

DEVELOPMENT FEE PACKAGE

EFFECTIVE JANUARY 1, 2025

NOTES:

1. Current Development Impact Fees are per the "Major Projects Financing Plan Fee Nexus Study Update for the City of Woodland" dated April 2019 and the "Development of the Water Capacity Fee" dated April 5, 2019. Implementation and specific application of the MPFP fees are outlined in the Administrative Guidelines updated and adopted by council on July 2, 2019. The fee schedule will be adjusted annually on January 1 of each year based on an annual adjustment for inflation per MPFP administrative guidelines and Water Capacity Fee Study.
2. Development fees will be included in the cost of the building permit and are due prior to issuance of the building permit. In the case of connection to services without a building permit, fees will be paid prior to connection.
3. This handout is provided for information only and reflects fees in effect as of this date. Development impact fees are subject to revision; developer is responsible for fees in effect at time of building permit issuance. Final fees will be provided to the Building Division by Development Services Engineering.
4. Water, Wastewater, and Road fees may be adjusted on a case by case basis for Industrial or Commercial users who are determined to have a high water or sewer demand, or are expected to generate a high peak flow rate.
5. All Residential fees are calculated per unit, and all Commercial fees are calculated per square foot of building space. Two exceptions are the Storm Drain fee (per acre), and the Water Capacity fee (based on meter size). Duplexes are considered two single family units.

HOW TO USE THE FEE TABLE:

1. Use **Table 1** for residential development fees.

Fees vary by residential use and size. A single home on a single lot will be categorized as single family fee. Multiple units on a lot will be charged as single family, multi family or small multifamily based on number of units and size. High density subdivisions may be charged multifamily except when unit sizes are larger than 1,500 square feet.

Fees differ by area, use attached maps to determine area. Corridor is defined as properties along Lincoln Avenue, Main Street, and Court Street west of downtown and any streets that run north/south between, along with East Street from Gum Avenue to Woodland Avenue and E. Main Street from East Street to Thomas Street.

Accessory dwelling units (ADU) will be charged proportional to the main dwelling. The fee will be charged as a percentage of the single family rate based on the ratio between the ADU and main dwelling sizes.
2. **Table 2** shows the Water Capacity fee. This fee is charged based on water meter size for each new meter including splitting services and new connections to the City system. Unmetered fire lines are exempt. An administrative fee is shown in the third column, based on 0.75% of the fee.
3. **Table 3** shows Storm Drain fees. Use the attached storm shed map to determine the shed. Fees listed are per acre.
4. Use **Table 4** For commercial development fees. Determine the "land use" type. Land uses are defined in the City's *Administrative Guidelines*. Fees are listed in dollars per 1,000 square feet.
5. Attached maps include, the Downtown Specific Plan Map and Infill Map, both used for determining area for residential fees, and Storm Shed Map (Storm Drain Impact Fee).

Table 1														
Residential														
	Single-Family			Multi-Family					Small Multi-Family (Less than 700 square feet)					
	Greenfield	Spring Lake	Infill	Greenfield	Spring Lake	Infill	Corridor	Downtown	Greenfield	Spring Lake	Infill	Corridor	Downtown	
Roads	\$10,264	\$10,264	\$6,843	\$4,206	\$4,206	\$2,804	\$2,523	\$2,242	\$4,206	\$4,206	\$2,804	\$2,523	\$2,242	
Wastewater	\$7,789	\$7,789	\$7,789	\$5,841	\$5,841	\$5,583	\$5,583	\$5,583	\$3,894	\$3,894	\$3,894	\$3,894	\$3,894	
General City	\$1,040	\$1,040	\$1,040	\$782	\$782	\$746	\$746	\$746	\$522	\$522	\$522	\$522	\$522	
Fire	\$3,526	\$3,526	\$3,526	\$2,114	\$2,114	\$2,056	\$2,056	\$2,056	\$1,410	\$1,410	\$1,410	\$1,410	\$1,410	
Police	\$852	\$852	\$852	\$638	\$638	\$610	\$610	\$610	\$425	\$425	\$425	\$425	\$425	
Library	\$650	\$650	\$650	\$488	\$488	\$466	\$466	\$466	\$325	\$325	\$325	\$325	\$325	
Water	\$6,683	\$6,683	\$6,683	\$5012 if individually metered** - by meter size if not (Table 2) ‡					\$3341 if individually metered** - by meter size if not (Table 2) ‡					
Parks	\$9,606	\$5,285	\$9,606	\$7,204	\$3,963	\$6,886	\$6,886	\$6,886	\$4,803	\$2,642	\$4,803	\$4,803	\$4,803	
Admin*	\$303	\$271	\$277	\$160	\$135	\$144	\$142	\$139	\$117	\$101	\$106	\$104	\$102	
Total†	\$40,714	\$36,360	\$37,267	\$21,432	\$18,166	\$19,295	\$19,012	\$18,729	\$15,702	\$13,525	\$14,290	\$14,006	\$13,724	

