

CITY OF MANTECA DEVELOPMENT FEE SCHEDULE

Effective 07/20/09

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Building Permit Fee (1988 UBC Table 3A)							
Valuation of Project	Base Fee		Plus...	For each additional...		(Residential Cost per s.f.)	
\$1 to \$500	\$ 15.00						
\$501 to \$2,000	\$ 15.00	1st \$500	\$2.00	\$100	valuation	Custom*	\$ 95.90
\$2,001 to \$25,000	\$ 45.00	1st \$2,000	\$9.00	\$1,000	valuation	Tract*	\$ 70.80
\$25,001 to \$50,000	\$ 252.00	1st \$25,000	\$6.50	\$1,000	valuation	Garage	\$ 24.30
\$50,001 to \$100,000	\$ 414.50	1st \$50,000	\$4.50	\$1,000	valuation	Open Carport	\$ 16.60
\$100,001 to \$500,000	\$ 639.50	1st \$100,000	\$3.50	\$1,000	valuation	Porch/Patio	\$ 16.60
\$500,001 to \$1,000,000	\$ 2,039.50	1st \$500,000	\$3.00	\$1,000	valuation		
\$1,000,001 and up	\$ 3,539.50	1st \$1,000,000	\$2.00	\$1,000	valuation		*livable areas
Building Plan Check Fee							
	0.65 x building permit fee						
Plumbing/Mechanical/Electrical (PME) Fee							
	0.40 x building permit fee						
Strong Motion Instrumentation Program (SMIP): State Earthquake Fee							
Residential	0.00010 x building valuator						
Commercial	0.00021 x building valuator						
California Building Standards Commission (CBSC) Green Building Fund Fee (rates effective 1/1/09 per State Bill 1473)							
Valuation	Fee						
\$1 to \$25,000	\$ 1.00						
\$25,001 to \$50,000	\$ 2.00						
\$50,001 to \$75,000	\$ 3.00						
\$75,001 to \$100,000	\$ 4.00						
\$100,001 and up	add \$1.00 for each additional \$25,000 or fraction thereof						
Fire Facilities Fee (rates effective 11/13/00)							
Residential	\$ 0.30	per s.f. bldg.					
Commercial	\$ 0.13	per s.f. bldg.					
Industrial	\$ 0.03	per s.f. bldg.					
Park Acquisition & Improvements Fee (rates effective 6/16/03)							
Single Family Residence	\$ 2,447	per dwelling unit					
Multiple Family Residence	\$ 1,694	per dwelling unit					
Commercial/Industrial	\$ -	per s.f. bldg.					
Residential Construction Business License Tax (as originally adopted 6/20/94)							
Low or Very Low Density Residential	\$ 900	per dwelling unit					
Medium or High Density Residential	\$ 625	per dwelling unit					
Agricultural Mitigation Fee (rates effective 3/1/09) Applies when development converts 'important farmland' to private urban uses.							
All Development	\$ 2,213.17	per gross acre					
Government Building Facilities Fee (rates effective 1/1/2007 per City of Manteca Ordinance No. 1417 dated 9/2/08)							
Low or Very Low Density Residential	\$ 3,800	per dwelling unit					
Medium Density Residential	\$ 3,169	per dwelling unit					
High Density Residential	\$ 2,852	per dwelling unit					
Commercial Mixed Use	\$ 2,852	per dwelling unit					
General Commercial	\$ 0.99	per s.f. bldg.					
Neighborhood Commercial	\$ 0.99	per s.f. bldg.					
Commercial Mixed Use	\$ 0.99	per s.f. bldg.					
Heavy Industrial	\$ 0.39	per s.f. bldg.					
Light Industrial	\$ 0.52	per s.f. bldg.					
Business Park Industrial	\$ 0.99	per s.f. bldg.					
Business Professional	\$ 1.31	per s.f. bldg.					
Major Equipment Purchase Fee							
Low or Very Low Density Residential	\$ 350	per dwelling unit					
Medium or High Density Residential	\$ 350	per dwelling unit					
Commercial Mixed Use	\$ 350	per dwelling unit					
Retail Stores	\$ 0.10	per s.f. bldg.					
Hotels, Motels	\$ 0.09	per s.f. bldg.					
Markets	\$ 0.11	per s.f. bldg.					
Professional Offices	\$ 0.08	per s.f. bldg.					
Restaurants	\$ 0.12	per s.f. bldg.					
Other Comm. (auto, steam cleaners, car wash, mortuaries and others)	\$ 0.12	per s.f. bldg.					
Industrial: Includes utility companies	\$ 0.06	per s.f. bldg.					
Institutional: Includes hospitals, care homes, schools and churches	\$ 0.06	per s.f. bldg.					

