



Fiscal Year 2019-2020

Development Fee Schedule

Fees as of July 1, 2019

CITY OF MODESTO
Development Fee Schedule

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CITY OF MODESTO
Development Fee Schedule

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CITY OF MODESTO
Community and Economic Development Department
Planning Division Fee Schedule
(209) 577-5267

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|---|---|-----------------------------|-----------------------|
| Zoning Actions | | | |
| P-D Zone | \$5,231.00 * | <i>Application</i> | Time of Application |
| P-D Amendment (Planning Commission approval) | \$4,394.00 * | <i>Application</i> | Time of Application |
| P-D Amendment (City Council approval) | \$5,231.00 * | <i>Application</i> | Time of Application |
| Rezone | \$3,550.00 * | <i>Application</i> | Time of Application |
| Prezone | \$3,550.00 * | <i>Application</i> | Time of Application |
| Development Agreement** | \$5,000.00 | <i>Deposit</i> | Time of Application |
| Development Agreement Amendment | \$4,108.00 * | <i>Application</i> | Time of Application |
| Precise Plan/Precise Plan Amendment | \$5,231.00 * | <i>Application</i> | Time of Application |
| Area Plan | \$4,394.00 * | <i>Application</i> | Time of Application |
| Annexation | \$5,084.00 * | <i>Application</i> | Time of Application |
| Minor Zoning Actions | | | |
| Conditional Use Permit with Development | \$4,394.00 * | <i>Application</i> | Time of Application |
| Conditional Use Permit without Development | \$1,990.00 * | <i>Application</i> | Time of Application |
| Conditional Use Permit in Single-Family Dwelling | \$846.00 * | <i>Application</i> | Time of Application |
| Conditional Use Permit, Signs and Cell Facilities | \$1,620.00 * | <i>Application</i> | Time of Application |
| Variance | \$2,155.00 * | <i>Application</i> | Time of Application |
| Variance for Single-Family Dwelling | \$846.00 * | <i>Application</i> | Time of Application |
| Exception | \$2,155.00 * | <i>Application</i> | Time of Application |
| Development Plan Review | \$2,899.00 * | <i>Application</i> | Time of Application |
| Development Plan Review, minor alterations & cell facilities | \$412.00 * | <i>Application</i> | Time of Application |
| Development Plan Review, 2nd story review & Irg. Family daycare | \$541.00 * | <i>Application</i> | Time of Application |
| Final Development Plan (Planning Commission approval) | \$4,394.00 * | <i>Application</i> | Time of Application |
| Final Development Plan (Administrative approval) | \$2,899.00 * | <i>Application</i> | Time of Application |
| Plot Plan Review (Planning Commission/BZA approval) | \$4,394.00 * | <i>Application</i> | Time of Application |
| Minor Plan Revisions | \$412.00 * | <i>Application</i> | Time of Application |
| Land Division | | | |
| Tentative Subdivision Map | \$4,394.00 * | <i>Application</i> | Time of Application |
| Tentative Parcel Map | \$2,622.00 * | <i>Application</i> | Time of Application |
| Lot Line Adjustment | Moved to LDE * | <i>Application</i> | Time of Application |
| General Plan/Specific Plan | | | |
| General Plan Amendment | \$5,231.00 * | <i>Application</i> | Time of Application |
| Specific Plan Review** | \$10,000.00 | <i>Deposit</i> | Time of Application |
| Specific Plan Amendment (City Council approval) | \$5,231.00 * | <i>Application</i> | Time of Application |
| Specific Plan Amendment (Administrative approval) | \$2,899.00 * | <i>Application</i> | Time of Application |
| General Plan Maintenance Recovery | \$0.26 | <i>\$1,000 of Valuation</i> | Time of Application |
| Environmental Review | | | |
| Environmental Impact Report** | \$10,000.00 | <i>Deposit</i> | Time of Application |
| Mitigated Negative Declaration** | \$5,000.00 | <i>Deposit</i> | Time of Application |
| Initial Study | \$325.00 * | <i>Application</i> | Time of Application |
| Notice of Determination Filing Fees¹ | | | |
| Initial Study/Finding of Conformance | \$57.00 | <i>Application</i> | Prior to Hearing Date |
| Mitigated Negative Declaration | | | |
| State Department of Fish & Game Fee ³ | \$2,354.75 | <i>Application</i> | Prior to Hearing Date |
| County Clerk Recorder Fee | \$57.00 | <i>Application</i> | Prior to Hearing Date |
| Environmental Impact Report | | | |
| State Department of Fish & Game Fee ³ | \$3,271.00 | <i>Application</i> | Prior to Hearing Date |
| County Clerk Recorder Fee | \$57.00 | <i>Application</i> | Prior to Hearing Date |
| Miscellaneous | | | |
| Phase One Application Fee - Retail and Non Retail Cannabis Businesses | \$4,750.00 | <i>Application</i> | Time of Application |
| Phase Two Application Fee | | | |
| Retail Cannabis Business** | \$20,000.00 | <i>Deposit</i> | Time of Application |
| Non-Retail Cannabis Business - under 10,000 square feet** | \$10,000.00 | <i>Deposit</i> | Time of Application |
| Non-Retail Cannabis Permit - over 10,000 square feet** | \$20,000.00 | <i>Deposit</i> | Time of Application |
| Street/Alley Abandonment | \$5,231.00 * | <i>Application</i> | Time of Application |
| Time Extension (Planning Commission/BZA approval) | \$1,277.00 * | <i>Application</i> | Time of Application |
| Time Extension (Administrative approval) | \$105.00 * | <i>Application</i> | Time of Application |
| Director Determination (Administrative approval) | \$105.00 * | <i>Determination</i> | Time of Application |
| Williamson Act Cancellation | \$1,962.00 * | <i>Application</i> | Time of Application |

CITY OF MODESTO
Community and Economic Development Department
Planning Division Fee Schedule
(209) 577-5267

| Description | Effective July 1, 2019 through | | Per | Due at |
|---|--------------------------------------|---|--------------------|----------------------------------|
| | June 30, 2020 | | | |
| Appeals of Administrative Decisions | \$368.00 | * | <i>Appeal</i> | Time of Application |
| Referral of Plans to Planning Commission/BZA | \$1,073.00 | * | <i>Referral</i> | Time of Application |
| Building Plan Check | \$75.00 | * | <i>Plan Check</i> | Permit Application |
| Address Change | \$112.00 | * | <i>Application</i> | Time of Application |
| Zoning Verification Letter | \$57.00 | * | <i>Letter</i> | Time of Request |
| Copies, Maps, Subscriptions | | | | |
| Documents | | | | |
| Planning Commission Minutes ² | \$30.00 | | <i>Year</i> | Annually (July 1 st) |
| Planning Commission Agendas ² | \$46.00 | | <i>Year</i> | Annually (July 1 st) |
| Board of Zoning Adjustment Minutes ² | \$20.00 | | <i>Year</i> | Annually (July 1 st) |
| Board of Zoning Adjustment Agendas ² | \$20.00 | | <i>Year</i> | Annually (July 1 st) |
| Photocopies of an Official City Document and all other Reports and Documents ² | | | | |
| First Image | \$0.35 | | <i>Copy</i> | Upon Pick-up |
| Additional Images | \$0.10 | | <i>Copy</i> | Upon Pick-up |
| Maps, Zoning or Base ² | \$9.00 | | <i>Each</i> | Upon Pick-up |

Division Endnotes

¹ All checks for Notice of Determination Filing Fees must be made out to the Stanislaus County Clerk-Recorder.

² Sales tax not included.

³ Fee valid January 1, 2019 through December 31, 2019; for more information visit the following link: <https://www.wildlife.ca.gov/Conservation/CEQA/Fees>

**** Time and Materials Fees:**

1. When multiple entitlement applications are filed for the same project and one or more of the applications is a time and materials fee, then the entire project shall be treated as a time and materials project for fee purposes.
2. When deposited funds drop below 50% of the initial deposit amount, then additional funds shall be required to be deposited in an amount to be determined by the Director. This requirement may be waived by the Director if it is determined that additional funds are not needed to complete the entitlements or the entitlements are inactive.
3. Once the project is completed, withdrawn or returned, the applicant shall be returned the balance of any remaining unused funds.

Concurrent Processing:

When two or more entitlement applications related to a single development proposal on the same parcel are submitted simultaneously, the application fees shall be the highest fee plus half of the fees for the remaining applications (exclusive of CEQA processing fees).

Refunds (Non Time and Materials Fees):

1. If an application is withdrawn or returned before it is deemed complete or within two weeks of submittal, whichever occurs first, then the applicant shall be entitled to a full refund.
2. If an application is withdrawn or returned after the initial period described above, but no later than six months after submittal and prior to scheduling for a hearing or an administrative decision, then the applicant shall be refunded half of the application fees submitted.
3. After six months from application submittal, or once an application has been scheduled for a public hearing or administrative decision, whichever occurs first, no refunds shall be given.

Authority to determine fee when none exists:

If an application is made for an entitlement where no fee has been established, then the Director shall determine the appropriate fee based on the adopted fees for similar entitlements requiring a similar process or amount of staff time.

CITY OF MODESTO
Community and Economic Development Department
Building Safety Division Fee Schedule
(209)577-5232

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|---|---|----------------|---------------------|
| RESIDENTIAL FEES | | | |
| Custom Residential Dwelling including Duplex (includes MPE) | | | |
| Small Residential Units including granny flats up to 1,300 sf | \$2,010.00 * | <i>Permit</i> | Time of Application |
| Dwellings up to 5,000 sf | \$2,946.00 * | <i>Permit</i> | Time of Application |
| Dwellings 5,000 sf or greater | \$2,946.00 * | <i>Deposit</i> | Time of Application |
| Residential Dwelling - Tract Homes (includes MPE) | | | |
| Master Plan Review per Development | \$2,147.00 * | <i>Review</i> | Time of Application |
| Production Home | \$1,981.00 * | <i>Each</i> | Time of Application |
| Residential Additions, Remodels, Minor Improvements and Repairs | | | |
| Additions less than or equal to 500 sf (includes MPE) | \$1,569.00 * | <i>Permit</i> | Time of Application |
| Additions > 500 sf (includes MPE) | \$2,107.00 * | <i>Deposit</i> | Time of Application |
| Residential Remodel - No structural review needed (includes MPE) | \$730.00 * | <i>Permit</i> | Time of Application |
| Improvements: Decks, Patio Enclosures and Covers, Carports, Covered Porch, etc. | \$411.00 * | <i>Permit</i> | Time of Application |
| Accessory Buildings: 120 to 500 sf (> 500 sf, see Garage) | \$541.00 * | <i>Permit</i> | Time of Application |
| Garage | \$789.00 * | <i>Permit</i> | Time of Application |
| Re-Roofing | \$289.00 * | <i>Permit</i> | Time of Application |
| Mobile Home Installation (Park Installation and permanent foundation) | \$551.00 * | <i>Permit</i> | Time of Application |
| COMMERCIAL FEES | | | |
| New Construction (includes MPE) | | | |
| New Building without Interior Improvements (Shell) | \$4,776.00 * | <i>Deposit</i> | Time of Application |
| New Building with Interior Improvements | \$15,256.00 * | <i>Deposit</i> | Time of Application |
| Apartment/Condo | \$4,791.00 * | <i>Deposit</i> | Time of Application |
| Hotel/Motel | \$28,501.00 * | <i>Deposit</i> | Time of Application |
| Commercial Additions | | | |
| Up to 3,000 sf (includes MPE) | \$2,222.00 * | <i>Permit</i> | Time of Application |
| Greater than 3,000 sf (includes MPE) | \$2,222.00 * | <i>Deposit</i> | Time of Application |
| Commercial Remodels, Tenant Improvements, Minor Improvements and Repairs | | | |
| Tenant Improvement 500 to 3,000 sf (includes MPE) | \$1,646.00 * | <i>Permit</i> | Time of Application |
| Tenant Improvement > 3,000 sf (includes MPE) | \$2,004.00 * | <i>Deposit</i> | Time of Application |
| Minor Improvements and Remodels: Decks, Awnings, Single interior partition and demising walls, tenant improvements up to 500 sf | \$1,102.00 * | <i>Permit</i> | Time of Application |
| Accessory Buildings less than or equal to 500 sf (> 500 sf, see Garage) | \$541.00 * | <i>Permit</i> | Time of Application |
| Garage (up to 720 sf and no occupancy) | \$1,067.00 * | <i>Permit</i> | Time of Application |
| Re-Roofing | \$462.00 * | <i>Permit</i> | Time of Application |

CITY OF MODESTO
Community and Economic Development Department
Building Safety Division Fee Schedule
(209)577-5232

