

**Mountain Housing Council Development Fee Review
Estimated Development Fees for Multi-Family Complex**

| | CA Code | Kings Beach | Tahoe City | Alpine Meadows | Squaw Valley | Martis Valley | Northstar | Serene Lakes | Town of Truckee | Donner Summit |
|--|---------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Unit Building Size (sq. ft.) | | 77,000 | 77,000 | 77,000 | 77,000 | 77,000 | 77,000 | 77,000 | 77,000 | 77,000 |
| Number of Units (2 Bedrooms) | | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 |
| Buildings | | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| | | TTUSD | TTUSD | TTUSD | TTUSD | TTUSD | TTUSD | TTUSD | TTUSD | TTUSD |
| | | TRPA | TRPA | | | | | | | |
| | | Placer County | Placer County | Placer County | Placer County | Placer County | Placer County | Placer County | Nevada County | Nevada County |
| | | NTPUD | TCPUD | ASCWD | SVPSD | NCSL | NCSL | SLCWD | TDPUD | DSPUD |
| | | T TSA | T TSA | T TSA | T TSA | TSD & T TSA | T TSA | SLCWD | TSD & T TSA | DSPUD |
| | | N TFPD | N TFPD | N TFPD | SVPSD | TFPD | NCSL | TFPD | TFPD | TFPD |
| | | | | | | [1] | | | | |
| Town/County Building Permit Fees | | | | | | | | | | |
| Building Permit/Inspection Fee | CA Code 66014 | \$36,350 | \$36,350 | \$36,350 | \$36,350 | \$36,350 | \$36,350 | \$36,350 | \$4,470 | \$13,163 |
| Plan Review/Plan Check Fee | CA Code 66014 | \$36,350 | \$36,350 | \$36,350 | \$36,350 | \$36,350 | \$36,350 | \$36,350 | \$10,822 | \$5,989 |
| Strong Motion Instrumentation Program | CA Code 66014 | \$1,350 | \$1,350 | \$1,350 | \$1,350 | \$1,350 | \$1,350 | \$1,350 | \$1,350 | \$1,350 |
| Building Standards Commission SB1473 | CA Code 66014 | \$415 | \$415 | \$415 | \$415 | \$415 | \$415 | \$415 | \$415 | \$0 |
| Electrical Inspection Fee | CA Code 66014 | \$10,386 | \$10,386 | \$10,386 | \$10,386 | \$10,386 | \$10,386 | \$10,386 | \$4,278 | \$0 |
| Mechanical Inspection Fee | CA Code 66014 | \$10,386 | \$10,386 | \$10,386 | \$10,386 | \$10,386 | \$10,386 | \$10,386 | \$4,278 | \$0 |
| Plumbing Inspection Fee | CA Code 66014 | \$10,386 | \$10,386 | \$10,386 | \$10,386 | \$10,386 | \$10,386 | \$10,386 | \$4,278 | \$0 |
| Grading Fee | CA Code 66014 | \$40 | \$40 | \$40 | \$40 | \$40 | \$40 | \$40 | \$328 | \$307 |
| Administration Fee | CA Code 66014 | \$117 | \$117 | \$117 | \$117 | \$117 | \$117 | \$117 | \$0 | \$153 |
| Energy Compliance Review | CA Code 66014 | \$10,103 | \$10,103 | \$10,103 | \$10,103 | \$10,103 | \$10,103 | \$10,103 | \$1,623 | \$0 |
| Accessibility Compliance Review | CA Code 66014 | \$10,103 | \$10,103 | \$10,103 | \$10,103 | \$10,103 | \$10,103 | \$10,103 | \$0 | \$0 |
| Development Impact Review Fee | CA Code 66014 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$73 | \$0 |
| Road Encroachment Residential | CA Code 66014 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$307 |
| Record Retention Fee | CA Code 66014 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$271 | \$0 |
| Fire-Safe (driveaway) Regulation Fee | CA Code 66014 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Planning Plan Review | CA Code 66014 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,706 | \$0 |
| Subtotal Town/County Building Permit Fees | | \$125,987 | \$125,987 | \$125,987 | \$125,987 | \$125,987 | \$125,987 | \$125,987 | \$34,893 | \$21,270 |
| Town/County Impact Fees | | | | | | | | | | |
| Facilities | CA Code 66000 | \$231,966 | \$231,966 | \$231,966 | \$231,966 | \$231,966 | \$231,966 | \$231,966 | \$106,260 | \$0 |
| Traffic | CA Code 66000 | \$259,706 | \$259,706 | \$259,706 | \$259,706 | \$259,706 | \$259,706 | \$169,429 | \$201,740 | \$91,168 |
| Parks and Recreation | CA Code 66000 | \$252,175 | \$252,175 | \$252,175 | \$252,175 | \$252,175 | \$252,175 | \$252,175 | \$0 | \$0 |
