



Folsom City Council Staff Report

MEETING DATE:	4/28/2026
AGENDA SECTION:	Public Hearing
SUBJECT:	Resolution No. 11601– A Resolution Replacing Resolution No. 11366 and Approving the Updated City Impact and Connection Fee Schedule for Law Enforcement, Fire Suppression, General Facilities, Vehicles and Equipment, Park Improvement, Humbug-Willow Creek, Housing Trust, Water, Sanitary Sewer, Solid Waste, Transportation Improvement, Drainage, and Light Rail Impact Fees
FROM:	Finance Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff requests the City Council conduct the public hearing and adopt Resolution No. 11601 – A Resolution Replacing Resolution No. 11366 and Approving the Updated City Impact and Connection Fee Schedule for Law Enforcement, Fire Suppression, General Facilities, Vehicles and Equipment, Park Improvement, Humbug-Willow Creek, Housing Trust, Water, Sanitary Sewer, Solid Waste, Transportation Improvement, Drainage, and Light Rail Impact Fees.

BACKGROUND / ISSUE

In May 2006, the City Council adopted Resolution No. 7812 which established new city impact and connection fees for law enforcement, fire suppression, general facilities, vehicles and equipment, park improvement, Humbug-Willow Creek, housing trust, water, sanitary sewer, transportation improvement, drainage, and light rail. Resolution No. 7812 also approved an annual inflationary adjustment.

POLICY / RULE

Folsom Municipal Code

The Folsom Municipal Code sets impact fees in various code sections as follows:

- Section 03.20.045 – Solid Waste Fee
- Section 03.80.040 – Police, Fire, and General Government Improvement
- Section 03.90.010 – Housing Trust Fee
- Section 04.10.010 – Park Improvement
- Section 04.12.010 – Humbug-Willow Creek Fee
- Section 10.50.040 – Light Rail
- Section 12.04.060 – Transportation Improvement
- Section 13.24.050 – Water Connection
- Section 13.25.010 – Sewer Connection
- Section 13.30.010 – Water Impact Fee
- Section 17.95.010 – Drainage Improvement

ANALYSIS

In accordance with Resolution No. 7812, adopted May 23, 2006, Staff have calculated proposed fee schedules to be effective July 1, 2026. The annual inflationary adjustment to be applied is 2.43%. This percentage adjustment is based on the *Engineering News Record Construction Cost Index* Annual Average for January through December 2025. The proposed fee schedules were derived by applying the annual inflationary adjustment to the current fee.

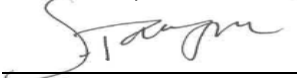
Government Code section 66018 requires a public hearing for certain fee increases. Government Code section 66017 states fees may be effective no sooner than 60 days following the adoption of the increase in the fee or charge.

The proposed July 1, 2026, fee schedules are included in Resolution No. 11601 as Attachment 1 and the Construction Cost Index obtained from the Engineering News Record is included as Attachment 2.

ATTACHMENTS

1. Resolution No. 11601– A Resolution Replacing Resolution No. 11366 and Approving the Updated City Impact and Connection Fee Schedule for Law Enforcement, Fire Suppression, General Facilities, Vehicles and Equipment, Park Improvement, Humbug-Willow Creek, Housing Trust, Water, Sanitary Sewer, Solid Waste, Transportation Improvement, Drainage, and Light Rail Impact Fees.
2. Engineering News Record Construction Cost Index
3. Resolution No. 7812 - A Resolution Rescinding Resolution Nos. 6222 And 6684 And Establishing New City Impact and Connection Fees for Law Enforcement, Fire Suppression, General Facilities, Vehicles and Equipment, Water, Sanitary Sewer, Transportation Improvement, Drainage, and Light Rail

Submitted,

A handwritten signature in cursive script, appearing to read "Stacey Tamagni".

