

CITY OF DIXON
DEVELOPMENT IMPACT FEES (AB 1600)

****Effective March 16, 2024****

The following are the City of Dixon’s current development impact fees. These were updated (City Council Resolution No. 24-012) on January 16, 2024 and effective 60 days thereafter, or March 16, 2024. The update reflects (1) the 9.4% construction cost index increase based on the California Construction Cost Index 2021-2025 table from the State of California Real Estate Services Division for all impact fees except Ag Mitigation and recently updated Parks and Recreation Facilities fee; and (2) the Agricultural Mitigation in-lieu fee by the 3.2% consumer price index increase between October 2022 and October 2023.

Fire Facilities Impact Fee:

Fire Facilities Impact Fees established by Section 4.07.070 of Chapter 4.07 of Title 4 of the Dixon Municipal Code are designated "Fire" by this Resolution and are hereby increased by 9.4% to the following amounts:

Development Type: Fire

SFD:	\$2,167.33/unit
MFD:	\$1,726.92/unit
2 nd Units/Res.:	(1)
Highway Commercial:	\$1.35/sq. ft.
Commercial:	\$1.35/sq. ft.
Office:	\$2.038/sq. ft.
Industrial:	\$1.69/sq. ft.

SFD, MFD, and 2nd Units/Res. fees are per unit. Highway Commercial, Commercial, Office, and, Industrial fees are per square foot.

- (1) The following approach should be used to determine the fee amount to impose for an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU):
 - a. If ADU that is seven hundred forty-nine (749) square feet or less, or JADU:
 - i. No capital facilities fee should be charged. The ADU or JADU is exempt from capital facilities fees.
 - b. If the ADU is seven hundred fifty (750) square feet or more:
 - i. Calculate the proportionate percentage: Divide the ADU square footage by the square footage of the primary residence; then
 - ii. Multiply the proportionate percentage from step (i) by the applicable capital facilities fee (either SFD or MFD).

Police Facilities Impact Fee:

Police Facilities Impact Fees established by Section 4.07.060 of Chapter 4.07 of Title 4 of the Dixon Municipal Code are designated "Police" by this Resolution and are hereby increased by 9.4% to the following amounts:

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Development Type: Police

SFD:	\$863.46/unit
MFD:	\$687.30/unit
2 nd Units/Res.:	(1)
Highway Commercial:	\$0.54/sq. ft.
Commercial:	\$0.54/sq. ft.
Office:	\$0.81/sq. ft.
Industrial:	\$0.67/sq. ft.

SFD, MFD, and 2nd Units/Res. fees are per unit. Highway Commercial, Commercial, Office and Industrial fees are per square foot.

- (1) The following approach should be used to determine the fee amount to impose for an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU):
- a. If ADU that is seven hundred forty-nine (749) square feet or less, or JADU:
 - i. No capital facilities fee should be charged. The ADU or JADU is exempt from capital facilities fees.
 - b. If the ADU is seven hundred fifty (750) square feet or more:
 - i. Calculate the proportionate percentage: Divide the ADU square footage by the square footage of the primary residence; then
 - ii. Multiply the proportionate percentage from step (i) by the applicable capital facilities fee (either SFD or MFD).

Administrative and Public Works Administrative Facilities Impact Fee:

Administrative and Public Works Facilities Impact Fees established by Section 4.07.080 of Chapter 4.07 of Title 4 of the Dixon Municipal Code are designated "Admin." by this Resolution and are hereby increased by 9.4% to the following amounts:

Development Type: Administrative

SFD:	\$1,696.23/unit
MFD:	\$1,350.58/unit
2nd Units/Res (ADU or JADU).:	(1)
Highway Commercial:	\$1.06/sq. ft.
Commercial:	\$1.06/sq. ft.
Office:	\$1.59/sq. ft.
Industrial:	\$1.33/sq. ft.

SFD, MFD and 2nd Units/Res. fees are per unit. Highway Commercial, Commercial, Office and Industrial fees are per square foot.

- (1) The following approach should be used to determine the fee amount to impose for an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU):

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- a. If ADU that is seven hundred forty-nine (749) square feet or less, or JADU:
 - i. No capital facilities fee should be charged. The ADU or JADU is exempt from capital facilities fees.
- b. If the ADU is seven hundred fifty (750) square feet or more:
 - i. Calculate the proportionate percentage: Divide the ADU square footage by the square footage of the primary residence; then
 - ii. Multiply the proportionate percentage from step (i) by the applicable capital facilities fee (either SFD or MFD).

Transportation System Impact Fee:

Transportation System Impact Fees established by Section 4.07.050 of Chapter 4.07 of Title 4 of the Dixon Municipal Code are hereby increased by 9.4% to the following amounts:

Development Type: Transportation System

SFD:	\$13,448.80/unit
MFD:	\$7,606.94/unit
2 nd Units/Res.:	N/A
Commercial:	\$14.60/sq. ft.
Office:	\$12.03/sq. ft.
Industrial:	\$6.77/sq. ft.

SFD, MFD Res. fees are per unit. Commercial, Office, and Industrial fees are per square foot.