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|---|---|-----------------------------|---------------------|
| Accessibility Review | | | |
| ADA CBC Chapter 11 Accessibility Review | \$193.00 * | <i>Hour</i> | Permit Issuance |
| Certified Access Specialist Review and Inspection | \$95.00 * | <i>Hour</i> | Permit Issuance |
| Admin Processing Fee | \$34.00 * | <i>Review</i> | Permit Issuance |
| MISCELLANEOUS FEES | | | |
| Mechanical Plumbing Electrical | | | |
| Mechanical Plumbing Electrical - Minor ¹ | \$200.00 * | <i>Permit</i> | Time of Application |
| Water Heater Replacement | \$115.00 * | <i>Permit</i> | Time of Application |
| Mechanical Plumbing Electrical - Commercial/Industrial | \$845.00 * | <i>Permit</i> | Time of Application |
| Electrical Photovoltaic - Residential | \$275.00 * | <i>Permit</i> | Time of Application |
| Electrical Photovoltaic - Commercial | \$909.00 * | <i>Deposit</i> | Time of Application |
| Miscellaneous | | | |
| Demolition | \$250.00 * | <i>Permit</i> | Time of Application |
| Signs (All types) | \$265.00 * | <i>Permit</i> | Time of Application |
| Swimming Pools (All types) | \$454.00 * | <i>Permit</i> | Time of Application |
| Vacant Building Registration (NPU) | \$214.00 * | <i>Application</i> | Time of Application |
| Minimum Fee Permit ² | \$200.00 * | <i>Permit</i> | Time of Application |
| Strong Motion Tax - Residential | \$0.00 | <i>Permit Valuation</i> | Permit Issuance |
| Inspection | \$178.00 * | <i>Hour</i> | Prior to Final |
| Reinspection Fee | \$178.00 | <i>Hour</i> | Prior to Final |
| Plan Review (Non-Structural) | \$193.00 * | <i>Hour</i> | Permit Issuance |
| Plan Review (Structural) | \$211.00 * | <i>Hour</i> | Permit Issuance |
| General Plan Maintenance Recovery | \$0.26 | <i>\$1,000 of Valuation</i> | Time of Application |
| Green Building Standards Fee | | | |
| \$1 - 25,000 Permit Valuation | \$1.00 | <i>Permit</i> | Permit Issuance |
| \$25,001 - 50,000 Permit Valuation | \$2.00 | <i>Permit</i> | Permit Issuance |
| \$50,001 - 75,000 Permit Valuation | \$3.00 | <i>Permit</i> | Permit Issuance |
| \$75,001 - 100,000 Permit Valuation | \$4.00 | <i>Permit</i> | Permit Issuance |
| Every \$25,000 or fraction thereof above \$100,000 Permit Valuation | \$1.00 | <i>Permit</i> | Permit Issuance |
| Strong Motion Tax - Commercial | \$0.00 | <i>Permit Valuation</i> | Permit Issuance |

Division Endnotes

¹ Mechanical Plumbing Electrical - Minor: This fee includes, but is not limited to, HVAC replacements and new systems, plumbing repairs and maintenance, electrical circuitry for new lighting and electrical outlets, service changes and similar projects in residential and small commercial applications. Large commercial systems, such as boilers and advanced mechanical systems, will be assessed at the Mechanical Plumbing Electrical - Commercial/Industrial category.

² Minimum Fee Permit: This fee was established to provide the Building Safety Division flexibility in assisting citizens, contractors, designers and developers with code compliance prior to issuance of a project permit and still recover the cost associated with this service. It is a non-refundable fee and includes, but is not limited to, one-stop inspection, code consultation, re-inspection fee and small projects that do not fit in the fee schedule.

³ Per Hour Charges: At the discretion of the Chief Building Official and/or the Community and Economic Development Director, an hourly charge may be applied to provide additional service not already covered by the original permit. It is a non-refundable fee and includes, but is not limited to, Plan Review for revisions of approved plans, unscheduled or out of sequence inspections, after hours inspections, re-inspections, and exceeding the number of inspections typically allotted for each type of permit.

CITY OF MODESTO
 Community and Economic Development Department
 Infrastructure Financing Programs
 Capital Facility Fees - City Limits
 (209) 577-5211

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|-------------------------------|---|----------------------|-----------------|
| Residential | | | |
| Single-Family | \$14,793.00 | <i>Dwelling Unit</i> | Permit Issuance |
| Multi-Family | \$9,966.00 | <i>Dwelling Unit</i> | Permit Issuance |
| Senior Housing | \$9,176.00 | <i>Dwelling Unit</i> | Permit Issuance |
| Non-Residential | | | |
| Hotel/Motel | \$3,962.00 | <i>Room</i> | Permit Issuance |
| Retail | | | |
| <50,000 square feet | \$10,838.00 | <i>1,000 sf</i> | Permit Issuance |
| 50,000 – 100,000 square feet | \$9,073.00 | <i>1,000 sf</i> | Permit Issuance |
| 100,000 – 300,000 square feet | \$7,734.00 | <i>1,000 sf</i> | Permit Issuance |
| >300,000 square feet | \$7,243.00 | <i>1,000 sf</i> | Permit Issuance |
| Medical Office | \$13,885.00 | <i>1,000 sf</i> | Permit Issuance |
| General Office | \$7,093.00 | <i>1,000 sf</i> | Permit Issuance |
| Hospital | \$9,922.00 | <i>1,000 sf</i> | Permit Issuance |
| | \$5,831.00 | <i>1,000 sf</i> | Permit Issuance |
| Church | \$1,868.00 | <i>1,000 sf</i> | Permit Issuance |
| Nursing Home | \$2,364.00 | <i>1,000 sf</i> | Permit Issuance |
| Industrial | | | |
| Manufacturing | \$2,780.00 | <i>1,000 sf</i> | Permit Issuance |
| Warehousing | \$2,052.00 | <i>1,000 sf</i> | Permit Issuance |

CITY OF MODESTO
 Community and Economic Development Department
 Infrastructure Financing Programs
 Capital Facility Fees - Sphere of Influence
 (209) 577-5211

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|--|---|----------------------|-----------------|
| Sphere of Influence Residential | | | |
| Single-Family | \$8,882.00 | <i>Dwelling Unit</i> | Permit Issuance |
| Multi-Family | \$6,260.00 | <i>Dwelling Unit</i> | Permit Issuance |
| Senior Housing | \$4,158.00 | <i>Dwelling Unit</i> | Permit Issuance |
| Sphere of Influence Non-Residential | | | |
| Hotel/Motel | \$3,704.00 | <i>Room</i> | Permit Issuance |
| Retail | | | |
| <50,000 square feet | \$10,567.00 | <i>1,000 sf</i> | Permit Issuance |
| 50,000 – 100,000 square feet | \$8,800.00 | <i>1,000 sf</i> | Permit Issuance |
| 100,000 – 300,000 square feet | \$7,460.00 | <i>1,000 sf</i> | Permit Issuance |
| >300,000 square feet | \$6,970.00 | <i>1,000 sf</i> | Permit Issuance |
| Medical Office | \$13,438.00 | <i>1,000 sf</i> | Permit Issuance |
| General Office | \$6,580.00 | <i>1,000 sf</i> | Permit Issuance |
| Hospital | \$9,414.00 | <i>1,000 sf</i> | Permit Issuance |
| Daycare | \$5,311.00 | <i>1,000 sf</i> | Permit Issuance |
| Church | \$1,278.00 | <i>1,000 sf</i> | Permit Issuance |
| Nursing Home | \$1,797.00 | <i>1,000 sf</i> | Permit Issuance |
| Industrial | | | |
| Manufacturing | \$2,561.00 | <i>1,000 sf</i> | Permit Issuance |
| Warehousing | \$1,829.00 | <i>1,000 sf</i> | Permit Issuance |

CITY OF MODESTO
 Community and Economic Development Department
 Infrastructure Financing Programs
 Capital Facility Fees - Downtown Economic Incentive Program
 (209) 577-5211

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|-------------------------------|---|----------------------|-----------------|
| Residential | | | |
| Single-Family | \$8,201.00 | <i>Dwelling Unit</i> | Permit Issuance |
| Multi-Family | \$5,399.00 | <i>Dwelling Unit</i> | Permit Issuance |
| Senior Housing | \$5,199.00 | <i>Dwelling Unit</i> | Permit Issuance |
| Non-Residential | | | |
| Hotel/Motel | \$534.00 | <i>Room</i> | Permit Issuance |
| Retail | | | |
| <50,000 square feet | \$928.00 | <i>1,000 sf</i> | Permit Issuance |
| 50,000 – 100,000 square feet | \$846.00 | <i>1,000 sf</i> | Permit Issuance |
| 100,000 – 300,000 square feet | \$790.00 | <i>1,000 sf</i> | Permit Issuance |
| >300,000 square feet | \$765.00 | <i>1,000 sf</i> | Permit Issuance |
| Medical Office | \$1,366.00 | <i>1,000 sf</i> | Permit Issuance |
| General Office | \$1,035.00 | <i>1,000 sf</i> | Permit Issuance |
| Hospital | \$1,143.00 | <i>1,000 sf</i> | Permit Issuance |
| Daycare | \$983.00 | <i>1,000 sf</i> | Permit Issuance |
| Church | \$835.00 | <i>1,000 sf</i> | Permit Issuance |
| Nursing Home | \$852.00 | <i>1,000 sf</i> | Permit Issuance |
| Industrial | | | |
| Manufacturing | \$431.00 | <i>1,000 sf</i> | Permit Issuance |
| Warehousing | \$405.00 | <i>1,000 sf</i> | Permit Issuance |

Division End Notes

¹ Project must include *new* development within the designated downtown area and include a residential component to the project to qualify.

CITY OF MODESTO
Community and Economic Development Department
Infrastructure Financing Programs
(209) 577-5211

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|--|---|---------------------|----------------------|
| Community Facilities Districts (In General) | | | |
| Formation of Community Facilities District* | \$64,500.00 | <i>Deposit</i> | Time of Application |
| Annexation into Existing Community Facilities District* | \$9,500.00 | <i>Deposit</i> | Time of Application |
| First page of Recordation document ² | \$14.00 | <i>Agreement</i> | Prior to Recordation |
| Each additional page of recordation document ² | \$3.00 | <i>Agreement</i> | Prior to Recordation |
| Fraud Fee ² | \$3.00 | <i>Agreement</i> | Prior to Recordation |
| Deferral Agreements ¹ | | | |
| Commercial, Industrial and Multi-Family Deferrals | | | |
| Administrative Fee | \$250.00 | <i>Agreement</i> | Time of Application |
| Title Report Fee | \$500.00 | <i>Title Report</i> | Time of Application |
| Release of Lien ² | \$20.00 | <i>Release</i> | Prior to Release |
| First page of Recordation document | \$14.00 | <i>Agreement</i> | Prior to Recordation |
| Each additional page of recordation document ² | \$3.00 | <i>Agreement</i> | Prior to Recordation |
| Fraud Fee ² | \$3.00 | <i>Agreement</i> | Prior to Recordation |
| Wastewater Capacity Charge Deferral for Existing Single-Family Dwellings | | | |
| Administrative Fee | \$250.00 | <i>Agreement</i> | Time of Application |
| Title Report Fee | \$75.00 | <i>Title Report</i> | Time of Application |
| Release of Lien ² | \$20.00 | <i>Release</i> | Prior to Release |
| First page of Recordation document ² | \$14.00 | <i>Agreement</i> | Prior to Recordation |
| Each additional page of recordation document | \$3.00 | <i>Agreement</i> | Prior to Recordation |
| Fraud Fee ² | \$3.00 | <i>Agreement</i> | Prior to Recordation |
| Existing Residential Past Paid Unconnected Sewer Charge Deferrals | | | |
| Administrative Fee | \$250.00 | <i>Agreement</i> | Time of Application |
| Title Report Fee | \$75.00 | <i>Title Report</i> | Time of Application |
| Release of Lien ² | \$20.00 | <i>Release</i> | Prior to Release |
| First page of Recordation document ² | \$14.00 | <i>Agreement</i> | Prior to Recordation |
| Each additional page of recordation document ² | \$3.00 | <i>Agreement</i> | Prior to Recordation |
| Fraud Fee ² | \$3.00 | <i>Agreement</i> | Prior to Recordation |

Division Endnotes

* Time and Materials based fee.

¹ Deferred Payment Agreements are an elective deferral of Capital Facilities Fees, Water Connection Fees and/or Wastewater Capacity Fees. Fees listed are charged for the initiation and administration of Deferred Payment Agreements.

² Charged by the Stanislaus County Clerk Recorder's Office and subject to change.

