Turlock Unified School District
Developer Fee Guidelines

This document is intended to be for informational purposes only. In the event of a conflict between the Developer Fee Guidelines and the California Education Code, Government Code or the District's Development Fee Justification Study, the California Education Code, Government Code and the District's Development Fee Justification Study shall prevail over these Developer Fee Guidelines.

I. What are Developer Fees?

Developer fees, also called school fees or impact fees, are fees levied on most types of new construction to be used for the subsequent construction of new school facilities. The fees are divided into two general categories, residential and commercial/industrial, and are calculated on a square-foot basis. As per AB 2926 (approved Aug 1996) and SB 50 (approved Nov 1998), these fees, charged both to developers of new properties and to property owners who remodel, are based on the premise that new construction will lead to additional students. Districts are regularly required to substantiate the financial impact of new development on school populations, and show they have used these funds to address the increase in student populations. Proceeds must be used for the construction or reconstruction of school facilities.

II. Chatom and Keys Elementary School Districts

Chatom and Keys Elementary School Districts are "feeder" districts to Turlock Unified School District (TUSD). Typically, Chatom and Keys students study in their respective elementary districts through the 8th grade and then attend one of TUSD's comprehensive high schools. As independent school districts, Chatom and Keys set their own developer fee rates. For the convenience of those paying developer fees, and by longstanding agreement, TUSD collects all developer fees for development in the Chatom and Keys attendance areas and forwards the appropriate portion directly to the respective district. The "Certificate of Compliance" from TUSD will serve as a proof of payment for all developer fees within Chatom, Keys, and TUSD's attendance areas.

III. Current Developer Fee Rates

The laws governing the collection of developer fees allow for changes to the amounts of the fees that may be charged. These changes are prescribed by the State Allocation Board (SAB) and/or different studies that must be performed to justify the fee that is charged. Typically, TUSD will go through this process each year for residential developer fees and every other year for commercial/industrial fees. As of November 17, 2025, our current residential developer fee is **$5.17 per square-foot of** accessible space, and our commercial/industrial developer fee rate is **$0.84 per square-foot**. Since Chatom and Keys are independent districts that conduct their own studies and make their own fees changes, fees within these districts may vary from those of TUSD. If you are building in one of these other districts we recommend you call for the current fees.

IV. Residential Development – Constructed Units (Not Mobile Homes)

Residential Development

Residential construction includes any construction where the purpose is to provide a residence or livable space in excess of thirty (30) days per year, including, but not limited to: single and multiple family dwellings, modular homes, room additions, planned unit developments, apartments and condominiums, dormitories, extended stay motels and any detached structures related to these that are used as living spaces (i.e. guest houses, pool houses, or similar). For purpose of the amount of the developer fee assessed, manufactured homes are considered residential construction. The same residential fee will be charged for all new assessable space.

Assessable Space

Assessable Space is defined as all of the square footage within the perimeter of a residential structure, not including any carport, open walkway, garage, overhang or patio.

Relocated Houses

Houses relocated from outside the District to within the District are charged the full rate for assessable space as described above under Residential Development and Assessable Space. Houses relocated from one location in the District to another location within the District are not subject to the fee, unless the assessable space of the house is increased in excess of 500 square feet. A certificate of compliance must be obtained from the District for all relocated houses.

Remodeling/Additions/Reconstruction

Residential additions of 500 square feet or less are exempt from Developer Fees. The calculation of the size of the addition must take into account any decrease in existing space that results from the construction. If new assessable space exceeds 500 square feet, the fee is imposed on the entire addition.

Senior Citizen Complexes

Senior citizen residential projects, as defined by Government Code section 65995.1, may be charged fees only as a commercial/industrial development. However, regular residential fees will be required if the development is converted to another type of use, such as an apartment complex.

Replacement of Mobile Home to Permanent residence

When a permanent residence is to be constructed where a mobile home was previously located, a credit of the assessable space of the replaced Mobile Home will be allowed against the new residential structure.

V. Residential Development – Mobile Homes

As per Education Code section 17625, Developer fees are only to be collected on mobile homes if **both** of the following conditions are met:

- The mobile home is new to the district.
- The pad is new.

For purpose of the amount of the developer fee assessed, mobile homes are considered residential construction.

Developer Fees cannot be collected on the following:

- Replacement of a mobile home destroyed or damaged by fire or any other natural disaster as stated above under Buildings Damaged or Destroyed as a Result of Disaster.
- Non-residential accessory structures or outbuildings.
- Conversion of a rental park or facility to any form of resident ownership.
- Replacement of or addition to existing mobile home in the district (even if the replacement is a larger mobile home).
- Mobile homes which are placed temporarily in the District, not on a permanent pad or intended to be long term.

Senior Citizen Provisions

If the owner is 55 or older and qualifies for low income, the district must either waive the fee or allow the owner to pay in installments over a period of at least 36 months, as per Education code section 17625.

