

**City of Sacramento
North Natomas Development Impact Fees Schedule
Effective July 1, 2024**

BY LAND USE
6/21/2024

Change 07/01/23 - 07/01/24

Fee Type	Land Use	Pay Class Code	As Of 07/01/23	As Of 07/01/24	\$	%	Adjustment Basis
Residential:							
			Per Unit	Per Unit			
Public Facilities Fees	<3250	270	\$ 7,224	\$ 8,049	\$ 825	11%	Developer Agreement
Transit Fees	<3250	271	\$ 590	\$ 594	\$ 4	1%	ENR CCI
Land Acquisition Fees	<3250	272	\$ 3,847	\$ 4,216	\$ 369	10%	PLAV
Regional Park Fees	<3250	273	\$ 1,713	\$ 1,778	\$ 65	4%	CPI
			\$ 13,374	\$ 14,637	\$ 1,263	9%	
Public Facilities Fees	>5000	270	\$ 10,206	\$ 11,303	\$ 1,097	11%	Developer Agreement
Transit Fees	>5000	271	\$ 708	\$ 713	\$ 5	1%	ENR CCI
Land Acquisition Fees	>5000	272	\$ 5,957	\$ 6,528	\$ 571	10%	PLAV
Regional Park Fees	>5000	273	\$ 2,692	\$ 2,793	\$ 101	4%	CPI
			\$ 19,563	\$ 21,337	\$ 1,774	9%	
Public Facilities Fees	3250-5000	270	\$ 8,715	\$ 9,676	\$ 961	11%	Developer Agreement
Transit Fees	3250-5000	271	\$ 649	\$ 654	\$ 5	1%	ENR CCI
Land Acquisition Fees	3250-5000	272	\$ 4,902	\$ 5,372	\$ 470	10%	PLAV
Regional Park Fees	3250-5000	273	\$ 2,202	\$ 2,285	\$ 83	4%	CPI
			\$ 16,468	\$ 17,987	\$ 1,519	9%	
Public Facilities Fees	Age-Restricted SF	270	\$ 7,299	\$ 8,042	\$ 743	10%	Developer Agreement
Transit Fees	Age-Restricted SF	271	\$ 464	\$ 467	\$ 3	1%	ENR CCI
Land Acquisition Fees	Age-Restricted SF	272	\$ 7,080	\$ 7,758	\$ 678	10%	PLAV
Regional Park Fees	Age-Restricted SF	273	\$ 3,215	\$ 3,336	\$ 121	4%	CPI
			\$ 18,058	\$ 19,603	\$ 1,545	9%	

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Multi-Family (>2 attached units):							
			Per Unit	Per Unit			
Public Facilities Fees	>18 units/acre	270	\$ 5,051	\$ 5,651	\$ 600	12%	Developer Agreement
Transit Fees	>18 units/acre	271	\$ 464	\$ 467	\$ 3	1%	ENR CCI
Land Acquisition Fees	>18 units/acre	272	\$ 1,761	\$ 1,930	\$ 169	10%	PLAV
Regional Park Fees	>18 units/acre	273	\$ 817	\$ 847	\$ 30	4%	CPI
			\$ 8,093	\$ 8,895	\$ 802	10%	
Public Facilities Fees	12-18 units/acre	270	\$ 6,138	\$ 6,850	\$ 712	12%	Developer Agreement
Transit Fees	12-18 units/acre	271	\$ 527	\$ 531	\$ 4	1%	ENR CCI
Land Acquisition Fees	12-18 units/acre	272	\$ 2,804	\$ 3,073	\$ 269	10%	PLAV
Regional Park Fees	12-18 units/acre	273	\$ 1,265	\$ 1,313	\$ 48	4%	CPI
			\$ 10,734	\$ 11,767	\$ 1,033	10%	
Public Facilities Fees	8-12 units/acre	270	\$ 7,224	\$ 8,049	\$ 825	11%	Developer Agreement
Transit Fees	8-12 units/acre	271	\$ 590	\$ 594	\$ 4	1%	ENR CCI
Land Acquisition Fees	8-12 units/acre	272	\$ 3,847	\$ 4,216	\$ 369	10%	PLAV
Regional Park Fees	8-12 units/acre	273	\$ 1,713	\$ 1,778	\$ 65	4%	CPI
			\$ 13,374	\$ 14,637	\$ 1,263	9%	
Public Facilities Fees	Age-Restricted Apts	270	\$ 3,429	\$ 3,774	\$ 345	10%	Developer Agreement
Transit Fees	Age-Restricted Apts	271	\$ 228	\$ 230	\$ 2	1%	ENR CCI
Land Acquisition Fees	Age-Restricted Apts	272	\$ 1,768	\$ 1,937	\$ 169	10%	PLAV
Regional Park Fees	Age-Restricted Apts	273	\$ 804	\$ 835	\$ 31	4%	CPI
			\$ 6,229	\$ 6,776	\$ 547	9%	
Public Facilities Fees	Age-Restricted Congr Care	270	\$ 1,638	\$ 1,835	\$ 197	12%	Developer Agreement
Transit Fees	Age-Restricted Congr Care	271	\$ 126	\$ 127	\$ 1	1%	ENR CCI
Land Acquisition Fees	Age-Restricted Congr Care	272	\$ 933	\$ 1,023	\$ 90	10%	PLAV