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Fees for New Connections to City Water, all zones (rates effective 1/30/09 per Ordinance No. 1422)								
Meter Size	5/8"x3/4"	1"	1-1/2"	2"	3"	4"	6"	
Meter Installation Fee	\$ 246	\$ 346	\$ 601	\$ 701	\$ 3,312	\$ 4,017	\$ 11,362	
Surface Water Debt Service Fee	\$ 3,219	\$ 5,376	\$ 10,720	\$ 17,158	\$ 32,192	\$ 53,664	\$ 107,296	
Surface Water Capital Fee	\$ 98	\$ 163	\$ 326	\$ 522	\$ 978	\$ 1,631	\$ 3,261	
Total	\$ 3,563	\$ 5,885	\$ 11,647	\$ 18,381	\$ 36,482	\$ 59,312	\$ 121,919	

Well Water PFI: Public Facilities Implementation Program Fees (In addition to connection fees above; applies to Zone 12 only)

Development fee that pays for new water wells and distribution line:

Land Use	Zone 12 only						
Very Low Density Residential	\$ 2,009	per dwelling unit					
Low Density Residential	\$ 1,340	per dwelling unit					
Medium Density Residential	\$ 927	per dwelling unit					
High Density Residential	\$ 927	per dwelling unit					
Office Professional	\$ 7,226	per net acre					
Neighborhood/Community Commercial	\$ 4,831	per net acre					
Business/Visitor Services	\$ 4,831	per net acre					
General Commercial	\$ 4,831	per net acre					
Commercial Recreation	\$ 4,831	per net acre					
Light Industrial	\$ 6,029	per net acre					
Heavy Industrial	\$ 6,029	per net acre					

Sewer Connection Charges

Commercial/Industrial

For a commercial shell building with no plumbing fixtures being installed, this fee is not charged until the Tenant Infill permit(s). It is then charged based upon the number of plumbing fixture units or gallons-per-day.

If Dry User (1) MINIMUM FEE \$2,429	\$131.00	x pfu					
If Wet User (2) MINIMUM FEE \$2,429	\$8.04	x gpd					

(1) Dry User charge is the greater of \$2,429 or \$131 times the number of drainage fixture units as defined in the Uniform Plumbing Code.
 (2) Wet User is defined as uses having food processing facilities for other than employees and/or having process water discharge. Fee is the greater of \$2,429 or \$8.04 times the number of gallons per day.

Phase 3 Sewer Connection Charge (rates effective 12/3/03; fees do not apply to original Spreckels Park development)

Land Use							
Low or Very Low Density Residential	\$ 3,961	per dwelling unit					
Medium or High Density Residential	\$ 3,301	per dwelling unit					
Office Professional	\$ 1,493	per 1000 s.f. bldg					
Neighborhood/Community Commercial	\$ 1,640	per 1000 s.f. bldg					
Business/Visitor Services	\$ 1,640	per 1000 s.f. bldg					
General Commercial	\$ 1,640	per 1000 s.f. bldg					
Commercial Recreation	\$ 1,640	per 1000 s.f. bldg					
Light Industrial	\$ 1,692	per 1000 s.f. bldg					
Heavy Industrial	\$ 1,692	per 1000 s.f. bldg					

WQCF Phase 3 Completion Charge (effective 7/20/09) Ord. No. 1411

Land Use							
Low or Very Low Density Residential	\$ 2,003	per dwelling unit					
Medium or High Density Residential	\$ 1,802	per dwelling unit					
Office Professional	\$ 815	per 1000 s.f. bldg					
Neighborhood/Community Commercial	\$ 895	per 1000 s.f. bldg					
Business/Visitor Services	\$ 895	per 1000 s.f. bldg					
General Commercial	\$ 895	per 1000 s.f. bldg					
Commercial Recreation	\$ 895	per 1000 s.f. bldg					
Light Industrial	\$ 924	per 1000 s.f. bldg					
Heavy Industrial	\$ 924	per 1000 s.f. bldg					

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Sewer PFIP Fee: Public Facilities Implementation Program Fees

Development fee to pay for sewer collection lines. Charged only in connection with a building; not for grading, paving, etc. **Sewer Zone 24(A) Overlay:** Development fee to pay for interim collection system which includes 4,000-dwelling-unit-equivalent pump station for southwest Manteca and force main to treatment plant.

