



Fiscal Year 2020-2021

Development Fee Schedule

Fees as of July 1, 2020

CITY OF MODESTO
Development Fee Schedule

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Description	Effective July 1, 2020 through		
	June 30, 2021	Per	Due at
Zoning Actions			
P-D Zone	\$6,202.00	Application	Time of Application
P-D Amendment (Planning Commission approval)	\$4,999.00	Application	Time of Application
P-D Amendment (City Council approval)	\$6,202.00	Application	Time of Application
Rezone	\$3,577.00	Application	Time of Application
Prezone	\$3,577.00	Application	Time of Application
Development Agreement**	T&M, \$5,000 deposit	Deposit	Time of Application
Development Agreement Amendment	\$4,091.00	Application	Time of Application
Precise Plan/Precise Plan Amendment	\$6,202.00	Application	Time of Application
Area Plan	\$4,999.00	Application	Time of Application
Annexation	\$6,586.00	Application	Time of Application
Operating Agreement	T&M, \$10,000 deposit	Application	Time of Application
Minor Zoning Actions			
Conditional Use Permit with Development	\$4,999.00	Application	Time of Application
Conditional Use Permit without Development	\$2,381.00	Application	Time of Application
Conditional Use Permit in Single-Family Dwelling ⁴	\$1,310.00	Application	Time of Application
Conditional Use Permit, Signs and Cell Facilities	\$1,750.00	Application	Time of Application
Variance	\$2,381.00	Application	Time of Application
Variance for Single-Family Dwelling ⁴	\$1,310.00	Application	Time of Application
Exception	\$2,381.00	Application	Time of Application
Development Plan Review ¹	\$3,252.00	Application	Time of Application
Development Plan Review, minor alterations ²	\$480.00	Application	Time of Application
Development Plan Review, minor residential ³	\$655.00	Application	Time of Application
Final Development Plan (Planning Commission approval)	\$4,999.00	Application	Time of Application
Final Development Plan (Administrative approval)	\$3,252.00	Application	Time of Application
Plot Plan Review (Planning Commission/BZA approval)	\$480.00	Application	Time of Application
Minor Plan Revisions	\$480.00	Application	Time of Application
Land Division			
Tentative Subdivision Map	\$4,999.00	Application	Time of Application
Tentative Parcel Map	\$2,451.00	Application	Time of Application
Lot Line Adjustment		Application	Time of Application
General Plan/Specific Plan			
General Plan Amendment	\$6,202.00	Application	Time of Application
Specific Plan Review**	T&M, \$10,000 deposit	Deposit	Time of Application
Specific Plan Amendment (City Council approval)	\$6,202.00	Application	Time of Application
Specific Plan Amendment (Administrative approval)	\$3,252.00	Application	Time of Application
General Plan Maintenance Recovery Fee	.55/1,000 valuation	\$1,000 of Valuation	Time of Application
Environmental Review			
Environmental Impact Report**	T&M, \$10,000 deposit	Deposit	Time of Application
Mitigated Negative Declaration**	T&M, \$5,000 deposit	Deposit	Time of Application
Negative Declaration	\$1,198.00	Application	Time of Application
Initial Study	\$487.00	Application	Time of Application
Notice of Determination Filing Fees ⁵			
Initial Study/Finding of Conformance	\$57.00	Application	Prior to Hearing Date
Mitigated Negative Declaration			
State Department of Fish & Game Fee ⁶	\$2,406.75	Application	Prior to Hearing Date
County Clerk Recorder Fee	\$57.00	Application	Prior to Hearing Date
Environmental Impact Report			
State Department of Fish & Game Fee ⁶	\$3,343.25	Application	Prior to Hearing Date
County Clerk Recorder Fee	\$57.00	Application	Prior to Hearing Date
Landmark Preservation			
Mills Act	\$1,946.00	Application	Time of Application
Demolish or Designate Landmark	\$1,952.00	Application	Time of Application
Alter or Renovate Landmark	\$1,480.00	Application	Time of Application
Miscellaneous			
Phase One Application Fee - Retail and Non Retail Cannabis Businesses		Application	Time of Application
Phase Two Application Fee			
Retail Cannabis Business**		Deposit	Time of Application
Non-Retail Cannabis Business - under 10,000 square feet**		Deposit	Time of Application
Non-Retail Cannabis Permit - over 10,000 square feet**		Deposit	Time of Application
Street/Alley Abandonment	\$6,202.00	Application	Time of Application
Street/Alley Closure	\$6,202.00	Application	Time of Application
Time Extension (Planning Commission/BZA approval)	\$1,435.00	Application	Time of Application
Time Extension (Administrative approval)	\$134.00	Application	Time of Application

Director Determination (Administrative approval)	\$134.00	<i>Determination</i>	Time of Application
Williamson Act Cancellation	\$2,912.00	<i>Application</i>	Time of Application