Stacey Tamagni, Finance Director

Attachment 1

RESOLUTION NO. 11601

A RESOLUTION REPLACING RESOLUTION NO. 11366 AND APPROVING THE UPDATED CITY IMPACT AND CONNECTION FEE SCHEDULE FOR LAW ENFORCEMENT, FIRE SUPPRESSION, GENERAL FACILITIES, VEHICLES AND EQUIPMENT, PARK IMPROVEMENT, HUMBUG-WILLOW CREEK, HOUSING TRUST, WATER, SANITARY SEWER, SOLID WASTE, TRANSPORTATION IMPROVEMENT, DRAINAGE, AND LIGHT RAIL IMPACT FEES

WHEREAS, the Folsom Municipal Code sets impact fees in various code sections as follows:

- 1). Section 03.20.045 – Solid Waste Fee
- 2). Section 03.80.040 – Police, Fire, and General Government Improvement
- 3). Section 03.90.010 – Housing Trust Fee
- 4). Section 04.10.010 – Park Improvement
- 5). Section 04.12.010 – Humbug-Willow Creek
- 6). Section 10.50.040 – Light Rail
- 7). Section 12.04.060 – Transportation Improvement
- 8). Section 13.24.050 – Water Connection
- 9). Section 13.25.010 – Sewer Connection
- 10). Section 13.30.010 – Water Impact Fee
- 11). Section 17.95.010 – Drainage Improvement; and

WHEREAS, Resolution No. 7812 adopted by the Folsom City Council on May 23, 2006, allowed for an annual inflationary adjustment to selected City Impact and Connection fees each fiscal year; and

WHEREAS, the City Council on April 28, 2026, held a public hearing on the proposed fee updates and considered public comment; and

WHEREAS, the annual inflationary adjustment is based on the *Engineering News Record Construction Cost Index* Annual Average for January through December 2025 and the annual adjustment to be applied is 2.43%; and

WHEREAS, notice has been given at the time and in the manner required by State Law and City Code;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom replaces Resolution No. 11366 and approves the updated City Impact and Connection Fees as of July 1, 2026 for Law Enforcement, Fire Suppression, General Facilities, Vehicles and Equipment, Park Improvement, Humbug-Willow Creek, Housing Trust, Water, Sanitary Sewer, Solid Waste, Transportation Improvement, Drainage, and Light Rail Impact Fees.

PASSED AND ADOPTED this 28th day of April 2026, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

Justin Raithel, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

City of Folsom Impact and Connection

Fee Schedule

Fee Description	BASIS	FEE 7/1/2025 Reso 11366	Annual Inflation Adjustment Annual CCI ¹	FEE 7/1/2026 Proposed
<u>Police (FMC 3.80.010)</u>				
Single Family Residential	Unit	\$711	\$17	\$728
Multi-Family Residential	Unit	\$807	\$20	\$827
Mobile Dwellings	Unit	\$184	\$4	\$188
Commercial Lodging	Unit	\$41	\$1	\$42
Commercial Development	Sq. Ft.	\$1.198	\$0.03	\$1.228
Industrial Development	Sq. Ft.	\$1.035	\$0.03	\$1.065
<u>Fire (FMC 3.80.010)</u>				
Single Family Residential	Unit	\$1,285	\$31	\$1,316
Multi-Family Residential	Unit	\$1,243	\$30	\$1,273
Mobile Dwellings	Unit	\$1,281	\$31	\$1,312
Commercial Lodging	Unit	\$1,112	\$27	\$1,139
Commercial Development	Sq. Ft.	\$0.75	\$0.02	\$0.77
Industrial Development	Sq. Ft.	\$0.33	\$0.01	\$0.34
<u>General Facilities (FMC 3.80.010)</u>				
Single Family Residential	Unit	\$1,890	\$46	\$1,936
Multi-Family Residential	Unit	\$1,890	\$46	\$1,936
Mobile Dwellings	Unit	\$1,881	\$46	\$1,927
Commercial Lodging	Unit	\$269	\$7	\$276
Commercial Development	Sq. Ft.	\$0.59	\$0.01	\$0.60
Industrial Development	Sq. Ft.	\$0.59	\$0.01	\$0.60
<u>General Park Equip (FMC 3.80.010)</u>				
Single Family Residential	Unit	\$111	\$3	\$114
Multi-Family Residential	Unit	\$111	\$3	\$114
Mobile Dwellings	Unit	\$52	\$1	\$53
Commercial Development	Sq. Ft.	\$0.022	\$0.001	\$0.023
Industrial Development	Sq. Ft.	\$0.022	\$0.001	\$0.023
<u>Drainage (FMC 17.95.030)</u>				
Single Family Residential	Unit	\$1,227	\$30	\$1,257
Multi-Family Residential	Unit	\$1,227	\$30	\$1,257
Mobile Dwellings	Unit	\$1,227	\$30	\$1,257
Commercial Development/Office	Acre	\$7,459	\$181	\$7,640
Industrial Development	Acre	\$7,459	\$181	\$7,640
<u>Light Rail Impact Fee (FMC 10.50.040)</u>				
Single Family Residential	Unit	\$857	\$21	\$878
Multi-Family Residential	Unit	\$589	\$14	\$603
Mobile Dwellings	Unit	\$589	\$14	\$603
Commercial Development/Office	Sq. Ft.	\$0.272	\$0.007	\$0.279
Industrial Development	Sq. Ft.	\$0.113	\$0.003	\$0.116

