



CITY OF FAIRFIELD DESCRIPTION OF FEES COLLECTED AND CREDITED BY THE BUILDING & FIRE SAFETY DIVISION

1. **Building Permit:** Fee is from table 1-A of the Uniform Building Code. Pays for building permit processing and inspection.
2. **S.M.I.P.:** Strong Motion Instrumentation Program. A state tax collected for the Seismic Safety Commission that pays for the installation of seismic monitoring equipment throughout the state.
3. **Electric Permit:** Pays for the portion of the building permit process and inspections governed by the National Electric Code.
4. **Plumbing Permit:** Pays for the portion of the building permit process and inspections governed by the Uniform Plumbing Code.
5. **Heating & Cooling Permit:** Pays for the portion of the building permit process and inspections governed by the Uniform Mechanical Code.
6. **Plan Retention:** Pays for archiving of plans on microfiche for completed projects.
7. **Building Plan Check:** Pays for the Building Division portion of the Building Division plan check process.
8. **Architectural Plan Check:** Pays for the Planning & Development portion of the Building Division plan check process.
9. **Landscape Plan Check:** Pays for the review of landscape plans during the Building Division plan check process.
10. **Engineering Plan Check:** Pays for the Public Works Engineering Division portion of the Building Division plan check process.
11. **Fire Inspection Fee:** Pays for the portion of the building permit process and inspections governed by the Uniform Fire Code.
12. **General Plan Cost Recovery Program:** Repays cost of 1992 General Plan Update. No longer collecting this fee, obligation met.
13. **Park and Recreation:** Pays for land and improvements for new parks.
14. **Cordelia Recreation Open Space Fee:** Pays for additional open space required by the Cordelia Specific Plan.
15. **Water Connection:** Pays for water supply, treatment plants, pipelines, and reservoirs. See schedule A for a full list of connection fees.
16. **Water Meter and Box:** Pays for the purchase and installation of the meter & box. See schedule B for a full list of meter and box charges. Change in size is at the expense of customer, less 50% of value of meter size replaced.
17. **Zone II Water:** Pays for additional facilities needed to provide water above the 100' elevation (tanks and pumps)

Additional Zone II Water for Rolling Hills: Recovers the cost of zone II improvements not installed due to bankruptcy.

- 18. Sewer Connection:** Pays for sewer treatment capacity. See Schedule C for a complete description of fee categories. Increase connection fee by 1/3 for all connections to the sewer in the Cordelia Sanitary District (Old City Cordelia).
- Additional Sewer Connection for Rancho Solano:** Pays for future oversizing of sewer mains, 12" and larger, as determined by the Fairfield/Suisun Sewer District.
- Additional Sewer Connection for Green Valley:** Pays for oversizing of existing sewer mains, as determined by the Fairfield/Suisun Sewer District.
- 19. License Tax:** Pays for oversizing arterial streets, storm drains, bridges, and funds construction of public buildings. Any property that has participated in the payment for extra width paving on arterial streets or for a storm drain over 36 inches in diameter, is eligible for credits against these fees. These credits are determined by the Public Works Engineering Division.
- 20. North Texas Street Benefit District:** Pays for a portion of the North Texas Street/I-80 interchange. Contact the Public Works Engineering Division for clarification of the boundary area.
- 21. Rancho Solano Benefit District:** Pays for the public portion of the Rancho Solano golf course and country club.
- 22. County Public Facilities Fee:** Pays for cost of sheriff's services in jails, justice services, general administration, public and mental health services, public assistance services, regional parks, libraries, and animal shelters.
- 23. Fairfield/Suisun School Development Fee:** State approved fee to pay for the construction of new schools. (see Endnote 3)
- 24. Travis School Development Fee:** State approved fee to pay for the construction of new schools. (see Endnote 4)
- 25. Art in Public Places:** Pays for public art within the vicinity of commercial and industrial projects located in the North Cordelia area.
- 26. AB1600:** This is a group of four fees which pay for City and Public facilities which are not covered by other development fees. The AB1600 fees were approved to be effective November 1, 1995. The fee was phased in as follows: 1/3 of the approved fee applied to permits issued after April 1, 1996, 2/3 applied to permits issued after April 1, 1997, and the full fee applies to permits issued after April 1, 1998. Projects with a final map in for approval prior to November 1, 1995 were exempt from the fee until April 1, 1997.
- 27. Quimby Act:** The Quimby fees are a fee in-lieu of land dedication. The Quimby Act insures that land is acquired to meet the standard of 3 acres per 1000 persons. Existing Park and Recreation Fee (#13) does not meet the City's park and recreational facilities needs. Quimby fees are applicable for subdivisions with a final map submitted after August 1995. If park land is dedicated the fee may not apply. If the subdivision developer chooses to pay a fee in-lieu of land the fee shall be determined by the Public Works Department based on the number of lots approved for the subdivision.
- 28. Central Business District Parking:** Finances the acquisition and construction of off-street parking facilities within the Central Business District (CBD). The payment of the CBD In-Lieu Parking Fee shall be imposed as a condition of development within the CBD. The person upon whom the fee is imposed shall pay the fee at the time a building permit is issued for the CBD project or at a time to be determined by the Director of Planning and Development. (Account code 279-99-1-6119)

