



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 June 30th, 2024

Zoning Code

Residential

SFLD: Single-Family Low-Density
 SFHD: Single-Family High-Density
 MLD: Multi-Family Low Density
 MMD: Multi-Family Medium Density
 MHD: Multi-Family High Density
 MU-R: Mixed Use District

Non-Residential

MUD: Mixed Use District
 OP: Office Park
 GC: General Commercial
 CC: Community Commercial
 RC: Regional Commercial

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
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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	\$1,510	\$1,510	\$1,242	\$1,242	\$1,242	\$1,242	\$0.95	\$0.67	\$0.78	\$0.87	\$0.71
Library	\$381	\$381	\$253	\$253	\$253	\$253	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Municipal Center	\$694	\$694	\$462	\$462	\$462	\$462	\$0.13	\$0.13	\$0.13	\$0.13	\$0.13
Police	\$459	\$459	\$518	\$518	\$518	\$518	\$0.97	\$0.64	\$0.78	\$0.86	\$0.70
Fire	\$1,291	\$1,291	\$1,250	\$1,250	\$1,250	\$1,250	\$0.95	\$0.63	\$0.76	\$0.85	\$0.67
Parks	\$9,817	\$9,817	\$6,523	\$6,523	\$6,523	\$6,523	\$0.54	\$0.54	\$0.54	\$0.54	\$0.54
Trails	\$1,942	\$1,942	\$1,289	\$1,289	\$1,289	\$1,289	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$16,094	\$16,094	\$11,537	\$11,537	\$11,537	\$11,537	\$3.54	\$2.61	\$2.99	\$3.25	\$2.75

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	\$611	\$611	\$406	\$406	\$406	\$406	\$0.46	\$0.46	\$0.46	\$0.46	\$0.46
Corp Yard	\$1,623	\$984	\$592	\$284	\$213	\$266	\$0.61	\$0.41	\$0.48	\$0.54	\$0.44
Transit	\$1,714	\$1,558	\$1,402	\$1,247	\$1,167	\$1,092	\$2.09	\$1.75	\$2.48	\$2.48	\$1.82
HW50 Improvement	\$1,658	\$1,609	\$1,358	\$1,207	\$1,132	\$1,056	\$2.04	\$1.70	\$2.42	\$2.42	\$2.42
HW50 Interchange	\$3,375	\$3,068	\$2,760	\$2,452	\$2,302	\$2,149	\$4.14	\$3.48	\$4.87	\$4.87	\$3.57
Sac County Transpo Dev	\$5,900	\$5,362	\$4,827	\$4,290	\$4,024	\$3,754	\$7.22	\$6.07	\$8.53	\$8.53	\$6.23
Total	\$14,881	\$13,192	\$11,345	\$9,886	\$9,244	\$8,723	\$16.56	\$13.87	\$19.24	\$19.30	\$14.94

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	\$18,198	\$16,544	\$14,890	\$13,235	\$12,408	\$11,581
Dry utilities	\$3,967	\$3,967	\$2,975	\$2,975	\$2,975	\$2,975
On-Site Water	\$18,483	\$11,591	\$7,205	\$5,952	\$5,639	\$5,012
Off-Site Water	\$1,670	\$1,047	\$651	\$538	\$509	\$453
Recycled Water	\$5,157	\$3,234	\$2,010	\$1,661	\$1,573	\$1,399
Drainage	\$9,146	\$7,381	\$7,715	\$4,628	\$4,235	\$5,561
Sewer	\$2,623	\$2,623	\$1,967	\$1,967	\$1,967	\$1,967
Habitat Mitigation	\$2,008	\$1,013	\$706	\$363	\$291	\$339
Total	\$53,204	\$47,400	\$38,119	\$31,319	\$29,597	\$29,287

Administration (3%) **\$1,838** **\$1,422** **\$1,144** **\$940** **\$888** **\$879**