Land Use	Zone 21	Zone 22	Zone 23	Zone 24	Zone 24(A) Overlay (4)	Zone 25	
Very Low Density Residential	\$ -	\$ 1,654	\$ 2,580	\$ 1,981	\$ 456.11	-	per dwelling unit
Low Density Residential	\$ -	\$ 1,654	\$ 2,580	\$ 1,981	\$ 456.11	-	per dwelling unit
Medium Density Residential	\$ -	\$ 1,141	\$ 1,782	\$ 1,368	\$ 314.86	-	per dwelling unit
High Density Residential	\$ -	\$ 1,141	\$ 1,782	\$ 1,368	\$ 314.86	-	per dwelling unit

Office Professional	\$ -	\$ 513	\$ 813	\$ 613	\$ 142.06	-	per 1000 s.f. bldg
Neighborhood/Community Commercial	\$ -	\$ 570	\$ 884	\$ 670	\$ 155.89	-	per 1000 s.f. bldg
Business/Visitor Services	\$ -	\$ 570	\$ 884	\$ 670	\$ 155.89	-	per 1000 s.f. bldg
General Commercial	\$ -	\$ 570	\$ 884	\$ 670	\$ 155.89	-	per 1000 s.f. bldg
Commercial Recreation	\$ -	\$ 570	\$ 884	\$ 670	\$ 155.89	-	per 1000 s.f. bldg

Light Industrial	\$ -	\$ 1,169	\$ 1,839	\$ 1,412	\$ 324.11	-	per 1000 s.f. bldg
Heavy Industrial	\$ -	\$ 1,169	\$ 1,839	\$ 1,412	\$ 324.11	-	per 1000 s.f. bldg

(4) Generally the area in Sewer PFIP Zone 24 that is west of Tinnin Road. Rates effective 3/3/09

Storm Drainage PFIP Fee: Public Facilities Implementation Program Fees

Development fee to pay for storm drainage pipelines and channels. This fee is charged when a parcel of land is paved over or built upon, as for a commercial development, or for each home within a subdivision as it is built. Water that would have been absorbed into the ground is now runoff that must be handled by the City's drainage system. This fee does not apply to new construction on a site that is already paved (for example, existing buildings were demolished and are being replaced).

Land Use	Zone 31	Zone 32	Zone 33	Zone 34	Zone 35	Zone 36	
Very Low Density Residential	\$ 3,179	\$ 1,839	\$ 1,254	\$ 2,665	\$ 1,311	\$ 3,406	per dwelling unit
Low Density Residential	\$ 1,282	\$ 741	\$ 513	\$ 1,069	\$ 527	\$ 1,368	per dwelling unit
Medium Density Residential	\$ 1,183	\$ 685	\$ 471	\$ 998	\$ 485	\$ 1,269	per dwelling unit
High Density Residential	\$ 813	\$ 471	\$ 328	\$ 685	\$ 342	\$ 870	per dwelling unit

Office Professional	\$ 22,414	\$ 12,984	\$ 8,850	\$ 18,829	\$ 9,208	\$ 23,974	per net acre
Neighborhood/Community Commercial	\$ 22,414	\$ 12,984	\$ 8,850	\$ 18,829	\$ 9,208	\$ 23,974	per net acre
Business/Visitor Services	\$ 22,414	\$ 12,984	\$ 8,850	\$ 18,829	\$ 9,208	\$ 23,974	per net acre
General Commercial	\$ 22,414	\$ 12,984	\$ 8,850	\$ 18,829	\$ 9,208	\$ 23,974	per net acre
Commercial Recreation	\$ 19,912	\$ 11,531	\$ 7,854	\$ 16,719	\$ 8,182	\$ 21,309	per net acre

Light Industrial	\$ 17,446	\$ 10,105	\$ 6,871	\$ 14,638	\$ 7,169	\$ 18,657	per net acre
Heavy Industrial	\$ 17,446	\$ 10,105	\$ 6,871	\$ 14,638	\$ 7,169	\$ 18,657	per net acre

Transportation PFIP Fee: Public Facilities Implementation Program Fees

Development fee for construction and maintenance of roadways and improvements. Not charged for parking lots; only for actual building space.

