

## DEVELOPMENT FEE PACKAGE EFFECTIVE JANUARY 1, 2022

### NOTES:

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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:

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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 multi family or small multifamily based on 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. For commercial development fees, use **Table 4**. 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).



# DEVELOPMENT FEES

Effective January 1, 2022

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	\$9,389	\$9,389	\$6,259	\$3,848	\$3,848	\$2,565	\$2,308	\$2,051	\$3,848	\$3,848	\$2,565	\$2,308	\$2,051
Wastewater	\$7,125	\$7,125	\$7,125	\$5,343	\$5,343	\$5,107	\$5,107	\$5,107	\$3,562	\$3,562	\$3,562	\$3,562	\$3,562
General City	\$952	\$952	\$952	\$715	\$715	\$683	\$683	\$683	\$477	\$477	\$477	\$477	\$477
Fire	\$3,225	\$3,225	\$3,225	\$1,934	\$1,934	\$1,881	\$1,881	\$1,881	\$1,290	\$1,290	\$1,290	\$1,290	\$1,290
Police	\$779	\$779	\$779	\$583	\$583	\$558	\$558	\$558	\$389	\$389	\$389	\$389	\$389
Library	\$595	\$595	\$595	\$446	\$446	\$426	\$397	\$426	\$297	\$297	\$297	\$297	\$297
Water	\$5,727	\$5,727	\$5,727	**\$4,295 if individually metered					**\$2,864 if individually metered				
Parks	\$8,787	\$4,834	\$8,787	\$6,590	\$3,625	\$6,299	\$6,299	\$6,299	\$4,394	\$2,417	\$4,394	\$4,394	\$4,394
Admin	\$274	\$245	\$251	\$146	\$124	\$131	\$129	\$128	\$107	\$92	\$97	\$95	\$93
<b>Subtotal</b>	<b>\$36,853</b>	<b>\$32,871</b>	<b>\$33,700</b>	<b>\$19,605</b>	<b>\$16,618</b>	<b>\$17,650</b>	<b>\$17,362</b>	<b>\$17,133</b>	<b>\$14,364</b>	<b>\$12,372</b>	<b>\$13,071</b>	<b>\$12,812</b>	<b>\$12,553</b>

\*\*NOTE\*\* Water fee **IS** included in subtotal for single family.

\*\*NOTE\*\* Water fee **IS NOT** included in subtotal for Multi-Family and small Multi-family. If individually metered, please add water fee above, and an additional admin fee will be due in the amount of .75% of water fee (not included in subtotal).

Table 2	Water by Meter Size			
	Meter Size	Weight Factor	Calculated Fee	Admin Fee
	1"	1.0	\$5,727	\$43
	1 1/2"	2.0	\$11,454	\$86
	2"	3.2	\$18,326	\$137
	3"	6.0	\$34,362	\$258
	4"	10.0	\$57,270	\$430
	6"	20.0	\$114,540	\$859
8"	32.0	\$183,264	\$1,374	
** 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.				

Table 3				
Storm Drainage (Per Acre)				
	Single Family	Multi-family	Commercial	Schools
Area E1	\$11,122	\$16,685	\$17,796	\$13,959
Area E2	\$9,531	\$14,295	\$15,248	\$11,960
Area E3	\$7,018	\$10,527	\$11,229	\$8,808
Area E4	\$7,317	\$10,975	\$11,708	\$9,184
Area E5	\$2,738	\$4,108	\$4,381	\$3,437
Area E6	\$1,982	\$2,972	\$3,170	\$2,487
Area N1	\$53,942	\$80,913	\$86,307	\$67,696
Area N2	\$46,456	\$69,684	\$74,328	\$58,302
Area S6a	\$14,322	\$21,482	\$22,916	\$17,973
Area S6b	\$14,155	\$21,234	\$22,650	\$17,765

Table 4				
Commercial (Per 1,000 Building Square Feet)				
	Retail	Service	Office	Industrial
Roads	\$11,659	\$8,293	\$6,225	\$4,796
Wastewater	\$2,908	\$2,908	\$1,744	\$3,272
General City	\$635	\$635	\$794	\$264
Fire	\$1,881	\$1,881	\$2,150	\$1,253
Police	\$519	\$519	\$648	\$216
Library	\$0	\$0	\$0	\$0
Water	** By meter size - see Table 2 **			
Parks	\$0	\$0	\$0	\$0
Admin	\$132	\$107	\$87	\$74
<b>Subtotal</b>	<b>\$17,734</b>	<b>\$14,343</b>	<b>\$11,648</b>	<b>\$9,875</b>