CITY OF MODESTO
Community and Economic Development Department
Infrastructure Financing Programs
Community Facilities District No. 1996-1 (Village One)
(209) 577-5211

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|---|---|-------------------|--------------------|
| One-Time Facilities Special Tax (Annexed Properties)¹ | | | |
| Esta Estates Subdivision | \$27,287.24 | <i>Lot</i> | Permit Issuance |
| Lawson's Twenty Subdivision | \$17,737.84 | <i>Lot</i> | Permit Issuance |
| Villagio Subdivision | \$21,343.52 | <i>Lot</i> | Permit Issuance |
| One-Time Facilities Special Tax (Non-Annexed Properties)² | | | |
| Formation | | | |
| Village Residential | \$81,632.66 | <i>Gross Acre</i> | Permit Issuance |
| Village Low-Density Residential | \$54,397.24 | <i>Gross Acre</i> | Permit Issuance |
| Multi-Family Residential | \$212,541.00 | <i>Gross Acre</i> | Permit Issuance |
| Commercial | \$239,504.64 | <i>Gross Acre</i> | Permit Issuance |
| Industrial | \$112,525.90 | <i>Gross Acre</i> | Permit Issuance |
| Annexation # 2 | | | |
| Village Residential | \$83,229.36 | <i>Gross Acre</i> | Permit Issuance |
| Village Low-Density Residential | \$55,642.96 | <i>Gross Acre</i> | Permit Issuance |
| Multi-Family Residential | \$215,810.96 | <i>Gross Acre</i> | Permit Issuance |
| Commercial | \$244,362.88 | <i>Gross Acre</i> | Permit Issuance |
| Industrial | \$114,431.24 | <i>Gross Acre</i> | Permit Issuance |
| All Other Annexations | | | |
| Village Residential | \$80,248.80 | <i>Gross Acre</i> | Permit Issuance |
| Village Low-Density Residential | \$53,668.88 | <i>Gross Acre</i> | Permit Issuance |
| Multi-Family Residential | \$207,717.44 | <i>Gross Acre</i> | Permit Issuance |
| Commercial | \$235,789.16 | <i>Gross Acre</i> | Permit Issuance |
| Industrial | \$110,424.72 | <i>Gross Acre</i> | Permit Issuance |
| Annual Maintenance Tax³ | | | |
| Developed Property | | | |
| Very Low Density Residential | \$318.32 | <i>Lot</i> | Annually (Dec/Apr) |
| Village Residential | \$318.32 | <i>Lot</i> | Annually (Dec/Apr) |
| Multi-Family Residential | \$206.62 | <i>Unit</i> | Annually (Dec/Apr) |
| Commercial | \$1,116.30 | <i>Gross Acre</i> | Annually (Dec/Apr) |
| Industrial | \$1,116.30 | <i>Gross Acre</i> | Annually (Dec/Apr) |
| Undeveloped Property | | | |
| Very Low Density Residential | \$159.16 | <i>Lot</i> | Annually (Dec/Apr) |
| Village Residential | \$159.16 | <i>Lot</i> | Annually (Dec/Apr) |
| Multi-Family Residential | \$103.36 | <i>Unit</i> | Annually (Dec/Apr) |
| Commercial | \$1,116.30 | <i>Gross Acre</i> | Annually (Dec/Apr) |
| Industrial | \$1,116.30 | <i>Gross Acre</i> | Annually (Dec/Apr) |

Division Endnotes

¹ The One-Time Facilities Special Tax shall be collected prior to a final building permit inspection being completed or a certificate of occupancy being issued for new construction for any residential or non-residential structure within CFD No. 1996-1 and shall be immediately delinquent if not so paid.

² The One-Time Facilities Special Tax shall be collected prior to building permit issuance for new construction of any residential or non-residential structure on taxable property within the CFD.

³ The Annual Maintenance Special Tax is levied and collected at the same time as property taxes. It is a perpetual fee that pays for authorized services, administrative expenses not covered in the Annual Facilities Special Tax for the fiscal year, and cures delinquencies.

CITY OF MODESTO
 Community and Economic Development Department
 Infrastructure Financing Programs
 Community Facilities District No. 1997-1 (North Beyer Park)
 (209) 577-5211

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|---|---|-------------------|--------------------|
| One-Time Facilities Special Tax (Annexed Properties)¹ | PAID | <i>Unit</i> | - |
| One-Time Facilities Special Tax (Non-Annexed Properties)² | | | |
| Single-Family Detached Residential | \$155.95 | <i>Unit</i> | Permit Issuance |
| Multi-Family Residential | \$100.25 | <i>Unit</i> | Permit Issuance |
| Non- Residential | \$7,914.21 | <i>Acre</i> | Permit Issuance |
| Annual Maintenance Tax³ | | | |
| Very Low Density Residential | \$148.52 | <i>Lot</i> | Annually (Dec/Apr) |
| Village Residential | \$96.54 | <i>Unit</i> | Annually (Dec/Apr) |
| Non-Residential | \$754.54 | <i>Gross Acre</i> | Annually (Dec/Apr) |

Division Endnotes

¹ The One-Time Facilities Special Tax shall be collected prior to a final building permit inspection being completed or a certificate of occupancy being issued for new construction for any residential or non-residential structure within CFD NO. 1997-1 and shall be immediately delinquent if not so paid.

² The One-Time Facilities Special Tax shall be collected prior to building permit issuance for new construction of any residential or non-residential structure on taxable property within the CFD.

³ The Annual Maintenance Special Tax is levied and collected at the same time as property taxes. It is a perpetual fee that pays for authorized services, administrative expenses not covered in the Annual Facilities Special Tax for the fiscal year, and cures delinquencies.

CITY OF MODESTO
Community and Economic Development Department
Infrastructure Financing Programs
Community Facilities District No. 1998-2 (Carver/Bangs-Pelandale/Snyder)
(209) 577-5211

| Description | Effective January 1, 2019 through December 31, 2019 | Per | Due at |
|---|--|-----|-----------------|
| One-Time Facilities Special Tax (Annexed Properties)¹ | | | |
| Tax Area A (Carver/Bangs) | | | |
| Calvary Chapel (APN 078-018-048) | \$34,821.76 | Lot | Permit Issuance |
| Calvary Chapel (APN 078-018-047) | PAID | Lot | - |
| Calvary Chapel (APN 078-018-046) | PAID | Lot | - |
| Tax Area B (Pelandale/Snyder) | | | |
| Big Valley Grace Community Church (APN 046-003-006) | PAID | Lot | Permit Issuance |
| Big Valley Grace Community Church (APN 046-003-007) | - | | |
| Big Valley Grace Community Church (APN 046-003-002) | - | | |
| Big Valley Grace Community Church (APN 046-003-009) | - | | |
| Big Valley Grace Community Church (APN 046-003-012) [Pre-2014 LLA] | PAID | | |
| Big Valley Grace Community Church (APN 046-003-012) | PAID | Lot | - |
| Big Valley Grace Community Church (APN 046-003-013) | PAID | Lot | Permit Issuance |
| Big Valley Grace Community Church (APN 046-003-014) | PAID | Lot | - |
| Happy Bees (APN 078-066-003) | \$22,452.51 | Lot | Permit Issuance |
| Dale Road Professional Park (APN 078-066-013) | PAID | Lot | - |
| Dale Road Professional Park (APN 078-066-014) | PAID | Lot | - |
| Dale Road Professional Park (APN 078-066-015) | PAID | Lot | - |
| Dale Road Professional Park (APN 078-066-016) | \$34,339.41 | Lot | Permit Issuance |
| One-Time Facilities Special Tax (Non-Annexed Properties)² | | | |
| Tax Area A (Carver/Bangs) | | | |
| APN 078-018-002 | \$34,821.75 | Lot | Permit Issuance |
| APN 078-018-023 | \$555,205.41 | Lot | Permit Issuance |
| APN 078-018-024 | \$1,130,756.09 | Lot | Permit Issuance |
| APN 078-018-014 | \$884,258.78 | Lot | Permit Issuance |
| APN 046-007-015 | \$641,282.37 | Lot | Permit Issuance |
| APN 046-007-016 | \$708,579.96 | Lot | Permit Issuance |
| APN 046-007-018 | \$342,356.90 | Lot | Permit Issuance |
| APN 046-007-019 | \$755,141.32 | Lot | Permit Issuance |
| APN 046-007-020 | \$325,141.53 | Lot | Permit Issuance |
| Tax Area B (Pelandale/Snyder) | | | |
| APN 078-018-006 | \$1,961,452.26 | Lot | Permit Issuance |
| APN 078-018-007 | \$1,033,012.48 | Lot | Permit Issuance |
| APN 078-018-022 | \$1,015,306.82 | Lot | Permit Issuance |
| APN 078-018-028 | \$1,140,907.43 | Lot | Permit Issuance |
| APN 078-018-012 | \$1,332,349.15 | Lot | Permit Issuance |
| APN 046-007-017 | \$897,454.94 | Lot | Permit Issuance |
| APN 046-007-011 | \$993,174.79 | Lot | Permit Issuance |
| APN 046-007-012 | \$1,972,519.30 | Lot | Permit Issuance |
| APN 046-007-022 | \$722,057.73 | Lot | Permit Issuance |
| APN 046-007-009 | \$1,488,379.55 | Lot | Permit Issuance |
| APN 046-007-007 | \$768,536.04 | Lot | Permit Issuance |
| APN 046-007-006 | \$253,411.40 | Lot | Permit Issuance |
| APN 046-007-008 | \$1,030,247.22 | Lot | Permit Issuance |
| APN 046-003-002 | \$398,376.81 | Lot | Permit Issuance |

CITY OF MODESTO
Community and Economic Development Department
Infrastructure Financing Programs
Community Facilities District No. 1998-2 (Carver/Bangs-Pelandale/Snyder)
(209) 577-5211

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|---|---|--------------------|--------------------|
| Annual Maintenance Tax³ | | | |
| Tax Area A (Carver/Bangs) | | | |
| Single-Family Residential | \$268.89 | <i>Unit</i> | Annually (Dec/Apr) |
| Multi-Family Residential | \$2,153.44 | <i>Acre</i> | Annually (Dec/Apr) |
| Non-Residential | \$2,153.44 | <i>Acre</i> | Annually (Dec/Apr) |
| Tax Area B (Pelandale/Snyder) | | | |
| Single-Family Residential | \$209.65 | <i>Unit</i> | Annually (Dec/Apr) |
| Multi-Family Residential | \$1,670.34 | <i>Acre</i> | Annually (Dec/Apr) |
| Non-Residential | \$1,670.34 | <i>Acre</i> | Annually (Dec/Apr) |
| Chateau Provence | \$35,179.64 | <i>Subdivision</i> | Annually (Dec/Apr) |

Division Endnotes

¹ The Facilities Special Tax shall be collected prior to a final building permit inspection being completed or a certificate of occupancy being issued for new construction (whichever occurs first) for any residential or non-residential structure within CFD No. 1998-2 and shall be immediately delinquent if not so paid.

² The One-Time Facilities Special Tax shall be collected prior to building permit issuance for new construction of any residential or non-residential structure on taxable property within the CFD.

³ Beginning January 1999 and each January thereafter, the maximum Annual Maintenance Special Tax shall be increased by 4% of the amount in effect in the prior year. Each annual adjustment of the maximum Annual Maintenance Special Tax shall become effective on the subsequent July 1.

CITY OF MODESTO
 Community and Economic Development Department
 Infrastructure Financing Programs
 Community Facilities District No. 2000-2 (Coffee-Claratina)
 (209) 577-5211

| Description | Effective January 1, 2019 through December 31, 2019 | | |
|--|--|------------|---|
| | Per | Due at | |
| Annexation One-Time Special Tax¹ | | | |
| Arbor Lane 1 Subdivision | TBD @ Annexation | <i>Lot</i> | - |
| Arbor Lane 2 Subdivision | TBD @ Annexation | <i>Lot</i> | - |
| Claratina Estates Unit No. 1 Subdivision | TBD @ Annexation | <i>Lot</i> | - |
| Loretelli Manor Subdivision | TBD @ Annexation | <i>Lot</i> | - |
| Evergreen Subdivision | TBD @ Annexation | <i>Lot</i> | - |

| | | | | Effective July 1, 2019 through June 30, 2020 | | |
|---|------------|-------------|--------------------|---|--|--|
| Annual Maintenance Special Tax² | | | | | | |
| Properties per Acre | \$5,464.50 | <i>Acre</i> | Annually (Dec/Apr) | | | |

Division Endnotes

- ¹ Tax calculations for new subdivisions/projects will be done at the time the parcel is annexed to the CFD.
- ² The Annual Maintenance Special Tax is levied and collected at the same time as property taxes. It is a perpetual fee that pays for authorized services, administrative expenses not covered in the Annual Facilities Special Tax for the fiscal year, and cures delinquencies.

