

**City of Sacramento  
North Natomas Development Impact Fees Schedule  
Effective July 1, 2023**

**BY LAND USE**

6/27/2023

Change 07/01/22 - 07/01/23

Fee Type	Land Use	Pay Class Code	As Of 07/01/22	As Of 07/01/23	\$	%	Adjustment Basis
<b>Residential:</b>							
			Per Unit	Per Unit			
Public Facilities Fees	<3250	270	\$ 7,271	\$ 7,224	\$ (47)	-0.646%	Developer Agreement
Transit Fees	<3250	271	\$ 581	\$ 590	\$ 9	1.549%	ENR CCI
Land Acquisition Fees	<3250	272	\$ 3,259	\$ 3,847	\$ 588	18.042%	PLAV
Regional Park Fees	<3250	273	\$ 1,644	\$ 1,713	\$ 69	4.192%	CPI
			\$ 12,755	\$ 13,374	\$ 619	4.852%	
Public Facilities Fees	>5000	270	\$ 10,244	\$ 10,206	\$ (38)	-0.371%	Developer Agreement
Transit Fees	>5000	271	\$ 698	\$ 708	\$ 10	1.433%	ENR CCI
Land Acquisition Fees	>5000	272	\$ 5,047	\$ 5,957	\$ 910	18.031%	PLAV
Regional Park Fees	>5000	273	\$ 2,583	\$ 2,692	\$ 109	4.220%	CPI
			\$ 18,572	\$ 19,563	\$ 991	5.336%	
Public Facilities Fees	3250-5000	270	\$ 8,758	\$ 8,715	\$ (43)	-0.491%	Developer Agreement
Transit Fees	3250-5000	271	\$ 639	\$ 649	\$ 10	1.565%	ENR CCI
Land Acquisition Fees	3250-5000	272	\$ 4,153	\$ 4,902	\$ 749	18.035%	PLAV
Regional Park Fees	3250-5000	273	\$ 2,114	\$ 2,202	\$ 88	4.163%	CPI
			\$ 15,664	\$ 16,468	\$ 804	5.133%	
Public Facilities Fees	Age-Restricted SF	270	\$ 7,374	\$ 7,299	\$ (75)	-1.017%	Developer Agreement
Transit Fees	Age-Restricted SF	271	\$ 457	\$ 464	\$ 7	1.532%	ENR CCI
Land Acquisition Fees	Age-Restricted SF	272	\$ 5,998	\$ 7,080	\$ 1,082	18.039%	PLAV
Regional Park Fees	Age-Restricted SF	273	\$ 3,085	\$ 3,215	\$ 130	4.214%	CPI
			\$ 16,914	\$ 18,058	\$ 1,144	6.764%	

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<b>Multi-Family ( &gt;2 attached units ):</b>							
			Per Unit	Per Unit			
Public Facilities Fees	>18 units/acre	270	\$ 5,131	\$ 5,051	\$ (80)	-1.559%	Developer Agreement
Transit Fees	>18 units/acre	271	\$ 457	\$ 464	\$ 7	1.532%	ENR CCI
Land Acquisition Fees	>18 units/acre	272	\$ 1,492	\$ 1,761	\$ 269	18.029%	PLAV
Regional Park Fees	>18 units/acre	273	\$ 784	\$ 817	\$ 33	4.192%	CPI
			\$ 7,864	\$ 8,093	\$ 229	2.910%	
Public Facilities Fees	12-18 units/acre	270	\$ 6,201	\$ 6,138	\$ (63)	-1.016%	Developer Agreement
Transit Fees	12-18 units/acre	271	\$ 519	\$ 527	\$ 8	1.541%	ENR CCI
Land Acquisition Fees	12-18 units/acre	272	\$ 2,376	\$ 2,804	\$ 428	18.013%	PLAV
Regional Park Fees	12-18 units/acre	273	\$ 1,214	\$ 1,265	\$ 51	4.192%	CPI
			\$ 10,310	\$ 10,734	\$ 424	4.111%	
Public Facilities Fees	8-12 units/acre	270	\$ 7,271	\$ 7,224	\$ (47)	-0.646%	Developer Agreement
Transit Fees	8-12 units/acre	271	\$ 581	\$ 590	\$ 9	1.549%	ENR CCI
Land Acquisition Fees	8-12 units/acre	272	\$ 3,259	\$ 3,847	\$ 588	18.042%	PLAV
Regional Park Fees	8-12 units/acre	273	\$ 1,644	\$ 1,713	\$ 69	4.192%	CPI
			\$ 12,755	\$ 13,374	\$ 619	4.852%	
Public Facilities Fees	Age-Restricted Apts	270	\$ 3,484	\$ 3,429	\$ (55)	-1.579%	Developer Agreement
Transit Fees	Age-Restricted Apts	271	\$ 225	\$ 228	\$ 3	1.333%	ENR CCI
Land Acquisition Fees	Age-Restricted Apts	272	\$ 1,498	\$ 1,768	\$ 270	18.024%	PLAV
Regional Park Fees	Age-Restricted Apts	273	\$ 772	\$ 804	\$ 32	4.192%	CPI
			\$ 5,979	\$ 6,229	\$ 250	4.187%	
Public Facilities Fees	Age-Restricted Congr Care	270	\$ 1,559	\$ 1,638	\$ 79	5.067%	Developer Agreement
Transit Fees	Age-Restricted Congr Care	271	\$ 124	\$ 126	\$ 2	1.613%	ENR CCI
Land Acquisition Fees	Age-Restricted Congr Care	272	\$ 791	\$ 933	\$ 142	17.952%	PLAV