Description	Effective July 1, 2020 through		Per	Due at
	June 30, 2021			
Appeals of Administrative Decisions	\$715.00		<i>Appeal</i>	Time of Application
Referral of Plans to Planning Commission/BZA	\$1,834.00		<i>Referral</i>	Time of Application
Building Plan Check	\$97.00		<i>Plan Check</i>	Permit Application
Address Change	\$164.00		<i>Application</i>	Time of Application
Parking exception	\$2,381.00			
Zoning Verification Letter	\$38.00		<i>Letter</i>	Time of Request
Copies, Maps, Subscriptions				
Documents				
Planning Commission Minutes ²			<i>Year</i>	Annually (July 1 st)
Planning Commission Agendas ²			<i>Year</i>	Annually (July 1 st)
Board of Zoning Adjustment Minutes ²			<i>Year</i>	Annually (July 1 st)
Board of Zoning Adjustment Agendas ²			<i>Year</i>	Annually (July 1 st)
Photocopies of an Official City Document and all other Reports and Documents ²				
First Image			<i>Copy</i>	Upon Pick-up
Additional Images			<i>Copy</i>	Upon Pick-up
Maps, Zoning or Base ²			<i>Each</i>	Upon Pick-up

Division Endnotes

¹ Prior to adoption of Development Plan Review, projects would have required P-D zoning or CUP

² Minor site plan or façade modifications, cellular facilities

³ Second-story review, large family daycare

⁴ Fee subsidized - reduced to cover costs of noticing, holding hearing, and City Attorney Fee

⁵ All checks for Notice of Determination Filing Fees must be made out to the Stanislaus County Clerk-Recorder.

⁶ For more information on fees visit the following links: <https://www.wildlife.ca.gov/Conservation/CEQA/Fees>
or here <http://www.stancounty.com/clerkrecorder/fees.shtml>