CITY OF MODESTO
Community and Economic Development Department
Infrastructure Financing Programs
Community Facilities District No. 2002-1 (NorthPointe)
(209) 577-5211

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|---|---|------|--------------------|
| One-Time Special Tax | | | |
| Zone 1 | PAID | Acre | - |
| Annual Maintenance Special Tax¹ | | | |
| ZONE 1 | | | |
| Maximum Maintenance Portion | \$4,160.14 | Acre | Annually (Dec/Apr) |
| Maximum Sinking Fund Portion (no escalator) | <u>\$126.00</u> | Acre | Annually (Dec/Apr) |
| TOTAL TAX TO BE LEVIED | \$4,286.14 | Acre | Annually (Dec/Apr) |
| ZONE 2 | | | |
| Developed Properties | | | |
| Maximum Maintenance Portion | \$2,641.30 | Acre | Annually (Dec/Apr) |
| Maximum Sinking Fund Portion (no escalator) | <u>\$80.00</u> | Acre | Annually (Dec/Apr) |
| TOTAL TAX TO BE LEVIED | \$2,721.30 | Acre | Annually (Dec/Apr) |
| Undeveloped Properties | | | |
| Maximum Maintenance Portion | \$4,160.14 | Acre | Annually (Dec/Apr) |
| Maximum Sinking Fund Portion (no escalator) | <u>\$126.00</u> | Acre | Annually (Dec/Apr) |
| TOTAL TAX TO BE LEVIED | \$4,286.14 | Acre | Annually (Dec/Apr) |

Division Endnotes

¹ Beginning in January 2002, the maintenance portion of the maximum Annual Special Tax shall be adjusted by applying the greater of (i) the percentage increase, if any, in the construction cost index for the San Francisco region for the prior twelve (12) month period as published in the Engineering News Recorder or another comparable source if the Engineering News Record is discontinued or otherwise not available, or (ii) four percent (4.0%). Each annual adjustment of the maintenance portion of the maximum Annual Special tax shall become effective on July 1. The sinking fund portion of the maximum Annual Special Tax shall not escalate.

CITY OF MODESTO
Community and Economic Development Department
Infrastructure Financing Programs
Community Facilities District No. 2003-1 (Fairview Village)
(209) 577-5211

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|--|---|------------|--------------------|
| One-Time Facilities Special Tax¹ | | | |
| Galas Brothers Subdivision Unit # 1 | - | <i>Lot</i> | - |
| Galas Brothers Subdivision Unit # 2 | - | <i>Lot</i> | - |
| Annual Maintenance Special Tax³ | | | |
| Developed Properties | \$559.52 | <i>Lot</i> | Annually (Dec/Apr) |
| Undeveloped Properties | \$559.52 | <i>Lot</i> | Annually (Dec/Apr) |
| Annual Facilities Special Tax² | | | |
| Developed Properties | \$1,150.00 | <i>Lot</i> | Annually (Dec/Apr) |
| Undeveloped Properties | \$1,150.00 | <i>Lot</i> | Annually (Dec/Apr) |

Division Endnotes

¹ The Maximum One-Time Facilities Special Tax shall be collected prior to a building permit being issued for new construction of any residential or non-residential structure on Taxable Property within CFD No. 2003-1, and shall be immediately delinquent if not so paid.

NOTE: Upon issuance of all CFD 2003-1 (Fairview Village) building permits for new construction of any residential or non-residential structure, manually enter \$0.00 for the CFD tax.

² Beginning in Fiscal Year 2005-06 and each Fiscal Year thereafter, the Maximum Annual Facilities Special Tax shall escalate by 2.0% of the amount in effect in the prior Fiscal Year.

³ Beginning in January 2005 and each January thereafter, the Maximum Annual Maintenance Special Tax shall be adjusted annually by the greater of (i) the percentage increase, if any, in the construction cost index for the San Francisco region for the prior twelve (12) month period as published in the Engineering News Record or comparable source if the Engineering News Record is discontinued or otherwise not available, or (ii) four percent (4%). Each annual adjustment of the Maximum Annual Maintenance Special Tax shall become effective on the subsequent July 1.

CITY OF MODESTO
Community and Economic Development Department
Infrastructure Financing Programs
Community Facilities District No. 2004-1 (Village One #2)
(209) 577-5211

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|---|---|--------|-----------------|
| One-Time Facilities Special Tax (Annexed Properties)¹ | | | |
| Oakcrest Subdivision APN 077-033-012 (93 Residential Lots) | PAID | Parcel | - |
| 3400 Bob's Wav APN 077-033-011 (3.05 AC Commercial) | \$335,643.90 | Parcel | Permit Issuance |
| Oakdale Park Subdivision APN 077-033-013 (11 Residential Lots) | Paid | Parcel | Permit Issuance |
| Modesto Endoscopy Center APN 077-033-009 (0.93 AC Commercial) | PAID | Parcel | - |
| 3032 Merle Avenue APN 085-034-083 (existing home, remainder 53-PM-57) | \$15,510.26 | Parcel | Permit Issuance |
| Merle Avenue Residential Lots APNs 085-034-081, 085-034-082, 085-034-084 and 085-034-085 | PAID | Parcel | - |
| Shadow Creek Apartments APN 085-002-034 (4.62 AC Multi-Family) | PAID | Parcel | - |
| Shadow Creek Apartments APN 085-002-035 (4.88 AC Multi-Family) | PAID | Parcel | - |
| Village Ranch Unit #1 Subdivision APN 077-008-031 (portion) (70 Residential Lots) | PAID | Parcel | - |
| Village Ranch Unit #2 Subdivision APN 077-008-031 (portion) (68 Residential Lots) | PAID | Parcel | - |
| Hacienda Del Sol #1 Subdivision APN 077-008-034 (portion) and APN 077-008-035 (86 Residential Lots) | PAID | Parcel | - |
| Hacienda Del Sol #2 Subdivision APN 077-008-034 (portion) and APN 077-008-035 (85 Residential Lots) | PAID | Parcel | - |
| Lincoln Parks APN 077-008-034 (portion) (Zoned Multi-Family- 58 Residential Lots) | \$36,521.24 | Parcel | Permit Issuance |

CITY OF MODESTO
Community and Economic Development Department
Infrastructure Financing Programs
Community Facilities District No. 2004-1 (Village One #2)
(209) 577-5211

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|--|---|--------|-----------------|
| Kodiak Village II Subdivision APN 077-009-014 and APN 077-009-056 (61 Residential Lots) | \$11,950.54 | Parcel | Permit Issuance |
| Kodiak Village Subdivision APN 077-009-057 (201 Residential Lots) | \$11,565.90 | Parcel | Permit Issuance |
| Paramont Apartments on Merle APN 085-013-067 (0.57 AC Multi-Family) | PAID | Parcel | - |
| Paramont Apartments on Merle APN 085-013-069 (0.57 AC Multi-Family) | PAID | Parcel | - |
| 3424 Oakdale Road APN 077-033-002 (1.12 AC Commercial) | PAID | Parcel | - |
| 3837 Merle Avenue APN 085-007-018 (3.06 AC Residential) | \$182,544.08 | Parcel | Permit Issuance |
| Kodiak Village III Subdivision APN 077-009-055 (23 Residential Lots) | PAID | Parcel | Permit Issuance |
| Burkshire Estates I Subdivision APN 085-001-061 (48 Residential Lots - formerly Laqos Subdivision) | \$15,093.96 | Parcel | Permit Issuance |
| Parcels 1 and 2 (within Burkshire Estates I Boundary) APN 085-051-003 (Formerly 3007 Esta Avenue) | \$7,540.54 | Parcel | Permit Issuance |
| Falling Leaf Subdivision APN 085-002-079 (portion) (257 Residential Lots) | \$16,772.14 | Parcel | Permit Issuance |
| The Trails at Falling Leaf APN 085-002-079 (portion) (59 residential lots) | \$16,189.74 | Parcel | Permit Issuance |
| Bhatti Estates Subdivision APN 085-050-001 (12 Residential Lots) | \$25,288.32 | Parcel | Permit Issuance |
| Sylvan Vet Clinic (Parcel 2) APN 084-002-053 (3500 Roselle Avenue) (1.86 AC Commercial) | \$279,880.82 | Parcel | Permit Issuance |
| Sylvan Vet Clinic (Parcel 1) APN 084-002-048 (3520 Roselle Avenue) (1.00 AC Commercial) | PAID | Parcel | - |
| The Plaza Subdivision APN 077-008-032 and APN 077-008-033 (165 Residential Lots) | PAID | Parcel | - |
| Hillglen Roselle Subdivision APN 085-064-004 previously (APN 085-001-047) (44 Residential Lots) | \$16,689.64 | Parcel | Permit Issuance |
| Burkshire Estates II Subdivision (1 of 2) APNs 085-001-017, 085-001-045 and 085-001-046 | PAID | Parcel | - |

CITY OF MODESTO
 Community and Economic Development Department
 Infrastructure Financing Programs
 Community Facilities District No. 2004-1 (Village One #2)
 (209) 577-5211

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|---|---|--------|-----------------|
| Cambrooke Estates Subdivision APN 085-018-060 (8 Residential Lots - formerly Ramirez Estates) | PAID | Parcel | Permit Issuance |
| Village One Plaza (Parcel 1) APN 085-009-006 (5.84 AC Commercial) | PAID | Parcel | - |
| Village One Plaza (Parcel 2) APN 085-009-007 (0.74 AC Commercial) | PAID | Parcel | - |
| Village One Plaza (Parcel 3) APN 085-009-008 (1.97 AC Commercial) | PAID | Parcel | - |
| Village One Plaza (Parcel 4) APN 085-009-009 (1.59 AC Commercial) | PAID | Parcel | - |
| Village One Plaza (Parcel 5) APN 085-009-010 (portion) (0.5 AC Commercial) | PAID | Parcel | - |
| Village One Town Center - Apartments APN 085-009-005 (portion) (1.36 AC Multi-Family - Housing Authority Project) | PAID | Parcel | - |
| Village One Town Center - Single Family Homes APN 085-009-005 (portion) (35 Residential Lots - Housing Authority Project) | \$30,467.38 | Parcel | Permit Issuance |
| Tarantella Estates Subdivision APN 085-001-010 (6 Residential Lots) | \$20,682.52 | Parcel | Permit Issuance |
| Burkshire Estates II Subdivision (2 of 2) APN 085-001-045 (see tax amount above) | see Burkshire Estates II | Parcel | - |
| Hillglen/Sunrise Subdivision APN 077-009-025 (59 Residential Lots) | \$14,082.36 | Parcel | Permit Issuance |
| Graham Estates Subdivision APNs 085-033-066, 085-033-067 and 085-033-068 (24 Residential Lots) | \$14,721.18 | Parcel | Permit Issuance |
| Thomas Terrace Subdivision APN 085-003-057 (20 Residential Lots) | \$14,560.84 | Parcel | Permit Issuance |

CITY OF MODESTO
Community and Economic Development Department
Infrastructure Financing Programs
Community Facilities District No. 2004-1 (Village One #2)
(209) 577-5211

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|---|---|-------------------------|------------------------|
| Village Corners (Parcel 1) APN 085-062-001 (0.79 AC Commercial - formerly Pimentel) | PAID | <i>Parcel</i> | - |
| Village Corners (Parcel 2) APN 085-062-002 (0.77 AC Commercial - formerly Pimentel) | \$115,514.78 | <i>Parcel</i> | <i>Permit Issuance</i> |
| Village Corners (Parcel 3) APN 085-062-003 (0.75 AC Commercial - formerly Pimentel) | PAID | <i>Parcel</i> | - |
| Village Corners (Parcel 4) APN 085-062-004 (0.92 AC Commercial) | PAID | <i>Parcel</i> | - |
| Village Ranch Apartments APN 077-008-030 (10.04 AC Multi-Family) | PAID | <i>Parcel</i> | - |
| Walgreens Commercial APNs 085-050-006, 085-050-007, and 085-050-008 (Commercial) | PAID | <i>Parcel</i> | - |
| 2500 Sylvan Ave 077-046-079 (Village Residential) | PAID | <i>Parcel</i> | <i>Permit Issuance</i> |
| Hillglen Parks 077-009-058 (62 Residential Parcels) | \$15,500.60 | | |
| One-Time Facilities Special Tax (Non-Annexed Properties)² | | | |
| Tax Zone #1 (Formation – Annexation No. 5) | | | |
| Low Density Residential | \$26,284.32 | <i>Net Taxable Acre</i> | <i>Permit Issuance</i> |
| Village Residential | \$59,654.82 | <i>Net Taxable Acre</i> | <i>Permit Issuance</i> |
| Multi-Family Residential | \$199,835.14 | <i>Net Taxable Acre</i> | <i>Permit Issuance</i> |
| Commercial | \$102,643.14 | <i>Net Taxable Acre</i> | <i>Permit Issuance</i> |
| Industrial | \$25,813.44 | <i>Net Taxable Acre</i> | <i>Permit Issuance</i> |

CITY OF MODESTO
 Community and Economic Development Department
 Infrastructure Financing Programs
 Community Facilities District No. 2004-1 (Village One #2)
 (209) 577-5211

