



# City of Sebastopol

Incorporated 1902

## IMPACT AND ANNEXATION FEE SCHEDULE

**Important Note:** Information is correct as of: 03-31-2011; however, all amounts listed are subject to change. Other fees may apply. Please contact the appropriate City Department to verify current fees for any particular project.

Number in brackets [ ] indicates City Council Resolution by which fee was established.

### I. IMPACT FEES

<b>SCHOOL IMPACT FEES:</b>	
By law, you must provide a receipt from the local school district showing payment of the school impact fee before the Building Department can issue your Building Permit. The fee can vary; please call the local District Office at 707/824-6403 for the correct amount.	
<b>RESIDENTIAL</b>	Per square foot, \$1.93
<b>COMMERCIAL</b>	Per square foot, \$.36
<b>WASTEWATER RETROFIT IMPACT FEE</b>	
Single Family Residential	Per unit, \$2,040.00
Multi Family Residential	Per unit, \$1,040.00
<b>HOUSING LINKAGE FEE</b>	
Commercial	Per square foot, \$2.08
Industrial	Per square foot, \$2.15
Retail	Per square foot, \$3.59
<b>TRAFFIC IMPACT FEES [4824]</b>	
Single-family residences, per unit [1 Bedroom]	\$2,601.00
Single-family residences, per unit [2 Bedroom]	\$3,278.00
Single-family residences, per unit [3+ Bedroom]	\$4,040.00
Multi-family residences, per unit [1 Bedroom]	\$2,314.00
Multi-family residences, per unit [2 Bedroom]	\$3,118.00
Multi-family residences, per unit [3+ Bedroom]	\$3,921.00
Offices uses, each 1,000 square feet	\$2,711.00
Office park, each 1,000 square feet	\$1,258.00
Industrial uses, each 1,000 square feet	\$1,920.00
Mini-warehouses, per unit	\$91.00
Motel w/restaurant, per room	\$366.00
Motel w/o restaurant, per room	\$391.00
Shopping center, each 1,000 square feet	\$5,369.00
Hardware Center, each 1,000 square feet	\$1,341.00
Downtown Retail, per 1,000 square feet	\$990.00
Specialty Retail, per 1,000 square feet	\$1,303.00
Drive-thru Restaurant, per 1,000 square feet	\$22,318.00
High Turnover Restaurant, per 1,000 square feet	\$11,489.00
Quality Restaurant, per,1000 square feet	\$6,481.00

<b>PARK IN LIEU FEES (applies to residential developments only)</b>	
Single-Family Detached 3+ Bedroom	\$6,500.00
Single-Family Detached 2 Bedroom	\$5,200.00
Single-Family Detached 1 Bedroom	\$3,900.00
3+ Bedroom Multi Family	\$5,580.00
2 Bedroom Multi Family	\$3,900.00
1 Bedroom Multi Family	\$3,250.00
0 Bedroom Multi Family	\$2,600.00
Mobile Home Pad	\$3,900.00
Motel or Motel Room	\$2,600.00

## II WATER AND SEWER CONNECTION FEES AND CHARGES

### WATER METER INSTALLATION (Installation of meter by Public Works)

5/8" x 3/4" meter	\$65.00
1" meter	\$155.00
1-1/2" Meter	\$430.00
2" meter	\$615.00
Larger than 2" meter	Cost +40%

### WATER LATERAL INSTALLATION (installed by licensed contractor at developer's expense)

### WATER CONNECTION CHARGES: RESIDENTIAL – SINGLE FAMILY, DUPLEXES, TRIPLEXES

Meter Size		
3/4"	Single Family Residence or First Dwelling Unit	\$3,970.00
3/4"	Each additional dwelling unit on same connection, same lot ( <i>includes Second Dwelling Units</i> )	\$1,070.00
<b>ADD:</b>		
Additional charge for each connection outside City Limits		\$1,070.00

### WATER CONNECTION CHARGES: COMMERCIAL, INDUSTRIAL & MULTI-FAMILY RESIDENTIAL

Meter Size	Capital Connection Charge	Distribution System Charge	Total
5/8" x 3/4"	\$1,070.00	\$2,900.00	\$3,970.00
1"	\$1,790.00	\$2,900.00	\$4,690.00
1-1/2"	\$3,565.00	\$2,900.00	\$6,465.00
2"	\$5,705.00	\$2,900.00	\$8,605.00
3"	\$12,490.00	\$2,900.00	\$15,390.00
4"	\$17,840.00	\$2,900.00	\$20,740.00
<b>ADD:</b>			
For each additional dwelling unit (on same meter)			\$1,070.00
For each transient occupancy of lodging unit (including motel and motel rooms)			\$268.00
Additional charge for each connection outside City Limits			\$1,070.00

### FIRE SRINKLER SYSTEM CONNECTION CHARGE

\$1,070.00

(Fee for connecting residential fire sprinklers to City's water system)

### SEWER CONNECTION CHARGES: (inside City Limits)

Water Meter Size	Capital Connection Charge	Treatment Capital Charge	Collection System Charge	Total
5/8" x 3/4"	\$660	\$2,700	\$3,000	\$6,360
1"	\$1,102	\$2,700	\$3,000	\$6,802
1-1/2"	\$2,198	\$2,700	\$3,000	\$7,898
2"	\$3,518	\$2,700	\$3,000	\$9,218
3"	\$7,702	\$2,700	\$3,000	\$13,402
4"	\$11,002	\$2,700	\$3,000	\$16,702
<b>ADD:</b>				

For each additional dwelling unit ( <i>includes second dwelling units</i> )	
1 Bedroom	\$4,755.00
2 Bedrooms or More	\$5,700.00
For each transient lodging unit	\$1,425.00
Additional charge for each connection outside of City Limits	\$660.00

**SEWER LATERAL INSTALLATION - installed by licensed contractor at developer's expense.**

<b>ANNEXATION FEES</b>	
Prior water improvements by City, per acre	\$5,688.00
Prior sewer improvements by City, per acre	\$6,184.00
Prior Fire Service improvements by City, per acre	\$1,800.00
Prior Police Service improvements by City, per acre	\$1,400.00
Total per-acre annexation fee for Prior Capital Improvements	\$15,072.00