

City of Sacramento North Natomas Development Impact Fees Schedule Effective July 1, 2026

BY LAND USE

7/3/2026

Change 07/01/25 - 07/01/26

Fee Type	Land Use	Pay Class Code	As Of 07/01/25	As Of 07/01/26	\$	%	Adjustment Basis
Residential:							
			Per Unit	Per Unit			
Public Facilities Fees	<3250	270	\$ 9,411	\$ 9,857	\$ 446	4.74%	Developer Agreement
Transit Fees	<3250	271	\$ 594	\$ 597	\$ 3	0.51%	ENR CCI
Land Acquisition Fees	<3250	272	\$ 4,216	\$ 4,216	\$ -	0.00%	PLAV
Regional Park Fees	<3250	273	\$ 1,800	\$ 1,869	\$ 69	3.83%	CPI
			\$ 16,021	\$ 16,539	\$ 518	3.23%	
Public Facilities Fees	>5000	270	\$ 13,144	\$ 13,741	\$ 597	4.54%	Developer Agreement
Transit Fees	>5000	271	\$ 713	\$ 716	\$ 3	0.42%	ENR CCI
Land Acquisition Fees	>5000	272	\$ 6,528	\$ 6,528	\$ -	0.00%	PLAV
Regional Park Fees	>5000	273	\$ 2,828	\$ 2,936	\$ 108	3.82%	CPI
			\$ 23,213	\$ 23,921	\$ 708	3.05%	
Public Facilities Fees	3250-5000	270	\$ 11,277	\$ 11,799	\$ 522	4.63%	Developer Agreement
Transit Fees	3250-5000	271	\$ 654	\$ 657	\$ 3	0.46%	ENR CCI
Land Acquisition Fees	3250-5000	272	\$ 5,372	\$ 5,372	\$ -	0.00%	PLAV
Regional Park Fees	3250-5000	273	\$ 2,314	\$ 2,402	\$ 88	3.80%	CPI
			\$ 19,617	\$ 20,230	\$ 613	3.12%	
Public Facilities Fees	Age-Restricted SF	270	\$ 9,296	\$ 9,690	\$ 394	4.24%	Developer Agreement
Transit Fees	Age-Restricted SF	271	\$ 467	\$ 470	\$ 3	0.64%	ENR CCI
Land Acquisition Fees	Age-Restricted SF	272	\$ 7,758	\$ 7,758	\$ -	0.00%	PLAV
Regional Park Fees	Age-Restricted SF	273	\$ 3,378	\$ 3,507	\$ 129	3.82%	CPI
			\$ 20,899	\$ 21,425	\$ 526	2.52%	