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Fee Type	Land Use	Pay Class Code	As Of		\$	%	Adjustment Basis
			07/01/23	07/01/24			
Regional Park Fees	Age-Restricted Congr Care	273	\$ 422	\$ 438	\$ 16	4%	CPI
			\$ 3,119	\$ 3,423	\$ 304	10%	
Non-Residential:							
			Per Net Acre	Per Net Acre			
Public Facilities Fees	Community Commercial	270	\$ 182,666	\$ 213,114	\$ 30,448	17%	Developer Agreement
Transit Fees	Community Commercial	271	\$ 25,107	\$ 25,265	\$ 158	1%	ENR CCI
Land Acquisition Fees	Community Commercial	272	\$ 39,943	\$ 43,769	\$ 3,826	10%	PLAV
Regional Park Fees	Community Commercial	273	\$ 18,137	\$ 18,820	\$ 683	4%	CPI
			\$ 265,853	\$ 300,968	\$ 35,115	13%	
Public Facilities Fees	Convalescent Care/Nursing	270	\$ 65,796	\$ 73,973	\$ 8,177	12%	Developer Agreement
Transit Fees	Convalescent Care/Nursing	271	\$ 5,140	\$ 5,173	\$ 33	1%	ENR CCI
Land Acquisition Fees	Convalescent Care/Nursing	272	\$ 39,943	\$ 43,769	\$ 3,826	10%	PLAV
Regional Park Fees	Convalescent Care/Nursing	273	\$ 18,137	\$ 18,820	\$ 683	4%	CPI
			\$ 129,016	\$ 141,735	\$ 12,719	10%	
Public Facilities Fees	Convenience Commercial	270	\$ 319,880	\$ 376,740	\$ 56,860	18%	Developer Agreement
Transit Fees	Convenience Commercial	271	\$ 48,734	\$ 49,040	\$ 306	1%	ENR CCI
Land Acquisition Fees	Convenience Commercial	272	\$ 39,943	\$ 43,769	\$ 3,826	10%	PLAV
Regional Park Fees	Convenience Commercial	273	\$ 18,137	\$ 18,820	\$ 683	4%	CPI
			\$ 426,694	\$ 488,369	\$ 61,675	14%	
Public Facilities Fees	EC Commercial	270	\$ 182,666	\$ 213,114	\$ 30,448	17%	Developer Agreement
Transit Fees	EC Commercial	271	\$ 25,107	\$ 25,265	\$ 158	1%	ENR CCI
Land Acquisition Fees	EC Commercial	272	\$ 39,943	\$ 43,769	\$ 3,826	10%	PLAV
Regional Park Fees	EC Commercial	273	\$ 18,137	\$ 18,820	\$ 683	4%	CPI
			\$ 265,853	\$ 300,968	\$ 35,115	13%	