| Animal Services | CA Code 66000 | \$5,598 | \$5,598 | \$5,598 | \$5,598 | \$5,598 | \$5,598 | \$5,598 | \$0 | \$0 |
| Police | CA Code 66000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Fire | CA Code 66000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Drainage | CA Code 66000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Light Rail | CA Code 66000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Subtotal Town/County Impact Fees | | \$749,444 | \$749,444 | \$749,444 | \$749,444 | \$749,444 | \$749,444 | \$659,168 | \$308,000 | \$91,168 |
| School District Fees | | | | | | | | | | |
| School Fees [2] | CA Code 17620 | \$267,960 | \$267,960 | \$267,960 | \$267,960 | \$267,960 | \$267,960 | \$267,960 | \$267,960 | \$267,960 |
| Subtotal School District Fees | | \$267,960 | \$267,960 | \$267,960 | \$267,960 | \$267,960 | \$267,960 | \$267,960 | \$267,960 | \$267,960 |
| Special District Fees | | | | | | | | | | |
| Wastewater Treatment | CA Code 66013 | \$385,000 | \$385,000 | \$385,000 | \$385,000 | \$385,000 | \$385,000 | [6] | \$385,000 | [3] |
| Wastewater Connection | CA Code 66013 | \$296,989 | \$77,000 | \$499,000 | \$72,024 | \$105,939 | \$105,939 | \$600,600 | \$57,750 | \$640,178 |
| Water Connection (Four 2" meters) [1] | CA Code 66013 | \$198,136 | \$38,400 | [4] | \$133,300 | \$13,236 | \$13,236 | \$140,525 | \$157,060 | \$130,900 |
| Parks and Recreation | CA Code 66000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$205,590 | \$205,590 |
| Fire | CA Code 66000 | \$80,850 | \$80,850 | \$91,630 | \$77,000 | \$87,780 | \$83,160 | \$87,780 | \$87,780 | \$87,780 |
| Subtotal Special District Fees | | \$960,975 | \$581,250 | \$975,630 | \$667,324 | \$591,955 | \$587,335 | \$828,905 | \$893,180 | \$1,064,448 |
| Other Fees [5] | | | | | | | | | | |
| Electric Connection Fee | | Liberty | Liberty | Liberty | Liberty | Liberty | Liberty | PGE | TDPUD | PGE |
| Natural Gas Connection Fee | | Southwest | Southwest | Southwest | Southwest | Southwest | Southwest | n.a. | Southwest | n.a. |
| TRPA Fees | | | | | | | | | | |
| Application Fee | CA Code 67121 | \$5,000 | \$5,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| IT Surcharge | CA Code 67121 | \$88 | \$88 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Air Quality Mitigation Fee | CA Code 67121 | \$168,603 | \$168,603 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Water Quality Mitigation Fee | CA Code 67121 | \$143,220 | \$143,220 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Administrative Fee | CA Code 67121 | \$135 | \$135 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Subtotal TRPA Fees | | \$317,046 | \$317,046 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Estimated Fees | | \$2,421,411 | \$2,041,686 | \$2,119,021 | \$1,810,715 | \$1,735,346 | \$1,730,726 | \$1,882,019 | \$1,504,033 | \$1,444,846 |

Source: Counties, districts, and Town Master Fee Schedules.

mfc costs

[1] Martis Valley assumes water connection to Northstar CSD.

[2] There are subdivisions with different rates based on mutual benefit agreements between the developer and District.

[3] Wastewater treatment fee is included in the wastewater connection fee.

[4] Water and wastewater connection fees are combined.

[5] Gas and electric fees are not included because fees depend on specific location and the infrastructure currently in place. For electric providers other than the TDPUD, connection fees are due prior to service start, not at building permit.

[6] No initial wastewater treatment fee due. All Serene Lakes property owners have been assessed a fee for upgrades to the DSPUD Sewer Treatment Plant. Assessment can be paid as a one time fee of \$10,000 or about \$450/yr for 40 years.