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Fee Type	Land Use	Pay Class Code	As Of		\$	%	Adjustment Basis
			07/01/22	07/01/23			
Regional Park Fees	Age-Restricted Congr Care	273	\$ 405	\$ 422	\$ 17	4.192%	CPI
			\$ 2,879	\$ 3,119	\$ 240	8.335%	
<b>Non-Residential:</b>							
			Per Net Acre	Per Net Acre			
Public Facilities Fees	Community Commercial	270	\$ 175,007	\$ 182,666	\$ 7,659	4.376%	Developer Agreement
Transit Fees	Community Commercial	271	\$ 24,722	\$ 25,107	\$ 385	1.557%	ENR CCI
Land Acquisition Fees	Community Commercial	272	\$ 33,839	\$ 39,943	\$ 6,104	18.038%	PLAV
Regional Park Fees	Community Commercial	273	\$ 17,407	\$ 18,137	\$ 730	4.192%	CPI
			\$ 250,975	\$ 265,853	\$ 14,878	5.928%	
Public Facilities Fees	Convalescent Care/Nursing	270	\$ 62,376	\$ 65,796	\$ 3,420	5.483%	Developer Agreement
Transit Fees	Convalescent Care/Nursing	271	\$ 5,062	\$ 5,140	\$ 78	1.541%	ENR CCI
Land Acquisition Fees	Convalescent Care/Nursing	272	\$ 33,839	\$ 39,943	\$ 6,104	18.038%	PLAV
Regional Park Fees	Convalescent Care/Nursing	273	\$ 17,407	\$ 18,137	\$ 730	4.192%	CPI
			\$ 118,684	\$ 129,016	\$ 10,332	8.705%	
Public Facilities Fees	Convenience Commercial	270	\$ 303,761	\$ 319,880	\$ 16,119	5.306%	Developer Agreement
Transit Fees	Convenience Commercial	271	\$ 47,987	\$ 48,734	\$ 747	1.557%	ENR CCI
Land Acquisition Fees	Convenience Commercial	272	\$ 33,839	\$ 39,943	\$ 6,104	18.038%	PLAV
Regional Park Fees	Convenience Commercial	273	\$ 17,407	\$ 18,137	\$ 730	4.192%	CPI
			\$ 402,994	\$ 426,694	\$ 23,700	5.881%	
Public Facilities Fees	EC Commercial	270	\$ 175,007	\$ 182,666	\$ 7,659	4.376%	Developer Agreement
Transit Fees	EC Commercial	271	\$ 24,722	\$ 25,107	\$ 385	1.557%	ENR CCI
Land Acquisition Fees	EC Commercial	272	\$ 33,839	\$ 39,943	\$ 6,104	18.038%	PLAV
Regional Park Fees	EC Commercial	273	\$ 17,407	\$ 18,137	\$ 730	4.192%	CPI
			\$ 250,975	\$ 265,853	\$ 14,878	5.928%	