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Multi-Family (>2 attached units):							
			Per Unit	Per Unit			
Public Facilities Fees	>18 units/acre	270	\$ 6,631	\$ 6,948	\$ 317	4.78%	Developer Agreement
Transit Fees	>18 units/acre	271	\$ 467	\$ 470	\$ 3	0.64%	ENR CCI
Land Acquisition Fees	>18 units/acre	272	\$ 1,930	\$ 1,930	\$ -	0.00%	PLAV
Regional Park Fees	>18 units/acre	273	\$ 858	\$ 891	\$ 33	3.85%	CPI
			\$ 9,886	\$ 10,239	\$ 353	3.57%	
Public Facilities Fees	12-18 units/acre	270	\$ 8,021	\$ 8,402	\$ 381	4.75%	Developer Agreement
Transit Fees	12-18 units/acre	271	\$ 531	\$ 533	\$ 2	0.38%	ENR CCI
Land Acquisition Fees	12-18 units/acre	272	\$ 3,073	\$ 3,073	\$ -	0.00%	PLAV
Regional Park Fees	12-18 units/acre	273	\$ 1,329	\$ 1,380	\$ 51	3.84%	CPI
			\$ 12,954	\$ 13,388	\$ 434	3.35%	
Public Facilities Fees	8-12 units/acre	270	\$ 9,411	\$ 9,857	\$ 446	4.74%	Developer Agreement
Transit Fees	8-12 units/acre	271	\$ 594	\$ 597	\$ 3	0.51%	ENR CCI
Land Acquisition Fees	8-12 units/acre	272	\$ 4,216	\$ 4,216	\$ -	0.00%	PLAV
Regional Park Fees	8-12 units/acre	273	\$ 1,800	\$ 1,869	\$ 69	3.83%	CPI
			\$ 16,021	\$ 16,539	\$ 518	3.23%	
Public Facilities Fees	Age-Restricted Apts	270	\$ 4,351	\$ 4,527	\$ 176	4.05%	Developer Agreement
Transit Fees	Age-Restricted Apts	271	\$ 230	\$ 231	\$ 1	0.43%	ENR CCI
Land Acquisition Fees	Age-Restricted Apts	272	\$ 1,937	\$ 1,937	\$ -	0.00%	PLAV
Regional Park Fees	Age-Restricted Apts	273	\$ 845	\$ 877	\$ 32	3.79%	CPI
			\$ 7,363	\$ 7,572	\$ 209	2.84%	
Public Facilities Fees	Age-Restricted Congr Care	270	\$ 2,161	\$ 2,275	\$ 114	5.28%	Developer Agreement
Transit Fees	Age-Restricted Congr Care	271	\$ 127	\$ 127	\$ -	0.00%	ENR CCI
Land Acquisition Fees	Age-Restricted Congr Care	272	\$ 1,023	\$ 1,023	\$ -	0.00%	PLAV

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Fee Type	Land Use	Pay Class Code	As Of 07/01/25	As Of 07/01/26	\$	%	Adjustment Basis
Regional Park Fees	Age-Restricted Congr Care	273	\$ 443	\$ 460	\$ 17	3.84%	CPI
			\$ 3,754	\$ 3,885	\$ 131	3.49%	
Non-Residential:							
			Per Net Acre	Per Net Acre			
Public Facilities Fees	Community Commercial	270	\$ 261,691	\$ 280,082	\$ 18,391	7.03%	Developer Agreement
Transit Fees	Community Commercial	271	\$ 25,265	\$ 25,389	\$ 124	0.49%	ENR CCI
Land Acquisition Fees	Community Commercial	272	\$ 43,769	\$ 43,769	\$ -	0.00%	PLAV
Regional Park Fees	Community Commercial	273	\$ 19,059	\$ 19,783	\$ 724	3.80%	CPI
			\$ 349,784	\$ 369,023	\$ 19,239	5.50%	
Public Facilities Fees	Convalescent Care/Nursing	270	\$ 87,606	\$ 92,501	\$ 4,895	5.59%	Developer Agreement
Transit Fees	Convalescent Care/Nursing	271	\$ 5,173	\$ 5,198	\$ 25	0.48%	ENR CCI
Land Acquisition Fees	Convalescent Care/Nursing	272	\$ 43,769	\$ 43,769	\$ -	0.00%	PLAV
Regional Park Fees	Convalescent Care/Nursing	273	\$ 19,059	\$ 19,783	\$ 724	3.80%	CPI
			\$ 155,607	\$ 161,251	\$ 5,644	3.63%	
Public Facilities Fees	Convenience Commercial	270	\$ 466,749	\$ 501,213	\$ 34,464	7.38%	Developer Agreement
Transit Fees	Convenience Commercial	271	\$ 49,040	\$ 49,281	\$ 241	0.49%	ENR CCI
Land Acquisition Fees	Convenience Commercial	272	\$ 43,769	\$ 43,769	\$ -	0.00%	PLAV
Regional Park Fees	Convenience Commercial	273	\$ 19,059	\$ 19,783	\$ 724	3.80%	CPI
			\$ 578,617	\$ 614,046	\$ 35,429	6.12%	
Public Facilities Fees	EC Commercial	270	\$ 261,691	\$ 280,082	\$ 18,391	7.03%	Developer Agreement
Transit Fees	EC Commercial	271	\$ 25,265	\$ 25,389	\$ 124	0.49%	ENR CCI
Land Acquisition Fees	EC Commercial	272	\$ 43,769	\$ 43,769	\$ -	0.00%	PLAV
Regional Park Fees	EC Commercial	273	\$ 19,059	\$ 19,783	\$ 724	3.80%	CPI
			\$ 349,784	\$ 369,023	\$ 19,239	5.50%	