VI. Commercial/Industrial Fees

General

Commercial or Industrial construction includes structures where the primary purpose is the production of income, to provide a service, or to manufacture, treat, alter, shape, form, construct, hold, store, or display goods for sale. These buildings include, but are not limited to, the following: retail establishments, offices, manufacturing and industrial plants, warehouses, medical treatment centers, health care center, hospitals, senior citizen retirement centers, hotels, inns, motels or other lodging for which the maximum term of occupancy for the guests does not exceed 30 days.

Chargeable Space

As per Government Code Section 65995 (b) (2) The covered and enclosed space determined to be within the perimeter of a commercial or industrial structure, not including any garage, parking structure, unenclosed walkway, or utility or disposal area. The determination of the chargeable covered and enclosed space within the perimeter of a commercial or industrial structure shall be made by the building department of the city or county issuing the building permit, in accordance with the building standards of the city or county.

Greenhouses/Enclosed Agricultural Spaces

In some specific cases the developer fee is not charged on greenhouses and other covered agriculture spaces.

VII. Buildings Destroyed as a Result of Natural Disaster, or Otherwise Replaced

The reconstruction of buildings damaged or destroyed as a result of a natural disaster are exempt from developer fees, up to the square footage that had been lost by natural disaster. However, the district will charge fees for any net increase in square footage that arises from the new construction. Disaster includes "...fire, earthquake, landslide, mudslide, flood, tidal wave or other unforeseen event that produces material damage or loss."

Additionally, staff is authorized to offer a credit to applicants for the quantity of assessable space destroyed or demolished for a new (replacing) structure. In order to receive any credits, the applicant will need to provide documentation demonstrating all of the following:

1. The assessable space credit is for a structure that was built after January 1st, 1987, and previously participated in the developer fee program.
2. The previous structure has existed and has been occupied or used as intended within the twenty-four month period prior to applying for the credit (and therefore part of the previous School Facility Needs Analysis or Developer Fee Study).
3. The previous structure has the same Assessor's Parcel Number (APN) as the proposed structure and is the same type (residential or commercial) and nature (single family or multi-family housing) as the structure it will replace.

VIII. Other Statutory Exemptions

Other exemptions may apply in limited circumstances, including but not limited to ADA improvements, facilities with religious purposes, day schools, facilities owned by another government agency, or state-owned housing for migrant workers.

IX. Procedure to Pay Developer Fees

1) Through the building permit process, the various municipalities (County or City) within the Turlock Unified School District boundary will calculate the square footage of development (residential or commercial/industrial) for a given project. The municipality will email that information as well as other specifics of the project directly to the District as part of a "worksheet".

2) After receiving this worksheet from the municipality, the District will use the information contained in the worksheet to generate a "Certificate of Compliance".

3) The applicant can then pay the developer fee, along with an Application for Exemption if applicable, to at the District Office, located at 1574 E. Canal Drive, Room 115 (Facilities Office). Questions or appointments can be made by contacting the District's Facilities Office (Mondays through Fridays between 8 am to 5 pm) at (209)667-0632, extension number 2303. Developer fee payments can be made either by check, money order, or cashier's check (no cash or credit cards accepted). All payments should be made out to the order of "Turlock Unified School District".

4) In the event an applicant disputes the developer fee calculation, the applicant may submit a written protest (summarizing the basis for the protest) in conjunction with the full developer fee payment as outlined in Administrative Regulation 7211. Failure to submit adequate written notice within 90 days of the calculation of developer fees will result in a waiver of the right to challenge the developer fee calculation.

5) Once the applicant has paid the developer fee they may take the original, signed and stamped, Certificate of Compliance to the municipality as a proof of payment.

X. References

Board Policy / Administrative Regulation 7211	Developer Fees.
Education Code section 17620(b)	Reissued or renewed permit.
Education Code section 17622	Exempt agricultural construction.
Education Code section 17625(1)	Relocation of manufactured home or mobile home Previously in district.
Education Code section 17625(2)	Replacement of manufactured home or mobile home.
Education Code section 17625(3)	Manufactured home or mobile home on site for which construction § 17625(c)(1) & (2) commenced prior to September 1, 1986.
Education Code section 17625(c)(3)	Addition to manufactured or mobile home located in mobile home park.
Education Code section 17625(c)(4)	Reconstruction of manufactured home or mobile home destroyed or damaged by fire or natural disaster.
Education Code section 17625(c)(5)	Manufactured home or mobile home accessory structure (as defined in § 18008.5 or § 18213 of the Health and Safety Code.
Education Code section 17625(c)(6)	Conversion of rental mobile home park to a subdivision, etc. (as defined in § 50561 of the Health and Safety Code).

Education Code section 17626	Reconstruction of a materially damaged structure (fees to be assessed on any square footage in excess of original structure).
Government Code section 50710, *et seq*.	State-owned migrant housing.
Government Code section 65995(c)(1)	Contract with district on or before January 1, 1987.
Government Code section 65995(c)(4)	Final Map approved and construction commenced on or before September 1, 1986.
Government Code section 65995(d)	Facility used exclusively for religious purposes.
Government Code section 65995(d)	Facility used as a full-time day school (described by Ed. Code § 48222).
Government Code section 65995(d)	Facility owned and occupied by federal, state, or local government agency.