



CITY OF MANTECA DEVELOPMENT FEE SCHEDULE

Values listed reflect the rates in effect at the time of publication and are subject to change without notification.

Effective July 7, 2010

City of Manteca Building Permit Fee Schedule			
ICC Use Type	Occupancy	Size Basis	Fee
A-1	Assembly Group - Theaters	< 12,500	\$14,342
		25,000	\$23,806
		50,000	\$34,697
		100,000	\$45,141
		200,000	\$61,013
A-2	Assembly Group: Restaurants	<625	\$3,197
		1,250	\$4,903
		2,500	\$6,814
		5,000	\$8,421
		10,000	\$10,993
A-3	Religious Buildings	< 12,500	\$15,346
		25,000	\$24,597
		50,000	\$35,129
		100,000	\$44,739
		200,000	\$59,628
B	Offices, etc - Complete	< 3,000	\$5,276
		6,000	\$8,044
		12,000	\$11,137
		24,000	\$13,705
		48,000	\$17,838
B	Medical Offices	< 875	\$3,351
		1,750	\$4,889
		3,500	\$6,572
		7,000	\$7,810
		14,000	\$9,910
E	Educational Building	< 875	\$3,474
		1,750	\$5,061
		3,500	\$6,797
		7,000	\$8,067
		14,000	\$10,225
H	Hazardous H	< 750	\$4,052
		1,500	\$5,877
		3,000	\$7,869
		6,000	\$9,306
		12,000	\$11,763
M	Retail Market	< 8,750	\$11,096
		17,500	\$17,400
		35,000	\$24,523
		70,000	\$30,785
		140,000	\$40,630
M	Retail - All Others	< 20,000	\$6,380
		40,000	\$9,209
		80,000	\$12,288
		160,000	\$14,469
		320,000	\$18,231
R-1	Hotel/Motel	< 12,500	\$14,377
		25,000	\$23,535
		50,000	\$34,031
		100,000	\$43,912
		200,000	\$59,036
R-2	Apartment- Single or Model	< 2,500	\$6,099
		5,000	\$9,315
		10,000	\$12,913
		20,000	\$15,911
		40,000	\$20,730

City of Manteca Building Permit Fee Schedule			
ICC Use Type	Occupancy	Size Basis	Fee
R-2	Apartment - Production/Repeat (per building)	< 2,500	\$3,086
		5,000	\$5,090
		10,000	\$7,391
		20,000	\$9,581
		40,000	\$12,918
R-3	Single Family (Custom/Master Plan)	< 600	\$1,429
		1,200	\$2,204
		2,400	\$2,646
		4,000	\$3,735
		6,000	\$4,360
R-3	Single Family (Production/Repeat)	< 600	\$519
		1,200	\$974
		2,400	\$1,391
		4,000	\$2,131
		6,000	\$2,798
R-4	Residential Specialty Use	< 8,750	\$9,181
		17,500	\$14,376
		35,000	\$17,541
		58,333	\$24,969
		87,500	\$29,723
S-1/S-2	Storage/Warehouse	< 12,500	\$5,273
		25,000	\$8,308
		50,000	\$10,200
		83,333	\$14,567
		125,000	\$17,422
U	Residential Garage	< 200	\$1,014
		400	\$1,505
		800	\$1,732
		1,333	\$2,389
		2,000	\$2,709
A - Shell	Shell - A Occupancy	< 12,500	\$4,541
		25,000	\$6,675
		50,000	\$9,019
		100,000	\$10,785
		200,000	\$13,748
B - Shell	Shell - B Occupancy	< 12,500	\$3,748
		25,000	\$5,567
		50,000	\$7,577
		100,000	\$9,140
		200,000	\$11,726
M - Shell	Shell - M Occupancy	< 12,500	\$3,748
		25,000	\$5,567
		50,000	\$7,577
		100,000	\$9,140
		200,000	\$11,726
S - Shell	Shell - S Occupancy	< 12,500	\$4,366
		25,000	\$6,528
		50,000	\$7,577
		83,333	\$10,498
		125,000	\$11,997
A - VTI	VTI - A Occupancy	< 1,250	\$2,333
		2,500	\$3,349
		5,000	\$4,451
		10,000	\$5,216
		20,000	\$6,547
B - VTI	VTI - B Occupancy	< 1,250	\$2,045
		2,500	\$2,947
		5,000	\$3,927
		10,000	\$4,618
		20,000	\$5,812

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ICC Use Type	Occupancy	Size Basis	Fee
M - VTI	VTI - M Occupancy	< 1,250	\$2,045
		2,500	\$2,947
		5,000	\$3,927
		10,000	\$4,618
		20,000	\$5,812
S - VTI	VTI - S Occupancy	< 1,250	\$1,352
		2,500	\$1,980
		5,000	\$2,668
		10,000	\$3,181
		20,000	\$4,047
A - TI	TI - A Occupancy	< 1,250	\$4,057
		2,500	\$5,755
		5,000	\$7,583
		10,000	\$8,789
		20,000	\$10,939
B - TI	TI - B Occupancy	< 1,250	\$2,253
		2,500	\$3,238
		5,000	\$4,307
		10,000	\$5,051
		20,000	\$6,344
M - TI	TI - M Occupancy	< 1,250	\$2,646
		2,500	\$3,841
		5,000	\$4,307
		8,333	\$5,848
		12,500	\$6,471
S - TI	TI - S Occupancy	< 1,250	\$1,367
		2,500	\$2,031
		5,000	\$2,341
		8,333	\$3,230
		12,500	\$3,668
RES ADD	Residential Addition	< 125	\$923
		250	\$1,355
		500	\$1,538
		833	\$2,105
		1,250	\$2,359

