Development Impact Fees

July 2026

The City of Citrus Heights collects development fees for various residential and commercial construction projects. Our goal is to assure you of our processes and requirements so that you have a successful development experience. This information is intended to provide you with an overview of the development fees that may be applicable to your project.

Why does the City require development fees?

New development and its cumulative impacts increase the demand for city services, infrastructure, and public facilities. Development fees help pay for facilities to reduce the impacts and allow the City to continue to provide a safe and livable community.

What types of projects trigger impact fees?

- Residential construction of 500 square feet or more OR an increase of existing "living space" by 50% or more; and
- Commercial construction with any amount of increased square footage

What are the impact fees?

The fees vary by project use type. Below is an overview of the types of development impact fees that may be collected for your project beyond the fees collected for permits and plan checking purposes.

Fee Type	Residential additions greater than 500 sq. ft. or additions greater than 50% of the existing structure	Accessory Dwelling Unit – Less than 750 SF	Accessory Dwelling Unit- 750 ft – 1200 sf	New residential dwelling	Multi-family	New/additional Commercial Construction Less than 5,000 sq. ft	New/additional Commercial Construction 5,000 sq. ft or greater	Facility used exclusively for religious purposes
Multimodal Fee			X^	X	X	X	X	X
Affordable Housing fee						X	X	
Park Impact fee			X^	X	X		X	X
Sacramento Countywide Transportation Mitigation Fee Program (Measure A)			X^	X	X	X	X	X
Drainage fee*				X	X	X	X	X
Sewer fee				X	X	X	X	X
School fee	X		X	X	X	X	X	
Fire Facility fee			X^	X	X	X	X	X

X= fee may be required This table is intended to provide an overview of fees your project may be required to pay and is not consider all inclusive.
*This fee is a one-time fee and is not required for the addition of square footage or the construction of an ADU provided the primary home paid the required fee. The fee will be determined by Sacramento County Water Resources.
^Fee required but is a reduced rate for ADUs between 750 – 1200 sf.

This information is intended to provide an overview of development fees within Citrus Heights. It is always advisable to verify fees prior to beginning any development project.

When will I know how much I have to pay?
In most cases, fees are applied to a permit using the current fee at the time the application is submitted. The exception is the Sacramento Countywide Transportation fee (Measure A), the fee is based upon the current fee at the time the permit is issued.

When are the fees due?
In order to initiate a building permit, plan review fees are due at the time the application is submitted. The permit fee and any impact/development fees are due after plan review has been completed and prior to the issuance of the permit. Proof of payments for fees collected by outside agencies such as sewer, water, school, must be provided prior to the issuance of the permit.

Fee Information & Charts

The following fees are collected by the City of Citrus Heights prior to the issuance of the building permit.

Multimodal Impact Fee (formerly Road & Transit Fees)
The chart below includes roadway, transit, and administration fees for the **most common types** of construction projects. For other uses, contact the General Services Department (916) 727-4770.

Use Type	Rate
Residential	
▪ Accessory Dwelling Unit Less than 750 SF	EXEMPT
▪ Accessory Dwelling Unit 750 SF – 1200 SF	$1,467 per unit
▪ Single-family	$2,934 per unit
▪ Multi-family	$1,591 per unit
Commercial	
▪ Food	$4.34 per square foot
▪ General Retail	$7.03 per square foot
▪ Service	$7.03 per square foot
▪ Professional Office	$3.17 per square foot
▪ Medical	$8.84 per square foot
▪ Government	$3.86 per square foot

Resolution 2022-049

Affordable Housing Fee
This fee is assessed on new commercial development or additional commercial square footage to assist in the provision of affordable housing.

Use Type	Rate
Residential	EXEMPT
▪ Office ▪ (includes medical services and assisted living services)	$1.95 per square foot
▪ Hotel	$2.35 per square foot

▪ Commercial, includes retail	$1.77 per square foot
▪ Industrial (includes flex and research & development)	$1.67 per square foot

Resolution 2022-048

Park Impact Fees

Citrus Heights collects a park impact fee on new commercial and residential construction. The purpose of this fee is to mitigate the impacts caused by new development activity and to provide new park and recreational facilities.