**** 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, 2020 through June 30, 2021	Per	Due at
RESIDENTIAL FEES			
Custom Residential Dwelling including Duplex (includes MPE)			
	\$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, 2020 through June 30, 2021	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	\$1.00	<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
Rental House Inspection	\$100.00	<i>Application</i>	
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, 2020 through June 30, 2021	Per	Due at
Residential			
Single-Family	\$15,016.00	<i>Dwelling Unit</i>	Permit Issuance
Multi-Family	\$10,137.00	<i>Dwelling Unit</i>	Permit Issuance
Senior Housing	\$9,324.00	<i>Dwelling Unit</i>	Permit Issuance
Non-Residential			
Hotel/Motel	\$4,033.00	<i>Room</i>	Permit Issuance
Retail			
<50,000 square feet	\$11,137.00	<i>1,000 sf</i>	Permit Issuance
50,000 – 100,000 square feet	\$9,310.00	<i>1,000 sf</i>	Permit Issuance
100,000 – 300,000 square feet	\$7,924.00	<i>1,000 sf</i>	Permit Issuance
>300,000 square feet	\$7,416.00	<i>1,000 sf</i>	Permit Issuance
Medical Office	\$14,236.00	<i>1,000 sf</i>	Permit Issuance
General Office	\$7,208.00	<i>1,000 sf</i>	Permit Issuance
Hospital	\$10,137.00	<i>1,000 sf</i>	Permit Issuance
Daycare	\$5,901.00	<i>1,000 sf</i>	Permit Issuance
Church	\$1,800.00	<i>1,000 sf</i>	Permit Issuance
Nursing Home	\$2,313.00	<i>1,000 sf</i>	Permit Issuance
Industrial			
Manufacturing	\$2,820.00	<i>1,000 sf</i>	Permit Issuance
Warehousing	\$2,066.00	<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, 2020 through June 30, 2021	Per	Due at
Sphere of Influence Residential			
Single-Family	\$9,191.00	<i>Dwelling Unit</i>	Permit Issuance
Multi-Family	\$9,478.00	<i>Dwelling Unit</i>	Permit Issuance
Senior Housing	\$4,304.00	<i>Dwelling Unit</i>	Permit Issuance
Sphere of Influence Non-Residential			
Hotel/Motel	\$3,834.00	<i>Room</i>	Permit Issuance
Retail			
<50,000 square feet	\$10,936.00	<i>1,000 sf</i>	Permit Issuance
50,000 – 100,000 square feet	\$9,106.00	<i>1,000 sf</i>	Permit Issuance
100,000 – 300,000 square feet	\$7,720.00	<i>1,000 sf</i>	Permit Issuance
>300,000 square feet	\$7,213.00	<i>1,000 sf</i>	Permit Issuance
Medical Office	\$13,907.00	<i>1,000 sf</i>	Permit Issuance
General Office	\$6,810.00	<i>1,000 sf</i>	Permit Issuance
Hospital	\$9,743.00	<i>1,000 sf</i>	Permit Issuance
Daycare	\$5,496.00	<i>1,000 sf</i>	Permit Issuance
Church	\$1,323.00	<i>1,000 sf</i>	Permit Issuance
Nursing Home	\$1,861.00	<i>1,000 sf</i>	Permit Issuance
Industrial			
Manufacturing	\$2,650.00	<i>1,000 sf</i>	Permit Issuance
Warehousing	\$1,893.00	<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, 2020 through June 30, 2021	Per	Due at
Residential			
Single-Family	\$8,194.00	<i>Dwelling Unit</i>	Permit Issuance
Multi-Family	\$5,412.00	<i>Dwelling Unit</i>	Permit Issuance
Senior Housing	\$5,207.00	<i>Dwelling Unit</i>	Permit Issuance
Non-Residential			
Hotel/Motel	\$486.00	<i>Room</i>	Permit Issuance
Retail			
<50,000 square feet	\$881.00	<i>1,000 sf</i>	Permit Issuance
50,000 – 100,000 square feet	\$796.00	<i>1,000 sf</i>	Permit Issuance
100,000 – 300,000 square feet	\$738.00	<i>1,000 sf</i>	Permit Issuance
>300,000 square feet	\$712.00	<i>1,000 sf</i>	Permit Issuance
Medical Office	\$1,281.00	<i>1,000 sf</i>	Permit Issuance
General Office	\$938.00	<i>1,000 sf</i>	Permit Issuance
Hospital	\$1,051.00	<i>1,000 sf</i>	Permit Issuance
Daycare	\$885.00	<i>1,000 sf</i>	Permit Issuance
Church	\$731.00	<i>1,000 sf</i>	Permit Issuance
Nursing Home	\$748.00	<i>1,000 sf</i>	Permit Issuance
Industrial			
Manufacturing	\$390.00	<i>1,000 sf</i>	Permit Issuance
Warehousing	\$362.00	<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, 2020 through June 30, 2021	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, 2020 through June 30, 2021	Per	Due at
One-Time Facilities Special Tax (Annexed Properties)¹			
Esta Estates Subdivision	\$28,844.30	<i>Lot</i>	Permit Issuance
Lawson's Twenty Subdivision	\$18,750.00	<i>Lot</i>	Permit Issuance
Villagio Subdivision	\$22,561.42	<i>Lot</i>	Permit Issuance
One-Time Facilities Special Tax (Non-Annexed Properties)²			
Formation			
Village Residential	\$86,290.80	<i>Gross Acre</i>	Permit Issuance
Village Low-Density Residential	\$57,501.26	<i>Gross Acre</i>	Permit Issuance
Multi-Family Residential	\$224,669.04	<i>Gross Acre</i>	Permit Issuance