<u>Transportation Improv Fee (FMC 12.04.060)</u>				
Single Family Residential	Unit	\$9,668	\$235	\$9,903
Multi-Family Residential	Unit	\$6,767	\$164	\$6,932
Mobile Dwellings	Unit	\$6,767	\$164	\$6,932
Commercial	Sq Ft.	\$14.52	\$0.35	\$14.87
Industrial/Office	Sq Ft.	\$6.30	\$0.15	\$6.45
Other	Sq Ft.	\$6.30	\$0.15	\$6.45
Additional Land Uses				
High Trip Commercial	Sq Ft.	\$57.61	\$1.40	\$59.01
Gas Stations (per fueling station)	Sq Ft.	\$12,919	\$314	\$13,233
<u>Water Impact Fees (FMC 13.30.010)</u>				
Single Family Residential	Unit	\$1,166	\$28	\$1,194
Multi-Family Residential	Unit	\$628	\$15	\$643
Commercial	Acre	\$1,570	\$38	\$1,608
Industrial/Office	Acre	\$1,570	\$38	\$1,608
<u>Water Connection Fees (FMC 13.24.010)</u>				
Residential				
Single Family Residential	Unit	\$3,978	\$97	\$4,075
Multi-Family Residential	Unit	\$2,586	\$63	\$2,649
Lexington Hills	Unit	\$2,464	\$60	\$2,524
Mobile Home	Unit	\$2,586	\$63	\$2,649
Commercial				
3/4" meter		\$3,968	\$96	\$4,064
1" meter		\$9,896	\$240	\$10,136
1 1/2" meter		\$19,798	\$481	\$20,279
2" meter		\$31,682	\$770	\$32,452
3" meter		\$63,381	\$1,540	\$64,921
4" meter		\$99,066	\$2,407	\$101,473
6" meter		\$198,204	\$4,816	\$203,020
8" meter		\$317,232	\$7,709	\$324,941
10" meter		\$456,428	\$11,091	\$467,519
<u>Sewer Connection Fees (FMC 13.25.010)</u>				
Residential				
Single Family Residential	Unit	\$1,270	\$31	\$1,301
Multi-Family Residential	Unit	\$993	\$24	\$1,017
Lexington Hills	Unit	\$989	\$24	\$1,013
Mobile Home	Unit	\$1,123	\$27	\$1,150
Commercial				
3/4" meter		\$1,270	\$31	\$1,301
1" meter		\$1,270	\$31	\$1,301
1 1/2" meter		\$2,543	\$62	\$2,605
2" meter		\$4,069	\$99	\$4,168
3" meter		\$7,630	\$185	\$7,815
4" meter		\$12,717	\$309	\$13,026
6" meter		\$25,434	\$618	\$26,052
8" meter		\$40,693	\$989	\$41,682
10" meter		\$58,495	\$1,421	\$59,916