	Commercial (per Square Foot)				
	MUD	OP	GC	CC	RC
On & Off-Site Roadways	\$22.28	\$18.73	\$26.33	\$26.33	\$19.23
Dry utilities	\$3.12	\$2.10	\$2.53	\$2.86	\$2.27
On-Site Water	\$5.84	\$4.71	\$4.44	\$5.02	\$3.78
Off-Site Water	\$0.53	\$0.43	\$0.40	\$0.45	\$0.34
Recycled Water	\$1.63	\$1.32	\$1.24	\$1.40	\$1.06
Drainage	\$12.67	\$8.52	\$10.27	\$11.62	\$9.23
Sewer	\$0.26	\$0.52	\$0.26	\$0.26	\$0.26
Habitat Mitigation	\$0.77	\$0.52	\$0.63	\$0.71	\$0.56
Total	\$47.10	\$36.85	\$46.10	\$48.65	\$36.73

Administration (3%) **\$1.41** **\$1.11** **\$1.38** **\$1.46** **\$1.10**

Parkland Equalization Fee

All fees determined by EPS prior to Final Map Recordation.

	Cost per Unit
Single-Family	\$6,229
Single-Family High Density	\$6,229
Multifamily Low Density	\$4,139
Multifamily Medium Density	\$4,139
Multifamily High Density	\$4,139
Mixed Use	\$4,139

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	\$981
Single-Family High Density	\$981
Multifamily Low Density	\$640
Multifamily Medium Density	\$640
Multifamily High Density	\$640
Mixed Use	\$640

Folsom Heights

<u>Residential</u>	Cost per Unit
Single-Family	\$653
Single-Family High Density	\$653
Multifamily Low Density	\$434
Multifamily Medium Density	\$434
Multifamily High Density	\$434
Mixed Use	\$434

Commercial

	Cost per Acre
Mixed Use Commercial	\$3,627
Industrial/Office Park	\$7,211
General Commercial	\$3,968
Community Commercial	\$2,901
Regional Commercial	\$3,072

Mixed Use Commercial	\$2,459
Industrial/Office Park	\$4,876
General Commercial	\$2,698
Community Commercial	\$1,950
Regional Commercial	\$2,082

CFD 2013-1 Payoff

TBD

Specific Plan Infrastructure Fee Set-Aside (Offsite Roadway)

Single-Family (SFLD)	\$267.00	Per Unit
Single-Family High Density (SFHD)	\$244.00	Per Unit
Multifamily Low Density (MLD)	\$219.00	Per Unit
Multifamily Medium Density (MMD)	\$194.00	Per Unit
Multifamily High Density (MHD)	\$182.00	Per Unit
Mixed Use (MU) - Residential	\$170.00	Per Unit
Mixed Use Commercial	\$0.34	Per Square Foot
Office Park (OP)	\$0.28	Per Square Foot
General Commercial (GC)	\$0.39	Per Square Foot
Community Commercial (CC)	\$0.35	Per Square Foot
Regional Commercial (RC)	\$0.28	Per Square Foot

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

Single-Family (SFLD)	\$1,549.00	Per Unit
Single-Family High Density (SFHD)	\$972.00	Per Unit
Multifamily Low Density (MLD)	\$604.00	Per Unit
Multifamily Medium Density (MMD)	\$500.00	Per Unit
Multifamily High Density (MHD)	\$474.00	Per Unit
Mixed Use (MU) - Residential	\$420.00	Per Unit
Mixed Use Commercial	\$0.48	Per Square Foot
Office Park (OP)	\$0.39	Per Square Foot
General Commercial (GC)	\$0.37	Per Square Foot
Community Commercial (CC)	\$0.42	Per Square Foot
Regional Commercial (RC)	\$0.33	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