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Change 07/01/23 - 07/01/24

Fee Type	Land Use	Pay Class Code	As Of		\$	%	Adjustment Basis
			07/01/23	07/01/24			
Public Facilities Fees	Highway Commercial	270	\$ 185,960	\$ 217,272	\$ 31,312	17%	Developer Agreement
Transit Fees	Highway Commercial	271	\$ 25,842	\$ 26,005	\$ 163	1%	ENR CCI
Land Acquisition Fees	Highway Commercial	272	\$ 39,943	\$ 43,769	\$ 3,826	10%	PLAV
Regional Park Fees	Highway Commercial	273	\$ 18,137	\$ 18,820	\$ 683	4%	CPI
			\$ 269,882	\$ 305,866	\$ 35,984	13%	
Public Facilities Fees	Light Industrial w/ <20% Office	270	\$ 48,914	\$ 54,873	\$ 5,959	12%	Developer Agreement
Transit Fees	Light Industrial w/ <20% Office	271	\$ 4,430	\$ 4,458	\$ 28	1%	ENR CCI
Land Acquisition Fees	Light Industrial w/ <20% Office	272	\$ 39,943	\$ 43,769	\$ 3,826	10%	PLAV
Regional Park Fees	Light Industrial w/ <20% Office	273	\$ 18,137	\$ 18,820	\$ 683	4%	CPI
			\$ 111,424	\$ 121,920	\$ 10,496	9%	
Public Facilities Fees	Light Industrial w/ 20%-50% Office	270	\$ 62,223	\$ 70,319	\$ 8,096	13%	Developer Agreement
Transit Fees	Light Industrial w/ 20%-50% Office	271	\$ 5,981	\$ 6,019	\$ 38	1%	ENR CCI
Land Acquisition Fees	Light Industrial w/ 20%-50% Office	272	\$ 39,943	\$ 43,769	\$ 3,826	10%	PLAV
Regional Park Fees	Light Industrial w/ 20%-50% Office	273	\$ 18,137	\$ 18,820	\$ 683	4%	CPI
			\$ 126,284	\$ 138,927	\$ 12,643	10%	
Public Facilities Fees	Office EC 30	270	\$ 93,276	\$ 106,361	\$ 13,085	14%	Developer Agreement
Transit Fees	Office EC 30	271	\$ 9,599	\$ 9,659	\$ 60	1%	ENR CCI
Land Acquisition Fees	Office EC 30	272	\$ 39,943	\$ 43,769	\$ 3,826	10%	PLAV
Regional Park Fees	Office EC 30	273	\$ 18,137	\$ 18,820	\$ 683	4%	CPI
			\$ 160,955	\$ 178,609	\$ 17,654	11%	
Public Facilities Fees	Office EC 40	270	\$ 116,669	\$ 133,800	\$ 17,131	15%	Developer Agreement
Transit Fees	Office EC 40	271	\$ 13,291	\$ 13,375	\$ 84	1%	ENR CCI
Land Acquisition Fees	Office EC 40	272	\$ 39,943	\$ 43,769	\$ 3,826	10%	PLAV
Regional Park Fees	Office EC 40	273	\$ 18,137	\$ 18,820	\$ 683	4%	CPI