<u>Solid Waste Capital Improvement Fee (FMC 3.20.045)</u>				
Residential				
Single Family Residential	Unit	\$429	\$10	\$439
Mobile Homes	Unit	\$197	\$5	\$202
Commercial/ Multi Family				
2 yard dumpster		\$4,811	\$117	\$4,928
3 yard dumpster		\$4,843	\$118	\$4,961
4 yard dumpster		\$4,911	\$119	\$5,030
6 yard dumpster		\$5,112	\$124	\$5,236
15 yard roll-off		\$15,748	\$383	\$16,131
20 yard roll		\$16,170	\$393	\$16,563
30 yard roll		\$16,821	\$409	\$17,230
40 yard roll		\$17,185	\$418	\$17,603
<u>Park Construction Capital Impact (FMC4.10)</u>				
Single Family Residential	Unit	\$8,330	\$202	\$8,532
Multi-Family Residential	Unit	\$5,534	\$134	\$5,668
Senior Residential Housing	Unit	\$4,277	\$104	\$4,381
Mobile Dwellings	Unit	\$3,197	\$78	\$3,275
Commercial Development	Sq. Ft.	\$0.564	\$0.014	\$0.578
Industrial Development	Sq. Ft.	\$0.564	\$0.014	\$0.578
<u>Humbug-Willow Creek (FMC 4.12)</u>				
Single Family Residential	Unit	\$327	\$8	\$335
Multi-Family Residential	Unit	\$206	\$5	\$211
Mobile Dwellings	Unit	\$179	\$4	\$183
Commercial Development	Sq. Ft.	\$0.079	\$0.002	\$0.081
Industrial Development	Sq. Ft.	\$0.079	\$0.002	\$0.081

¹ Engineering News Record Construction Cost Index - 2025 Annual Average

City of Folsom Impact and Connection Fee Schedule				
		FEE 7/1/2025	Annual Inflation Adjustment	FEE 7/1/2026
Fee Description		Reso 11366	Annual CCI¹	Proposed
<u>Housing Trust (FMC 3.90.010)</u>				
Office	Sq. Ft.	\$2.08	\$0.051	\$2.13
Retail	Sq. Ft.	\$2.08	\$0.051	\$2.13
Light Industrial	Sq. Ft.	\$2.08	\$0.051	\$2.13
Heavy Industrial/Manufacturing	Sq. Ft.	\$2.08	\$0.051	\$2.13
Light Industrial/Manufacturing	Sq. Ft.	\$2.08	\$0.051	\$2.13

¹ Engineering News Record Construction Cost Index - 2025 Annual Average

Attachment 2

Construction Cost Index History - As of March 2026

HOW ENR BUILDS THE INDEX: 200 hours of common labor at the 20-city average of common labor rates, plus 25 cwt of standard structural steel shapes at the mill price prior to 1996 and the fabricated 20-city price from 1996, plus 1.128 tons of portland cement at the 20-city price, plus 1,088 board ft of 2 x 4 lumber at the 20-city price.

View the [ANNUAL AVERAGE FOR ENR'S CONSTRUCTION COST INDEX](#).

ENR'S CONSTRUCTION COST INDEX HISTORY (1908-2026)

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG.
2026	14118.53	14131.61	14156.75										
2025	13731.60	13766.30	13782.50	13798.28	13838.59	13871.21	13892.84	13913.52	13927.75	14073.99	14097.71	14118.46	13901.06
2024	13515.02	13518.12	13532.01	13532.08	13532.44	13546.80	13556.09	13593.65	13632.23	13632.34	13632.39	13632.41	13571.30
2023	13175.03	13175.93	13176.30	13229.57	13288.27	13345.00	13424.98	13472.56	13485.67	13497.97	13510.57	13514.76	13358.05
2022	12555.55	12683.97	12791.43	12898.96	13004.47	13110.50	13167.84	13171.07	13173.43	13174.92	13174.98	13175.00	13006.84
2021	11627	11698	11749	11849	11989	12112	12237	12463	12464	12464	12467	12481	12,133
2020	11392	11396	11397	11412	11418	11436	11439	11455	11499	11539	11579	11626	11465.67
2019	11206	11213	11228	11228	11230	11268	11293	11311	11311	11326	11381	11381	11281
2018	10878	10889	10959	10971	11013	11069	11116	11124	11170	11183	11184	11186	11062
2017	10542	10559	10667	10678	10692	10703	10789	10826	10823	10817	10870	10873	10737

ATTACHMENT 3

RESOLUTION NO. 7812

A RESOLUTION RESCINDING RESOLUTION NOS. 6222 AND 6684 AND ESTABLISHING NEW CITY IMPACT AND CONNECTION FEES FOR LAW ENFORCEMENT, FIRE SUPPRESSION, GENERAL FACILITIES, VEHICLES AND EQUIPMENT, WATER, SANITARY SEWER, TRANSPORTATION IMPROVEMENT, DRAINAGE, AND LIGHT RAIL