Land Use	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	
Very Low Density Residential	\$ 2,038	\$ 2,665	\$ 2,723	\$ 1,468	\$ 2,366	per dwelling unit
Low Density Residential	\$ 2,038	\$ 2,665	\$ 2,723	\$ 1,468	\$ 2,366	per dwelling unit
Medium Density Residential	\$ 998	\$ 1,952	\$ 1,996	\$ 1,069	\$ 1,725	per dwelling unit
High Density Residential	\$ 826	\$ 1,597	\$ 1,639	\$ 884	\$ 1,425	per dwelling unit

Office Professional	\$ 3,093	\$ 6,043	\$ 6,186	\$ 3,307	\$ 5,373	per 1000 s.f. bldg
Neighborhood/Community Commercial	\$ 3,891	\$ 7,625	\$ 7,796	\$ 4,162	\$ 6,770	per 1000 s.f. bldg
Business/Visitor Services	\$ 3,549	\$ 6,955	\$ 7,113	\$ 3,805	\$ 6,172	per 1000 s.f. bldg
General Commercial	\$ 3,392	\$ 6,642	\$ 6,785	\$ 3,635	\$ 5,886	per 1000 s.f. bldg
Commercial Recreation	\$ 32,227	\$ 63,156	\$ 64,582	\$ 34,521	\$ 56,058	per 1000 s.f. bldg

Light Industrial	\$ 1,126	\$ 2,195	\$ 2,238	\$ 1,197	\$ 1,939	per 1000 s.f. bldg
Heavy Industrial	\$ 2,038	\$ 2,665	\$ 2,723	\$ 1,468	\$ 2,366	per 1000 s.f. bldg

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(Other agencies' fees are provided below for informational purposes only and are subject to change by those Agencies.)

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Manteca Unified School District Residential/Commercial Property Developer Fee (rates effective 9/24/08)						
Residential						
Mello Roos Districts (Level 1)	\$	2.97	per s.f. bldg.			This fee is paid directly to the School District - call 209-825-3200, ext. 50858 for more information.
Non-Mello Roos Districts (Level II)	\$	2.97	per s.f. bldg.			
Non-Mello Roos Districts (Level III)	\$	2.97	per s.f. bldg.			
Commercial/Industrial	\$	0.47	per s.f. bldg.			
San Joaquin County Facilities Fee (rates effective 7/1/09)						
This is a County fee collected by the City of Manteca - call the County at 209-468-3216 for more information.						
Residential						
Single Family	\$	1,678	per dwelling unit			
Multiple Family	\$	1,438	per dwelling unit			
Non-Residential						
Retail	\$	0.38	per s.f. bldg.			
Office	\$	0.34	per s.f. bldg.			
Industrial	\$	0.19	per s.f. bldg.			
San Joaquin County Regional Transportation Impact Fee (rates effective 7/1/09)						
This is a County fee collected by the City of Manteca - call the County at 209-468-3913 for more information.						
Residential						
Single Family	\$	3,001.79	per dwelling unit			
Multiple Family	\$	1,801.08	per dwelling unit			
Non-Residential						
Retail	\$	1.20	per s.f. bldg.			
Office/Service	\$	1.51	per s.f. bldg.			
Industrial	\$	0.90	per s.f. bldg.			
San Joaquin County Multi-Species Habitat & Open Space Conservation Plan Fee (rates effective 1/1/09)						
This fee is collected by the City of Manteca - call 209-468-3913 (SJ Council of Governments) for more information.						
		Multi-Purpose		Vernal Pool	Vernal Pool	
		Open Space	Natural	Agriculture	(Uplands)	(Wetted)
		Cat. B/Pay A	Cat. D/Pay B	Cat. C/Pay B	Cat. E/Pay C	Cat. E/Pay C
All Development	\$	7,052	\$ 14,104	\$ 14,104	\$ 40,565	\$ 78,353 per gross acre