Table 2 [†]			
Water by Meter Size			
Meter Size	Weight Factor	Calculated Fee	Admin Fee*
1"	1.0	\$6,683	\$50
1 1/2"	2.0	\$13,366	\$100
2"	3.2	\$21,385	\$160
3"	6.0	\$40,098	\$301
4"	10.0	\$66,829	\$501
6"	20.0	\$133,659	\$1,002
8"	32.0	\$213,854	\$1,604

Table 3				
Storm Drainage (Per Acre)				
	Single Family	Multi-family	Commercial	Schools
Area E1	\$12,159	\$18,238	\$19,454	\$15,259
Area E2	\$10,420	\$15,629	\$16,671	\$13,077
Area E3	\$7,672	\$11,508	\$12,275	\$9,629
Area E4	\$7,999	\$11,999	\$12,799	\$10,039
Area E5	\$2,993	\$4,489	\$4,789	\$3,756
Area E6	\$2,167	\$3,250	\$3,467	\$2,719
Area N1	\$58,970	\$88,455	\$94,352	\$74,007
Area N2	\$50,787	\$76,180	\$81,258	\$63,737
Area S6a	\$15,657	\$23,485	\$25,051	\$19,649
Area S6b	\$15,475	\$23,212	\$24,759	\$19,421

Table 4				
Commercial (Per 1,000 Building Square Feet)				
	Retail	Service	Office	Industrial
Roads	\$12,746	\$9,066	\$6,806	\$5,243
Wastewater	\$3,179	\$3,179	\$1,907	\$3,577
General City	\$695	\$695	\$868	\$289
Fire	\$2,056	\$2,056	\$2,350	\$1,370
Police	\$567	\$567	\$708	\$236
Library	\$0	\$0	\$0	\$0
Water	By meter size (Table 2) [‡]			
Parks	\$0	\$0	\$0	\$0
Admin*	\$144	\$117	\$95	\$80
Total†	\$19,387	\$15,679	\$12,733	\$10,795

*Admin fee is calculated at 0.75% of the sum of all other fees.

†Water fee IS NOT included in any total other than single-family residential.

**If individually metered, please add water fee, plus an additional admin fee in the amount of 0.75% of water fee to the total. Residential Water fees for Single Family and individually metered Multi-family units are a flat rate based on a 1" meter fee (75% for Multi-family and 50% for Small Multi-family). Water fees for Commercial and Multi-family with a single meter are based on meter size per chart above.

‡Fees calculated based on the April 5, 2019 Water Capacity Fee Study by HDR Engineering, Inc.

Contact Community Development Department for fees related to ADU's. No MPFP fees shall be charged on an ADU < 750 sq. ft.