- 29. Manuel Campus Parkway:** Pays for the construction of the Manuel Campos Parkway from the existing segment which terminates 50' east of Paradise Valley Drive to the intersection with Clay Bank Road. It is applicable to subdivisions located westerly of Claybank Road within the Rancho Lagunita, Tunnel Town, and Lower Cement ranch development areas. The fee is a tentative map condition and is not based on a Council resolution.
- 30. Northeast Fee:** This is a group of six fees which pay for various infrastructures, public facilities and open facilities that specifically serve new development in the portion of the City east of Clay Bank Road. Fees for transportation improvements, open space and the linear park are payable throughout the Northeast area. Fees for Storm Drainage, Sewer improvements and improvements to serve to the Train Station Specific Plan are payable only by a subset of land within the Northeast area. The Northeast Fees were approved to be effective on July 22, 2013
- 31. General Plan Amendment:** ~~Repays cost of the 2002 General Plan updates.~~
- 32. Green Building Standards:** Senate Bill 1473 is the collection of fees for the development, adoption, publication, updating, and education efforts associated with green building standards.
- 33. Train Station Specific Plan Cost Recovery Fee:** Repays cost of the Train Station Specific Plan and annexation of land within the Specific Plan.
- 34. CASp:** Accessibility review and/or inspections. Repays cost of test registration and costs, ongoing state mandated annual costs payable to the State of California, inspection costs, plan review costs, administrative costs, as well as required training-related costs.
- 35. Admin Permit Technician Issuance Fee:** is collected on all permits and plan check records to reasonably cover the cost of administrative support provided by the Permit Technicians for the application, review, issuance, inspection coordination and records maintenance required for Building Safety operation. This fee is not applicable to FLAT RATE permit types.
- 36. Technology Fund Fee:** is to provide the necessary revenue needed to implement, maintain, and upgrade citywide systems needed for operation and customer service. Fee is applicable to Plan Check and Inspection fees for ALL permit types to include Building, Mechanical, Electrical, Plumbing, Demolition and Grading permits.
- 37. Production Plan Check:** of previously approved Model Plan or Master Plan (must be under the same code cycle). Master Plans and Model Plans require a full review of each plan or project type under a separate permit or plan review record.

Note:

Where an existing structure has been demolished, the development fees, which would apply to a new structure having the same characteristics as the demolished structure, will be credited against any new construction on the parcel of land that supported the demolished structure. The credit is on a fee-by-fee basis and, for example, a surplus for water connection fees may not be applied to the sewer connection fee.

END NOTES:

1. All standard connection charges shall be paid before a building permit is issued.
2. Water and Sewer connection charges do not include installation of lateral or tapping of street main. Owners shall obtain an encroachment permit from the Public Works Engineering Division (707) 428-7485 for their contractor to install service lines.
3. Regarding fee #'s 25 & 26: If the parcel of land is within a school Mello-Roos district, one or both of the fees will be paid with the yearly tax bill rather than at building permit issuance. Contact SCI at (707) 430-4300 for information on parcel status. The School District's records are filed by Assessor Parcel Number (APN). Have the APN of your lot available when you call.

4. Regarding fee #'s 27 & 28: If the parcel of land is within a school Mello-Roos district, both of the fees will be paid with the yearly tax bill rather than at building permit issuance. Contact the Travis Unified School District at (707) 437-8220 for information on parcel status. The School District's records are filed by APN. Have the APN of your lot available when you call.

CITY OF FAIRFIELD BUILDING PERMITS AND FEES

Fee Credits for Development on Property Involving Demolition Projects

Overview

The purpose of this handout is to provide information on those fees that may be credited against new development on property in which a structure has been demolished.

The City of Fairfield generally collects two types of fees at the time a building permit is issued – Permit Fees and Development Fees.

- 1) Permit Fees are charged for each type of permit issued such as building, plumbing, electrical and/or mechanical. The permit fee is based on the valuation of the project and calculated from fee tables established in the code. Permit fees provide for the checking of plans and adequate field inspection of the materials and methods of construction and compliance with the approved plans. *Fee credits are not available for these fees.*
- 2) Development fees. Development fees are applied to new development and are collected in order to construct or provide facilities or services that benefit the entire community. *Fee credits are available and are applied on a fee-by-fee basis.* Surplus fee credits cannot be used to offset fees for a payment required in another category. For example, a surplus in water connection fees may not be applied to the sewer connection fee. For any project, applicable fee credits and the amounts of fee credits, if any, can be determined at any time by the City of Fairfield Building Division. However, actual amounts that will be applied to a specific project are determined at the time a building permit is issued.

