

City of Elk Grove

The City Council of the City of Elk Grove desires to encourage the construction of residential and nonresidential development projects within the City.

By implementing the Development Impact Fee Deferral Program, the Council seeks to ease this barrier by deferring the time for payment of certain Development Impact Fees.

City of Elk Grove

**Development Services
8401 Laguna Palms Way
Elk Grove, CA 95758
Phone: 916-683-7111
Fax: 916-691-4757
www.elkgrovecity.org**

Please visit the City of Elk Grove online at www.elkgrovecity.org.



Development Impact Fee Deferral Program

Eligible Development Impact Fees

The following fees are eligible for a deferral under the terms and conditions of this program:

- Capital Facilities Fee;
- Affordable Housing Fee;
- Very Low-Income Housing Trust Fund Fee; and
- Citywide Roadway Fee.

At this time Development Impact Fees collected on behalf of other agencies are not eligible under this program.

Market-Rate Single-Family Residential Projects

- Fees may be deferred to the earlier of the request for issuance of a Final Inspection; OR to the close of escrow for each individual lot; OR to the maximum allowed deferral period (24 months). If you chose to defer fees to the close of escrow, the City must be the senior lien holder on the property.
- Development fees may be deferred for up to 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.

Market-Rate Multifamily Residential & Nonresidential Projects

- Fees for Market-rate multifamily residential projects may be deferred to the request for issuance of a Final Inspection.
- Nonresidential projects may defer fees until the request for a Final Inspection; OR for no more than 5 years from the date of permit issuance. The first three (3) years (36 months) of any Deferral Period will be interest-free payment-free. The interest charge would be waived for “Targeted Companies” defined as those bringing:
 1. 50 or more full-time jobs with salaries of \$30,000 or more; or
 2. 20 or more jobs with salaries of \$55,000 or more; or
 3. Any business located within the Old Town Special Planning Area (SPA)
- Quarterly payments will begin at the end of the first (1st) quarter of the fourth (4th) year of the Deferral Period. Actual payment schedule will be determined prior to execution of a Fee Deferral Agreement.

Other Requirements for All Projects

- Applicants for a Fee Deferral must have an approved project, defined as a project that has received final discretionary action by the City Council including completion of all environmental compliance requirements.
- Any fees deferred would be paid at the rate in effect at the time of payment.
- No building permits will be issued until all fees are paid; OR a fee deferral agreement has been executed.
- Applicants are responsible to abide by prevailing wage laws which apply to construction projects funded with public funds (See AB975).
- The Ordinance implementing the program will expire on June 30, 2010.

For more information about this program, or for Development related questions, please call the City of Elk Grove Development Services department at 916-683-7111. You may also visit the City’s website to fill out and submit the Fee Deferral Application online at www._____.