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Fee Type	Land Use	Pay Class Code	As Of		\$	%	Adjustment Basis
			07/01/22	07/01/23			
Public Facilities Fees	Highway Commercial	270	\$ 177,993	\$ 185,960	\$ 7,967	4.476%	Developer Agreement
Transit Fees	Highway Commercial	271	\$ 25,446	\$ 25,842	\$ 396	1.556%	ENR CCI
Land Acquisition Fees	Highway Commercial	272	\$ 33,839	\$ 39,943	\$ 6,104	18.038%	PLAV
Regional Park Fees	Highway Commercial	273	\$ 17,407	\$ 18,137	\$ 730	4.192%	CPI
			\$ 254,685	\$ 269,882	\$ 15,197	5.967%	
Public Facilities Fees	Light Industrial w/ <20% Office	270	\$ 48,676	\$ 48,914	\$ 238	0.489%	Developer Agreement
Transit Fees	Light Industrial w/ <20% Office	271	\$ 4,362	\$ 4,430	\$ 68	1.559%	ENR CCI
Land Acquisition Fees	Light Industrial w/ <20% Office	272	\$ 33,839	\$ 39,943	\$ 6,104	18.038%	PLAV
Regional Park Fees	Light Industrial w/ <20% Office	273	\$ 17,407	\$ 18,137	\$ 730	4.192%	CPI
			\$ 104,284	\$ 111,424	\$ 7,140	6.846%	
Public Facilities Fees	Light Industrial w/ 20%-50% Office	270	\$ 61,427	\$ 62,223	\$ 796	1.296%	Developer Agreement
Transit Fees	Light Industrial w/ 20%-50% Office	271	\$ 5,889	\$ 5,981	\$ 92	1.562%	ENR CCI
Land Acquisition Fees	Light Industrial w/ 20%-50% Office	272	\$ 33,839	\$ 39,943	\$ 6,104	18.038%	PLAV
Regional Park Fees	Light Industrial w/ 20%-50% Office	273	\$ 17,407	\$ 18,137	\$ 730	4.192%	CPI
			\$ 118,562	\$ 126,284	\$ 7,722	6.513%	
Public Facilities Fees	Office EC 30	270	\$ 91,181	\$ 93,276	\$ 2,095	2.298%	Developer Agreement
Transit Fees	Office EC 30	271	\$ 9,452	\$ 9,599	\$ 147	1.555%	ENR CCI
Land Acquisition Fees	Office EC 30	272	\$ 33,839	\$ 39,943	\$ 6,104	18.038%	PLAV
Regional Park Fees	Office EC 30	273	\$ 17,407	\$ 18,137	\$ 730	4.192%	CPI
			\$ 151,879	\$ 160,955	\$ 9,076	5.976%	
Public Facilities Fees	Office EC 40	270	\$ 114,287	\$ 116,669	\$ 2,382	2.084%	Developer Agreement
Transit Fees	Office EC 40	271	\$ 13,087	\$ 13,291	\$ 204	1.559%	ENR CCI
Land Acquisition Fees	Office EC 40	272	\$ 33,839	\$ 39,943	\$ 6,104	18.038%	PLAV
Regional Park Fees	Office EC 40	273	\$ 17,407	\$ 18,137	\$ 730	4.192%	CPI