Construction Type	**Rate**
New Commercial Construction	
▪ Retail/Commercial Use	36¢ per square foot
▪ Office Use	56¢ per square foot
▪ Industrial Use	24¢ per square foot
Residential Construction Types	
▪ Accessory Dwelling (ADU) Less than 750 SF	EXEMPT
▪ Accessory Dwelling (ADU) 750 SF – 1200 SF	$3,045 per unit
▪ Single-family, detached	$6,089 per unit
▪ Single-family, attached (2-4 units)	$4,722 per unit
▪ Multi-family, (5 or more units)	$4,453 per unit
▪ Mobile/Manufactured Homes	$3,459 per unit

Resolution 2022-050

Sacramento Countywide Transportation Mitigation Fee Programs

Measure A, approved by voters in November 2004, calls for the implementation of a Countywide transportation mitigation fee. The fee for the most common land uses are listed below. For land uses other than those listed, contact the City of Citrus Heights Building Division at (916) 727-4760. *Note: The fee amount applied to a permit is based upon the current fee at the time the permit is issued.*

Use Type	**Rate**
Accessory Dwelling Unit (ADU) up to 749 SF	Exempt
Accessory Dwelling (ADU) 750 SF – 1200 SF	Fee is based on the ratio of the floor area of the ADU compared to the primary unit, times the fee that would be charged on the primary unit, if the primary units was being newly built.
Single-family Residential (800 SF or less)	$1,132 per unit
Single-family Residential (801-1,200 SF)	$1,388 per unit
Single-family Residential (1,201-1,600 SF)	$1,510 per unit
Single-family Residential (1,601-2,400 SF)	$1,638 per unit
Single-family Residential (2,401 SF +)	$1,800 per unit
Single-family Residential, Senior (800 SF or less)	$ 517per unit

Single-family Residential, Senior (801-1,200 SF)	$ 634 per unit
Single-family Residential, Senior (1,201-1,600 SF)	$ 690 per unit
Single-family Residential, Senior (1,601-2,400 SF)	$ 748 per unit
Single-family Residential, Senior (2,401 SF +)	$ 822 per unit
Multi-family Residential (800 SF or less)	$ 1,035 per unit
Multi-family Residential (801 – 1200 SF)	$ 1,271 per unit
Multi-family Residential (1,201-1,600 SF)	$ 1,381 per unit
Multi-family Residential (1,601-2,400 SF)	$ 1,499 per unit
Multi-family Residential (2,401 SF +)	$ 1,646 per unit
Multi-family Residential Senior (800 SF or less)	$ 458 per unit
Multi-family Residential Senior (801 – 1200 SF)	$ 562 per unit
Multi-family Residential Senior (1,201-1,600 SF)	$ 611 per unit
Multi-family Residential Senior (1,601-2,400 SF)	$ 663 per unit
Multi-family Residential Senior (2,401 SF +)	$ 728 per unit
Office Use	$1,880 per 1,000 SF
Retail Use	$2,457 per 1,000 SF
Industrial	$ 861 per 1,000 SF
Hotel/Motel	$ 889 per sleeping room
Extended Stay Hotel/Motel	$ 582 per sleeping room
Hospital	$1,869 per 1,000 SF
Service Station	$3,582 per pump
Supermarket	$1,122 per 1,000 SF
Warehouse/Self-storage	$ 248 per 1,000 SF
Assisted Living Facility	$ 452 per bed
Congregate Care	$ 383 per unit
Child Day Care	$ 710 per student
Private School (K-12)	$ 431 per student
Auto Repair/Body Shop	$2,457 per 1,000 SF
Gym/Fitness Center	$2,457 per 1,000 SF
Drive-through Car Wash	$2,457 per 1,000 SF
All other	$174 per average weekday trips generated

Fire Facility Fees

The City of Citrus Heights is serviced by Sacramento Metropolitan Fire District. A Capital Fire Facilities Fee is assessed on new commercial and residential construction to address deficiencies with existing fire stations including age and condition, and improve emergency response. This fee is collected by the City of Citrus Heights, on behalf of the Fire District.

