

Development Impact Fees

Fee Effective Dates

August 22 through December 31, 2022

The City of Citrus Heights collects development fees for various residential and commercial construction projects. Our goal is to assure your understanding of our processes and requirements so that you have a successful development experience. This information is intended to provide you with an overview of the development fees that may be applicable to your project.

Why does the City require development fees?

New development and its cumulative impacts increase the demand for city services; infrastructure, and public facilities. Development fees help pay for facilities to reduce the impacts and allows the City to continue to provide a safe and livable community.

What types of projects trigger impact fees?

- Residential construction of 500 square feet or more OR an increase of existing “living space” by 50% or more; and
- Commercial construction with any amount of increased square footage

What are the impact fees?

The fees vary by project use type. Below is an overview of the types of development impact fees that may be collected for your project beyond the fees collected for permits and plan checking purposes.

| Fee Type | Residential additions greater than 500 sq. ft. or additions greater than 50% of the existing structure | Accessory Dwelling Unit – Less than 749 SF | Accessory Dwelling Unit- 750 ft – 1200 sf | New residential dwelling | Multi-family | New/additional Commercial Construction Less than 5,000 sq. ft | New/additional Commercial Construction 5,000 sq. ft or greater | Facility used exclusively for religious purposes |
|---|--|--|---|--------------------------|--------------|---|--|--|
| Multimodel Fee | | | X | X | X | X | X | X |
| Affordable Housing fee | | | X | | | X | X | |
| Park Impact fee | | | X | X | X | | X | X |
| Sacramento Countywide Transportation Mitigation Fee Program (Measure A) | | | X | X | X | X | X | X |
| Drainage fee* | X* | | X | X | X | X | X | X |
| Sewer fee | | | X | X | X | X | X | X |
| School fee | X | | X | X | X | X | X | |
| Fire Facility fee | | | X | X | X | X | X | X |

X= fee may be required This table is intended to provide an overview of fees your project may be required to pay and is not consider all inclusive.
*This fee is a one-time fee and is not required for the addition of square footage provided that the initial construction project paid the required fee. Proof of payments will be required.

This information is intended to provide an overview of development fees within Citrus Heights. It is always advisable to verify fees prior to beginning any development project.

When will I know how much I have to pay?

In most cases, fees are applied to a permit using the current fee at the time the application is submitted. The exception is the Sacramento Countywide Transportation fee (Measure A), the fee is based upon the current fee at the time the permit is issued.

When are the fees due?

In order to initiate a building permit, plan review fees are due at the time the application is submitted. The permit fee and any impact/development fees are due after plan review has been completed and prior to the issuance of the permit. Proof of payments for fees collected by outside agencies such as sewer, water, school, must be provided prior to the issuance of the permit.

Fee Information & Charts

The following fees are collected by the City of Citrus Heights prior to the issuance of the building permit.

Multimodel Impact Fee (formerly Road & Transit Fees)

The chart below includes roadway, transit, and administration fees for the **most common types** of construction projects. For other uses not listed here and if your project is located west of I-80 contact the General Services Department (916) 727-4770.

| Use Type | Rate |
|---|------------------------|
| Residential | |
| ▪ Accessory Dwelling Unit Less than 750 SF | EXEMPT |
| ▪ Accessory Dwelling Unit 750 SF – 1200 SF | \$1,307 per unit |
| ▪ Single-family | \$2,614 per unit |
| ▪ Multi-family | \$1,418 per unit |
| Commercial | |
| ▪ Food | \$3.87 per square foot |
| ▪ General Retail | \$6.26 per square foot |
| ▪ Service | \$6.26 per square foot |
| ▪ Professional Office | \$2.83 per square foot |
| ▪ Medical | \$7.88 per square foot |
| ▪ Government | \$3.44 per square foot |

Resolution 2022-049

Affordable Housing Fee

This fee is assessed on new commercial development or additional commercial square footage to assist in the provision of affordable housing.

| Use Type | Rate |
|--|------------------------|
| Residential | EXEMPT |
| Office (includes medical services and assisted living services) | \$1.74 per square foot |
| Hotel | \$2.09 per square foot |
| Commercial, includes retail | \$1.58 per square foot |
| Industrial (includes flex and research & development) | \$1.49 per square foot |

Resolution 2022-048

Park Impact fees

Citrus Heights collects a park impact fee on new commercial and residential construction. The purpose of this fee is to mitigate the impacts caused by new development activity and to provide new park and recreational facilities.

| Construction Type | Rate |
|--|--|
| New Commercial Construction (totaling LESS THAN 5,000 sf) | Exempt |
| New Commercial Construction (totaling BETWEEN 5,000 and 10,000 sf) | |
| <ul style="list-style-type: none"> ▪ Retail Use ▪ Office Use ▪ Industrial Use | 22¢ per square foot 41¢ per square foot 12¢ per square foot |
| Residential Construction Types | |
| <ul style="list-style-type: none"> ▪ Accessory Dwelling (ADU) Less than 750 SF ▪ Accessory Dwelling (ADU) 750 SF – 1200 SF ▪ Single-family, detached ▪ Single-family, attached (2-4 units) ▪ Multi-family, (5 or more units) ▪ Mobile/Manufactured Homes | EXEMPT \$1,040.35 per unit \$2,080.70 per unit \$1584.92 per unit \$1,422.90 per unit \$1,153.91 per unit |

