City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: 916-264-5011
www.cityofsacramento.gov/cdd

Residential Fee Estimation for Production Homes in Natomas Basin (New Construction)

Project Valuation:		$198,656.00	$284,056.00	$369,456.00	$454,856.00
Square Footage:					
Dwelling (price/sq. ft.)	$170.80	**1,500**	**2,000**	**2,500**	**2,500**
Garage (price/sq. ft.)	$69.64	**400**	**400**	**400**	**400**
Building Permit Fee*		$1,747.58	$2,327.19	$2,906.80	$3,486.41
Building Master Plan Review Fee* *(50% of standard Building Plan Review fee charged on each design)*		366.99	488.71	610.43	732.15
Fire Dept Inspection *($0.11 per Sq. Ft. but not less than $288)*		288.00	209.00	264.00	319.00
Planning Production Permit Plan Review* *(7.5% of initial Building Plan Review fee or $117 minimum)*		117.00	117.00	117.00	117.00
Planning Mitigation Monitoring Fee *(only charged with mitigated environmental entitlements - charged per inspection hours)*		234.00	234.00	234.00	234.00
Public Work Review Fee *($205 Deposit + hourly)*		205.00	205.00	205.00	205.00
Utilities Fee *($205 Deposit + hourly)*		205.00	205.00	205.00	205.00
Residential Solid Waste Container Fee		199.00	199.00	199.00	199.00
Construction Water Use Fee		201.00	201.00	201.00	201.00
ESC Building *(Erosion and Sediment Control)*		70.00	70.00	70.00	70.00
Regional Sanitation Fee**		6,479.00	6,479.00	6,479.00	6,479.00
County Sewer Development Fee**		Paid at County			
Water Development Fee**		8,538.55	8,538.55	8,538.55	8,538.55
Water Meter Fee *(1 inch)*		723.00	723.00	723.00	723.00
City Business Operation Tax*		79.46	113.62	147.78	181.94
Construction Excise Tax*		874.08	1,268.08	1,662.08	2,056.08
General Plan Fee*		517.40	741.00	962.00	1,183.00
Green Building Fee*		8.00	12.00	15.00	19.00
Residential Construction Tax *(3+ bedroom)*		385.00	385.00	385.00	385.00
Strong Motion Fee**		25.83	36.93	48.03	59.13
Technology Fee*		198.52	264.37	330.21	396.06
North Natomas Development Fees		Call 916-808-1980			
Park Development Impact Fee**		3,470.00	5,205.00	6,947.00	6,947.00
Sacramento Area Flood Control Agency Development Impact Fee *(SAFCA DIF)*		2,100.00	3,150.00	4,200.00	5,250.00
School Impact Fee *(See CDD-0226)* *(estimated rate, fees paid at district offices)*		5,170.00	7,755.00	10,340.00	12,925.00
Total: ***(approximately)***		**$32,202.41**	**$38,927.45**	**$45,789.88**	**$50,911.31**

* Based on Project Valuation

** May be lower in certain infill areas or incentive zones

This is only an estimate. The actual fees can vary based on project scope, location, fee changes, etc.

Fee Notes

- **Master Plans and Production Permit**s (value based by square footage)
    - When a project involves the construction of the same building design (structure and floor plan) three or more times there are plan review cost savings which can be realized by using the **Master Plan Review Process**. This process involves the submission of the home designs for plan review and approval related to State and Local building code regulations as well as zoning and design standards, with no site-specific analysis. Once the Master Plan has been approved, Production permits can be issued for each instance in which the design will be constructed. Each production permit pays only 50% of the plan review fees which would conventionally be charged. In the table above, each unique design would pay a **Building Plan Review Fee** *(42% of the Building Permit Fee)*, and **Planning Plan Review Fee** *(15% of initial Building Plan Review fee or $234 minimum)* for the Master Plan. Once that design is approved, each production permit issued authorizing the construction of that design would pay the Building Master Plan Review Fee and the Planning Production Permit Plan Review Fee.
- Additional impact fees may apply (sewer & water tap fees, housing impact fees, project area impact fees, etc.)
- Valuations based on square footage areas (inhabitable: garage/storage/balconies)
- Additional Review Fee – as needed: $214 per hour (Building); $234 per hour (Planning)
- School Impact Fees – fees are calculated and collected by the local school districts and proof of payment must be provided to the City in the form of a receipt *(see form CDD-0226 for contact and fee information)*
- Building Permit Fee – pays field inspection costs and clerical support
- Plan Review Fees – pays plan review and office overhead
- Fire Department Inspection Fee – $0.11 x project area with a minimum of $288
- Fire Department Plan Review – $255 per hour of review time
- Utilities Fee – $205 per hour *(see form CDD-0404 for residential fee information)*
- Residential Construction Tax – general fund
- Construction Water Use Fee – pays for water used during construction
- Regional Sanitation Fee – pays regional treatment plant and infrastructure costs
- County Sewer Development Fee – levied when the sewer collector pipes are owned by the county (fee paid at the county)
- Water Development Fee – pays for the development of water distribution system (may be waived in designated infill areas)
- Water Meter Fee – pays water meter costs
- City Business Operations Tax – not assessed to owner/builder (maximum $5,000 per year)
- Construction Excise Tax – road tax .008 x Valuation (if new Sq. Ft. 2002 ICBO value table is used)
- General Plan Fee – funds City of Sacramento general plan ($2.60 per $1,000 of valuation)
- Green Building Fee – State fee to support Green Building
- Technology Fee – pays for technology upgrades to expedite services

Visit Building's website for applicable Building Forms:
https://www.cityofsacramento.gov/community-development/building/building-forms

Visit the City's Fees and Charges Application to search for detailed information on a specific fee:
https://www.cityofsacramento.gov/finance/fees-and-charges