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

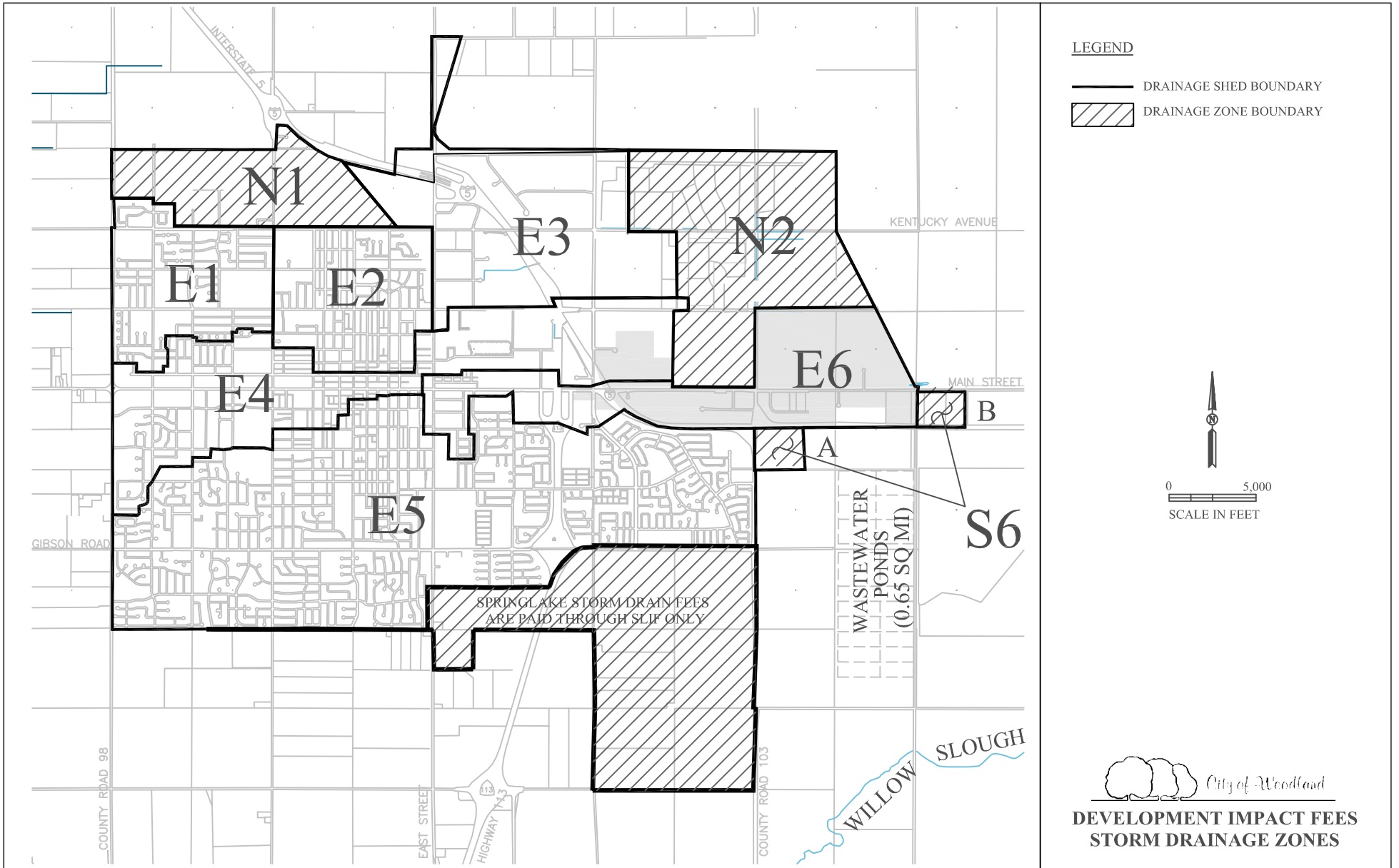


FIGURE 1

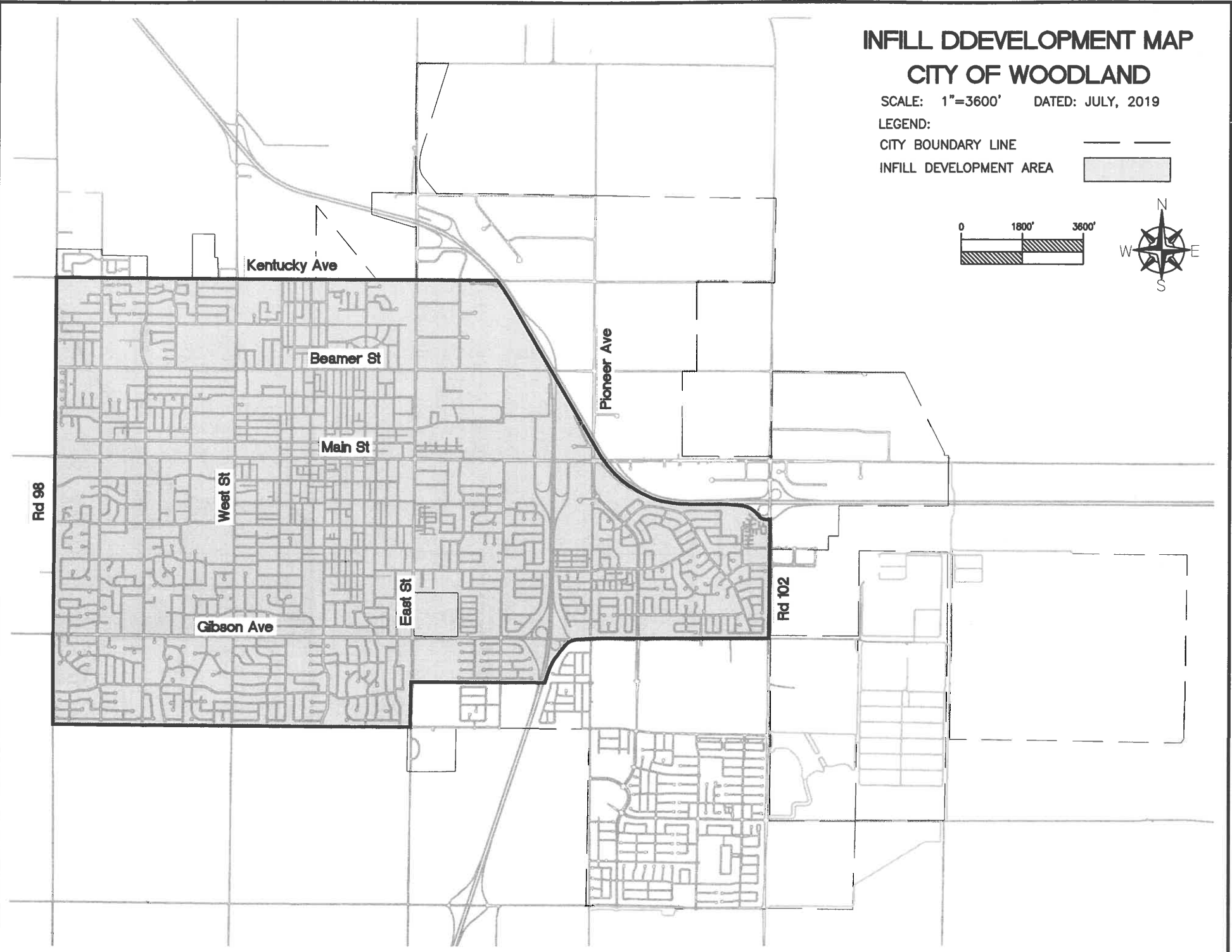
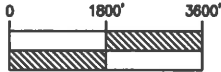
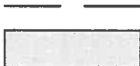
# INFILL DEVELOPMENT MAP CITY OF WOODLAND

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

LEGEND:

CITY BOUNDARY LINE

INFILL DEVELOPMENT AREA



Kentucky Ave

Beamer St

Main St

West St

Gibson Ave

East St

Pioneer Ave

Rd 98

Rd 102

CITY OF WOODLAND  
DOWNTOWN SPECIFIC  
PLAN AREA

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

