

# CITY OF MANTECA DEVELOPMENT FEE SCHEDULE

Effective 1/30/2009

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<b>Building Permit Fee (1988 UBC Table 3A)</b>						
Valuation of Project	Fee					(Residential Cost per s.f.)
\$1 to \$500	\$ 15.00					
\$501 to \$2,000	\$ 15.00	1st \$500	plus \$2.00 for each additional \$100		Custom*	\$ 95.90
\$2,001 to \$25,000	\$ 45.00	1st \$2,000	plus \$9.00 for each additional \$1,000		Tract*	\$ 70.80
\$25,001 to \$50,000	\$ 252.00	1st \$25,000	plus \$6.50 for each additional \$1,000		Garage	\$ 24.30
\$50,001 to \$100,000	\$ 414.50	1st \$50,000	plus \$4.50 for each additional \$1,000		Open Carport	\$ 16.60
\$100,001 to \$500,000	\$ 639.50	1st \$100,000	plus \$3.50 for each additional \$1,000		Porch/Patio	\$ 16.60
\$500,001 to \$1,000,000	\$ 2,039.50	1st \$500,000	plus \$3.00 for each additional \$1,000		*livable areas	
\$1,000,001 and up	\$ 3,539.50	1st \$1,000,000	plus \$2.00 for each additional \$1,000			
<b>Building Plan Check Fee</b>						
	0.65 x building permit fee					
<b>Plumbing/Mechanical/Electrical (PME) Fee</b>						
	0.40 x building permit fee					
<b>Strong Motion Instrumentation Program (SMIP): State Earthquake Fee</b>						
Residential	0.00010 x building valuation					
Commercial	0.00021 x building valuation					
<b>California Building Standards Commission (CBSC) Green Building Fund Fee (rates effective 1/1/09 per State Bill 1473)</b>						
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					
<b>Fire Facilities Fee (rates effective 11/13/00)</b>						
Residential	\$ 0.30	per s.f. bldg.				
Commercial	\$ 0.13	per s.f. bldg.				
Industrial	\$ 0.03	per s.f. bldg.				
<b>Park Acquisition &amp; Improvements Fee (rates effective 6/16/03)</b>						
Single Family Residence	\$ 2,447	per dwelling unit				
Multiple Family Residence	\$ 1,694	per dwelling unit				
Commercial/Industrial	\$ -	per s.f. bldg.				
<b>Residential Construction Business License Tax (as originally adopted 6/20/94)</b>						
Low or Very Low Density Residential	\$ 900	per dwelling unit				
Medium or High Density Residential	\$ 625	per dwelling unit				
<b>Agricultural Mitigation Fee (rates effective 3/1/08) Applies when development converts 'important farmland' to private urban uses.</b>						
All Development	\$ 2,099.31	per gross acre				
<b>Government Building Facilities Fee (rates effective 1/1/2007 per City of Manteca Ordinance No. 1417 dated 9/2/08)</b>						
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.				
<b>Major Equipment Purchase Fee</b>						
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	
<b>Total</b>	<b>\$ 3,563</b>	<b>\$ 5,885</b>	<b>\$ 11,647</b>	<b>\$ 18,381</b>	<b>\$ 36,482</b>	<b>\$ 59,312</b>	<b>\$ 121,919</b>	

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 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						

Sewer Connection Charges (Phase 3 column effective 5/4/05)								
Residential	Phase 1 & 2		Phase 3					
All Development	\$ 2,429	-or-	\$ 1,428	per dwelling unit				
<b>Commercial/Industrial</b>								
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 Additional 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.						

Industrial Wastewater Pipeline Overlay Fee (rates effective 1/1/09; fees do not apply to original Spreckels Park development)								
Land Use								
Low or Very Low Density Residential	\$ 1,753.22	per dwelling unit						
Medium or High Density Residential	\$ 1,209.72	per dwelling unit						
Office Professional	\$ 543.50	per 1000 s.f. bldg.						
Neighborhood/Community Commercial	\$ 596.10	per 1000 s.f. bldg.						
Business/Visitor Services	\$ 596.10	per 1000 s.f. bldg.						
General Commercial	\$ 596.10	per 1000 s.f. bldg.						
Commercial Recreation	\$ 596.10	per 1000 s.f. bldg.						
Light Industrial	\$ 1,244.79	per 1000 s.f. bldg.						
Heavy Industrial	\$ 1,244.79	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	\$ 431.47	-	per dwelling unit
Low Density Residential	\$ -	\$ 1,654	\$ 2,580	\$ 1,981	\$ 431.47	-	per dwelling unit
Medium Density Residential	\$ -	\$ 1,141	\$ 1,782	\$ 1,368	\$ 297.85	-	per dwelling unit
High Density Residential	\$ -	\$ 1,141	\$ 1,782	\$ 1,368	\$ 297.85	-	per dwelling unit
Office Professional	\$ -	\$ 513	\$ 813	\$ 613	\$ 134.39	-	per 1000 s.f. bldg.
Neighborhood/Community Commercial	\$ -	\$ 570	\$ 884	\$ 670	\$ 147.47	-	per 1000 s.f. bldg.
Business/Visitor Services	\$ -	\$ 570	\$ 884	\$ 670	\$ 147.47	-	per 1000 s.f. bldg.
General Commercial	\$ -	\$ 570	\$ 884	\$ 670	\$ 147.47	-	per 1000 s.f. bldg.
Commercial Recreation	\$ -	\$ 570	\$ 884	\$ 670	\$ 147.47	-	per 1000 s.f. bldg.
Light Industrial	\$ -	\$ 1,169	\$ 1,839	\$ 1,412	\$ 306.60	-	per 1000 s.f. bldg.
Heavy Industrial	\$ -	\$ 1,169	\$ 1,839	\$ 1,412	\$ 306.60	-	per 1000 s.f. bldg.

(4) Generally the area in Sewer PFIP Zone 24 that is west of Tinnin Road. Rates effective 3/3/08.

## 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, 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 to pay 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 on this page for informational purposes only and are subject to change by those Agencies.)

**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.				
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.				

This fee is paid directly to the School District - call 209-825-3200, ext. 858 or 858-0763 for more information.

**San Joaquin County Facilities Fee (rates effective 7/1/08)**

This is a County fee collected by the City of Manteca - call the County at 209-468-3216 for more information.

Residential							
Single Family	\$	1,594	per dwelling unit				
Multiple Family	\$	1,366	per dwelling unit				
Non-Residential							
Retail	\$	0.36	per s.f. bldg.				
Office	\$	0.32	per s.f. bldg.				
Industrial	\$	0.18	per s.f. bldg.				

**San Joaquin County Regional Transportation Impact Fee (rates effective 7/1/08)**

This is a County fee collected by the City of Manteca - call the County at 209-468-3913 for more information.

Residential							
Single Family	\$	2,837.23	per dwelling unit				
Multiple Family	\$	1,702.34	per dwelling unit				
Non-Residential							
Retail	\$	1.13	per s.f. bldg.				
Office/Service	\$	1.43	per s.f. bldg.				
Industrial	\$	0.85	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 Open Space	Natural	Agriculture	Vernal Pool (Uplands)	Vernal Pool (Wetted)		
All Development	\$ 7,052	\$ 14,104	\$ 14,104	\$ 40,565	\$ 78,353	per gross acre	