

# Development Impact Fees 2021-2022

(Updated June 20, 2022)

## School Impact Fees \* (as of June 20th, 2022) (all Residential and Commercial outside of Mello Roos Districts)

\$5.41/sq. ft. – Residential (Level 2, October 6, 2021)

\$0.78/sq. ft – Commercial/industrial (Level 1, June 20, 2022)

Any additions 500 sq. ft. or smaller are exempt from fees.

## Mello Roos Districts \*\*:

### CFD #1 (12 Bridges/Cada Vedera/Foskett)

\$7.63/Sq. ft. – residential up to 2200 sq. ft.

Three options at permit:

1. Can pay 100% (no penalty interest)
2. Can pay 50%, rest spread out over 30 years of taxes (amount remaining x .124 = annual special tax)
3. Can pay 30%, rest spread out over 30 years of taxes (amount remaining x .124 = annual special tax)

After initial payment, can pay off remainder of tax in first year of purchase of home (developer or first resident) – no penalty interest rate to calculate

### CFD #2 (Lincoln Crossing)

.6120/sq. ft. – residential up to 2200 sq. ft. for first year tax payment

Set up to be annual tax over 40 years. No initial payment can be made, however payoff can be done at any time after home purchase with 7% interest penalty and additional charge for administrative fees. ***Each year taxes are escalated by 2% on tax bill.***

\* Level 1 & 2 Stirling Fees (School Impact) are subject to annual and bi-annual justification studies.

\*\* Annual adjustments to the tax formula rates are made during the beginning of each fiscal year utilizing a comparison of the construction cost index for inflationary percentages and is approved by the Board of Trustees

## New Developments:

ANY new developments or plan areas within the Western Placer Unified School District boundaries should contact Mike Adell, Director of Facilities, for any questions or concerns regarding; WPUSD impact responses, fee payment information and what schools may or may not be available to the students in your area.