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Fee Type	Land Use	Pay Class Code	As Of 07/01/25	As Of 07/01/26	\$	%	Adjustment Basis
Public Facilities Fees	Highway Commercial	270	\$ 267,211	\$ 286,193	\$ 18,982	7.10%	Developer Agreement
Transit Fees	Highway Commercial	271	\$ 26,005	\$ 26,133	\$ 128	0.49%	ENR CCI
Land Acquisition Fees	Highway Commercial	272	\$ 43,769	\$ 43,769	\$ -	0.00%	PLAV
Regional Park Fees	Highway Commercial	273	\$ 19,059	\$ 19,783	\$ 724	3.80%	CPI
			\$ 356,044	\$ 375,878	\$ 19,834	5.57%	
Public Facilities Fees	Light Industrial w/ <20% Office	270	\$ 64,603	\$ 67,848	\$ 3,245	5.02%	Developer Agreement
Transit Fees	Light Industrial w/ <20% Office	271	\$ 4,458	\$ 4,480	\$ 22	0.49%	ENR CCI
Land Acquisition Fees	Light Industrial w/ <20% Office	272	\$ 43,769	\$ 43,769	\$ -	0.00%	PLAV
Regional Park Fees	Light Industrial w/ <20% Office	273	\$ 19,059	\$ 19,783	\$ 724	3.80%	CPI
			\$ 131,889	\$ 135,880	\$ 3,991	3.03%	
Public Facilities Fees	Light Industrial w/ 20%-50% Office	270	\$ 83,534	\$ 88,141	\$ 4,607	5.52%	Developer Agreement
Transit Fees	Light Industrial w/ 20%-50% Office	271	\$ 6,019	\$ 6,048	\$ 29	0.48%	ENR CCI
Land Acquisition Fees	Light Industrial w/ 20%-50% Office	272	\$ 43,769	\$ 43,769	\$ -	0.00%	PLAV
Regional Park Fees	Light Industrial w/ 20%-50% Office	273	\$ 19,059	\$ 19,783	\$ 724	3.80%	CPI
			\$ 152,381	\$ 157,741	\$ 5,360	3.52%	
Public Facilities Fees	Office EC 30	270	\$ 127,707	\$ 135,491	\$ 7,784	6.10%	Developer Agreement
Transit Fees	Office EC 30	271	\$ 9,659	\$ 9,707	\$ 48	0.50%	ENR CCI
Land Acquisition Fees	Office EC 30	272	\$ 43,769	\$ 43,769	\$ -	0.00%	PLAV
Regional Park Fees	Office EC 30	273	\$ 19,059	\$ 19,783	\$ 724	3.80%	CPI
			\$ 200,194	\$ 208,750	\$ 8,556	4.27%	
Public Facilities Fees	Office EC 40	270	\$ 161,491	\$ 171,612	\$ 10,121	6.27%	Developer Agreement
Transit Fees	Office EC 40	271	\$ 13,375	\$ 13,440	\$ 65	0.49%	ENR CCI
Land Acquisition Fees	Office EC 40	272	\$ 43,769	\$ 43,769	\$ -	0.00%	PLAV
Regional Park Fees	Office EC 40	273	\$ 19,059	\$ 19,783	\$ 724	3.80%	CPI