Land Use	**Rate***
Accessory Dwelling Unit (ADU) 850 SF or less	EXEMPT
Accessory Dwelling Unit (ADU) 851-1000 SF with multiple bedrooms	EXEMPT
Accessory Dwelling Unit (ADU) All others	Proportionate amount in relation to the SF of the primary dwelling unit based upon the

	amount that the primary dwelling unit would pay
Single-Family Residential	$1,693.37 per dwelling unit*
Multi-Family Residential	$1,327.67 per dwelling unit*
Commercial/Retail	$1,404.92 per 1,000 sf of building space*
Office	$1,781.90 per 1,000 sf of building space*
Industrial	$952.75 per 1,000 sf of building space*
Institutional/Other	$1,697.44 per 1,000 sf of building space*

Fees set by Resolution 2022-073
*Does not include an additional 3% Admin fee

Outside Agency Fees

Some fees are collected by outside agencies. These agencies establish their own fee schedule and collect their own fees. Prior to the issuance of a building permit you will be required to show proof of payment.

School Fees

All commercial and residential construction projects greater than 500 square feet are required to pay a school impact fee as required by state law. When plans are submitted for review, the Building and Safety Division will provide the applicant a school fee impact form that indicates the square footage to be charged. The applicant will need to present the form to the San Juan Unified School District (SJUSD) and pay the required fees. Proof of payment must be provided to the Building Division prior to the issuance of your building permit.

Residential	$5.38 per sq ft
Commercial	$0.87 per sq ft
Rental/Self-Storage	.06 per sq ft

The District currently lists these exemptions:

- Residential additions of 500 sq. ft. or less
- ADUs under 750 sq. ft.
- Certain disabled-access modifications
- Disaster reconstruction replacement structures
- Religious and private school facilities.

You can find out more information on development impact fees due to SJUSD by calling (916) 971-7073.

Water Service Fees

The City of Citrus Heights is provided water service by three different water providers. The City can assist you in determining the water provider for your project. You should discuss your project with the provider to find out their fees and requirements.

Drainage Fees

New construction or substantial improvements of single-family, multi-family, and commercial buildings require the payment of drainage impact fees. This fee is used for the construction of new storm/drain lines and the maintenance of the creeks. The fees are due prior to the issuance of the building permit and are

paid directly to the County of Sacramento. Drainage fees are calculated based upon property specific information including the square footage of the lot, amount of street frontage, and the year the lot was recorded.

For a fee quote, contact County of Sacramento, Department of Water Resources at (916) 874-6851.

Sewer Fees

The City of Citrus Heights falls within the Sacramento Area Sewer District (SacSewer). SacSewer collects fees for the maintenance and installation of sewer and wastewater lines. New residential and commercial projects are required to pay a connection fee. In addition, expanding a commercial use may also require the payment of additional fees. For a fee quote, contact SacSewer at (916) 876-6100 or by e-mail PermitServices@SacSewer.com.

In some cases, certain types of sewer credits are available that may reduce the sewer fees. Please reach out to the City's Economic Team at (916) 727-4745 for more information.

Quimby Act Park Fee

The Quimby Park Fee is a State-authorized park dedication or in-lieu fee collected on certain residential development projects to help fund the acquisition and development of parks and recreational facilities needed to serve new growth. Within the City of Citrus Heights, park-related fees are coordinated with the Sunrise Recreation and Park District and applicable Sacramento County requirements. Fee amounts may vary depending on the type and size of the development project. For additional information regarding current fee rates, applicability, or payment requirements, please contact the Sunrise Recreation and Park District at (916) 725-1585 or visit Sunrise Recreation and Park District.