

Development Impact Fees 2026-27

(Updated August 5th, 2026)

School Impact Fees * (as of 07/06/2026)

(all Residential and Commercial outside of Mello Roos Districts)

\$7.08/sq. ft. – Residential (Level 2, September 17, 2025)

\$0.87/sq. ft – Commercial/industrial (Level 1, July 6, 2026)

Any additions 500 sq. ft. or smaller are exempt from fees.

Mello Roos Districts **: (as of 8/5/2026)

CFD #1 (12 Bridges/CattaVedera)

\$10.99/sq. ft. residential up to 2200 sq ft.

Three options at permit:

1. Can pay 100% (no penalty interest)
2. Can pay 50%, rest spread out over 30 years of taxes
(amount remaining x .124 = annual special tax)
3. Can pay 30%, rest spread out over 30 years of taxes
(amount remaining x .124 = annual special tax)

After initial payment, can pay off remainder of tax in first year of purchase of home (developer or first resident) – no penalty interest rate to calculate

CFD #2 (Lincoln Crossing)

Set up to be annual tax over 40 years. No initial payment can be made, however payoff can be done at any time after home purchase with 7% interest penalty and additional charge for administrative fees. ***Each year taxes are escalated by 2% on tax bill.***

* Level 1 & 2 Stirling Fees (School Impact) are subject to annual and bi-annual justification studies.

** Annual adjustments to the tax formula rates are made during the beginning of each fiscal year utilizing a comparison of the construction cost index for inflationary percentages and is approved by the Board of Trustees.

New Developments:

ANY new developments or plan areas within the Western Placer Unified School District boundaries should contact Mike Adell, Director of Facilities, for any questions or concerns regarding; WPUSD impact responses, fee payment information and what schools may or may not be available to the students in your area.

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BY JOHN HALLAM

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OF LINCOLN'S INN

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