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|---|---|-------------------------|---------------------------|
| Tax Zone # 2 (Annexation No. 6 Forward) | | | |
| Low Density Residential | \$38,565.52 | <i>Net Taxable Acre</i> | <i>Permit Issuance</i> |
| Village Residential | \$87,526.98 | <i>Net Taxable Acre</i> | <i>Permit Issuance</i> |
| Multi-Family Residential | \$293,205.22 | <i>Net Taxable Acre</i> | <i>Permit Issuance</i> |
| Commercial | \$150,601.82 | <i>Net Taxable Acre</i> | <i>Permit Issuance</i> |
| Industrial | \$37,874.04 | <i>Net Taxable Acre</i> | <i>Permit Issuance</i> |
| Annual Maintenance Special Tax³ | | | |
| Very Low Density Residential | \$1,034.26 | <i>Net Taxable Acre</i> | <i>Annually (Dec/Apr)</i> |
| Village Residential | \$2,429.06 | <i>Net Taxable Acre</i> | <i>Annually (Dec/Apr)</i> |
| Multi-Family Residential | \$7,919.58 | <i>Net Taxable Acre</i> | <i>Annually (Dec/Apr)</i> |
| Commercial | \$1,812.42 | <i>Net Taxable Acre</i> | <i>Annually (Dec/Apr)</i> |
| Industrial | \$1,812.42 | <i>Net Taxable Acre</i> | <i>Annually (Dec/Apr)</i> |
| Annual Facilities Special Tax⁴ | | | |
| Low Density Residential | \$4,733.42 | <i>Net Taxable Acre</i> | <i>Annually (Dec/Apr)</i> |
| Village Residential | \$8,620.29 | <i>Net Taxable Acre</i> | <i>Annually (Dec/Apr)</i> |
| Multi-Family Residential | \$9,719.86 | <i>Net Taxable Acre</i> | <i>Annually (Dec/Apr)</i> |
| Commercial | \$4,804.75 | <i>Net Taxable Acre</i> | <i>Annually (Dec/Apr)</i> |
| Industrial | \$3,431.96 | <i>Net Taxable Acre</i> | <i>Annually (Dec/Apr)</i> |

Division Endnotes

¹ The Maximum One-Time Facilities Special Tax shall be collected prior to a building permit being issued for new construction of any residential or non-residential structure on Taxable Property within CFD No. 2004-1, and shall be immediately delinquent if not so paid.

² The One-Time Facilities Special Tax shall be collected prior to building permit issuance for new construction of any residential or non-residential structure on taxable property within the CFD.

³ The Annual Maintenance Special Tax is levied and collected at the same time as property taxes. It is a perpetual fee that pays for authorized services, administrative expenses not covered in the Annual Facilities Special Tax for the fiscal year, and cures delinquencies.

⁴ The Annual Facilities Special Tax is levied and collected at the same time as property taxes until all bonds have been repaid and all facilities have been funded.

CITY OF MODESTO
 Community and Economic Development Department
 Infrastructure Financing Programs
 Community Facilities District No. 2005-1 (Hetch Hetchy)
 (209) 577-5211

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|---|---|-------------------------|--------|
| Maximum One-Time Facilities Special Tax (Annexed Properties)¹ | | | |
| Shelter Cove Community Church (APN 082-005-003)* | \$3,241,705.62 | <i>Net Taxable Acre</i> | - |
| Maximum Annual Maintenance Special Tax¹ | | | |
| Shelter Cove Community Church (APN 082-005-003)* | \$187,464.30 | <i>Net Taxable Acre</i> | - |
| Maximum Annual Facilities Special Tax¹ | | | |
| Shelter Cove Community Church (APN 082-005-003)* | \$236,247.39 | <i>Net Taxable Acre</i> | - |

Division Endnotes

¹ Tax calculations for new subdivisions/projects will be done at the time the parcel is annexed to the CFD.

* Per the development agreement between the City of Modesto and the Shelter Cove Community Church recorded on April 5, 2005 : "City agrees that it shall not levy any tax against Shelter Cove for construction or maintenance of the CFD Facilities until such time as any subsequent development in the CFD triggers the levy of the CFD tax."

CITY OF MODESTO
 Community and Economic Development Department
 Infrastructure Financing Programs
 Community Facilities District No. 2007-1 (North Beyer Park #2)
 (209) 577-5211

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|---|---|---------------|--------------------|
| One-Time Facilities Special Tax (Annexed Properties)¹ | | | |
| APN 082-005-031/082-025-002 (<i>Rose Villas One Phase 1</i>) (0 of 57 individual parcels paid = \$0 of \$270,213.63) | \$5,550.56 | <i>Parcel</i> | Permit Issuance |
| APN 082-005-031/082-025-002 (<i>Rose Villas One Phase 2+</i>) | \$227,053.48 | <i>Parcel</i> | Permit Issuance |
| One-Time Facilities Special Tax (Non-Annexed Properties)¹ | | | |
| APN 082-014-041 | \$121,931.66 | <i>Parcel</i> | Permit Issuance |
| APN 082-016-042 | \$208,514.32 | <i>Parcel</i> | Permit Issuance |
| Annual Maintenance Special Tax (Annexed Properties)² | | | |
| APN 082-005-031 (<i>Rose Villas</i>) | \$58,485.28 | <i>Parcel</i> | Annually (Dec/Apr) |
| APN 082-025-002 (Parcel 2 of Parcel Map 55-PM-12) | \$31,483.54 | <i>Parcel</i> | Annually (Dec/Apr) |
| Annual Maintenance Special Tax (Non-Annexed Properties)² | | | |
| APN 082-014-041 | \$20,186.50 | <i>Parcel</i> | Annually (Dec/Apr) |
| APN 082-016-042 | \$34,520.74 | <i>Parcel</i> | Annually (Dec/Apr) |

Division Endnotes

¹ The One-Time Facilities Special Tax shall be collected prior to a building permit being issued for new construction of any residential or non-residential structure within CFD No. 2007-1 and shall be immediately delinquent if not so paid.

² The Annual Maintenance Special Tax is levied and collected at the same time as property taxes. It is a perpetual fee that pays for authorized services, administrative expenses not covered in the Annual Facilities Special Tax for the fiscal year, and cures delinquencies.

CITY OF MODESTO
 Community and Economic Development Department
 Infrastructure Financing Programs
 Community Facilities District No. 2007-2 (Kiernan Business Park West)
 (209) 577-5211

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|---|---|-----|--------------------|
| Maximum One-Time Facilities Special Tax (Annexed Properties)¹ | | | |
| APN 078-013-035 | \$0.00 | Lot | - |
| APN 078-069-010 | \$81,858.94 | Lot | Permit Issuance |
| APN 078-069-011 | \$243,018.24 | Lot | Permit Issuance |
| APN 078-069-012 | \$8,099.62 | Lot | Permit Issuance |
| APN 078-069-001 | \$42,996.94 | Lot | Permit Issuance |
| APN 078-069-002 | \$21,943.40 | Lot | Permit Issuance |
| APN 078-069-003 | \$18,618.16 | Lot | Permit Issuance |
| APN 078-069-004 | \$37,457.98 | Lot | Permit Issuance |
| APN 078-069-005 | \$13,520.88 | Lot | Permit Issuance |
| APN 078-069-016 ³ | \$12,412.20 | Lot | Permit Issuance |
| APN 078-069-017 ⁴ | \$42,334.98 | Lot | Permit Issuance |
| APN 078-069-008 | PAID | Lot | Permit Issuance |
| APN 078-069-018 ⁵ | \$43,221.72 | Lot | Permit Issuance |
| | | | |
| Annual Maintenance Special Tax² | | | |
| APN 078-013-006 | N/A | | |
| APN 078-013-018 | N/A | | |
| APN 078-013-037 | N/A | | |
| APN 078-013-041 | N/A | | |
| APN 078-013-042 | N/A | | |
| APN 078-013-035 | \$156,564.76 | Lot | Annually (Dec/Apr) |
| APN 078-069-010 | \$3,466.26 | Lot | Annually (Dec/Apr) |
| APN 078-069-011 | \$10,215.65 | Lot | Annually (Dec/Apr) |
| APN 078-069-012 | \$328.53 | Lot | Annually (Dec/Apr) |
| APN 078-069-001 | \$8,022.68 | Lot | Annually (Dec/Apr) |
| APN 078-069-002 | \$4,094.05 | Lot | Annually (Dec/Apr) |
| APN 078-069-003 | \$3,473.74 | Lot | Annually (Dec/Apr) |
| APN 078-069-004 | \$6,988.83 | Lot | Annually (Dec/Apr) |
| APN 078-069-005 | \$2,522.59 | Lot | Annually (Dec/Apr) |
| APN 078-069-016 ³ | \$2,315.82 | Lot | Annually (Dec/Apr) |
| APN 078-069-017 ⁴ | \$7,898.61 | Lot | Annually (Dec/Apr) |
| APN 078-069-008 | \$3,845.92 | Lot | Annually (Dec/Apr) |
| APN 078-069-018 ⁵ | \$8,064.03 | Lot | Annually (Dec/Apr) |

Division Endnotes

¹ The One-Time Facilities Special Tax shall be collected prior to a final building permit being issued for new construction of any structure on Taxable Property within CFD No. 2007-2 and shall be immediately delinquent if not so paid.

² Beginning in January 2008 and each January thereafter, the Maximum Annual Maintenance Special Tax assigned to each parcel shall be adjusted by the greater of (i) the percentage increase, if any, in the construction cost index for the San Francisco region for the prior twelve (12) month period as published in the Engineering News Record or other comparable source if the Engineering News Record is discontinued or otherwise not available, or (ii) four percent (4%). Each annual adjustment of the Maximum Annual Maintenance Special Tax shall become effective on the subsequent July 1.

CITY OF MODESTO
Community and Economic Development Department
Infrastructure Financing Programs
Community Facilities District No. 2012-1 (Kiernan Business Park South)
(209) 577-5211

| Description | Effective January 1, 2019 through December 31, 2019 | Per | Due at |
|---|--|------------|--------|
| Maximum One-Time Facilities Special Tax (Annexed Properties)¹ | | | |
| APN 078-018-021 ⁽²⁾ | \$1,819,901.22 | <i>Lot</i> | Permit |
| APN 078-018-021 ⁽²⁾ | \$2,424,721.86 | <i>Lot</i> | Permit |
| APN 078-018-027 | \$3,966,658.90 | <i>Lot</i> | Permit |
| APN 078-018-036 | \$0.00 | <i>Lot</i> | Permit |
| Maximum One-Time Facilities Special Tax (Non-Annexed Properties)¹ | | | |
| APN 078-018-031 | \$4,082,278.36 | <i>Lot</i> | Permit |
| APN 078-018-035 | \$3,009,933.68 | <i>Lot</i> | Permit |

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|---|---|----------------------|----------|
| Maximum Annual Maintenance Special Tax³ | | | |
| APN 078-018-021 ⁽²⁾ | \$13,065.84 | <i>Developed Lot</i> | Annually |
| APN 078-018-021 ⁽²⁾ | \$15,823.56 | <i>Developed Lot</i> | Annually |
| APN 078-018-027 | \$27,177.70 | <i>Developed Lot</i> | Annually |
| APN 078-018-031 | \$26,626.14 | <i>Developed Lot</i> | Annually |
| APN 078-018-035 | \$18,942.60 | <i>Developed Lot</i> | Annually |
| Retail | \$0.00 | <i>Developed Lot</i> | Annually |
| Hotel | \$0.00 | <i>Developed Lot</i> | Annually |
| APN 078-018-036 | \$4,982.88 | <i>Developed Lot</i> | Annually |

Division Endnotes

¹ The One-Time Facilities Special Tax shall be collected prior to a final building permit being issued for new construction of any structure on Taxable Property within CFD No. 2012-1 and shall be immediately delinquent if not so paid. The tax is adjusted annually per SF ENR or 4% (whichever is greater). Beginning in January 2013 and each January thereafter, the Maximum One-Time Facilities Special Tax shall be adjusted annually by the greater of: (i) the percentage increase, if any, in the construction cost index for the San Francisco region for the prior twelve (12) month period as published in the Engineering News Record or other comparable source if the Engineering News Record is discontinued or otherwise not available; or (ii) four percent (4%). Each annual adjustment shall become effective on January 1 of the calendar year for which the annual adjustment was made.

² At the time of CFD Formation, APN 078-018-021 was anticipated to be subdivided into two separate parcels based on a preliminary parcel map submitted to the City.

³ The Annual Maintenance Special Tax is levied and collected at the same time as property taxes. It is a perpetual fee that pays for authorized services and administrative expenses and cures delinquencies. The tax is adjusted annually per SF ENR or 4% (whichever is greater). The annual adjustment shall become effective on July 1 of the calendar year in which the adjustment was made.