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Fee Type	Land Use	Pay Class Code	As Of 07/01/25	As Of 07/01/26	\$	%	Adjustment Basis
			\$ 237,694	\$ 248,604	\$ 10,910	4.59%	
Public Facilities Fees	Office EC 65	270	\$ 237,990	\$ 253,034	\$ 15,044	6.32%	Developer Agreement
Transit Fees	Office EC 65	271	\$ 21,546	\$ 21,652	\$ 106	0.49%	ENR CCI
Land Acquisition Fees	Office EC 65	272	\$ 43,769	\$ 43,769	\$ -	0.00%	PLAV
Regional Park Fees	Office EC 65	273	\$ 19,059	\$ 19,783	\$ 724	3.80%	CPI
			\$ 322,364	\$ 338,238	\$ 15,874	4.92%	
Public Facilities Fees	Office EC 80	270	\$ 279,435	\$ 297,193	\$ 17,758	6.35%	Developer Agreement
Transit Fees	Office EC 80	271	\$ 26,005	\$ 26,133	\$ 128	0.49%	ENR CCI
Land Acquisition Fees	Office EC 80	272	\$ 43,769	\$ 43,769	\$ -	0.00%	PLAV
Regional Park Fees	Office EC 80	273	\$ 19,059	\$ 19,783	\$ 724	3.80%	CPI
			\$ 368,268	\$ 386,878	\$ 18,610	5.05%	
Public Facilities Fees	Office/Hospital EC 50	270	\$ 188,105	\$ 200,137	\$ 12,032	6.40%	Developer Agreement
Transit Fees	Office/Hospital EC 50	271	\$ 16,345	\$ 16,426	\$ 81	0.50%	ENR CCI
Land Acquisition Fees	Office/Hospital EC 50	272	\$ 43,769	\$ 43,769	\$ -	0.00%	PLAV
Regional Park Fees	Office/Hospital EC 50	273	\$ 19,059	\$ 19,783	\$ 724	3.80%	CPI
			\$ 267,278	\$ 280,115	\$ 12,837	4.80%	
Public Facilities Fees	Regional Commercial	270	\$ 235,805	\$ 252,213	\$ 16,408	6.96%	Developer Agreement
Transit Fees	Regional Commercial	271	\$ 22,289	\$ 22,399	\$ 110	0.49%	ENR CCI
Land Acquisition Fees	Regional Commercial	272	\$ 43,769	\$ 43,769	\$ -	0.00%	PLAV
Regional Park Fees	Regional Commercial	273	\$ 19,059	\$ 19,783	\$ 724	3.80%	CPI
			\$ 320,922	\$ 338,164	\$ 17,242	5.37%	
Public Facilities Fees	Transit Commercial	270	\$ 371,390	\$ 398,244	\$ 26,854	7.23%	Developer Agreement
Transit Fees	Transit Commercial	271	\$ 37,892	\$ 38,078	\$ 186	0.49%	ENR CCI
Land Acquisition Fees	Transit Commercial	272	\$ 43,769	\$ 43,769	\$ -	0.00%	PLAV

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Regional Park Fees	Transit Commercial	273	\$ 19,059	\$ 19,783	\$ 724	3.80%	CPI
			\$ 472,110	\$ 499,874	\$ 27,764	5.88%	
Public Facilities Fees	Village Commercial	270	\$ 370,628	\$ 397,558	\$ 26,930	7.27%	Developer Agreement
Transit Fees	Village Commercial	271	\$ 37,892	\$ 38,078	\$ 186	0.49%	ENR CCI
Land Acquisition Fees	Village Commercial	272	\$ 43,769	\$ 43,769	\$ -	0.00%	PLAV
Regional Park Fees	Village Commercial	273	\$ 19,059	\$ 19,783	\$ 724	3.80%	CPI
			\$ 471,348	\$ 499,188	\$ 27,840	5.91%	

Stadium:

			Per Net Acre	Per Net Acre			
Public Facilities Fees	Stadium	270	\$ 257,447	\$ 275,963	\$ 18,516	7.19%	Developer Agreement
Transit Fees	Stadium	271	\$ 25,067	\$ 25,190	\$ 123	0.49%	ENR CCI
Land Acquisition Fees	Stadium	272	\$ 26,750	\$ 26,750	\$ -	0.00%	PLAV
Regional Park Fee	Stadium	273	\$ 19,059	\$ 19,783	\$ 724	3.80%	CPI
			\$ 328,323	\$ 347,686	\$ 19,363	5.90%	

end of schedule