Local Impact Fee Deferral Matrix

10-27-08

	Fees Deferred	Date Deferral Ordinance Became Effective	Date Deferral Ordinance Expires (if any)	Fee Payment Deferred Until	Bonding or Letter of Credit Requirements	Other Conditions (if any)
Fresno County						
County of Fresno	• Fire Facilities • Police Facilities • Parks Capital • Quimby Parkland • Traffic Signal • Major Street • Community Sanitation **Total deferred - $11,856**	2002	None	Upon Certificate of Occupancy	**NO**	
City of Clovis	• Fire Facilities • Police Facilities • Parks Capital • Traffic Signal • Major Street • Community Sanitation • Underground Utilities **Total deferred - $15,601**	1998	None	Upon close of escrow.	**NO**	
Imperial County						
County of Imperial	• General Government; **SF $1,699, MF $977** • Sheriff; **SF $936, MF $727** • Parks and Recreation; **SF & MF $452** • Fire; **SF $1,273, MF $977** • Public Works; **SF $1,894, MF $1,453** **Total deferral: SF $6,254, MF $4,933**	Approved	12 months w/ possible 12 month extension	At application for Certificate of Occupancy/ Final Inspection	**NO**	

EXHIBIT B

Madera County						
County of Madera	Street Impact Fees	2000	None	Upon Certificate of Occupancy	**NO**	
City of Madera	• Park Facilities • Street Impact • Traffic Signal	2001	None	Upon Certificate of Occupancy	**NO**	
Orange County						
City of Irvine	• System Development Charges • IBC Development Impact Fees • Park Fees • Street Slurry Seal Fees • Affordable Housing In-Lieu Fees **Total deferral - Up to $33,000 per unit**	Approved	12 months	Final inspection or Certificate of Occupancy, which ever is sooner	**NO**	
City of Santa Ana	**Up to 10K per unit deferred to C of O**	Pending				
City of Mission Viejo	Permanent deferral of all DIF's	Approved	None			
County of Orange	Impact Fees – does NOT include Police or Fire **Total deferral - Up to $40k per unit**	Approved	None	Upon issue of Certificate of Occupancy	**NO**	
City of Orange	• Police facility fee • Park impact fees • Library impact fees • Fire protection facility impact fees • Transportation systems improvement program fees • Quimby park fees **Total deferral - Up to $13k per unit**	Approved	None	Upon issue of Certificate of Occupancy	**NO**	
City of Anaheim	• Parks • Electrical Service fee • Drainage fee • Signal impact fee • Traffic and Roads impact fee **Total deferral - Up to $10k per unit differed**	Approved	None	Upon issue of Certificate of Occupancy	**NO**	

Riverside County						
County of Riverside	Impact Fees		None	At application for Certificate of Occupancy/ Final Inspection		
	Deposit Based Fees for Transportation/Plan Check	16-Jan-08	None	Deposit prior to inspection 2% instead of 3 of construction cost - $50,000 max. initial deposit		
	Deposit Based Fees for Transportation/Inspection Fees	16-Jan-08	None	Deposit prior to inspection 3% removed deposit for water and sewer construction costs - $75,000 max. initial deposit		
Banning	• Administrative program processing fee • Development impact fee • Fire protection facilities fee • General facility and equipment fee • General plan • Park land fee • Police facilities fee • Solid waste facility and equipment fee • Traffic control facility fee • Water capital facilities fee	5-Mar-08	12 months	Upon issue of Certificate of Occupancy		
Indio	Quimby Fees - **$2,193.75 per unit**	19-Dec-07	None	From Map Application to Building permit		
Moreno Valley	Impact Fees - **$13,745**	8-Jan-08	None	Upon issue of Certificate of Occupancy		
Palm Desert	Planning and Service Fee Increase	13-Dec-07	Six (6) months w/ possible extension	At submittal for service deposit based		