Commercial	\$253,171.28	<i>Gross Acre</i>	Permit Issuance
Industrial	\$118,946.86	<i>Gross Acre</i>	Permit Issuance
Annexation # 2			
Village Residential	\$87,978.60	<i>Gross Acre</i>	Permit Issuance
Village Low-Density Residential	\$58,818.06	<i>Gross Acre</i>	Permit Issuance
Multi-Family Residential	\$228,125.58	<i>Gross Acre</i>	Permit Issuance
Commercial	\$258,306.74	<i>Gross Acre</i>	Permit Issuance
Industrial	\$120,960.92	<i>Gross Acre</i>	Permit Issuance
All Other Annexations			
Village Residential	\$84,827.96	<i>Gross Acre</i>	Permit Issuance
Village Low-Density Residential	\$56,731.34	<i>Gross Acre</i>	Permit Issuance
Multi-Family Residential	\$219,570.24	<i>Gross Acre</i>	Permit Issuance
Commercial	\$249,243.78	<i>Gross Acre</i>	Permit Issuance
Industrial	\$116,725.78	<i>Gross Acre</i>	Permit Issuance
Annual Maintenance Tax³			
Developed Property			
Very Low Density Residential	\$336.48	<i>Lot</i>	Annually (Dec/Apr)
Village Residential	\$336.48	<i>Lot</i>	Annually (Dec/Apr)
Multi-Family Residential	\$218.42	<i>Unit</i>	Annually (Dec/Apr)
Commercial	\$1,180.00	<i>Gross Acre</i>	Annually (Dec/Apr)
Industrial	\$1,180.00	<i>Gross Acre</i>	Annually (Dec/Apr)
Undeveloped Property			
Very Low Density Residential	\$168.24	<i>Lot</i>	Annually (Dec/Apr)
Village Residential	\$168.24	<i>Lot</i>	Annually (Dec/Apr)
Multi-Family Residential	\$109.26	<i>Unit</i>	Annually (Dec/Apr)
Commercial	\$1,180.00	<i>Gross Acre</i>	Annually (Dec/Apr)
Industrial	\$1,180.00	<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, 2020 through June 30, 2021	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	\$164.84	<i>Unit</i>	Permit Issuance
Multi-Family Residential	\$105.97	<i>Unit</i>	Permit Issuance
Non- Residential	\$8,365.81	<i>Acre</i>	Permit Issuance
Annual Maintenance Tax³			
Very Low Density Residential	\$156.99	<i>Lot</i>	Annually (Dec/Apr)
Village Residential	\$102.05	<i>Unit</i>	Annually (Dec/Apr)
Non-Residential	\$797.60	<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, 2020 through December 30, 2020	Per	Due at
One-Time Facilities Special Tax (Annexed Properties) ¹			
Tax Area A (Carver/Bangs)			
Calvary Chapel (APN 078-018-048)	\$36,214.63	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)	\$23,350.61	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)	\$35,712.99	Lot	Permit Issuance
One-Time Facilities Special Tax (Non-Annexed Properties) ²			
Tax Area A (Carver/Bangs)			
APN 078-018-002	\$36,214.62	Lot	Permit Issuance
APN 078-018-023	\$577,413.63	Lot	Permit Issuance
APN 078-018-024	\$1,175,986.33	Lot	Permit Issuance
APN 078-018-014	\$919,629.13	Lot	Permit Issuance
APN 046-007-015	\$666,933.66	Lot	Permit Issuance
APN 046-007-016	\$736,923.16	Lot	Permit Issuance
APN 046-007-018	\$356,051.18	Lot	Permit Issuance
APN 046-007-019	\$785,346.97	Lot	Permit Issuance
APN 046-007-020	\$338,147.19	Lot	Permit Issuance
Tax Area B (Pelandale/Snyder)			
APN 078-018-006	\$2,039,910.35	Lot	Permit Issuance
APN 078-018-007	\$1,074,332.98	Lot	Permit Issuance
APN 078-018-022	\$1,055,919.10	Lot	Permit Issuance
APN 078-018-028	\$1,186,543.72	Lot	Permit Issuance
APN 078-018-012	\$1,385,643.11	Lot	Permit Issuance
APN 046-007-017	\$933,353.13	Lot	Permit Issuance
APN 046-007-011	\$1,032,901.78	Lot	Permit Issuance
APN 046-007-012	\$2,051,420.07	Lot	Permit Issuance
APN 046-007-022	\$750,940.04	Lot	Permit Issuance
APN 046-007-009	\$1,547,914.74	Lot	Permit Issuance
APN 046-007-007	\$799,277.48	Lot	Permit Issuance
APN 046-007-006	\$263,547.86	Lot	Permit Issuance
APN 046-007-008	\$1,071,457.11	Lot	Permit Issuance
APN 046-003-002	\$414,311.88	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, 2020 through June 30, 2021	Per	Due at
Annual Maintenance Tax³			
Tax Area A (Carver/Bangs)			
Single-Family Residential	\$279.65	<i>Unit</i>	Annually (Dec/Apr)
Multi-Family Residential	\$2,239.57	<i>Acre</i>	Annually (Dec/Apr)
Non-Residential	\$2,239.57	<i>Acre</i>	Annually (Dec/Apr)
Tax Area B (Pelandale/Snyder)			
Single-Family Residential	\$218.03	<i>Unit</i>	Annually (Dec/Apr)
Multi-Family Residential	\$1,737.15	<i>Acre</i>	Annually (Dec/Apr)
Non-Residential	\$1,737.15	<i>Acre</i>	Annually (Dec/Apr)
Chateau Provence	\$36,586.83	<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 July 1, 2020 through June 30, 2021	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>	-