WHEREAS, California Government Code Section 66000, Fees for Development Projects, et. al., of the State of California, mandates numerous detailed and stringent requirements for all development fees levied by local government on new construction projects; and

WHEREAS, Section 66017 of the California Government Code requires a 60-day "waiting period" before any development fee increase can become effective; and

WHEREAS, pursuant to Government Code Section 66016, et seq., specific fees to be charged for services must be adopted by City Council resolution or ordinance, after providing notice and holding a public hearing; and

WHEREAS, The City of Folsom General Plan, Urban Development Policy No. 11.6, Policy on Municipal Services and Facilities states in part that "It is the policy of the City of Folsom to require new development to bear the cost of its increased demand/effect on municipal services and facilities so as to not create a greater burden on existing residents. . .it is the policy of the City of Folsom to require certain necessary improvements as a part of the development and/or the payment of the proportional effect of the development on such services. . .the City will periodically update its fees to reflect the cost of providing municipal services and facilities."; and

WHEREAS, Section 17.95.030 (Drainage Impact Fee), and section 10.50.040 (Light Rail Capital Impact Fee) of the Folsom Municipal Code allows for an annual inflationary fee increase; and

WHEREAS, the proposed fee implementation schedule complies with the legal requirement of a 60-day waiting period, assuming that City Council adopts the new fee schedule at its May 23, 2006 meeting; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom rescinds Resolution Nos. 6222 and 6684 and authorizes the following:

- 1) Establish New City Impact and Connection Fees for Law Enforcement, Fire Suppression, General Facilities, Vehicles and Equipment, Water, Sanitary Sewer, Drainage, and Light Rail per the rate schedules attached hereto, to be effective in four steps as follows:

- a. October 1, 2006: Fees will increase by the cumulative Consumer Price Index (CPI) since the last date applied.
 - b. July 1, 2007: Fees will increase by 50% of the remaining increase over the cumulative CPI.
 - c. January 1, 2008: Fees will increase by 25% of the remaining increase over the cumulative CPI.
 - d. July 1, 2008: Fees will increase by the final remaining 25% of the increase over the cumulative CPI applied; and
- 2) Establish New City Impact fees for Transportation Improvement with the fee option of "Six Lanes over River" per the rate schedules attached hereto, to be effective in the same four steps noted in (1); and
 - 3) For building permits where a complete building permit application has been submitted and accepted by the City prior to October 1, 2006, impact and connection fees will be charged based on the current fee structure; or
 - 4) For building permits where a complete building permit application has been submitted and accepted by the City on or after October 1, 2006, impact and connection fees will be charged based on the newly adopted fee structure per this resolution; and
 - 5) The City will adjust the impact and connection fees annually, commencing July 1, 2007 and on July 1 annually thereafter, by an escalation factor to reflect the cost of interest and inflation using the *Engineering News Record Construction Cost Index- Annual Average*. The escalation factor will be applied annually to the *Total Proposed Fee* as if it had been adopted in full on October 1, 2006.; and
 - 6) Impact and Connection fees will be reviewed and updated every three years.

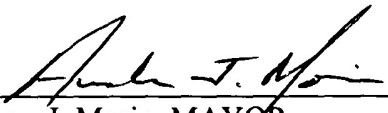
PASSED AND ADOPTED this 23rd day of May 2006, by the following roll call
vote:

AYES: COUNCIL MEMBERS: Miklos, Starsky, Howell, Morin

NOES: COUNCIL MEMBERS: King


ABSTAIN: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None



Andrew J. Morin, MAYOR

ATTEST:



Christa Schmidt, CITY CLERK

City of Folsom
Impact and Connection Fee Implementation

FEE DESCRIPTION	BASIS	PROPOSED FEE	FEE 10/1/2006	INCREASE 07/01/07	INCREASE 01/01/08	INCREASE 07/01/08
		TOTAL FEE	STEP 1 FEE AT CUM CPI	STEP 2 50% OF REMAINDER	STEP 3 25% OF REMAINDER	STEP 4 25% OF REMAINDER
<u>Police, Fire, & Gen Fac (FMC 3.80.010)</u>						
<u>POLICE</u>						
Single Family Residential	Unit	\$ 491	\$ 405	\$ 43	\$ 22	\$ 22
Multi-Family Residential	Unit	\$ 557	\$ 557	\$ -	\$ -	\$ -
Mobile Dwellings	Unit	\$ 127	\$ 127	\$ -	\$ -	\$ -
Commercial Lodging	Unit	\$ 28	\$ 28	\$ -	\$ -	\$ -
Commercial Development	Sq. Ft.	\$ 0.831	\$ 0.421	\$ 0.205	\$ 0.102	\$ 0.102
Industrial Development	Sq. Ft.	\$ 0.720	\$ 0.019	\$ 0.351	\$ 0.175	\$ 0.175
<u>FIRE</u>						
Single Family Residential	Unit	\$ 891	\$ 540	\$ 176	\$ 88	\$ 88
Multi-Family Residential	Unit	\$ 862	\$ 385	\$ 239	\$ 119	\$ 119
Mobile Dwellings	Unit	\$ 891	\$ 259	\$ 316	\$ 158	\$ 158
Commercial Lodging	Unit	\$ 772	\$ 386	\$ 193	\$ 97	\$ 97
Commercial Development	Sq. Ft.	\$ 0.520	\$ 0.520	\$ -	\$ -	\$ -
Industrial Development	Sq. Ft.	\$ 0.226	\$ 0.064	\$ 0.081	\$ 0.041	\$ 0.041
<u>GEN FACILITIES</u>						
Single Family Residential	Unit	\$ 1,307	\$ 1,065	\$ 121	\$ 60	\$ 60
Multi-Family Residential	Unit	\$ 1,307	\$ 1,065	\$ 121	\$ 60	\$ 60
Mobile Dwellings	Unit	\$ 1,307	\$ 214	\$ 546	\$ 273	\$ 273
Commercial Lodging	Unit	\$ 187	\$ 94	\$ 47	\$ 23	\$ 23
Commercial Development	Sq. Ft.	\$ 0.407	\$ 0.407	\$ -	\$ -	\$ -
Industrial Development	Sq. Ft.	\$ 0.407	\$ 0.038	\$ 0.18	\$ 0.09	\$ 0.09

City of Folsom
Impact and Connection Fee Implementation

FEE DESCRIPTION	BASIS	PROPOSED FEE	FEE 10/1/2006	INCREASE 07/01/07	INCREASE 01/01/08	INCREASE 07/01/08
		TOTAL FEE	STEP 1 FEE AT CUM CPI	STEP 2 50% OF REMAINDER	STEP 3 25% OF REMAINDER	STEP 4 25% OF REMAINDER
<u>Drainage (FMC 17.95.030)</u>						
Single Family Residential	Unit	\$ 850	\$ 639	\$ 106	\$ 53	\$ 53
Multi-Family Residential	Unit	\$ 850	\$ 639	\$ 106	\$ 53	\$ 53
Mobile Dwellings	Unit	\$ 850	\$ 639	\$ 106	\$ 53	\$ 53
Commercial Development/Office	Acre	\$ 5,164	\$ 3,882	\$ 641	\$ 321	\$ 321
Industrial Development	Acre	\$ 5,164	\$ 3,882	\$ 641	\$ 321	\$ 321
<u>Light Rail Impact Fee (FMC 10.50.040)</u>						
Single Family Residential	Unit	\$ 594	\$ 489	\$ 52	\$ 26	\$ 26
Multi-Family Residential	Unit	\$ 408	\$ 335	\$ 36	\$ 18	\$ 18
Mobile Dwellings	Unit	\$ 408	\$ 335	\$ 36	\$ 18	\$ 18
Commercial Development/Office	Sq. Ft.	\$ 0.189	\$ 0.156	\$ 0.016	\$ 0.008	\$ 0.008
Industrial Development	Sq. Ft.	\$ 0.079	\$ 0.064	\$ 0.007	\$ 0.004	\$ 0.004
<u>Transportation Improvement Fee (FMC 12.04.060)</u>						
<i>Six Lanes Over River</i>						
Single Family Residential	Unit	\$ 6,699	\$ 4,452	\$ 1,124	\$ 562	\$ 562
Multi-Family Residential	Unit	\$ 4,689	\$ 3,116	\$ 786	\$ 393	\$ 393
Mobile Dwellings	Unit	\$ 4,689	\$ 3,116	\$ 786	\$ 393	\$ 393
Commercial	Sq Ft.	\$ 10.06	\$ 6.43	\$ 1.82	\$ 0.91	\$ 0.91
Industrial/Office	Sq Ft.	\$ 4.37	\$ 2.79	\$ 0.79	\$ 0.39	\$ 0.39
Other	Sq Ft.	\$ 4.37	\$ 2.79	\$ 0.79	\$ 0.39	\$ 0.39
Additional Land Uses						
High Trip Commercial	Sq Ft.	\$ 40.05	\$ 6.43	\$ 16.81	\$ 8.41	\$ 8.41
Gas Stations ¹	Sq Ft.	\$ 8,963	\$ 4,482	\$ 2,238	\$ 1,119	\$ 1,119

