

City of Sacramento
North Natomas Development Impact Fees Schedule
Effective July 1, 2025

BY LAND USE

6/12/2025

Change 07/01/24 - 07/01/25

Fee Type	Land Use	Pay Class Code	As Of 07/01/24	As Of 07/01/25	\$	%	Adjustment Basis
Residential:							
			Per Unit	Per Unit			
Public Facilities Fees	<3250	270	\$ 8,049	\$ 9,411	\$ 1,362	17%	Developer Agreement
Transit Fees	<3250	271	\$ 594	\$ 594	\$ -	0%	ENR CCI
Land Acquisition Fees	<3250	272	\$ 4,216	\$ 4,216	\$ -	0%	PLAV
Regional Park Fees	<3250	273	\$ 1,778	\$ 1,800	\$ 22	1%	CPI
			\$ 14,637	\$ 16,021	\$ 1,384	9%	
Public Facilities Fees	>5000	270	\$ 11,303	\$ 13,144	\$ 1,841	16%	Developer Agreement
Transit Fees	>5000	271	\$ 713	\$ 713	\$ -	0%	ENR CCI
Land Acquisition Fees	>5000	272	\$ 6,528	\$ 6,528	\$ -	0%	PLAV
Regional Park Fees	>5000	273	\$ 2,793	\$ 2,828	\$ 35	1%	CPI
			\$ 21,337	\$ 23,213	\$ 1,876	9%	
Public Facilities Fees	3250-5000	270	\$ 9,676	\$ 11,277	\$ 1,601	17%	Developer Agreement
Transit Fees	3250-5000	271	\$ 654	\$ 654	\$ -	0%	ENR CCI
Land Acquisition Fees	3250-5000	272	\$ 5,372	\$ 5,372	\$ -	0%	PLAV
Regional Park Fees	3250-5000	273	\$ 2,285	\$ 2,314	\$ 29	1%	CPI
			\$ 17,987	\$ 19,617	\$ 1,630	9%	
Public Facilities Fees	Age-Restricted SF	270	\$ 8,042	\$ 9,296	\$ 1,254	16%	Developer Agreement
Transit Fees	Age-Restricted SF	271	\$ 467	\$ 467	\$ -	0%	ENR CCI
Land Acquisition Fees	Age-Restricted SF	272	\$ 7,758	\$ 7,758	\$ -	0%	PLAV
Regional Park Fees	Age-Restricted SF	273	\$ 3,336	\$ 3,378	\$ 42	1%	CPI
			\$ 19,603	\$ 20,899	\$ 1,296	7%	

Multi-Family (>2 attached units):

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			Per Unit	Per Unit			
Public Facilities Fees	>18 units/acre	270	\$ 5,651	\$ 6,631	\$ 980	17%	Developer Agreement
Transit Fees	>18 units/acre	271	\$ 467	\$ 467	\$ -	0%	ENR CCI
Land Acquisition Fees	>18 units/acre	272	\$ 1,930	\$ 1,930	\$ -	0%	PLAV
Regional Park Fees	>18 units/acre	273	\$ 847	\$ 858	\$ 11	1%	CPI
			\$ 8,895	\$ 9,886	\$ 991	11%	
Public Facilities Fees	12-18 units/acre	270	\$ 6,850	\$ 8,021	\$ 1,171	17%	Developer Agreement
Transit Fees	12-18 units/acre	271	\$ 531	\$ 531	\$ -	0%	ENR CCI
Land Acquisition Fees	12-18 units/acre	272	\$ 3,073	\$ 3,073	\$ -	0%	PLAV
Regional Park Fees	12-18 units/acre	273	\$ 1,313	\$ 1,329	\$ 16	1%	CPI
			\$ 11,767	\$ 12,954	\$ 1,187	10%	
Public Facilities Fees	8-12 units/acre	270	\$ 8,049	\$ 9,411	\$ 1,362	17%	Developer Agreement
Transit Fees	8-12 units/acre	271	\$ 594	\$ 594	\$ -	0%	ENR CCI
Land Acquisition Fees	8-12 units/acre	272	\$ 4,216	\$ 4,216	\$ -	0%	PLAV
Regional Park Fees	8-12 units/acre	273	\$ 1,778	\$ 1,800	\$ 22	1%	CPI
			\$ 14,637	\$ 16,021	\$ 1,384	9%	
Public Facilities Fees	Age-Restricted Apts	270	\$ 3,774	\$ 4,351	\$ 577	15%	Developer Agreement
Transit Fees	Age-Restricted Apts	271	\$ 230	\$ 230	\$ -	0%	ENR CCI
Land Acquisition Fees	Age-Restricted Apts	272	\$ 1,937	\$ 1,937	\$ -	0%	PLAV
Regional Park Fees	Age-Restricted Apts	273	\$ 835	\$ 845	\$ 10	1%	CPI
			\$ 6,776	\$ 7,363	\$ 587	9%	
Public Facilities Fees	Age-Restricted Congr Care	270	\$ 1,835	\$ 2,161	\$ 326	18%	Developer Agreement
Transit Fees	Age-Restricted Congr Care	271	\$ 127	\$ 127	\$ -	0%	ENR CCI
Land Acquisition Fees	Age-Restricted Congr Care	272	\$ 1,023	\$ 1,023	\$ -	0%	PLAV
Regional Park Fees	Age-Restricted Congr Care	273	\$ 438	\$ 443	\$ 5	1%	CPI
			\$ 3,423	\$ 3,754	\$ 331	10%	