Permit and development fees are subject to change as they are updated annually. As a result, the Building Division should be consulted to determine estimated and actual permit and development fees and any potential credits.

List of Fees

The following table lists some of the fees collected by the City at the time a building permit is issued and indicates those fees in which a fee credit may be applied and those fees in which it is not applicable.

Permit Fees (1) (No Fee Credit Available)	Development Fees – Partial List (Fee Credit Available) (2)
Architectural Plan Check:	AB 1600 Fee
Building Plan Check	Cordelia Open Space
Building Permit	County Public Facilities Fee (3)
Electric Permit	General Plan Amendment
Engineering Plan Check	License Tax
Fire Inspection Fee	Manuel Campos Expressway
Heating & Cooling Permit	Northeast Fee
Landscape Plan Check	Park and Recreation
Plan Retention	Quimby Act
Plumbing Permit	School Development Fee (4)
S.M.I.P.	Sewer Connection
	Water Connection and Meter Box

1. Represents fees collected with the building permit. Fees attributed to planning approvals, fair share costs for traffic signals, and reimbursable agreements are not included.
2. Fee Credit can be determined at any time throughout the development process. However, the fee credit is not applied to a project until a building permit is issued.
3. Collected by the City of Fairfield, but this fee is determined by Solano County.
4. Collected by the City of Fairfield, but this fee is determined by the School District.

Illustrative Example

The following provides a summary example of the fee credits that may be generated from the redevelopment of a parcel consisting of a single-family residential unit prior to demolition that is converted to two multi-family residential units after demolition.

As of July 1, 2009

	Before Demolition – Existing Building	After Demolition – New Construction	Fees After Credit
Building Overview			
Type	Single-Family Residential	Multi-Family Residential	
No of units	1	2	
Avg. Size (Sq.Ft.) per Unit	1,232	1,600	
Permit Fees (1)	\$1,954	\$2,067	\$2,067
Development Fees (2)	\$41,814	\$84,405	\$42,601

- (1). Represents a summary of Building Permits and Fees. Excludes General Plan and Green Building Fees.
- (2). Represents a summary of Development Fees. Excludes Quimby Act Fee.

SCHEDULE A

INDUSTRIAL/COMMERCIAL WATER CONNECTION:

Meter Size (in)	Meter Type	Capacity Rating (gpm)	FUEs New Code	Connection Fee	Pressure Zone II Fee
3/4"	Displacement	10	1	\$7,312	\$1,925
1"	Displacement	17	2	14,624	3,850
1-1/2"	Displacement	34	5	36,560	9,625
1-1/2"	Turbine	120	22	160,864	42,350
2"	Compound	80	13	95,056	25,025
2"	Turbine	160	30	219,360	57,750
3"	Compound	160	30	219,360	57,750
3"	Turbine	350	75	548,400	144,375
4"	Compound	250	50	365,600	96,250
4"	Turbine	1000	279	2,040,048	537,075
6"	Compound	500	120	877,440	231,000
6"	Turbine	2000	640	4,679,680	1,232,000
8"	Compound	800	210	1,535,520	404,250
8"	Turbine	3500	1250	9,140,000	2,406,250
10"	Compound	1150	350	2,559,200	673,750
10"	Turbine	5500	2155	15,757,360	4,148,375

Turbine meters shall not be used for domestic water service unless approved by the City Engineer.

SCHEDULE B

INDUSTRIAL/COMMERCIAL WATER METER & BOX:

METER SIZE	METER & BOX COST
3/4"	\$434
1"	\$610
1-1/2"	\$1,053
2"	\$2,748
3"	\$4,319
4"	\$6,731
6"	\$12,995
8"	\$18,301

For any meter over 4", contact the City Engineer. The applicant will deposit an amount equal to the estimated installation cost at the time of application; additional billing or refund will be made on said deposit after actual installation costs have been determined at the completion of the work. Where special conditions exist, City reserves the right to furnish special meters with applicant to pay actual installation cost.

SCHEDULE C

COMMERCIAL OR INDUSTRIAL SEWER CONNECTION CHARGES

1. RESIDENTIAL STRENGTH

Offices, retail stores, schools, hospitals, nursing homes, Laundromats, dry cleaning establishments, bars without dining facilities, car washes without auto steam cleaning facilities, service stations without pump stations, other commercial not included in this paragraph or in subparagraph 3 (case by case).