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Fee Type	Land Use	Pay Class Code	As Of 07/01/22	As Of 07/01/23	\$	%	Adjustment Basis	
			\$	\$				
			\$ 178,620	\$ 188,040	\$ 9,420	5.274%		
Public Facilities Fees	Office EC 65	270	\$ 167,941	\$ 170,565	\$ 2,624	1.562%	Developer Agreement	
Transit Fees	Office EC 65	271	\$ 21,084	\$ 21,412	\$ 328	1.556%	ENR CCI	
Land Acquisition Fees	Office EC 65	272	\$ 33,839	\$ 39,943	\$ 6,104	18.038%	PLAV	
Regional Park Fees	Office EC 65	273	\$ 17,407	\$ 18,137	\$ 730	4.192%	CPI	
			\$ 240,271	\$ 250,057	\$ 9,786	4.073%		
Public Facilities Fees	Office EC 80	270	\$ 197,009	\$ 199,648	\$ 2,639	1.340%	Developer Agreement	
Transit Fees	Office EC 80	271	\$ 25,446	\$ 25,842	\$ 396	1.556%	ENR CCI	
Land Acquisition Fees	Office EC 80	272	\$ 33,839	\$ 39,943	\$ 6,104	18.038%	PLAV	
Regional Park Fees	Office EC 80	273	\$ 17,407	\$ 18,137	\$ 730	4.192%	CPI	
			\$ 273,701	\$ 283,570	\$ 9,869	3.606%		
Public Facilities Fees	Office/Hospital EC 50	270	\$ 132,480	\$ 134,922	\$ 2,442	1.843%	Developer Agreement	
Transit Fees	Office/Hospital EC 50	271	\$ 15,994	\$ 16,243	\$ 249	1.557%	ENR CCI	
Land Acquisition Fees	Office/Hospital EC 50	272	\$ 33,839	\$ 39,943	\$ 6,104	18.038%	PLAV	
Regional Park Fees	Office/Hospital EC 50	273	\$ 17,407	\$ 18,137	\$ 730	4.192%	CPI	
			\$ 199,720	\$ 209,245	\$ 9,525	4.769%		
Public Facilities Fees	Regional Commercial	270	\$ 158,616	\$ 165,230	\$ 6,614	4.170%	Developer Agreement	
Transit Fees	Regional Commercial	271	\$ 21,811	\$ 22,150	\$ 339	1.554%	ENR CCI	
Land Acquisition Fees	Regional Commercial	272	\$ 33,839	\$ 39,943	\$ 6,104	18.038%	PLAV	
Regional Park Fees	Regional Commercial	273	\$ 17,407	\$ 18,137	\$ 730	4.192%	CPI	
			\$ 231,673	\$ 245,460	\$ 13,787	5.951%		
Public Facilities Fees	Transit Commercial	270	\$ 244,296	\$ 256,413	\$ 12,117	4.960%	Developer Agreement	
Transit Fees	Transit Commercial	271	\$ 37,078	\$ 37,655	\$ 577	1.556%	ENR CCI	
Land Acquisition Fees	Transit Commercial	272	\$ 33,839	\$ 39,943	\$ 6,104	18.038%	PLAV	

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Fee Type	Land Use	Pay Class Code	As Of		\$	%	Adjustment Basis
			07/01/22	07/01/23			
Regional Park Fees	Transit Commercial	273	\$ 17,407	\$ 18,137	\$ 730	4.192%	CPI
			\$ 332,620	\$ 352,148	\$ 19,528	5.871%	
Public Facilities Fees	Village Commercial	270	\$ 243,407	\$ 255,561	\$ 12,154	4.993%	Developer Agreement
Transit Fees	Village Commercial	271	\$ 37,078	\$ 37,655	\$ 577	1.556%	ENR CCI
Land Acquisition Fees	Village Commercial	272	\$ 33,839	\$ 39,943	\$ 6,104	18.038%	PLAV
Regional Park Fees	Village Commercial	273	\$ 17,407	\$ 18,137	\$ 730	4.192%	CPI
			\$ 331,731	\$ 351,296	\$ 19,565	5.898%	

Stadium:

Fee Type	Land Use	Pay Class Code	Per Net Acre		\$	%	Adjustment Basis
			07/01/22	07/01/23			
Public Facilities Fees	Stadium	270	\$ 168,569	\$ 178,672	\$ 10,103	5.993%	Developer Agreement
Transit Fees	Stadium	271	\$ 24,528	\$ 24,910	\$ 382	1.557%	ENR CCI
Land Acquisition Fees	Stadium	272	\$ 20,681	\$ 24,412	\$ 3,731	18.041%	PLAV
Regional Park Fee	Stadium	273	\$ 17,407	\$ 18,137	\$ 730	4.192%	CPI
			\$ 231,185	\$ 246,131	\$ 14,946	6.465%	

end of schedule