CITY OF MODESTO
 Community and Economic Development Department
 Infrastructure Financing Programs
 Community Facilities District No. 2016-1 (Kiernan Business Park East #2)
 (209) 577-5211

| Description | Effective January 1, 2019 through December 31, 2019 | Per | Due at |
|--|---|------|--------------------|
| Tax Zone 1 | | | |
| Maximum One Time Facilities Special Tax¹ | | | |
| APN 078-015-029 | - | Acre | Permit Issuance |
| APN 078-015-030 | - | Acre | Permit Issuance |
| | | | |
| Tax Zone 1 | | | |
| Maximum Annual Maintenance Special Tax² | | | |
| APN 078-015-029 | 3,362.70 | Acre | Annually (Dec/Apr) |
| APN 078-015-030 | 3,362.70 | Acre | Annually (Dec/Apr) |

Division Endnotes

¹ The One-Time Facilities Special Tax shall be collected prior to a final building permit being issued for new construction of any structure on a parcel of Taxable Property within CFD No. 2016-1 and shall be immediately delinquent if not so paid. The tax is adjusted annually per SF ENR or 4% (whichever is greater). Beginning in January 2016 and each January thereafter, the Maximum One-Time Facilities Special Tax shall be adjusted annually by the greater of: (i) the percentage increase, if any, in the construction cost index for the San Francisco region for the prior twelve (12) month period as published in the Engineering News Record or other comparable source if the Engineering News Record is discontinued or otherwise not available; or (ii) four percent (4%). Each annual adjustment shall become effective on January 1 of the calendar year for which the annual adjustment was made.

² The Annual Maintenance Special Tax is levied and collected at the same time as property taxes. It is a perpetual fee that pays for authorized services and administrative expenses and cures delinquencies. The tax is adjusted annually per SF ENR or 4% (whichever is greater). The annual adjustment shall become effective on January 1 of the calendar year in which the adjustment was made.

CITY OF MODESTO
 Community and Economic Development Department
 Infrastructure Financing Programs
 Community Facilities District No. 2016-2 (The Vintage)
 (209) 577-5211

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|--|---|-------------|--------------------|
| Developed Property | | | |
| Maximum Special Tax¹ | | | |
| Single Family Residential Property | \$381.70 | <i>Lot</i> | Annually (Dec/Apr) |
| Multi Family Property | \$351.28 | <i>Acre</i> | Annually (Dec/Apr) |
| Commercial Property | \$351.28 | <i>Acre</i> | Annually (Dec/Apr) |
| Undeveloped Property | | | |
| Maximum Special Tax¹ | | | |
| Single Family Residential Property | \$2,283.18 | <i>Acre</i> | Annually (Dec/Apr) |
| Multi Family Property | \$351.28 | <i>Acre</i> | Annually (Dec/Apr) |
| Commercial Property | \$351.28 | <i>Acre</i> | Annually (Dec/Apr) |

Division Endnotes

¹ The Annual Special Tax is levied and collected at the same time as property taxes. It is a perpetual fee that pays for authorized services and administrative expenses and cures delinquencies. The tax is adjusted annually per SF ENR or 4% (whichever is greater). The annual adjustment shall become effective on July 1 of the calendar year in which the adjustment was made.

CITY OF MODESTO
Community and Economic Development Department
Land Development Engineering Division Fee Schedule
(209) 571-5569

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|--|---|-----------------|---------------------|
| Engineering Development | | | |
| Reversion to Acreage Check | \$947.00 * | <i>Each</i> | Permit Issuance |
| Final Parcel Map Check ³ | \$1,704.00 * | <i>Each</i> | Permit Issuance |
| Final Subdivision Map Check ³ | | | |
| First 10 Lots | \$2,735.00 * | <i>Each</i> | Permit Issuance |
| Each Additional Lot | \$23.00 * | <i>Each</i> | Permit Issuance |
| Lot Line Adjustment ³ | \$680.00 * | <i>Each</i> | Permit Issuance |
| Improvement Plan Check** | | | |
| Cost Estimate - up to \$25,000 | \$2,000.00 | <i>Deposit</i> | Time of Application |
| Cost Estimate - \$25,001 - \$100,000 | \$4,000.00 | <i>Deposit</i> | Time of Application |
| Cost Estimate - \$100,001 - \$250,000 | \$6,750.00 | <i>Deposit</i> | Time of Application |
| Cost Estimate - \$250,001 - \$500,000 | \$11,350.00 | <i>Deposit</i> | Time of Application |
| Cost Estimate - \$500,001 - \$1,000,000 | \$20,550.00 | <i>Deposit</i> | Time of Application |
| Cost Estimate - over \$1,000,000 ¹⁸ | \$20,550.00 | <i>Deposit</i> | Time of Application |
| Rough Grading Review** | | | |
| Cost Estimate - up to \$25,000 | \$2,000.00 | <i>Deposit</i> | Time of Application |
| Cost Estimate - \$25,001 - \$100,000 | \$4,000.00 | <i>Deposit</i> | Time of Application |
| Cost Estimate - \$100,001 - \$250,000 | \$6,750.00 | <i>Deposit</i> | Time of Application |
| Cost Estimate - \$250,001 - \$500,000 | \$11,350.00 | <i>Deposit</i> | Time of Application |
| Cost Estimate - \$500,001 - \$1,000,000 | \$20,550.00 | <i>Deposit</i> | Time of Application |
| Cost Estimate - over \$1,000,000 ¹⁸ | \$20,550.00 | <i>Deposit</i> | Time of Application |
| On-Site Storm Drain Review** | | | |
| Cost Estimate - up to \$25,000 | \$2,000.00 | <i>Deposit</i> | Time of Application |
| Cost Estimate - \$25,001 - \$100,000 | \$4,000.00 | <i>Deposit</i> | Time of Application |
| Cost Estimate - \$100,001 - \$250,000 | \$6,750.00 | <i>Deposit</i> | Time of Application |
| Cost Estimate - \$250,001 - \$500,000 | \$11,350.00 | <i>Deposit</i> | Time of Application |
| Cost Estimate - \$500,001 - \$1,000,000 | \$20,550.00 | <i>Deposit</i> | Time of Application |
| Cost Estimate - over \$1,000,000 ¹⁸ | \$20,550.00 | <i>Deposit</i> | Time of Application |
| Property Owner's Association Document Check | \$369.00 * | <i>Each</i> | Permit Issuance |
| Certificate of Correction | \$316.00 * | <i>Each</i> | Permit Issuance |
| Easment/Summary Abandonment ³ | \$2,356.00 * | <i>Each</i> | Time of Application |
| Monument Deposit (refundable) | \$379.00 * | <i>Monument</i> | Permit Issuance |
| Street Signs (each intersection & installed by City) | \$294.00 * | <i>Each</i> | Permit Issuance |
| Legal Description Check ¹ | \$273.00 * | <i>Each</i> | Permit Issuance |
| Reciprocal Access Agreement Preparation | \$830.00 * | <i>Each</i> | Permit Issuance |
| Print Fees – Bonds (18" x 26") | \$0.00 | <i>Each</i> | Permit Issuance |
| Water Availability Analysis** | \$1,000.00 | <i>Deposit</i> | Time of Application |
| Water and Wastewater Capacity Analysis** | \$1,000.00 | <i>Deposit</i> | Time of Application |
| Reimbursement Agreements | \$1,946.00 * | <i>Each</i> | Permit Issuance |
| Will-Serve Letter ² | \$484.00 * | <i>Each</i> | Time of Application |
| Outside Service Agreement | \$211.00 * | <i>Each</i> | Permit Issuance |
| Stormwater Quality Review Fee** | | | |
| Cost Estimate - up to \$25,000 | \$300.00 | <i>Deposit</i> | Time of Application |
| Cost Estimate - \$25,001 - \$100,000 | \$550.00 | <i>Deposit</i> | Time of Application |
| Cost Estimate - \$100,001 - \$250,000 | \$900.00 | <i>Deposit</i> | Time of Application |
| Cost Estimate - \$250,001 - \$500,000 | \$1,500.00 | <i>Deposit</i> | Time of Application |
| Cost Estimate - \$500,001 - \$1,000,000 | \$2,700.00 | <i>Deposit</i> | Time of Application |
| Cost Estimate - over \$1,000,000 ¹⁸ | \$2,700.00 | <i>Deposit</i> | Time of Application |
| GIS Subdivision Mapping Fee | \$306.00 * | <i>Each</i> | Permit Issuance |
| Microfilm Fee | \$1.00 | <i>Page</i> | Permit Issuance |
| As-Built Process Fee | \$178.00 * | <i>Each</i> | Permit Issuance |
| PUE and PE Dedication ³ | \$484.00 * | <i>Each</i> | Time of Application |
| Sewer Main (50 l.f.) – Paving ^{6,7} | \$7.00 * | <i>l.f.</i> | Permit Issuance |
| Encroachment Permit^{4,8,9} | | | |
| Curb and Curb Cuts – Drive Approach (100 l.f. max.) ⁵ | \$231.00 * | <i>Lot</i> | Permit Issuance |
| Curb and Curb Cuts – Drive Approach (100 l.f.) – Staking ⁶ | \$5.00 * | <i>l.f.</i> | Permit Issuance |
| Curb and Curb Cuts – Drive Approach (100 l.f.) – Paving ^{6,7} | \$7.00 * | <i>l.f.</i> | Permit Issuance |

CITY OF MODESTO
Community and Economic Development Department
Land Development Engineering Division Fee Schedule
(209) 571-5569

| Description | Effective | | |
|--|--------------|-------------|---------------------|
| | July 1, 2019 | through | June 30, 2020 |
| | Per | | Due at |
| Sidewalk (< 100 l.f.) ⁵ | \$231.00 * | Lot | Permit Issuance |
| Sewer Service from Lot to Main ^{9,10} | \$84.00 * | Each | Permit Issuance |
| Sewer Main (50 l.f.) ^{9,10,11} | \$84.00 * | Each | Permit Issuance |
| Sewer Main (50 l.f.) – Staking ⁶ | \$1.00 * | l.f. | Permit Issuance |
| Storm Drain (through curb) | \$178.00 * | Each | Permit Issuance |
| Utilities – Major Construction ^{9,10,12} | \$84.00 * | Each | Permit Issuance |
| Utilities – Major Construction – Paving ^{6,7} | \$7.00 * | l.f. | Permit Issuance |
| Utilities – Service and Repair ^{9,12} | \$273.00 * | Each | Permit Issuance |
| Utilities – Service and Repair – Paving ^{6,7} | \$7.00 | l.f. | Permit Issuance |
| Utilities - MID, Service and Repair | \$189.00 | Each | Permit Issuance |
| Temporary Street/Right-of-Way Closures | \$306.00 * | Day | Permit Issuance |
| Street Lights ⁹ | \$557.00 * | Each | Permit Issuance |
| Rockwells or Storm Drain Connectors ¹⁰ | \$84.00 * | Each | Permit Issuance |
| Street Construction ¹⁰ | \$84.00 * | Each | Permit Issuance |
| Miscellaneous Improvements ^{10,13} | \$84.00 * | Each | Permit Issuance |
| Rough Grading Permit | - * | Each | Permit Issuance |
| Install Refractor Steel Pole | \$358.00 * | Each | Permit Issuance |
| Added Refractor Steel Pole | \$358.00 * | Each | Permit Issuance |
| Install Utility Wood Pole Mount | \$853.00 * | Each | Permit Issuance |
| Added Utility Wood Pole Mount | \$883.00 * | Each | Permit Issuance |
| Install Street Light Standard | \$326.00 * | Each | Permit Issuance |
| Soil Core Sample | \$273.00 * | Each | Permit Issuance |
| Monitoring/Extraction Well - Application Fee | \$115.00 * | Each | Permit Issuance |
| Monitoring/Extraction Well - Inspection Fee | \$96.00 * | Each | Permit Issuance |
| Application Pre-Inspection | \$100.00 * | Each | Permit Issuance |
| Lane Closure Traffic Control Plan Review | \$63.00 * | Each | Permit Issuance |
| Detour Traffic Control Plan Review | \$126.00 * | Each | Permit Issuance |
| Outdoor Dining Permits | | | |
| Application Fee (Downtown Area Exempt) | \$200.00 | Application | Time of Application |
| Barrier Removal Deposit (fixed barrier only) | \$250.00 | Application | Time of Application |
| Annual Renewal Fee | \$100.00 | Permit | July 1st |
| Investigation of Site ¹⁴ | tbd | Each | Permit Issuance |
| Other Work Not Listed ¹⁵ | tbd | Each | Permit Issuance |
| Trench Restoration | | | |
| PCI Between 100 and 70 ¹⁶ - Trench Depth over 4 feet | tbd | | Permit Issuance |
| PCI Between 100 and 70 ¹⁶ - Trench Depth 4 feet or less | tbd | | Permit Issuance |
| PCI Between 69 and 26 ¹⁷ - Trench Depth over 4 feet | tbd | | Permit Issuance |
| PCI Between 69 and 26 ¹⁷ - Trench Depth 4 feet or less | tbd | | Permit Issuance |
| PCI Between 25 and 0 | tbd | | Permit Issuance |

Permits are required for all work done in all public right-of-way, including public utility easements.