Resolution 2022-050

Sacramento Countywide Transportation Mitigation Fee Programs

Measure A, approved by voters in November 2004, calls for the implementation of a Countywide transportation mitigation fee. The fee for the most common land uses are listed below. For land uses other than those listed, contact the City of Citrus Heights Building Division at (916) 727-4760. *Note: The fee amount applied to a permit is based upon the current fee at the time the permit is issued.*

| Use Type | Rate |
|---|--------------------------------|
| Accessory Dwelling (ADU) 750 SF – 1200 SF | \$ 714.50 per unit |
| Single-family | \$ 1,429.00 per unit |
| Multi-family | \$ 1,000.00 per unit |
| Multi-family, Senior | \$ 856.00 per unit |
| Retail Use | \$ 2,146 per 1,000 square feet |
| Office Use | \$ 1,717 per 1,000 square feet |
| Church | \$ 1,330 per 1,000 square feet |
| <i>Fee Schedule Eff. July 2022</i> | |

Outside Agency Fees

Some fees are collected by outside agencies. These agencies establish their own fee schedule and collect their own fees. Prior to the issuance of a building permit you will be required to show proof of payment.

Drainage Fees

New construction or substantial improvements of single-family, multi-family, and commercial buildings require the payment of drainage impact fees. This fee is used for the construction of new storm/drain lines and the maintenance of the creeks. The fees are due prior to the issuance of the building permit and are paid directly to the County of Sacramento. Drainage fees are calculated based upon property specific information including the square footage of the lot, amount of street frontage, and the year the lot was recorded.

For a fee quote, contact County of Sacramento, Department of Water Resources at (916) 874-6851.

Sewer Fees

The City of Citrus Heights falls within the Sacramento Regional County Sanitation District (SRCSD) and the County Sanitation District (CSD-1). SRCSD collect fees for the maintenance and installation of sewer and wastewater lines. New residential and commercial projects are required to pay a connection fee. In addition, expanding a commercial use may also require the payment of additional fees. For a fee quote, please contact the SRCSD at (916) 876-6100 or by e-mail PermitServices@SacSewer.com.

In some cases the City has the ability to reduce the sewer fees. You should first discuss your project with counter staff and be prepared to provide specific information about the basis of your request. Fee reductions are approved by the Community & Economic Development Director, or the City Council depending on the size of the project.

School Fees

Commercial and residential construction projects greater than 500 square feet are required to pay a school impact fee as required by state law. When plans are submitted for review, the Building and Safety Division will provide the applicant a school fee impact form that indicates the square footage to be charged. The applicant will need to present the form to the San Juan Unified School District (SJUSD) and pay the required fees. The pink copy of the form will be collected by the Building Division prior to the issuance of your building permit. You can find out more information on development impact fees due to [SJUSD](#) by calling (916) 971-7073.

Quimby Act Park Fee

Quimby act fees are required with the creation of new subdivision lots. These fees are paid directly to the Sunrise Recreation and Park District. For more information on Quimby fees, contact the Sunrise Recreation and Park District directly at (916) 725-PARK (1585).

Water Service Fees

The City of Citrus Heights is provided water service by three different water providers. The City can assist you in determining the water provider for your project. You should discuss your project with the provider to find out their fees and requirements.

Fire Facility Fees

The City of Citrus Heights is serviced by Sacramento Metropolitan Fire District. A Capital Fire Facilities Fee is assessed on new commercial and residential construction to address deficiencies with existing fire stations including age and condition, and improve emergency response. This fee is collected by the City of Citrus Heights, on behalf of the Fire District. *These fees are effective September 12, 2022.*

| Land Use | Rate |
|--|---|
| Accessory Dwelling Unit (ADU) Less than 750 SF | EXEMPT |
| Accessory Dwelling Unit (ADU) 750 SF – 1200 SF | \$ 814.73 |
| Single-Family Residential | \$1,629.46 per dwelling unit* |
| Multi-Family Residential | \$1,276.17 per dwelling unit* |
| Commercial/Retail | \$1,349.30 per 1,000 square foot of building space* |
| Office | \$1,713.92 per 1,000 square foot of building space* |
| Industrial | \$916.70 per 1,000 square foot of building space* |
| Institutional/Other | \$1,632.55 per 1,000 square foot of building space* |

Fees set by Resolution 2022-073
 *Includes 3% Admin fee

Certain development projects will also require plan submittal, review, and approval from the Fire District. To find out if your project will require Fire District approval contact Sacramento Metropolitan Fire District directly at (916) 859-4330.