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					

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	\$ 1.06	per s.f. bldg.					
Neighborhood Commercial	\$ 1.06	per s.f. bldg.					
Commercial Mixed Use	\$ 1.06	per s.f. bldg.					
Heavy Industrial	\$ 0.42	per s.f. bldg.					
Light Industrial	\$ 0.56	per s.f. bldg.					
Business Park Industrial	\$ 1.06	per s.f. bldg.					
Business Professional	\$ 1.40	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 utilities	\$	0.06	per s.f. bldg.				
Institutional: Includes hospitals, care homes, schools and churches	\$	0.06	per s.f. bldg.				

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	\$ 258	\$ 363	\$ 630	\$ 735	\$ 3,471	\$ 4,210	\$ 11,908	
Surface Water Debt Service Fee	\$ 3,374	\$ 5,634	\$ 11,235	\$ 17,982	\$ 33,738	\$ 56,241	\$ 112,448	
Surface Water Capital Fee	\$ 103	\$ 171	\$ 342	\$ 547	\$ 1,025	\$ 1,709	\$ 3,418	
Total	\$ 3,735	\$ 6,168	\$ 12,207	\$ 19,264	\$ 38,234	\$ 62,160	\$ 127,774	

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				

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
Low Density Residential	\$ -	\$ 1,654	\$ 2,580	\$ 1,981	\$ 456.11	-	per dwelling
Medium Density Residential	\$ -	\$ 1,141	\$ 1,782	\$ 1,368	\$ 314.86	-	per dwelling
High Density Residential	\$ -	\$ 1,141	\$ 1,782	\$ 1,368	\$ 314.86	-	per dwelling
Office Professional	\$ -	\$ 513	\$ 813	\$ 613	\$ 142.06	-	per 1000 s.f.
Neighborhood/Community Commercial	\$ -	\$ 570	\$ 884	\$ 670	\$ 155.89	-	per 1000 s.f.
Business/Visitor Services	\$ -	\$ 570	\$ 884	\$ 670	\$ 155.89	-	per 1000 s.f.
General Commercial	\$ -	\$ 570	\$ 884	\$ 670	\$ 155.89	-	per 1000 s.f.
Commercial Recreation	\$ -	\$ 570	\$ 884	\$ 670	\$ 155.89	-	per 1000 s.f.
Light Industrial	\$ -	\$ 1,169	\$ 1,839	\$ 1,412	\$ 324.11	-	per 1000 s.f.
Heavy Industrial	\$ -	\$ 1,169	\$ 1,839	\$ 1,412	\$ 324.11	-	per 1000 s.f.
(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
Low Density Residential	\$ 1,282	\$ 741	\$ 513	\$ 1,069	\$ 527	\$ 1,368	per dwelling
Medium Density Residential	\$ 1,183	\$ 685	\$ 471	\$ 998	\$ 485	\$ 1,269	per dwelling
High Density Residential	\$ 813	\$ 471	\$ 328	\$ 685	\$ 342	\$ 870	per dwelling
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 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

Well Water PFIP: 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 lines							
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					

Strong Motion Instrumentation Program (SMIP): State Earthquake Fee					
Residential	0.00010 x building valuation				
Commercial	0.00021 x building valuation				

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				

Manteca Unified School District Residential/Commercial Property Developer Fee (rates effective 9/24/08)					
Residential					
Mello Roos Districts (Level I)	\$ 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 7/1/10)					
This is a County fee collected by the City of Manteca - call the County at 209-468-3216 for more information.					
Residential					
Single Family	\$ 1,707	per dwelling unit			
Multiple Family	\$ 1,462	per dwelling unit			
Non-Residential					
Retail	\$ 0.39	per s.f. bldg.			
Office	\$ 0.35	per s.f. bldg.			
Industrial	\$ 0.19	per s.f. bldg.			

San Joaquin County Regional Transportation Impact Fee (rates effective 7/1/10)					
This is a County fee collected by the City of Manteca - call the County at 209-468-3913 for more information.					
Residential					
Single Family	\$ 2,987.08	per dwelling unit			
Multiple Family	\$ 1,792.25	per dwelling unit			
Non-Residential					
Retail	\$ 1.19	per s.f. bldg.			
Office/Service	\$ 1.50	per s.f. bldg.			
Industrial	\$ 0.90	per s.f. bldg.			

San Joaquin County Multi-Species Habitat & Open Space Conservation Plan Fee (rates effective 1/1/10)						
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	\$ 7,307	\$ 14,615	\$ 14,615	\$ 42,071	\$ 80,766	per gross acre

Agricultural Mitigation Fee (rates effective 3/1/10)		
Applies when development converts 'important farmland' to private urban uses.		
All Development	\$ 2,249.22	per gross acre