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Non-Residential:							
			Per Net Acre	Per Net Acre			
Public Facilities Fees	Community Commercial	270	\$ 213,114	\$ 261,691	\$ 48,577	23%	Developer Agreement
Transit Fees	Community Commercial	271	\$ 25,265	\$ 25,265	\$ -	0%	ENR CCI
Land Acquisition Fees	Community Commercial	272	\$ 43,769	\$ 43,769	\$ -	0%	PLAV
Regional Park Fees	Community Commercial	273	\$ 18,820	\$ 19,059	\$ 239	1%	CPI
			\$ 300,968	\$ 349,784	\$ 48,816	16%	
Public Facilities Fees	Convalescent Care/Nursing	270	\$ 73,973	\$ 87,606	\$ 13,633	18%	Developer Agreement
Transit Fees	Convalescent Care/Nursing	271	\$ 5,173	\$ 5,173	\$ -	0%	ENR CCI
Land Acquisition Fees	Convalescent Care/Nursing	272	\$ 43,769	\$ 43,769	\$ -	0%	PLAV
Regional Park Fees	Convalescent Care/Nursing	273	\$ 18,820	\$ 19,059	\$ 239	1%	CPI
			\$ 141,735	\$ 155,607	\$ 13,872	10%	
Public Facilities Fees	Convenience Commercial	270	\$ 376,740	\$ 466,749	\$ 90,009	24%	Developer Agreement
Transit Fees	Convenience Commercial	271	\$ 49,040	\$ 49,040	\$ -	0%	ENR CCI
Land Acquisition Fees	Convenience Commercial	272	\$ 43,769	\$ 43,769	\$ -	0%	PLAV
Regional Park Fees	Convenience Commercial	273	\$ 18,820	\$ 19,059	\$ 239	1%	CPI
			\$ 488,369	\$ 578,617	\$ 90,248	18%	
Public Facilities Fees	EC Commercial	270	\$ 213,114	\$ 261,691	\$ 48,577	23%	Developer Agreement
Transit Fees	EC Commercial	271	\$ 25,265	\$ 25,265	\$ -	0%	ENR CCI
Land Acquisition Fees	EC Commercial	272	\$ 43,769	\$ 43,769	\$ -	0%	PLAV
Regional Park Fees	EC Commercial	273	\$ 18,820	\$ 19,059	\$ 239	1%	CPI
			\$ 300,968	\$ 349,784	\$ 48,816	16%	
Public Facilities Fees	Highway Commercial	270	\$ 217,272	\$ 267,211	\$ 49,939	23%	Developer Agreement
Transit Fees	Highway Commercial	271	\$ 26,005	\$ 26,005	\$ -	0%	ENR CCI
Land Acquisition Fees	Highway Commercial	272	\$ 43,769	\$ 43,769	\$ -	0%	PLAV
Regional Park Fees	Highway Commercial	273	\$ 18,820	\$ 19,059	\$ 239	1%	CPI
			\$ 305,866	\$ 356,044	\$ 50,178	16%	

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Fee Type	Land Use	Pay Class Code	As Of 07/01/24	As Of 07/01/25	\$	%	Adjustment Basis
Public Facilities Fees	Light Industrial w/ <20% Office	270	\$ 54,873	\$ 64,603	\$ 9,730	18%	Developer Agreement
Transit Fees	Light Industrial w/ <20% Office	271	\$ 4,458	\$ 4,458	\$ -	0%	ENR CCI
Land Acquisition Fees	Light Industrial w/ <20% Office	272	\$ 43,769	\$ 43,769	\$ -	0%	PLAV
Regional Park Fees	Light Industrial w/ <20% Office	273	\$ 18,820	\$ 19,059	\$ 239	1%	CPI
			\$ 121,920	\$ 131,889	\$ 9,969	8%	
Public Facilities Fees	Light Industrial w/ 20%-50% Office	270	\$ 70,319	\$ 83,534	\$ 13,215	19%	Developer Agreement
Transit Fees	Light Industrial w/ 20%-50% Office	271	\$ 6,019	\$ 6,019	\$ -	0%	ENR CCI
Land Acquisition Fees	Light Industrial w/ 20%-50% Office	272	\$ 43,769	\$ 43,769	\$ -	0%	PLAV
Regional Park Fees	Light Industrial w/ 20%-50% Office	273	\$ 18,820	\$ 19,059	\$ 239	1%	CPI
			\$ 138,927	\$ 152,381	\$ 13,454	10%	
Public Facilities Fees	Office EC 30	270	\$ 106,361	\$ 127,707	\$ 21,346	20%	Developer Agreement
Transit Fees	Office EC 30	271	\$ 9,659	\$ 9,659	\$ -	0%	ENR CCI
Land Acquisition Fees	Office EC 30	272	\$ 43,769	\$ 43,769	\$ -	0%	PLAV
Regional Park Fees	Office EC 30	273	\$ 18,820	\$ 19,059	\$ 239	1%	CPI
			\$ 178,609	\$ 200,194	\$ 21,585	12%	
Public Facilities Fees	Office EC 40	270	\$ 133,800	\$ 161,491	\$ 27,691	21%	Developer Agreement
Transit Fees	Office EC 40	271	\$ 13,375	\$ 13,375	\$ -	0%	ENR CCI
Land Acquisition Fees	Office EC 40	272	\$ 43,769	\$ 43,769	\$ -	0%	PLAV
Regional Park Fees	Office EC 40	273	\$ 18,820	\$ 19,059	\$ 239	1%	CPI
			\$ 209,764	\$ 237,694	\$ 27,930	13%	
Public Facilities Fees	Office EC 65	270	\$ 196,503	\$ 237,990	\$ 41,487	21%	Developer Agreement
Transit Fees	Office EC 65	271	\$ 21,546	\$ 21,546	\$ -	0%	ENR CCI
Land Acquisition Fees	Office EC 65	272	\$ 43,769	\$ 43,769	\$ -	0%	PLAV
Regional Park Fees	Office EC 65	273	\$ 18,820	\$ 19,059	\$ 239	1%	CPI
			\$ 280,638	\$ 322,364	\$ 41,726	15%	