CITY OF MODESTO
Community and Economic Development Department
Land Development Engineering Division Fee Schedule
(209) 571-5569

Division Endnotes

** Time and Materials based fee.

- ¹ Land Surveyor portion of charge will be on a Time and Materials basis because this effort varies significantly.
- ² Significant additional connection fees apply.
- ³ Does not include Land Surveyor review cost. Land Surveyor time will be charged on a Time and Materials basis.
- ⁴ Additional fees charged if City employees perform paving or staking services.
- ⁵ For lots greater than 100' frontage, each 100' or part thereof is considered to be one "lot" (distance to be measured to nearest 100 feet).
- ⁶ Where no fee is shown, the work is to be performed by others as needed.
- ⁷ Chargeable only when paving is done by City. Developer/Owner shall repave all trenches, unless otherwise approved by the City Engineer.
- ⁸ Costs shall be paid for emergency or other work performed by City for public health and safety in addition to the following minimum charges:
 - a. Cleanup or dust control \$370.00 per street
 - b. Temporary Paving \$233.00 per street
 - c. Temporary Barricades \$142.00 each
- ⁹ A trench restoration fee of \$2.50/sf is charged in addition.
- ¹⁰ Inspection to be charged on a Time and Materials basis.
- ¹¹ Applicant shall pay an additional \$3.75/lf for small laterals designed and drawn by the City.
- ¹² Utility relocation required for City projects is not subject to a charge.
- ¹³ Improvements not otherwise listed such as water line extensions, irrigation lines, irrigation line replacements, storm drain lines, etc.
- ¹⁴ Unpermitted Street Work will be assessed a "double fee" penalty.
- ¹⁵ To be calculated by the Public Works Director and other pertinent staff in each instance, based on the actual cost of doing the work, including overhead.
- ¹⁶ \$2.50 per sf of Trench Influence Area
- ¹⁷ \$1.25 per sf of Trench Influence Area
- ¹⁸ Cost estimates over \$1,000,000 will be required to place a deposit and replenish funds as they are exhausted.

NOTE: The following companies have executed Pavement Maintenance Agreements with the City of Modesto and are NOT subject to the Trench Restoration Fee:

- AT&T
- MID
- PG&E

CITY OF MODESTO
Community and Economic Development Department
Land Development Engineering Division
Water Related Fee Schedule
(209) 571-5569

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|---|---|---------------------|-----------------|
| Water Connection | | | |
| 5/8" Service ¹ | \$2,202.00 | <i>Connection</i> | Permit Issuance |
| 1" Service | \$3,671.00 | <i>Connection</i> | Permit Issuance |
| 1 ½" Service | \$7,341.00 | <i>Connection</i> | Permit Issuance |
| 2" Service | \$11,746.00 | <i>Connection</i> | Permit Issuance |
| 3" Service | \$25,695.00 | <i>Connection</i> | Permit Issuance |
| 4" Service | \$46,250.00 | <i>Connection</i> | Permit Issuance |
| 6" Service | \$95,437.00 | <i>Connection</i> | Permit Issuance |
| 8" Service | \$176,191.00 | <i>Connection</i> | Permit Issuance |
| 10" Service | \$278,970.00 | <i>Connection</i> | Permit Issuance |
| 12" Service | \$367,065.00 | <i>Connection</i> | Permit Issuance |
| Water Service Installation² | | | |
| 1" Service | \$1,108.00 | <i>Installation</i> | Permit Issuance |
| 1 ½" Service | \$1,754.00 | <i>Installation</i> | Permit Issuance |
| 2" Service | \$1,772.00 | <i>Installation</i> | Permit Issuance |
| 4" Service | \$2,937.00 | <i>Installation</i> | Permit Issuance |
| 6" Service | \$3,009.00 | <i>Installation</i> | Permit Issuance |
| 8" Service | \$3,717.00 | <i>Installation</i> | Permit Issuance |
| 10" Service or Larger | At Cost | <i>Installation</i> | Permit Issuance |
| Water Main Installation - Residential, Commercial or Industrial ³ | \$26.00 | <i>I.f.</i> | Permit Issuance |
| Water Meter² | | | |
| 1" Meter/New Service – Pedestrian Lid | \$275.00 | <i>Meter</i> | Permit Issuance |
| 1" Meter/New Service – Traffic Lid | \$314.00 | <i>Meter</i> | Permit Issuance |
| 1" Meter/Retrofit Service – Pedestrian Lid | \$520.00 | <i>Meter</i> | Permit Issuance |
| 1" Meter/Retrofit Service – Traffic Lid | \$600.00 | <i>Meter</i> | Permit Issuance |
| 1 ½" Meter – Pedestrian Lid | \$484.00 | <i>Meter</i> | Permit Issuance |
| 1 ½" Meter – Traffic Lid | \$545.00 | <i>Meter</i> | Permit Issuance |
| 2" Meter – Pedestrian Lid | \$699.00 | <i>Meter</i> | Permit Issuance |
| 2" Meter – Traffic Lid | \$707.00 | <i>Meter</i> | Permit Issuance |
| 4" Meter ¹⁰ | \$1,820.00 | <i>Meter</i> | Permit Issuance |
| 6" Meter ¹⁰ | \$3,684.00 | <i>Meter</i> | Permit Issuance |
| 8" Meter ¹⁰ | \$4,147.00 | <i>Meter</i> | Permit Issuance |
| 10" Meter or Larger ¹⁰ | At Cost | <i>Meter</i> | Permit Issuance |
| Note – Services used ONLY for fire protection do not require a meter. All other new services require a meter. | | | |
| Fire Hydrant Installation | | | |
| Hydrant Installation | \$2,960.00 | <i>Each</i> | Permit Issuance |
| Fire Hydrant Line from Main | \$34.00 | <i>I.f.</i> | Permit Issuance |
| Pavement Replacement - Residential (if needed) ⁶ | \$500.00 | <i>Trench</i> | Permit Issuance |
| Pavement Replacement - Commercial (if needed) ⁶ | Time & Materials | <i>Trench</i> | Permit Issuance |
| Deposit to Install Meter on Fire Hydrant for Construction Water ⁹ | \$1,250.00 | <i>Each</i> | Permit Issuance |
| Fire Service Installation Inspection/Test | \$90.00 | <i>Inspection</i> | Permit Issuance |
| Install 4" Single Check Valve | \$390.00 | <i>Each</i> | Permit Issuance |
| Install 6" Single Check Valve | \$479.00 | <i>Each</i> | Permit Issuance |
| Install 8" Single Check Valve | \$688.00 | <i>Each</i> | Permit Issuance |
| Voluntary Installation of Fire Sprinklers (Apartments) | | | Permit Issuance |

CITY OF MODESTO
Community and Economic Development Department
Land Development Engineering Division
Water Related Fee Schedule
(209) 571-5569

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|--|---|-------------------|-----------------|
| Fire Main Test ⁵ | \$90.00 | <i>Test</i> | Permit Issuance |
| Other | | | |
| Water Connection for Main Extension ⁴ | \$665.00 | <i>Connection</i> | Permit Issuance |
| Pavement - Residential (Local Streets) ⁶ | \$500.00 | <i>Trench</i> | Permit Issuance |
| Pavement - Commercial (Non Local Streets) ⁶ | <i>Time and Materials</i> | <i>Trench</i> | Permit Issuance |
| Outside City Limits Agreement ⁷ | \$211.00 | <i>Agreement</i> | Permit Issuance |
| Will Serve Letter Fee | \$484.00 | <i>Agreement</i> | Permit Issuance |
| Reimbursement Agreement Preparation ⁸ | \$1,946.00 | <i>Agreement</i> | Permit Issuance |

Division Endnotes

- ¹ Single-family residences qualify for the 5/8" connection fee only under the following conditions:
 - Single story, single-family residences on a lot of 4,000 square feet or less.
 - Two-story single-family residence on a lot of 4,000 square feet or less, provided the request for such a service is accompanied by a report from a licensed professional engineer that certifies that the 5/8" service is adequate to meet the needs of the proposed dwelling.
 - A 5/8" "service" shall not be allowed for single-family dwellings of greater than 2 stories on lots less than 4,000 square feet.
- ² Pays for the time and materials required to install the water service from the city water main to the property line. This fee is charged at the time the building permit or a separate water permit is issued for the construction of the water line on the property.
- ³ Pays for the construction of the specific water main that extends down a public right of way to serve a specific property. Generally, this fee is charged at the time that the building permit is issued for the property. This fee applies to the old city area (Zone 1) and in the former Del Este area (Zone 2) where the City has significantly strengthened the infrastructure. This fee may be waived if the property owner has already participated in the cost of the water main serving the property.
- ⁴ Pays for the time required to connect a new water main to an existing "live" main for making the connection from a new subdivision to an existing water main. Generally, this fee is charged at the time the water permit is issued for the connection to an existing water main.
- ⁵ Pays for the time and materials required to install a fire hydrant in the public right-of-way. This fee is charged when a developer requests installation of a hydrant or hydrants. This fee is not charged for hydrants necessary to meet minimum spacing requirements.
- ⁶ Pays for the removal and replacement of pavement in the street or alley required for the installation of a water service. This fee is charged at the time that a building permit or water permit is issued for the construction of the water line on the property. This fee can be waived for dirt alleys or where the water line is located in an unimproved road or shoulder.
- ⁷ Pays for the time required to prepare an Outside City Limits Agreement, including review of costs and administrative preparation.
- ⁸ Pays for the time required to prepare a water reimbursement agreement, including review of costs and administrative preparation. Generally, this fee is charged immediately prior to the acceptance of the reimbursement agreement by the City Council. This fee is charged as directed by the Engineer.
- ⁹ Includes backflow.
- ¹⁰ Includes strainer.

CITY OF MODESTO
Community and Economic Development Department
Land Development Engineering Division
Sewer Related Fee Schedule
(209) 571-5569