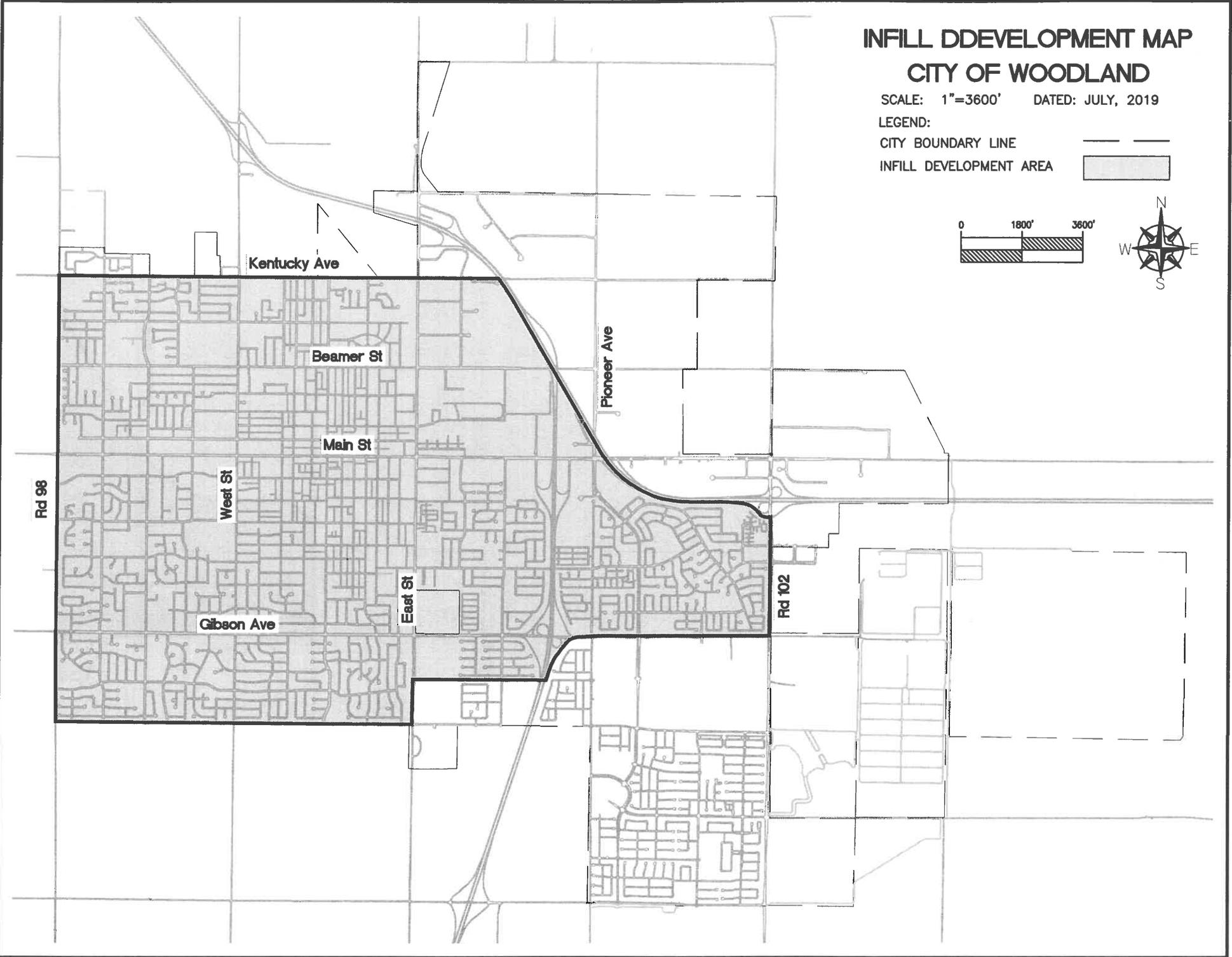
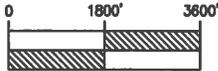
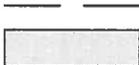
INFILL DEVELOPMENT MAP CITY OF WOODLAND

SCALE: 1"=3600' DATED: JULY, 2019

LEGEND:

CITY BOUNDARY LINE

INFILL DEVELOPMENT AREA



CITY OF WOODLAND
DOWNTOWN SPECIFIC
PLAN AREA

SCALE: N.T.S.
UPDATED: DECEMBER, 2005



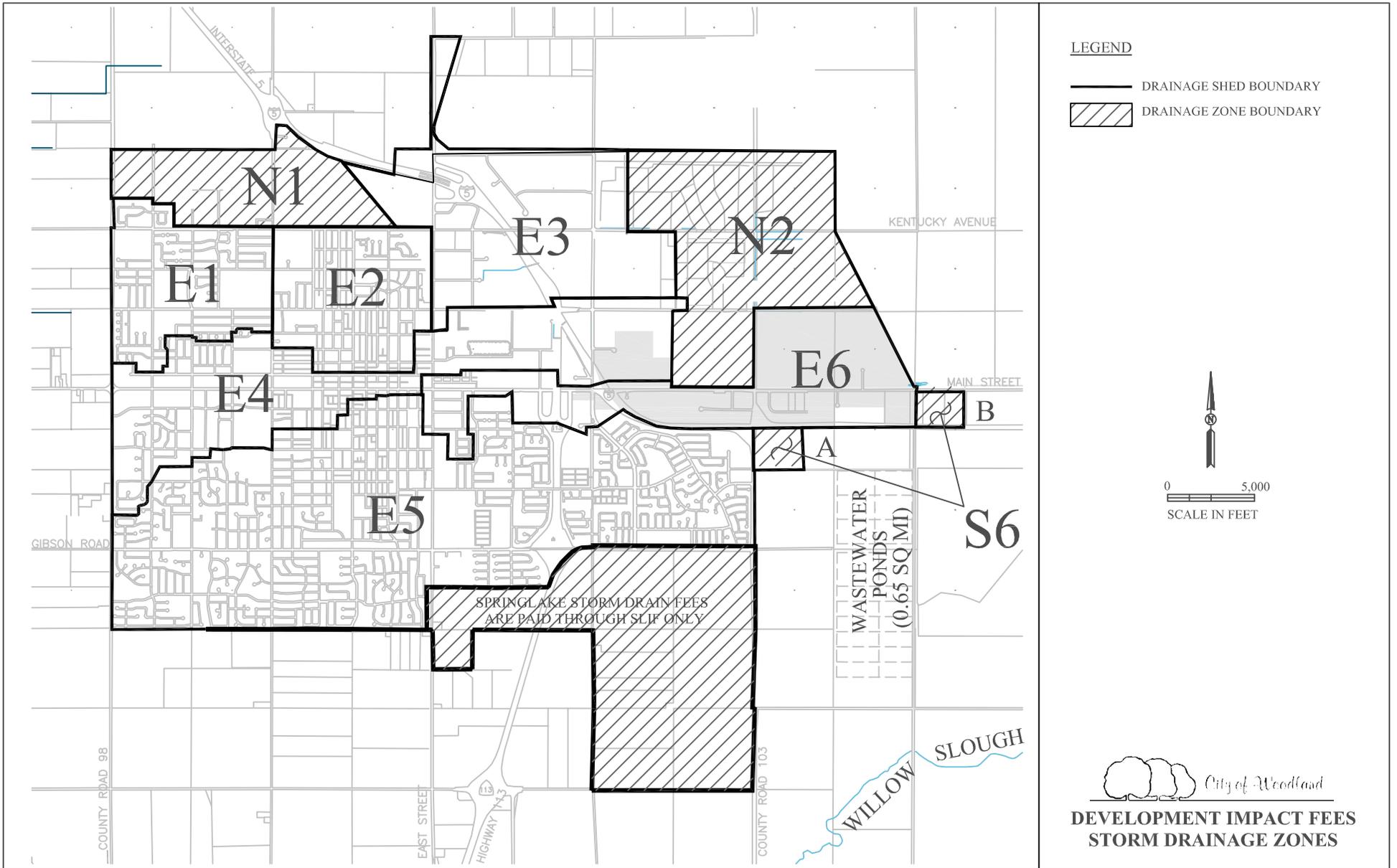


FIGURE 1