San Bernardino County						
San Bernardino	**Total Deferral:** **Single Family Detached (SFD) – $15,506.60** **Single Family Attached (SFA) – $10,997.20** • Law enforcement facilities, vehicles and equipment; **SFD, $535; SFA, $474** • Fire suppression facilities, vehicles and equipment; **SFD, $663; SFA, $818** • Regional circulation system; **SFD, $2,435; SFA, $1,626** • Local circulation system; **SFD, $195; SFA, $130** • Quimby Act Parkland and open space acquisition and park improvement; AB 1600 parkland and open space acquisition and park improvement; **SFD, $6,688; SFA, $5,293** • Library facility and collection; **SFD, $534; SFA, $423** • Public meeting facilities; **SFD, $765.60; SFA, $605.60** • Aquatics facilities; **SFD, $273; SFA, $216** • Storm Drain Development; **SFD, $3,418; SFA, $1,411**	Pending	None	Upon issue of Certificate of Occupancy		
Victorville	• Roads, $4,470.05 • Fire, $328.81 • Police, $139.07 • Parks, $5,054.87 – **Temp. Adjustment, $0** • Facilities, $1,334.35 – **Temp. Adjustment, $0** **DIF Fees dropped from $11,300 to $4,900 per unit**		Six (6) months w/ possible extension	Upon issue of Certificate of Occupancy		
Tulare County						
County of Tulare	• Law Enforcement • Fire • General Facilities • Streets • Water • Sewer • Storm Drainage • Parks & Recreation Impact Fees - **$6,963 – $9,155 per lot**	Mid-1990s	None	Upon issue of Certificate of Occupancy/Final Inspection		

Ventura County						
City of Ventura	Impact Fees – Determined on a case by case basis	Approved	Six months w/ possible six month extension	Upon issue of Certificate of Occupancy		
City of Santa Paula	Impact Fees	Approved		Upon issue of Certificate of Occupancy		
Placer County						
City of Roseville	**Total Deferral: $30,092.43** **Fees paid at Issuance of Building Permit** • Fire Service Construction Tax, $1,107.30 • Public Facilities Fee, $2,821.50 • Regional Sewer Fee, $5,815 • Local Sewer Fee, $305 • Water Connection Fee, $4,675 • Traffic Mitigation Fee, $4,411.13 **Development Agreement Fees** • Water meter retrofit program, $135 • Public Benefit Fee, $1,280 • General fund contribution, $1,060 • Traffic signal coordination fee, $100 • South Placer animal control shelter fee, $50 • Transit shuttle service tax, $52.50 **Other Fees** • Electric direction installation fee, $2,000 • Solid waste impact fee, $410	Approved	31-Dec-08	Close of Escrow $258 permit processing fee	**NO**	
City of Lincoln	Fees deferred: Sewer Water CAT Drainage Community Services Fee Traffic Mitigation Dollar amount depends on location in the city. Could be as high as $41,521.	Approved	Permanent	Certificate of Occupancy or up to 12 months following issuance of building permit, which ever occurs first.	**NO**	NO

Sacramento County						
City of Elk Grove	• Capital Facilities Fee • Affordable Housing Fee • Very Low-Income Housing Trust Fund Fee • Citywide Roadway Fee $18,595 for SF* $11,931 for MF* *Total deferral may depend on project or part of the city.	Approved	The Ordinance implementing the program will expire on June 30, 2010	Issuance of a Final Inspection OR to the close of escrow OR to the maximum allowed deferral period (24 months) After this period, residential projects may apply for an extension (12 months at the discretion of the City Manager) during which interest will accrue.	**NO**	If deferred to close of escrow, the City must be the senior lien holder on the property.
Sonoma County						
City of Petaluma	DIF's with the exception of the water connection fee which is due at time of setting meter.	Approved	None	Final Inspection or Certificate of Occupancy	**NO**	
Yuba County						
Yuba County	• Countywide Capital Facilities Fee; • Levee Impact Fee; • PLSP/KASA Road Improvement Fee; • PLSPNASA Park Improvement Fee; • ELSP Road Improvement Fee; • ELSP Park Improvement Fee; • Olivehurst Fire Impact Fee; and • Linda Fire Impact Fee.	Pending	June 30, 2010	Final inspection.	**NO**	No deferral shall go beyond 18 months.
Santa Clara County						
City of San Jose	Park Fees	2007	Varies	Payment of In-Lieu fees may be deferred under a parkland agreement to final inspection for the first certificate of occupancy associated with the use of a residential unit(s)		

Contra Costa County						
City of San Ramon	Quimby Act park fees ***HBANC and city staff are in active discussions regarding additional fee deferral actions**	Approved		Deferred until building permit is pulled - Common Quimby Act practice is to collect park fees at final map approval		
City of Brentwood	***HBANC and city staff are in active discussions regarding developing fee deferral proposal.**					
Alameda County						
City of Livermore	***HBANC and city staff are in active discussions regarding developing fee deferral proposal.**					
Stanislaus County						
City of Modesto	Certain city fees	Pending	One year			