

**System Development Fees
Effective June 23, 2018
Resolution #2018-017**

Land Use	Water	Sewer	Storm Drainage	Parks/ Rec.	General Govt.	Traffic	5% Admin ¹	Total
Residential	Per DU	Per DU	Per DU	Per DU	Per DU	Per DU	Per DU	Per DU
Clustered Rural (RR)	\$13,958	\$5,199	\$7,899	\$3,562	\$1,290	\$3,675	\$1,799	\$37,362
Lower Density (LDR)	\$7,270	\$3,170	\$7,164	\$4,049	\$1,466	\$3,087	\$1,310	\$27,517
Medium Density (MDR)	\$6,979	\$2,648	\$2,892	\$3,470	\$1,255	\$2,720	\$998	\$20,962
Higher Density (HDR)	\$5,060	\$3,251	\$3,264	\$2,892	\$1,046	\$2,315	\$891	\$18,720
Mixed Use (Residential) (MU)	\$5,060	\$984	\$2,112	\$2,524	\$914	\$3,675	\$764	\$16,034
Non-Residential	Per Square Foot	Per Square Foot	Per Square Foot	Per Square Foot	Per Square Foot	Per Square Foot	Per Square Foot	Per Square Foot
Community Commercial (CC)	\$2.14	\$1.71	\$4.40	N/A	\$0.38	\$5.76	\$0.72	\$15.12
Mixed Use (Commercial) (MU)	\$2.15	\$1.72	\$4.37	N/A	\$0.38	\$5.99	\$0.73	\$15.35
Industrial/Business Park (I/BP)	\$2.13	\$1.45	\$4.31	N/A	\$0.28	\$5.96	\$0.70	\$14.83
Office (MU LU Classification)	\$2.10	\$1.34	\$4.22	N/A	\$0.53	\$3.63	\$0.59	\$12.41

SCHOOL FEES

These fees are charged and collected by the school districts. Building permits will not be issued until proof of payment or exemption from the school district(s) is provided. Generally the fees are as follows:

However, please contact the school district to verify the fee or any development subject to their requirements.

- Residential fees are based on the total living area per square foot.
- Commercial/industrial fees are based on the total square footage per square foot.
- Riverbank Unified School District (209) 869-2538 x 123 - Kristin Burkett
- Modesto/Sylvan School District (209) 576-4032 - Cyndy Campbell

FIRE FEES

These fees are charged and collected by the fire district. Building permits will not be issued until proof of payment or exemption from the fire district is provided. Generally the fees are as follows:

However, please contact the fire district to verify the fee or any development subject to their requirements.

- Residential with and without fire sprinklers
- Commercial/Industrial with and without fire sprinklers
- Consolidated Fire District (209) 869-7470 Betty Hannah or Gabby Hernandez