Drainage Improvement Impact Fee

Drainage Improvement Impact Fees established by Section 4.07.030 of Chapter 4.07 of Title 4 of the Dixon Municipal Code are segregated according to fee areas in the City of Dixon as shown in Exhibit A of this Resolution and are designated "Fee Area A1", "Fee Area A2", "Fee Area A3", "Fee Area B/C", and "Fee Area D/G". The Drainage Improvement Impact Fees are hereby increased by 11.04% to the following amounts:

Development Type: Drainage	Fee Area A1	Fee Area A2	Fee Area A3	Fee Area B/C	Fee Area D/G
SFD	\$357.72	\$8,167.21	\$8,445.42	\$2,337.52	N/A
MFD	\$1,881.38	\$50,708.60	\$49,152.73	\$12,380.47	N/A
Highway Comm.:	\$2,420.83	\$65,197.54	\$63,195.01	\$15,917.99	\$29,689.62
Commercial - Office:	\$2,420.83	\$65,197.54	\$63,195.01	\$15,917.99	\$29,689.62
Commercial - Service:	\$2,420.83	\$65,197.54	\$63,195.01	\$15,917.99	\$29,689.62
Industrial:	\$2,420.83	\$65,197.54	\$63,195.01	\$15,917.99	\$29,689.62

The Fee for each SFD (regardless of lot size) is calculated per unit.

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The Fee for all other property classifications is calculated per net acre, which is 85% of gross acreage (or actual parcel acreage after right-of-way dedication).

Park and Recreation Facilities Impact Fee:

Park and Recreation Facilities Impact Fees established by Section 4.07.040 of Chapter 4.07 of Title 4 of the Dixon Municipal Code are hereby increased by City Council Resolution 23-234 to the following amounts:

Development Type: Park and Recreation	
SFD:	\$17,954.00
MFD:	\$15,255.00
Mobile Homes	\$13,026.00
2nd Units/Res (ADU or JADU):	(1)
Highway Commercial:	N/A
Commercial:	N/A
Office	N/A
Industrial:	N/A

SFD, MFD, and 2nd Units/Res fees are per unit.

(1) The following approach should be used to determine the fee amount to impose for an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU):

- a. If ADU that is seven hundred forty-nine (749) square feet or less, or JADU:
 - i. No capital facilities fee should be charged. The ADU or JADU is exempt from capital facilities fees.
- b. If the ADU is seven hundred fifty (750) square feet or more:
 - i. Calculate the proportionate percentage: Divide the ADU square footage by the square footage of the primary residence; then
 - ii. Multiply the proportionate percentage from step (i) by the applicable capital facilities fee (either SFD or MFD).

Wastewater Facilities Impact Fee:

Wastewater Facilities Impact Fees established by Section 4.07.100 of Chapter 4.07 of Title 4 of the Dixon Municipal Code are hereby increased by 9.4% to the following amounts:

SFD: \$17,064.31

Multi-family Residential, Commercial, Office, and Industrial are based upon meter size.

	Low Strength	Medium Strength	High Strength
¾" meter	\$28,725.76	\$31,223.67	\$38,339.73
1" meter	\$47,876.26	\$52,039.41	\$63,899.55
1 ½" meter	\$95,752.51	\$104,078.81	\$127,799.11

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2" meter	\$153,204.02	\$166,526.10	\$204,478.57
3" meter	\$287,257.54	\$312,236.45	\$383,397.32
4" meter	\$478,762.55	\$520,394.10	\$638,995.54

Water Connection Fee:

Water Connection Fees established by Section 14.02.640 of Chapter 14.02 of Title 14 of the Dixon Municipal Code are hereby increased by 9.4% to the following amounts:

	DOMESTIC	IRRIGATION (2)
¾" meter	\$7,902.71	\$3,523.32
1" meter - residential (1) (3)	\$7,902.71	\$5,873.02
1" meter	\$13,197.51	\$5,063.76
1 ½" meter	\$26,316.01	\$11,743.62
2" meter	\$42,121.41	\$18,790.27
3" meter	\$84,321.85	\$35,233.26
4" meter	\$131,738.08	\$58,722.91
6" meter	\$263,397.14	\$117,443.40
8" meter	\$421,451.23	\$187,909.95

(1) Per City of Dixon Reso. 02-126 for single family homes with fire sprinkler systems.

(2) Excludes costs associated with fire flow capacity.

(3) The following approach should be used to determine the fee amount to impose for an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU):

- a. If ADU is within the space of an existing single family residence or accessory structure with independent exterior access, or JADU:
 - i. No connection fees should be charged. The ADU or JADU is exempt from connection fees.
- b. If the ADU one other than described in (a.):
 - i. Calculate the proportionate percentage: Divide the ADU square footage by the square footage of the primary residence; then
 - ii. Multiply the proportionate percentage from step (i) by the applicable connection fee (either SFD or MFD).

Agricultural Mitigation In-Lieu Fee:

The Agricultural Mitigation In-Lieu Fee established by Section 4.09.030 of Chapter 4.09 of Title 4 of the Dixon Municipal Code is hereby increased by 3.2% to the following amount:

Development Type: Agricultural Mitigation	
Per Acre:	\$7,544.34

Exhibit A

