

City of Wheatland Development Impact Fees
Potential Fee Reduction - 16-Unit Apartment Complex - Main Street and C Street

<u><i>Multi Family Residences</i></u>	2025 Development Impact Fee	Fixed	Subject to 1x Reduction?	50% Reduction
Storm Drainage Facilities	\$2,039	\$2,039	No	-
Sewer Collection Facilities	\$3,346	\$3,346	No	-
Wastewater Treatment Facilities	\$7,392	\$7,392	No	-
Bridges, Signals, Thoroughfares (Streets)	\$7,879	\$7,879	No	-
Water Distribution Facilities	\$3,635	-	\$3,635	\$1,817.50
Law Enforcement Facilities	\$997	-	\$997	\$498.50
General Government Facilities	\$1,642	-	\$1,642	\$821.0
Public Meeting Facilities	\$683	-	\$683	\$341.50
Parkland Facilities	\$4,080	-	\$4,080	\$2,040.0
Bear River Levee	\$744	-	\$744	\$372.0
Pool Facility	\$547	-	\$547	\$273.50
Administrative Fee	\$322	-	\$322	\$161.0
TOTAL PER UNIT	\$33,306	\$20,656	\$12,650	\$6,325

Development Impact Fees Per Multi-Family Residential Unit \$33,306

Development Impact Fees for 16 Unit Complex \$532,896

One-Time Reduction (101,200) (6,325 x 16 = \$101,200)

Development Impact Fees for 16 Unit Complex with One-Time Reduction \$431,696 \$26,981 per unit