Description	Effective July 1, 2020 through June 30, 2021	Per	Due at
Annual Maintenance Special Tax²			
Properties per Acre	\$5,554.15	<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, 2020 through June 30, 2021	Per	Due at
One-Time Special Tax			
Zone 1	PAID	Acre	-
Annual Maintenance Special Tax¹			
ZONE 1			
Maximum Maintenance Portion	\$4,397.52	Acre	Annually (Dec/Apr)
Maximum Sinking Fund Portion (no escalator)	<u>\$126.00</u>	Acre	Annually (Dec/Apr)
TOTAL TAX TO BE LEVIED	\$4,523.52	Acre	Annually (Dec/Apr)
ZONE 2			
Developed Properties			
Maximum Maintenance Portion	\$2,792.02	Acre	Annually (Dec/Apr)
Maximum Sinking Fund Portion (no escalator)	<u>\$80.00</u>	Acre	Annually (Dec/Apr)
TOTAL TAX TO BE LEVIED	\$2,872.02	Acre	Annually (Dec/Apr)
Undeveloped Properties			
Maximum Maintenance Portion	\$4,397.52	Acre	Annually (Dec/Apr)
Maximum Sinking Fund Portion (no escalator)	<u>\$126.00</u>	Acre	Annually (Dec/Apr)
TOTAL TAX TO BE LEVIED	\$4,523.52	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, 2020 through June 30, 2021			Per	Due at
One-Time Facilities Special Tax¹					
Galas Brothers Subdivision Unit # 1				- Lot	-
Galas Brothers Subdivision Unit # 2				- Lot	-
Annual Maintenance Special Tax³					
Developed Properties	225,930.96	382	\$591.44	Lot	Annually (Dec/Apr)
Undeveloped Properties	225,930.96	382	\$591.44	Lot	Annually (Dec/Apr)
Annual Facilities Special Tax²					
Developed Properties	448,237.88	382	\$1,173.00	Lot	Annually (Dec/Apr)
Undeveloped Properties	448,237.88	382	\$1,173.00	Lot	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, 2020 through June 30, 2021	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 Way APN 077-033-011 (3.05 AC Commerical)	\$180,095.98	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)	\$8,322.32	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)	\$19,596.16	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, 2020 through June 30, 2021	Per	Due at
Kodiak Village II Subdivision APN 077-009-014 and APN 077-009-056 (61 Residential Lots)	\$6,412.28	Parcel	Permit Issuance
Kodiak Village Subdivision APN 077-009-057 (201 Residential Lots)	\$6,205.90	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 Commerical)	PAID	Parcel	-
3837 Merle Avenue APN 085-007-018 (3.06 AC Residential)	\$97,947.42	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)	\$8,098.94	Parcel	Permit Issuance
Parcels 1 and 2 (within Burkshire Estates I Boundary) APN 085-051-003 (Formerly 3007 Esta Avenue)	\$4,046.02	Parcel	Permit Issuance
Falling Leaf Subdivision APN 085-002-079 (portion) (257 Residential Lots)	\$8,999.40	Parcel	Permit Issuance
The Trails at Falling Leaf APN 085-002-079 (portion) (59 residential lots)	\$8,686.91	Parcel	Permit Issuance
Bhatti Estates Subdivision APN 085-050-001 (12 Residential Lots)	\$13,568.92	Parcel	Permit Issuance
Sylvan Vet Clinic (Parcel 2) APN 084-002-053 (3500 Roselle Avenue) (1.86 AC Commercial)	\$150,175.26	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)	\$8,955.14	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