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Fee Type	Land Use	Pay Class Code	As Of 07/01/23	As Of 07/01/24	\$	%	Adjustment Basis	
			\$	\$				
			\$ 188,040	\$ 209,764	\$ 21,724	12%		
Public Facilities Fees	Office EC 65	270	\$ 170,565	\$ 196,503	\$ 25,938	15%	Developer Agreement	
Transit Fees	Office EC 65	271	\$ 21,412	\$ 21,546	\$ 134	1%	ENR CCI	
Land Acquisition Fees	Office EC 65	272	\$ 39,943	\$ 43,769	\$ 3,826	10%	PLAV	
Regional Park Fees	Office EC 65	273	\$ 18,137	\$ 18,820	\$ 683	4%	CPI	
			\$ 250,057	\$ 280,638	\$ 30,581	12%		
Public Facilities Fees	Office EC 80	270	\$ 199,648	\$ 230,401	\$ 30,753	15%	Developer Agreement	
Transit Fees	Office EC 80	271	\$ 25,842	\$ 26,005	\$ 163	1%	ENR CCI	
Land Acquisition Fees	Office EC 80	272	\$ 39,943	\$ 43,769	\$ 3,826	10%	PLAV	
Regional Park Fees	Office EC 80	273	\$ 18,137	\$ 18,820	\$ 683	4%	CPI	
			\$ 283,570	\$ 318,995	\$ 35,425	12%		
Public Facilities Fees	Office/Hospital EC 50	270	\$ 134,922	\$ 155,308	\$ 20,386	15%	Developer Agreement	
Transit Fees	Office/Hospital EC 50	271	\$ 16,243	\$ 16,345	\$ 102	1%	ENR CCI	
Land Acquisition Fees	Office/Hospital EC 50	272	\$ 39,943	\$ 43,769	\$ 3,826	10%	PLAV	
Regional Park Fees	Office/Hospital EC 50	273	\$ 18,137	\$ 18,820	\$ 683	4%	CPI	
			\$ 209,245	\$ 234,242	\$ 24,997	12%		
Public Facilities Fees	Regional Commercial	270	\$ 165,230	\$ 192,388	\$ 27,158	16%	Developer Agreement	
Transit Fees	Regional Commercial	271	\$ 22,150	\$ 22,289	\$ 139	1%	ENR CCI	
Land Acquisition Fees	Regional Commercial	272	\$ 39,943	\$ 43,769	\$ 3,826	10%	PLAV	
Regional Park Fees	Regional Commercial	273	\$ 18,137	\$ 18,820	\$ 683	4%	CPI	
			\$ 245,460	\$ 277,266	\$ 31,806	13%		
Public Facilities Fees	Transit Commercial	270	\$ 256,413	\$ 300,859	\$ 44,446	17%	Developer Agreement	
Transit Fees	Transit Commercial	271	\$ 37,655	\$ 37,892	\$ 237	1%	ENR CCI	
Land Acquisition Fees	Transit Commercial	272	\$ 39,943	\$ 43,769	\$ 3,826	10%	PLAV	

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			07/01/23	07/01/24			
Regional Park Fees	Transit Commercial	273	\$ 18,137	\$ 18,820	\$ 683	4%	CPI
			\$ 352,148	\$ 401,340	\$ 49,192	14%	
Public Facilities Fees	Village Commercial	270	\$ 255,561	\$ 300,040	\$ 44,479	17%	Developer Agreement
Transit Fees	Village Commercial	271	\$ 37,655	\$ 37,892	\$ 237	1%	ENR CCI
Land Acquisition Fees	Village Commercial	272	\$ 39,943	\$ 43,769	\$ 3,826	10%	PLAV
Regional Park Fees	Village Commercial	273	\$ 18,137	\$ 18,820	\$ 683	4%	CPI
			\$ 351,296	\$ 400,521	\$ 49,225	14%	

Stadium:

Fee Type	Land Use	Pay Class Code	Per Net Acre		\$	%	Adjustment Basis
			07/01/23	07/01/24			
Public Facilities Fees	Stadium	270	\$ 178,672	\$ 209,021	\$ 30,349	17%	Developer Agreement
Transit Fees	Stadium	271	\$ 24,910	\$ 25,067	\$ 157	1%	ENR CCI
Land Acquisition Fees	Stadium	272	\$ 24,412	\$ 26,750	\$ 2,338	10%	PLAV
Regional Park Fee	Stadium	273	\$ 18,137	\$ 18,820	\$ 683	4%	CPI
			\$ 246,131	\$ 279,658	\$ 33,527	14%	

end of schedule