

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.