



Development Impact Fees

February 2019

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 less than 500 sq. ft	Residential additions greater than 500 sq. ft. or additions greater than 50% of the existing structure	New residential dwelling	Multi-family	New/additional Commercial Construction Less than 5000 sq. ft	New/additional Commercial Construction 5000 sq. ft or greater	Facility used exclusively for religious purposes
Roadway & Transit fee			X	X	X	X	X
Affordable Housing fee					X	X	
Park Impact fee			X	X		X	X
Sacramento Countywide Transportation Mitigation Fee Program			X	X	X	X	X
Drainage fee*		X*	X	X	X	X	X
Sewer fee			X	X	X	X	X
School fee		X	X	X	X	X	
Fire fee			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.

When will I know how much I have to pay? When are the fees due?

Staff can provide you with estimates of your fees at any time. The closer your project is to final approval, the more accurately fees can be calculated. Fees are due prior to the issuance of a building permit.

Fee Information & Charts

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

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.

Fee Type	Single-Family per unit	Multi-Family per unit	Commercial per sq ft	Office (BP zone) per sq ft	Religious Center per sq ft
Roadway	\$1,231	\$931	\$3.59	\$2.87	\$1.23
Transit	\$175	\$356	\$0.77	\$0.70	\$0.18
Administration	\$28.12	\$25.74	\$0.09	\$0.07	\$0.03
Total	\$1,434.12	\$1,312.74	\$4.45	\$3.64	\$1.44

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
Office	97¢ per square foot
Hotel	92¢
Research/Development	82¢
Commercial, includes retail	77¢
Manufacturing	61¢
Warehouse	26¢

Affordable Housing fee credit is given for the demolition of non-exempt commercial structures, based on square footage.

The following commercial uses are EXEMPT from the affordable housing impact fee:

- Agriculture
- Auto Smog Inspection Stations
- Automobile/mobile home/commercial coach storage
- Churches
- Citizens Improvement Clubs
- Non-profit membership organizations
- Labor Unions Temples
- Masonic Lodge
- Mini-storage facilities
- Parking garage/carport

Park Impact fees

Citrus Heights collects a park impact fee on new commercial and residential construction over 5,000 square feet. 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 5000 square feet)	Exempt
New Commercial Construction (totaling BETWEEN 5,000 and 10,000 square feet)	
▪ Retail Use.....	9¢ per square foot
▪ Office Use.....	18.5¢ per square foot
▪ Industrial Use.....	4.5¢ per square foot
New Commercial Construction (totaling GREATER than 10,000 square feet)	
▪ Retail Use.....	18¢ per square foot
▪ Office Use.....	37 per square foot
▪ Industrial Use.....	9 per square foot
Residential Construction Types	
▪ Single-family, detached.....	\$1,078.50 per unit
▪ Single-family, attached.....	\$800.65 per unit
▪ Multi-family.....	\$665.38 per unit
▪ Mobile Homes.....	\$577.64 per unit

Sacramento Countywide Transportation Mitigation Fee Programs

Measure A, approved by voters in November 2004, calls for the implementation of a Countywide transportation mitigation fee effective April 1, 2009.

Use Type	Rate
Single-family	\$ 1,265.00 per unit
Single-family, Senior	\$ 1,012.00 per unit
Multi-family	\$ 885.00 per unit
Multi-family, Senior	\$ 758.00 per unit
Retail Use	\$ 1,898 per 1,000 square feet
Office Use	\$ 1,519 per 1,000 square feet

Other uses contact General Services at 916-727-4770

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, please contact the 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.

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 fees

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 3 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 Department 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.

Land Use	Rate
Single-Family Residential	\$1,232 per dwelling unit
Multi-Family Residential	\$962 per dwelling unit
Commercial/Retail	\$650 per 1,000 sq ft of building space
Office	\$1,078 per 1,000 sq ft of building space
Industrial	\$584 per 1,000 sq ft of building space
Institutional/Other	\$1,032 per 1,000 sq ft of building space

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.

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.