| Description | Effective | | Per | Due at |
|--|--|--|-------------|-----------------|
| | July 1, 2019 through June 30, 2020 | | | |
| Wastewater Capacity Charge¹ | | | | |
| Office Building (FLOW/BOD/TSS) | | | | |
| General Office ⁷ | \$1.13 | | Square Foot | Permit Issuance |
| Medical/Dental Office | \$2.49 | | Square Foot | Permit Issuance |
| Medical Clinic | \$4.19 | | Square Foot | Permit Issuance |
| Dental Clinic | \$2.04 | | Square Foot | Permit Issuance |
| Institutional (FLOW/BOD/TSS) | | | | |
| Auditorium | \$1.36 | | Seat | Permit Issuance |
| Assembly Hall - Food Prepared Off-Site | \$2.15 | | Square Foot | Permit Issuance |
| Assembly Hall - Food Prepared On-Site | \$3.02 | | Square Foot | Permit Issuance |
| Church | \$17.28 | | Seat | Permit Issuance |
| Hospital | \$2,832.57 | | Bed | Permit Issuance |
| Institutional Residential Care Facility - 7 Beds or More ⁸ | \$1,133.03 | | Bed | Permit Issuance |
| Country Club - Non-Resident Member | \$226.61 | | Capita | Permit Issuance |
| County Club - Resident Member | \$1,133.03 | | Capita | Permit Issuance |
| Picnic Park | \$113.30 | | Capita | Permit Issuance |
| Pool | \$113.30 | | Capita | Permit Issuance |
| Tennis Courts, Outdoor with Toilets and Showers | \$1,246.33 | | Capita | Permit Issuance |
| Tennis Courts, Indoor with Toilets and Showers | \$3,285.78 | | Capita | Permit Issuance |
| Schools (FLOW/BOD/TSS) ⁹ | | | | |
| K-8 | \$53.34 | | Capita | Permit Issuance |
| High School/College | \$106.69 | | Capita | Permit Issuance |
| Warehouse/Distribution (FLOW/BOD/TSS) | \$0.34 | | Square Foot | Permit Issuance |
| Retail/Commercial (FLOW/BOD/TSS) ¹⁰ | | | | |
| General Retail/Commercial | \$0.45 | | Square Foot | Permit Issuance |
| Auto Body Shop/Auto Dealers | \$1.25 | | Square Foot | Permit Issuance |
| Bakeries | \$6.20 | | Square Foot | Permit Issuance |
| Beauty Shop/Day Spa (with wash sinks) | \$3.06 | | Square Foot | Permit Issuance |
| Bars without Dining | \$3.97 | | Square Foot | Permit Issuance |
| Bowling Alley (including dining) | \$3.48 | | Square Foot | Permit Issuance |
| Cafeteria | \$4.92 | | Square Foot | Permit Issuance |
| Car Wash | \$10.99 | | Square Foot | Permit Issuance |
| Coffee House – No Food Prep | \$4.53 | | Square Foot | Permit Issuance |
| Dry Cleaner | \$0.57 | | Square Foot | Permit Issuance |
| Dry Goods | \$0.57 | | Square Foot | Permit Issuance |
| Delicatessen, Sandwich Shop, Take-N-Bake Pizza | \$4.30 | | Square Foot | Permit Issuance |
| Donut Shop | \$8.62 | | Square Foot | Permit Issuance |
| Gyms, Health Clubs | \$3.17 | | Square Foot | Permit Issuance |
| Health Clubs – No Showers, Pool or Spa ¹¹ | \$2.38 | | Square Foot | Permit Issuance |
| Hotels, Motels – Excluding bars and restaurants | \$1,472.93 | | Room | Permit Issuance |
| Laundry - Industrial | \$1,211.58 | | Square Foot | Permit Issuance |
| Laundries – Coin Operated | \$1,372.44 | | Machine | Permit Issuance |
| Laundries, Full Service Dry Cleaner | \$5.81 | | Square Foot | Permit Issuance |
| Market – Grocery | \$1.59 | | Square Foot | Permit Issuance |
| Market – Grocery (with bakery, food prepared on-site or garbage grinder) ¹² | See Footnote | | | |
| Mortuaries | \$1.53 | | Square Foot | Permit Issuance |
| Plant Nursery | \$0.91 | | Square Foot | Permit Issuance |
| Printers | \$1.59 | | Square Foot | Permit Issuance |
| Restaurant – Fast Food and Small Non-Franchise | Eliminated | | Square Foot | Permit Issuance |
| Restaurant – Fast Food and Small Non-Franchise with Grease Interceptor | \$4.81 | | Square Foot | Permit Issuance |
| Restaurant – Full Service Franchise | Eliminated | | Square Foot | Permit Issuance |
| Apartments or Mobile Home in Mobile Home Park | \$1,844.00 | | Unit | Permit Issuance |
| Recreational Vehicle Park | \$1,359.63 | | RV Space | Permit Issuance |
| Theaters | \$17.11 | | Seat | Permit Issuance |
| Veterinary Hospital | \$2.61 | | Square Foot | Permit Issuance |
| Shopping Center – Up to 25% Dining | \$3.99 | | Square Foot | Permit Issuance |
| Shopping Center – Up to 50% Dining | \$7.62 | | Square Foot | Permit Issuance |
| Shopping Center – Up to 75% Dining | \$11.80 | | Square Foot | Permit Issuance |

CITY OF MODESTO
Community and Economic Development Department
Land Development Engineering Division
Sewer Related Fee Schedule
(209) 571-5569

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|--|---|---|-----------------|
| Residential (FLOW/BOS/TSS) | | | |
| Single-Family or Mobile Home on Lot | \$2,643.00 | <i>Unit</i> | Permit Issuance |
| Multi-Family or Additional Unity or Mobile Home on Lot | \$2,151.00 | <i>Unit</i> | Permit Issuance |
| Other | | | |
| Subtrunk Charge ² | \$645.00 | <i>Gross Acre</i> | Permit Issuance |
| Reimbursement Agreement Preparation ³ | \$1,946.00 | <i>Agreement</i> | Permit Issuance |
| Outside City Limits Agreement ^b | \$211.00 | <i>Agreement</i> | Permit Issuance |
| Lateral Charge ³ | \$33.00 | <i>l.f. of lot frontage adjacent to sewer</i> | Permit Issuance |

Division Endnotes

¹ Pays towards the construction of the Wastewater Treatment Plan and the sewer trunk system throughout the City. Generally, this fee is charged at the time that the building permit is issued for the construction of the house sewer lateral on the property.

² Pays toward the construction and maintenance of the subtrunk lines. This fee is charged at the time the sewer service is made available to any subdivision, tract, area or lot in the Sewer District. In the case of new subdivisions or parcel maps, this charge shall be paid at the time of filing the final subdivision or parcel map. The Council may establish conditions under which the subtrunk sewer extension charges set forth in Section 5-6.803 may be spread over a period of time.

³ Pays towards the specific sewer lateral that extends down the street or alley serving the specific property. Generally, this fee is charged at the time the building permit is issued for the house sewer line on the property. This fee may be waived if the property owner has participated in the cost of the extension of the lateral down the street or alley.

⁴ Pays for the time required to inspect the parcel in order to determine the size of acreage to be used in calculating the Bond Redemption Charge and Subtrunk Fee. This fee is charged when a parcel larger than 20,000 square feet is developing only a portion of the lot. The remaining acreage would be paid for at the time that the future development takes place on the remainder of the parcel.

⁵ Pays for the time required to prepare a Sewer Reimbursement Agreement, including review of costs and administrative preparation. Generally, this fee is charged immediately prior to the acceptance of the reimbursement agreement by the City Council. This fee is charged as directed by the Engineer.

⁶ Pays for the time required to prepare an Outside City Limits Agreement, including review of costs and administrative preparation. Generally, this fee is charged prior to the acceptance of the Agreement by the City Council.

⁷ Banks and title companies are considered General Office. Barbershops, nail salons and tattoo parlors without wash sinks are considered General Office.

⁸ The Wastewater Capacity charge is not applied to Residential Care Facilities of 6 or fewer beds.

⁹ Schools head count is the total of staff and students.

¹⁰ Commercial Groups Combined BOD + TSS

- Group 1 – 400 mg/l or less
- Group 2 – 401 mg/l to 900 mg/l
- Group 3 – 901 mg/l to 1,400 mg/l
- Group 4 – 14,01 mg/l or more

¹¹ Example: Martial Arts facilities with no showers.

¹² Estimated flow coefficient to be weighted average based on proportional square footage dedicated to each use.

CITY OF MODESTO
Community and Economic Development Department
Fire Prevention Fee Schedule
(209) 571-5553

| Description | Effective July 1, 2019 through June 30, 2020 | | Due at |
|---|---|------------|---------------------|
| | Per | | |
| Site Plan Review* | \$165.00 | Plan | Time of Application |
| Plan Check, Complete Building* | \$145.00 | 1,000 sf | Time of Application |
| Plan Check, Shell Building* | \$70.00 | 1,000 sf | Time of Application |
| Plan Check, Tenant Improvement* | \$60.00 | 1,000 sf | Time of Application |
| Plan Check/Inspection, S Occupancies Only ^{1*} | \$2,000.00 | Deposit | Time of Application |
| Plan Check, Fire Alarm System* | \$70.00 | 1,000 sf | Time of Application |
| Plan Check, Sprinkler System* | \$70.00 | 1,000 sf | Time of Application |
| Engineered/Pre-Engineered Protection System* | \$225.00 | Plan | Time of Application |
| Alternate Materials/Methods Evaluation* | \$570.00 | Plan | Time of Application |
| Incomplete or Changed Plans* | \$152.00 | Plan | Time of Application |
| Fire Alarm System Test and Inspection* | \$166.00 | Plan | Time of Application |
| Fire Sprinkler System Test and Inspection - New Commercial* | \$523.00 | Riser | Time of Application |
| Fire Sprinkler System Test and Inspection - Tenant Improvement* | \$378.00 | Plan | Time of Application |
| Fire Sprinkler System Test and Inspection - Residential* | \$257.00 | Residence | Time of Application |
| Fire Re-Inspection* | \$89.00 | Inspection | Time of Application |
| Fire Inspection After Hours* | \$224.00 | Inspection | Time of Application |
| Spray Booth Installation Permit | \$321.00 | Each | Time of Application |
| Underground Tank Installation (First tank)* | \$310.00 | Each | Time of Application |
| Underground Tank Installation (additional tanks)* | \$22.00 | Each | Time of Application |
| Underground Tank Removal (First Tank)* | \$356.00 | Each | Time of Application |
| Underground Tank Removal (additional tanks)* | \$35.00 | Each | Time of Application |
| Underground Tank Abandonment/Fill in Place (First tank)* | \$296.00 | Each | Time of Application |
| Underground Tank Abandonment/Fill in Place (additional tanks)* | \$35.00 | Each | Time of Application |
| Convault Tank Installation (First tank)* | \$315.00 | Each | Time of Application |
| Convault Tank Installation (additional tanks)* | \$29.00 | Each | Time of Application |
| Field Fire (Water) Flow Test* | \$162.00 | Each | Time of Application |
| Hood and Duct System Installation* | \$315.00 | Each | Time of Application |
| Medical Gas System Installation* | \$301.00 | Each | Time of Application |
| On-Site Fire Main Test* | \$395.00 | Each | Time of Application |
| Re-Inspection (after 2x)* | \$95.00 | Inspection | Paid up front |
| After hours inspection (first 3 hrs, \$74.67/hr after)* | \$224.00 | Inspection | Paid up front |

Division Endnotes

¹ Plan check activities shall be billed at \$220/hour, inspections shall be billed at \$105/hour

* Development User Fees are subject to annual inflationary adjustments which may cause variations from above in future years from what is listed above.

CITY OF MODESTO
Community and Economic Development Department
Landscape and Irrigation Fee Schedule
(209) 571-5526

| Description | Effective July 1, 2019 through June 30, 2020 | Per | Due at |
|--|---|-------------------|---------------------|
| Landscape Plan Review | | | |
| Initial Plan Check (Up to 5,000 Square Feet) | \$258.00 | <i>Plan</i> | Time of Application |
| Re-Check (Up to 5,000 Square Feet) | \$187.00 | <i>Each</i> | Time of Application |
| Initial Plan Check (5,001 – 10,000 Square Feet) | \$399.00 | <i>Plan</i> | Time of Application |
| Re-Check (5,001 – 10,000 Square Feet) | \$187.00 | <i>Each</i> | Time of Application |
| Initial Plan Check (10,001 – 15,000 Square Feet) | \$471.00 | <i>Plan</i> | Time of Application |
| Re-Check (10,001 – 15,000 Square Feet) | \$258.00 | <i>Each</i> | Time of Application |
| Initial Plan Check (15,001 – 25,000 Square Feet) | \$610.00 | <i>Plan</i> | Time of Application |
| Re-Check (15,001 – 25,000 Square Feet) | \$329.00 | <i>Each</i> | Time of Application |
| Initial Plan Check (25,001 – 50,000 Square Feet) | \$752.00 | <i>Plan</i> | Time of Application |
| Re-Check (25,001 – 50,000 Square Feet) | \$399.00 | <i>Each</i> | Time of Application |
| Initial Plan Check (50,001 Square Feet and over) | \$1,104.00 | <i>Plan</i> | Time of Application |
| Re-Check (50,001 Square Feet and over) | \$471.00 | <i>Each</i> | Time of Application |
| Landscape and Irrigation Inspections | | | |
| Initial Inspection (Up to 5,000 Square Feet) | \$187.00 | <i>Inspection</i> | Time of Application |
| Re-Inspection (Up to 5,000 Square Feet) | \$187.00 | <i>Inspection</i> | Time of Application |
| Initial Inspection (5,001 – 10,000 Square Feet) | \$224.00 | <i>Inspection</i> | Time of Application |
| Re-Inspection (5,001 – 10,000 Square Feet) | \$187.00 | <i>Inspection</i> | Time of Application |
| Initial Inspection (10,001 – 15,000 Square Feet) | \$329.00 | <i>Inspection</i> | Time of Application |
| Re-Inspection (10,001 – 15,000 Square Feet) | \$224.00 | <i>Inspection</i> | Time of Application |
| Initial Inspection (15,001 – 25,000 Square Feet) | \$471.00 | <i>Inspection</i> | Time of Application |
| Re-Inspection (15,001 – 25,000 Square Feet) | \$258.00 | <i>Inspection</i> | Time of Application |
| Initial Inspection (25,001 – 50,000 Square Feet) | \$610.00 | <i>Inspection</i> | Time of Application |
| Re-Inspection (25,001 – 50,000 Square Feet) | \$258.00 | <i>Inspection</i> | Time of Application |
| Initial Inspection (50,001 Square Feet and over) | \$752.00 | <i>Inspection</i> | Time of Application |
| Re-Inspection (50,001 Square Feet and over) | \$329.00 | <i>Inspection</i> | Time of Application |

CITY OF MODESTO
Other Development Related Fees

| Description | Amount |
|--|--------|
| Stanislaus County Public Facilities Fees (PFF) Contact Stanislaus County Building Department at (209) 525-6557. | |
| Modesto City School Fees Contact Cyndi Campbell with Modesto City Schools at (209) 550-3300 ext. 5520 (Multi-Family and Commercial Developments only). | |