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, 2020 through June 30, 2021	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 - Housina Authority Project)	PAID	Parcel	-
Village One Town Center - Single Family Homes APN 085-009-005 (portion) (35 Residential Lots - Housina Authority Project)	\$16,347.84	Parcel	Permit Issuance
Tarantella Estates Subdivision APN 085-001-010 (6 Residential Lots)	\$11,097.60	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)	\$7,556.16	Parcel	Permit Issuance
Graham Estates Subdivision APNs 085-033-066, 085-033-067 and 085-033-068 (24 Residential Lots)	\$7,898.92	Parcel	Permit Issuance
Thomas Terrace Subdivision APN 085-003-057 (20 Residential Lots)	\$7,812.88	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, 2020 through June 30, 2021	Per	Due at
Village Corners (Parcel 1) APN 085-062-001 (0.79 AC Commercial - formerly Pimentel)	PAID	Parcel	-
Village Corners (Parcel 2) APN 085-062-002 (0.77 AC Commercial - formerly Pimentel)	\$61,981.60	Parcel	Permit Issuance
Village Corners (Parcel 3) APN 085-062-003 (0.75 AC Commercial - formerly Pimentel)	PAID	Parcel	-
Village Corners (Parcel 4) APN 085-062-004 (0.92 AC Commercial)	PAID	Parcel	-
Village Ranch Apartments APN 077-008-030 (10.04 AC Multi-Family)	PAID	Parcel	-
Walgreens Commercial APNs 085-050-006, 085-050-007, and 085-050-008 (Commercial)	PAID	Parcel	-
2500 Sylvan Ave 077-046-079 (Village Residential)	PAID	Parcel	Permit Issuance
Hillglen Parks 077-009-058 (62 Residential Parcels)	\$8,317.14	Parcel	Permit Issuance
One-Time Facilities Special Tax (Non-Annexed Properties)²			
Tax Zone #1 (Formation – Annexation No. 5)			
Low Density Residential	\$27,784.16	Net Taxable Acre	Permit Issuance
Village Residential	\$63,058.84	Net Taxable Acre	Permit Issuance
Multi-Family Residential	\$211,238.16	Net Taxable Acre	Permit Issuance
Commercial	\$108,500.18	Net Taxable Acre	Permit Issuance
Industrial	\$27,286.40	Net Taxable Acre	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, 2020 through June 30, 2021	Per	Due at
Tax Zone # 2 (Annexation No. 6 Forward)			
Low Density Residential	\$20,359.04	<i>Net Taxable Acre</i>	<i>Permit Issuance</i>
Village Residential	\$46,206.18	<i>Net Taxable Acre</i>	<i>Permit Issuance</i>
Multi-Family Residential	\$154,785.34	<i>Net Taxable Acre</i>	<i>Permit Issuance</i>
Commercial	\$79,503.88	<i>Net Taxable Acre</i>	<i>Permit Issuance</i>
Industrial	\$19,994.00	<i>Net Taxable Acre</i>	<i>Permit Issuance</i>
Annual Maintenance Special Tax³			
Very Low Density Residential	\$1,093.28	<i>Net Taxable Acre</i>	<i>Annually (Dec/Apr)</i>
Village Residential	\$2,567.66	<i>Net Taxable Acre</i>	<i>Annually (Dec/Apr)</i>
Multi-Family Residential	\$8,371.48	<i>Net Taxable Acre</i>	<i>Annually (Dec/Apr)</i>
Commercial	\$1,915.84	<i>Net Taxable Acre</i>	<i>Annually (Dec/Apr)</i>
Industrial	\$1,915.84	<i>Net Taxable Acre</i>	<i>Annually (Dec/Apr)</i>
Annual Facilities Special Tax⁴			
Low Density Residential	\$4,828.09	<i>Net Taxable Acre</i>	<i>Annually (Dec/Apr)</i>
Village Residential	\$8,792.70	<i>Net Taxable Acre</i>	<i>Annually (Dec/Apr)</i>
Multi-Family Residential	\$9,914.26	<i>Net Taxable Acre</i>	<i>Annually (Dec/Apr)</i>
Commercial	\$4,900.85	<i>Net Taxable Acre</i>	<i>Annually (Dec/Apr)</i>
Industrial	\$3,500.60	<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, 2020 through June 30, 2021	Per	Due at
Maximum One-Time Facilities Special Tax (Annexed Properties)¹			
Shelter Cove Community Church (APN 082-005-003)*	\$3,426,684.18	<i>Net Taxable Acre</i>	-
Maximum Annual Maintenance Special Tax¹			
Shelter Cove Community Church (APN 082-005-003)*	\$198,161.40	<i>Net Taxable Acre</i>	-
Maximum Annual Facilities Special Tax¹			
Shelter Cove Community Church (APN 082-005-003)*	\$240,972.34	<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, 2020 through June 30, 2021	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)	\$5,867.28	<i>Parcel</i>	Permit Issuance
APN 082-005-031/082-025-002 (<i>Rose Villas One Phase 2+</i>)	\$240,009.62	<i>Parcel</i>	Permit Issuance
One-Time Facilities Special Tax (Non-Annexed Properties)¹			
APN 082-014-041	\$128,889.34	<i>Parcel</i>	Permit Issuance
APN 082-016-042	\$220,412.58	<i>Parcel</i>	Permit Issuance
Annual Maintenance Special Tax (Annexed Properties)²			
APN 082-005-031 (<i>Rose Villas</i>)	\$61,822.58	<i>Parcel</i>	Annually (Dec/Apr)
APN 082-025-002 (Parcel 2 of Parcel Map 55-PM-12)	\$33,280.06	<i>Parcel</i>	Annually (Dec/Apr)
Annual Maintenance Special Tax (Non-Annexed Properties)²			
APN 082-014-041	\$21,338.38	<i>Parcel</i>	Annually (Dec/Apr)
APN 082-016-042	\$36,490.56	<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, 2020 through June 30, 2021	Per	Due at
Maximum One-Time Facilities Special Tax (Annexed Properties)¹			
APN 078-013-035	\$0.00	Lot	-
APN 078-069-010	\$85,133.30	Lot	Permit Issuance
APN 078-069-011	\$252,738.96	Lot	Permit Issuance
APN 078-069-012	\$8,423.60	Lot	Permit Issuance
APN 078-069-001	\$44,716.82	Lot	Permit Issuance
APN 078-069-002	\$22,821.14	Lot	Permit Issuance
APN 078-069-003	\$19,362.88	Lot	Permit Issuance
APN 078-069-004	\$38,956.30	Lot	Permit Issuance
APN 078-069-005	\$14,061.72	Lot	Permit Issuance
APN 078-069-016 ³	\$12,908.68	Lot	Permit Issuance
APN 078-069-017 ⁴	\$44,028.38	Lot	Permit Issuance
APN 078-069-008	PAID	Lot	Permit Issuance
APN 078-069-018 ⁵	\$44,950.58	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	\$165,498.68	Lot	Annually (Dec/Apr)
APN 078-069-010	\$3,664.06	Lot	Annually (Dec/Apr)
APN 078-069-011	\$10,798.58	Lot	Annually (Dec/Apr)
APN 078-069-012	\$347.27	Lot	Annually (Dec/Apr)
APN 078-069-001	\$8,480.47	Lot	Annually (Dec/Apr)
APN 078-069-002	\$4,327.66	Lot	Annually (Dec/Apr)
APN 078-069-003	\$3,671.95	Lot	Annually (Dec/Apr)
APN 078-069-004	\$7,387.62	Lot	Annually (Dec/Apr)
APN 078-069-005	\$2,666.54	Lot	Annually (Dec/Apr)
APN 078-069-016 ³	\$2,447.97	Lot	Annually (Dec/Apr)
APN 078-069-017 ⁴	\$8,349.32	Lot	Annually (Dec/Apr)
APN 078-069-008	\$4,065.38	Lot	Annually (Dec/Apr)
APN 078-069-018 ⁵	\$8,524.18	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	Net Taxable Acreage	Effective July 1, 2020 through June 30, 2021	Per	Due at
Maximum One-Time Facilities Special Tax (Annexed Properties)¹				
APN 078-018-021 ⁽²⁾		\$1,923,748.62	<i>Lot</i>	Permit
APN 078-018-021 ⁽²⁾		\$2,563,081.60	<i>Lot</i>	Permit
APN 078-018-027		\$4,193,004.82	<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		\$4,315,221.76	<i>Lot</i>	Permit
APN 078-018-035		\$3,181,686.84	<i>Lot</i>	Permit