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

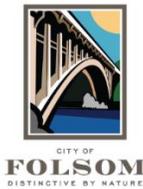
Single Family Residential	\$1,532	Per Unit
Single Family Residential Senior	\$1,227	Per Unit
Multi-Family Residential	\$1,072	Per Unit
Multi-Family Residential Senior	\$918	Per Unit
Office Use	\$1,840	Per 1,000 Square Feet
Retail Use	\$2,300	Per 1,000 Square Feet
Industrial Use	\$1,227	Per 1,000 Square Feet
Hotel / Motel	\$888	Per Sleeping Room
Extended Stay Hotel/Motel	\$789	Per Sleeping Room
Golf Course	\$1,275	Per Acre
Movie Theater	\$2,916	Per Screen
Religious Center	\$1,426	Per 1,000 Square Feet
Hospital	\$2,570	Per 1,000 Square Feet
Service Station	\$1,994	Per Fueling Pump
Supermarket	\$2,300	Per 1,000 Square Feet
Warehouse / Self-Storage	\$384	Per 1,000 Square Feet
Assisted Living Facility	\$442	Per Bed
Congregate Care	\$324	Per Bed
Child Day Care	\$706	Per Student
Private School (K-12)	\$399	Per Student
Auto Repair/Body Shop	\$2,300	Per 1,000 Square Feet
Gym/Fitness Center	\$2,300	Per 1,000 Square Feet
Drive-through Car Wash	\$2,300	Per 1,000 Square Feet
All Other	Average weekday trip generation rate X \$161	

Specific Plan Infrastructure Fee Water Treatment Plant Set-Aside

<u>Residential</u>	<u>Cost per Unit</u>	<u>Commercial</u>	<u>Cost per Square foot</u>
Single-Family	\$1,549	Mixed Use Commercial	\$0.48
Single-Family High Density	\$972	Industrial/Office Park	\$0.39
Multifamily Low Density	\$604	General Commercial	\$0.37
Multifamily Medium Density	\$500	Community Commercial	\$0.42
Multifamily High Density	\$474	Regional Commercial	\$0.33
Mixed Use	\$420		

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



Inclusionary Housing Fees 2023

MANGINI RANCH					
AREA	PHASE	VILLAGE	NAME	ZONING	FEE
MANGINI RANCH	2	1	LONESTAR	SFHD	\$7,155.00
MANGINI RANCH	2	2	EASTWOOD	SFHD	\$6,360.00
MANGINI RANCH	2	3	OAKWOOD	SFHD	\$6,559.90
MANGINI RANCH	2	8	SOLEIL	MLD	\$6,539.90
MANGINI RANCH	2	10	ROCKCRESS	MLD	\$6,329.90
MANGINI RANCH	3	1, 2 & 3	ENCORE	SFHD	\$6,300.00
MANGINI RANCH	3	2 & 3	LEGENDS	SFHD	\$6,650.00
MANGINI RANCH	3	4	DEBUT	SFHD	\$5,700.00
MANGINI RANCH	1C	1	LARIAT	MLD	\$5,415.65
MANGINI RANCH	1C	2 & 3	CANTERLY	MLD	\$4,959.90

RUSSELL RANCH					
AREA	PHASE	VILLAGE	NAME	ZONING	FEE
RUSSELL RANCH	2	1, 2 & 4	SILVER KNOLL / STERLING HILLS	SFHD	\$6,900.00
RUSSELL RANCH	3A & 3B	NONE	BRASS	SFHD	\$7,700.00
RUSSELL RANCH	3A & 3B	NONE	GOLD CLIFF	SFHD	\$7,700.00
RUSSELL RANCH	3A & 3B	NONE	PLATINUM PEAK	SF	\$9,620.00

TOLL BROTHERS					
AREA	PHASE	VILLAGE	NAME	ZONING	FEE
TOLL BROTHERS	1	A-F	SEQUOIA	MLD	\$5,849.95
TOLL BROTHERS	1	A-F	REDWOOD	SFHD	\$6,399.95
TOLL BROTHERS	1	A-F	MENDOCINO	SFHD	\$6,749.95
TOLL BROTHERS	1	A-F	TAHOE	SFHD	\$7,699.95
TOLL BROTHERS	1	A-F	SHASTA	SFHD	\$7,149.95

WHITE ROCK SPRINGS RANCH					
AREA	PHASE	VILLAGE	NAME	ZONING	FEE
WHITE ROCK SPRINGS RANCH	1	8 & 9	STONEHAVEN	SF	\$8,400.00
WHITE ROCK SPRINGS RANCH	2	2	STONE BLUFF	SF	\$6,999.50
WHITE ROCK SPRINGS RANCH	2	3	STONE BLUFF	SFHD	\$6,999.50
WHITE ROCK SPRINGS RANCH	2	7	ASTER	SFHD	\$8,136.85