) Fee** – mitigates impact of new development on transportation facilities