Description	Net Taxable Acreage	Effective July 1, 2020 through June 30, 2021	Per	Due at
Maximum Annual Maintenance Special Tax³				
	% of Total Acres	56.06		
APN 078-018-021 ⁽²⁾	12.25%	6.87	\$13,811.40	<i>Developed Lot</i> Annually
APN 078-018-021 ⁽²⁾	14.84%	8.32	\$16,726.48	<i>Developed Lot</i> Annually
APN 078-018-027	25.49%	14.29	\$28,728.52	<i>Developed Lot</i> Annually
APN 078-018-031	24.97%	14.00	\$28,145.48	<i>Developed Lot</i> Annually
APN 078-018-035	17.77%	9.96	\$20,023.50	<i>Developed Lot</i> Annually
Retail	0.00%		\$0.00	<i>Developed Lot</i> Annually
Hotel	0.00%		\$0.00	<i>Developed Lot</i> Annually
APN 078-018-036	4.67%	2.62	\$5,267.22	<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		Net Taxable Acreage	Effective July 1, 2020 through June 30, 2021	Per	Due at
Tax Zone 1					
Maximum One Time Facilities Special Tax¹	% of Total Acres	19.08			
APN 078-015-029	79.77%	15.22	-	<i>Acre</i>	Permit Issuance
APN 078-015-030	20.23%	3.86	-	<i>Acre</i>	Permit Issuance
 Tax Zone 1					
Maximum Annual Maintenance Special Tax²	% of Total Acres	19.08			
APN 078-015-029	79.77%	15.22	3,554.58	<i>Acre</i>	Annually (Dec/Apr)
APN 078-015-030	20.23%	3.86	3,554.58	<i>Acre</i>	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		Net Taxable Acreage	Effective July 1, 2020 through June 30, 2021	Per	Due at
Developed Property					
Maximum Special Tax¹	% of Total Acres	22.94			
Single Family Residential Property	66.35%	15.22	\$403.48	<i>Lot</i>	Annually (Dec/Apr)
Multi Family Property	16.83%	3.86	\$371.32	<i>Acre</i>	Annually (Dec/Apr)
Commercial Property	16.83%	3.86	\$371.32	<i>Acre</i>	Annually (Dec/Apr)
Undeveloped Property					
Maximum Special Tax¹	% of Total Acres	22.94			
Single Family Residential Property	66.35%	15.22	\$2,413.46	<i>Acre</i>	Annually (Dec/Apr)
Multi Family Property	16.83%	3.86	\$371.32	<i>Acre</i>	Annually (Dec/Apr)
Commercial Property	16.83%	3.86	\$371.32	<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, 2020 through June 30, 2021	Per	Due at
Engineering Development			
Reversion to Acreage Check	\$947.00	<i>Each</i>	Time of Application
Final Parcel Map Check ³	\$1,704.00	<i>Each</i>	Time of Application
Final Subdivision Map Check ³			
First 10 Lots	\$2,735.00	<i>Each</i>	Time of Application
Each Additional Lot	\$23.00	<i>Each</i>	Time of Application
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 - over \$500,001	\$20,550.00	<i>Deposit</i>	Time of Application
Property Owner's Association Document Check	\$369.00	<i>Each</i>	Time of Application
Certificate of Correction	\$316.00	<i>Each</i>	Time of Application
Easment/Summary Abandonment ³	\$2,356.00	<i>Each</i>	Time of Application
Monument Deposit (refundable)	\$379.00	<i>Monument</i>	Permit Issuance
Monument Preservation			
Legal Description Check ¹	\$273.00	<i>Each</i>	Permit Issuance
Reciprocal Access Agreement Preparation	\$830.00	<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>	Time of Application
GIS Subdivision Mapping Fee	\$306.00	<i>Each</i>	Time of Application
As-Built Process Fee	\$178.00	<i>Each</i>	Time of Application
PUE and PE Dedication ³	\$484.00	<i>Each</i>	Time of Application
Lot Line Adjustment ³	\$1,508.00	<i>Each</i>	Time of Application
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 January 1, 2020 through June 30, 2020	Per	Due at
Sidewalk (< 100 l.f.) ⁵	\$231.00	<i>Lot</i>	Permit Issuance
Sewer Service from Lot to Main ^{9,10}	\$84.00	<i>Each</i>	Permit Issuance
Sewer Main (50 l.f.) ^{9,10,11}	\$84.00	<i>Each</i>	Permit Issuance
Sewer Main (50 l.f.) – Paving ^{6,7}	\$7.00	<i>l.f.</i>	Permit Issuance
Utilities – Major Construction ^{9,10,12}	\$84.00	<i>Each</i>	Permit Issuance
Utilities – Major Construction – Paving ^{6,7}	\$7.00	<i>l.f.</i>	Permit Issuance
Utilities – Service and Repair ^{9,12}	\$273.00	<i>Each</i>	Permit Issuance
Utilities – Service and Repair – Paving ^{6,7}	\$7.00	<i>l.f.</i>	Permit Issuance
Utilities - MID, Service and Repair	\$189.00	<i>Each</i>	Permit Issuance
Temporary Street/Right-of-Way Closures	\$306.00	<i>Day</i>	Permit Issuance
Rockwells or Storm Drain Connectors ¹⁰	\$84.00	<i>Each</i>	Permit Issuance
Street Construction ¹⁰	\$84.00	<i>Each</i>	Permit Issuance
Miscellaneous Improvements ^{10,13}	\$84.00	<i>Each</i>	Permit Issuance
Monitoring/Extraction Well - Application Fee	\$115.00	<i>Each</i>	Permit Issuance
Monitoring/Extraction Well - Inspection Fee	\$96.00	<i>Each</i>	Permit Issuance
Application Pre-Inspection	\$100.00	<i>Each</i>	Permit Issuance
Lane Closure Traffic Control Plan Review	\$63.00	<i>Each</i>	Permit Issuance
Detour Traffic Control Plan Review	\$126.00	<i>Each</i>	Permit Issuance
Outdoor Dining Permits			
Application Fee (Downtown Area Exempt)	\$200.00	<i>Application</i>	Time of Application
Barrier Removal Deposit (fixed barrier only)	\$250.00	<i>Application</i>	Time of Application
Annual Renewal Fee	\$100.00	<i>Permit</i>	July 1st
Trench Restoration			
PCI Between 100 and 70 ¹⁶ - Trench Depth over 4 feet			Permit Issuance
PCI Between 100 and 70 ¹⁶ - Trench Depth 4 feet or less			Permit Issuance
PCI Between 69 and 26 ¹⁷ - Trench Depth over 4 feet			Permit Issuance
PCI Between 69 and 26 ¹⁷ - Trench Depth 4 feet or less			Permit Issuance
PCI Between 25 and 0			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