¹ Current per square foot, proposed per fueling station

City of Folsom
Impact and Connection Fee Implementation

FEE DESCRIPTION	BASIS	PROPOSED FEE	FEE 10/1/2006	INCREASE 07/01/07	INCREASE 01/01/08	INCREASE 07/01/08
		TOTAL FEE	STEP 1 FEE AT CUM CPI	STEP 2 50% OF REMAINDER	STEP 3 25% OF REMAINDER	STEP 4 25% OF REMAINDER
Water Connection Fees (FMC 13.24.010)						
Single Family Residential	Unit	\$ 2,750	\$ 2,750	\$ -	\$ -	\$ -
Multi-Family Residential	Unit	\$ 1,789	\$ 1,789	\$ -	\$ -	\$ -
Lexington Hills ¹	Unit	\$ 1,705	\$ 1,705	\$ -	\$ -	\$ -
Mobile Home	Unit	\$ 1,789	\$ 1,789	\$ -	\$ -	\$ -
¹ Lexington Hills receives a credit per developer agreement						
Commercial						
3/4" meter		\$ 2,750	\$ 1,817	\$ 467	\$ 233	\$ 233
1" meter		\$ 6,875	\$ 1,817	\$ 2,529	\$ 1,265	\$ 1,265
1 1/2" meter		\$ 13,750	\$ 4,086	\$ 4,832	\$ 2,416	\$ 2,416
2" meter		\$ 22,000	\$ 7,266	\$ 7,367	\$ 3,683	\$ 3,683
3" meter		\$ 44,000	\$ 16,351	\$ 13,824	\$ 6,912	\$ 6,912
4" meter		\$ 68,750	\$ 29,073	\$ 19,839	\$ 9,919	\$ 9,919
6" meter		\$ 137,500	\$ 65,409	\$ 36,045	\$ 18,023	\$ 18,023
8" meter		\$ 220,000	\$ 116,284	\$ 51,858	\$ 25,929	\$ 25,929
10" meter		\$ 316,250	\$ 210,381	\$ 52,934	\$ 26,467	\$ 26,467
Sewer Connection Fees (FMC 13.25.010)						
Single Family Residential	Unit	\$ 880	\$ 625	\$ 128	\$ 64	\$ 64
Multi-Family Residential	Unit	\$ 688	\$ 489	\$ 100	\$ 50	\$ 50
Lexington Hills ¹	Unit	\$ 686	\$ 395	\$ 145	\$ 73	\$ 73
Mobile Home	Unit	\$ 778	\$ 553	\$ 113	\$ 56	\$ 56
¹ Lexington Hills receives a credit of per developer agreement						
Commercial						
3/4" meter		\$ 880	\$ 625	\$ 128	\$ 64	\$ 64
1" meter		\$ 880	\$ 625	\$ 128	\$ 64	\$ 64
1 1/2" meter		\$ 1,762	\$ 1,251	\$ 255	\$ 128	\$ 128
2" meter		\$ 2,818	\$ 2,001	\$ 408	\$ 204	\$ 204
3" meter		\$ 5,285	\$ 3,753	\$ 766	\$ 383	\$ 383
4" meter		\$ 8,808	\$ 6,255	\$ 1,276	\$ 638	\$ 638
6" meter		\$ 17,617	\$ 12,511	\$ 2,553	\$ 1,277	\$ 1,277
8" meter		\$ 28,187	\$ 20,017	\$ 4,085	\$ 2,042	\$ 2,042
10" meter		\$ 40,518	\$ 28,774	\$ 5,872	\$ 2,936	\$ 2,936