One (1) connection unit for the first 1/4 acre plus 1/4 connection units for each additional 1/4 acre or portion thereof. For purposes of computing the area served by a connection, all lands appurtenant to the premises, including parking area incidental thereto shall be included.

2. SPECIAL STRENGTH

Commercial laundries, restaurants and bars with dining facilities, coffee houses, service stations with holding tank dumping facilities, bakeries and food processing, other commercial users with concentrations greater than 290 milligrams per liter SS, but, less than the concentrations of BOD and SS specified in subparagraph 3 (case by case).

Two and one quarter (2.25) connection units for the first 1/4 acre plus .5625 connection units for each additional 1/4 acre or portion thereof. For purposes of computing the area served by a connection all lands appurtenant to the premises, including parking are incidental thereto shall be included.

3. CASE BY CASE OR INDUSTRIAL

All commercial users with flows greater than .005 mgd, or with concentrations greater than 650 milligrams per liter BOD or 1,000 milligrams per liter SS; all intermittent users; and any commercial users; requesting and paying the full cost of projecting flows and concentrations of pollutants.

The number of connection units obtained by dividing the average gallons per day of projected average sewage discharge by 350 and multiplying the result thereof by the sum of the following:

.54 plus .32 times each 290 milligrams per liter of BOD concentration of projected sewage discharge, plus .14 times each 210 milligrams per liter of SS concentration of projected sewage discharge.

PROCEDURE FOR ANNUAL MODIFICATION OF FEES

NO.	FEE	AUTHORITY	CITY CODE SECTION	FEE INDEX
12.	General Plan	Res. 92-338		E
13.	Park & Recreation	Ord. 72-27	5.9	A
14.	Cordelia Recreation	Res. 79-130		A
15.	Water Connection	Ord. 73-7	22.22	A
16.	Water Meter/Box	Ord. 75-30	22.35	A
17.	Zone II Wtr Connection	Ord. 79-14	22.64	A
17A.	Additional Zone II water for Rolling Hills	Ord. 89-29		A
18.	Sewer Connection	SD Ord. 86-2		B
18A.	Additional Sewer Connection for R. Solano	SD Ord. 86-4		A
18B.	Additional Sewer Connection for Green Valley	SD Ord. 91-3		A
19.	License Tax	Ord. 75-14	10.60	A
20.	North Texas Street Benefit District	Res. 86-352		A
21.	Rancho Solano Benefit District	Res. 93-62		A
22.	County Public Facilities	Res. 93-62 98-205		F
23.	FSS School Development	CA. Code 53080		C
24.	Travis School Development	CA Code 53080		C
25.	Art In Public Places	Res. 91-277		N/A
26.	AB1600	Res. 95-114, Ord 95-15		A
27.	Quimby	Ord. 95-14		N/A
28.	Central Business District Parking	Res. 91-311		A
29.	Manual Campus Parkway	Map Condition		H
30.	Northeast	Res. 13-69 Ord. 13-11		E
31.	General Plan Amendment 2002	Res. 02-283		
32	Green Building Standards	SB1473 Res.09-052		

33	Train Station Specific Plan	Res. 13-69 Ord. 13-11
34	CASp	CA Civil Code 55.53(d)3
35	Admin Tech Issuance	Res. 2021-83
36	Technology Fund	Res. 2009-54
37	Production Plan Check	Res. 2021-83

FEE INDEX DESCRIPTION

- A. Fees shall increase or decrease on April 1st of each year by the same percentage as the percentage of increase or decrease in construction costs between December 1 of each of the two immediately preceding years, for which purpose construction costs and the increase or decrease therein shall be based on the Engineering News-Record (ENR) Construction Cost Index for the San Francisco area. The index may be found in the second weekly issue of the December ENR. If applicable the fee may be rounded to the nearest \$1 for ease of computing.
- B. Sewer Connection charge per connection unit shall increase 7% July 1 of each year, unless otherwise deferred by Sewer Board action prior to July 1.
- C. Based on % of State Cost Index for Class B construction as published by the State Allocation Board in January of each year.
- D. Resolution No. 90-01 - Section #1: These amounts shall be referred to as "mitigation plan moneys" and shall increase by 6% on April 1 of each year.
- E. General Plan Recovery Program shall be adjusted April 1 of each year according to the annual average San Francisco Bay Area Consumer Price Index (CPI-W) December to December.
- F. County Public Facilities fee shall be subject to adjustment July 1 of each year according to the annual AB1600 study conducted by Solano County each November.
- G. Resolution No. 92-212 - Section #1: These amounts shall be referred to as "mitigation plan moneys" and shall increase by 6% on April 1 of each year.
- H. This fee shall be indexed per 'A' above beginning April 1, 1999.

(Revised: 2021-08-01)