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Fee Type	Land Use	Pay Class Code	As Of 07/01/24	As Of 07/01/25	\$	%	Adjustment Basis
Public Facilities Fees	Office EC 80	270	\$ 230,401	\$ 279,435	\$ 49,034	21%	Developer Agreement
Transit Fees	Office EC 80	271	\$ 26,005	\$ 26,005	\$ -	0%	ENR CCI
Land Acquisition Fees	Office EC 80	272	\$ 43,769	\$ 43,769	\$ -	0%	PLAV
Regional Park Fees	Office EC 80	273	\$ 18,820	\$ 19,059	\$ 239	1%	CPI
			\$ 318,995	\$ 368,268	\$ 49,273	15%	
Public Facilities Fees	Office/Hospital EC 50	270	\$ 155,308	\$ 188,105	\$ 32,797	21%	Developer Agreement
Transit Fees	Office/Hospital EC 50	271	\$ 16,345	\$ 16,345	\$ -	0%	ENR CCI
Land Acquisition Fees	Office/Hospital EC 50	272	\$ 43,769	\$ 43,769	\$ -	0%	PLAV
Regional Park Fees	Office/Hospital EC 50	273	\$ 18,820	\$ 19,059	\$ 239	1%	CPI
			\$ 234,242	\$ 267,278	\$ 33,036	14%	
Public Facilities Fees	Regional Commercial	270	\$ 192,388	\$ 235,805	\$ 43,417	23%	Developer Agreement
Transit Fees	Regional Commercial	271	\$ 22,289	\$ 22,289	\$ -	0%	ENR CCI
Land Acquisition Fees	Regional Commercial	272	\$ 43,769	\$ 43,769	\$ -	0%	PLAV
Regional Park Fees	Regional Commercial	273	\$ 18,820	\$ 19,059	\$ 239	1%	CPI
			\$ 277,266	\$ 320,922	\$ 43,656	16%	
Public Facilities Fees	Transit Commercial	270	\$ 300,859	\$ 371,390	\$ 70,531	23%	Developer Agreement
Transit Fees	Transit Commercial	271	\$ 37,892	\$ 37,892	\$ -	0%	ENR CCI
Land Acquisition Fees	Transit Commercial	272	\$ 43,769	\$ 43,769	\$ -	0%	PLAV
Regional Park Fees	Transit Commercial	273	\$ 18,820	\$ 19,059	\$ 239	1%	CPI
			\$ 401,340	\$ 472,110	\$ 70,770	18%	
Public Facilities Fees	Village Commercial	270	\$ 300,040	\$ 370,628	\$ 70,588	24%	Developer Agreement
Transit Fees	Village Commercial	271	\$ 37,892	\$ 37,892	\$ -	0%	ENR CCI
Land Acquisition Fees	Village Commercial	272	\$ 43,769	\$ 43,769	\$ -	0%	PLAV
Regional Park Fees	Village Commercial	273	\$ 18,820	\$ 19,059	\$ 239	1%	CPI
			\$ 400,521	\$ 471,348	\$ 70,827	18%	

Stadium:

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			Per Net Acre	Per Net Acre			
Public Facilities Fees	Stadium	270	\$ 209,021	\$ 257,447	\$ 48,426	23%	Developer Agreement
Transit Fees	Stadium	271	\$ 25,067	\$ 25,067	\$ -	0%	ENR CCI
Land Acquisition Fees	Stadium	272	\$ 26,750	\$ 26,750	\$ -	0%	PLAV
Regional Park Fee	Stadium	273	\$ 18,820	\$ 19,059	\$ 239	1%	CPI
			\$ 279,658	\$ 328,323	\$ 48,665	17%	

end of schedule