

DEVELOPMENT IMPACT FEE DEFERRAL PROGRAM



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In order to help stimulate economic development and to be responsive to the needs of our customers, the City of Rancho Cordova is offering an interest-free fee deferral program for residential, commercial and industrial projects. Rather than requiring developers to pay all “development impact fees” at the time a building permit is issued, developers may request approval to defer the payment of select impact fees. The deferral is intended as a temporary response to the current housing market slump, and as such, will expire on **June 30, 2013**.

Program Highlights:

- Available to all new construction, including residential, retail, office and industrial
- Payment due at the earlier of final inspection, issuance of temporary or final certificate of occupancy, or one-year from the date the application is approved
- Deferred fees shall be paid at the rates applicable at the time of building permit issuance
- Deferrals apply to City controlled fees only

Eligible Development Impact fees:

Fees within the City's control may be deferred. Deferral of fees that are collected by the City and passed through directly to the City's regional partners will require agreement between the City and the other agency.

The following is a list of fees eligible for deferral:

- A portion of Community Facilities Fees (excludes portions funding current cost obligations)
- Park Renovation Fee
- Transportation Development Impact Fees
- Very Low Income Housing Trust Fund (VLIHTF) – (available to non-residential projects)
- Certain Specific Plan Area fees, including:
 - Capital Village fees for park renovation and transportation impact
 - Sunridge Douglas fees for interim sewer, roadway construction, library and transit shuttle program
 - Villages of Zinfandel fees for library construction, park renovation and roadway construction

The City will determine, at its discretion, and subject to approval by the City Manager, the amount of the fees that can be deferred. The City will be reviewing anticipated cash outlays and/or contracts related to specific development impact fees considered for deferment to determine which fees can be deferred at any point in time.

Non-Eligible fees:

- Application Processing Fee – (covers City Staff time processing applications)

- Building Permit Fees
- Capital Village Park Development Fee
- Community Facilities Fee – (City Hall, Community Center, Police, and Administrative portion)
- General Plan Cost Recovery Fee
- Plan Review Fee
- Processing Fees
- Sunrise Douglas Plan Fees – (Park and Administrative Fee portion)
- Supplemental Park Fee
- Transportation Impact Administrative Fee
- Very Low Income Housing Trust Fund Administrative Fee
- Villages of Zinfandel Administrative Fee
- Zone Check Fee

Sunset for Fee Deferral Program:

The Fee Deferral Program is intended as a temporary response to the current housing market slump and will expire on June 30, 2013.

Non-Residential Project Criteria

To be eligible for the deferral program, a project must meet at least one of the following criteria:

- Creates at least 25 full-time jobs
- Increases annual tax revenue by at least \$5,000
- Project located in Redevelopment Project Area
- Project is determined to be a “Catalyst Project” that will further economic development goals and objectives

Project Qualifications

To participate in the deferral program, all outstanding City invoices, fees and taxes must have been paid in full.

Property owners are encouraged to utilize the Statewide Communities Infrastructure Program (SCIP) to finance their impact fees whenever possible. More information on the SCIP can be found at City Hall or on the City’s website, at www.cityofranchocordova.org.

Fee Deferral Time Limits:

- **Non-residential** projects - fees may be deferred until the earlier of final inspection, issuance of temporary or final certificate of occupancy, or twelve months from the date the fee deferral is approved.
- **Residential** projects - Fees may be deferred to the earlier of final inspection, or twelve months from the date the fee deferral is approved.

Processing Fee

The Fee Deferral Program is expected to result in costs to the City to implement and service the program. The fee for processing the deferral applications shall be \$250 per application.

Pulling the Building Permit

Prior to the anticipated date of pulling the building permit, applicants should submit a fee deferral application to the Building Department staff. The Finance Director and Economic Development Director will then review the application and seek final approval from the Assistant City Manager. Building permits will be issued following approval of the application.

Payment of Fees

Fees deferred are due and payable at the earlier of final inspection, issuance of temporary or final certificate of occupancy, or twelve months from the date the fee deferral is approved. There will be no interest charged on the deferred fees.

How Do I Apply?

Applications may be obtained by contacting the City's Office of Economic Development at (916) 851-8783, or the Building and Safety Department at (916) 851-8760.

Completed applications should be submitted to:

- Building Department Permit Counter

Upon approval, the City will contact each applicant to inform them they may pull permits at the Building Department Permit Counter.