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, 2020 through June 30, 2021	Due at
Water Connection		
5/8" Service ¹	\$2,202.00	Permit Issuance
1" Service	\$3,671.00	Permit Issuance
1 ½" Service	\$7,341.00	Permit Issuance
2" Service	\$11,746.00	Permit Issuance
3" Service	\$25,695.00	Permit Issuance
4" Service	\$46,250.00	Permit Issuance
6" Service	\$95,437.00	Permit Issuance
8" Service	\$176,191.00	Permit Issuance
10" Service	\$278,970.00	Permit Issuance
12" Service	\$367,065.00	Permit Issuance
Water Service Installation²		
1" Service	\$1,108.00	Permit Issuance
1 ½" Service	\$1,754.00	Permit Issuance
2" Service	\$1,772.00	Permit Issuance
4" Service	\$2,937.00	Permit Issuance
6" Service	\$3,009.00	Permit Issuance
8" Service	\$3,717.00	Permit Issuance
10" Service or Larger	At Cost	Permit Issuance
Water Main Installation - Residential, Commercial or Industrial ³	\$26.00	Permit Issuance
Water Meter²		
1" Meter/New Service – Pedestrian Lid	\$275.00	Permit Issuance
1" Meter/New Service – Traffic Lid	\$314.00	Permit Issuance
1" Meter/Retrofit Service – Pedestrian Lid	\$520.00	Permit Issuance
1" Meter/Retrofit Service – Traffic Lid	\$600.00	Permit Issuance
1 ½" Meter – Pedestrian Lid	\$484.00	Permit Issuance
1 ½" Meter – Traffic Lid	\$545.00	Permit Issuance
2" Meter – Pedestrian Lid	\$699.00	Permit Issuance
2" Meter – Traffic Lid	\$707.00	Permit Issuance
4" Meter ¹⁰	\$1,820.00	Permit Issuance
6" Meter ¹⁰	\$3,684.00	Permit Issuance
8" Meter ¹⁰	\$4,147.00	Permit Issuance
10" Meter or Larger ¹⁰	At Cost	Permit Issuance
Note – Services used ONLY for fire protection do not require a meter. All other new		
Fire Hydrant Installation		
Hydrant Installation	\$2,960.00	Permit Issuance
Fire Hydrant Line from Main	\$34.00	Permit Issuance
Pavement Replacement - Residential (if needed) ⁶	\$500.00	Permit Issuance
Pavement Replacement - Commercial (if needed) ⁶	Time & Materials	Permit Issuance
Deposit to Install Meter on Fire Hydrant for Construction Water ⁹	\$1,250.00	Permit Issuance
Fire Service Installation Inspection/Test	\$90.00	Permit Issuance
Install 4" Single Check Valve	\$390.00	Permit Issuance
Install 6" Single Check Valve	\$479.00	Permit Issuance
Install 8" Single Check Valve	\$688.00	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, 2020 through June 30, 2021	Due at
Fire Main Test ⁵	\$90.00	Permit Issuance
Other		
Water Connection for Main Extension ⁴	\$665.00	Permit Issuance
Pavement - Residential (Local Streets) ⁶	\$500.00	Permit Issuance
Pavement - Commercial (Non Local Streets) ⁶	<i>Time and Materials</i>	Permit Issuance
Outside City Limits Agreement ⁷	\$211.00	Permit Issuance
Will Serve Letter Fee	\$484.00	Permit Issuance
Reimbursement Agreement Preparation ⁸	\$1,946.00	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 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 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 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 water main has been strengthened or replaced. 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. 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 fire 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 a 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 installed on 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		
	June 30, 2021	Per	Due at
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, 2020 through June 30, 2021	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 ⁵	\$1,946.00	<i>Agreement</i>	Permit Issuance
Outside City Limits Agreement ⁶	\$211.00	<i>Agreement</i>	Permit Issuance
Lateral Charge ³	\$33.00	<i>l.f. of lot frontage adjacent to sewer line</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 11, 2020 through July		Due at
	10, 2021	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*	\$186.00	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*	\$504.00	Plan	Time of Application
Fire Sprinkler System Test and Inspection - Residential*	\$342.00	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	\$354.00	Each	Time of Application
Underground Tank Installation (First tank)*	\$351.00	Each	Time of Application
Underground Tank Installation (additional tanks)*	\$22.00	Each	Time of Application
Underground Tank Removal (First Tank)*	\$424.00	Each	Time of Application
Underground Tank Removal (additional tanks)*	\$35.00	Each	Time of Application
Underground Tank Abandonment/Fill in Place (First tank)*	\$345.00	Each	Time of Application
Underground Tank Abandonment/Fill in Place (additional tanks)*	\$35.00	Each	Time of Application
Convault Tank Installation (First tank)*	\$352.00	Each	Time of Application
Convault Tank Installation (additional tanks)*	\$29.00	Each	Time of Application
Field Fire (Water) Flow Test*	\$199.00	Each	Time of Application
Hood and Duct System Installation*	\$346.00	Each	Time of Application
Medical Gas System Installation*	\$367.00	Each	Time of Application
On-Site Fire Main Test*	\$486.00	Each	Time of Application
Re-Inspection (after 2x)*	\$101.00	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, 2020 through June 30, 2021	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).	