

Madera County - Public Facilities Fee Notice

The Madera County Board of Supervisors recently approved a new Public Facilities Fee (PFF) to off-set the impact from new development upon County-owned public facilities. The PFF revenues will be dedicated to the construction of new or expanded public facilities such as Libraries, Sheriff Substations, Fire Stations, Regional Parks and Detention Facilities.

The Public Facilities Fee (PFF) goes into effect on May 1, 2007 and will be applied to most new building construction projects countywide. The Resource Management Agency's, Division of Building and Safety, will collect the PFF at the time of building permit issuance. Please see the attached Table E.1: Madera County Development Impact Fees – Summary for a break down of the newly created fees.

Questions and Answers on Public Facilities Fee

- 1) How will the Public Facilities Fee (PFF) effect new residential construction?

The PFF will apply to all new permits for a new Single Family Residential Unit or Multi-Family Residential Unit applied for on or after May 1, 2007.

- 2) How will the fees be applied to new residential construction?

The PFF will be applied on a per unit basis. It will apply to a New Single Family Residence or per unit of a Multi-Family Residence.

- 3) How will the PFF apply to additions or other improvements made to a residence or its out buildings?

It applies to a new residential unit only. Residential additions, out-buildings and detached garages are not effected by the fees. The only exception would be a change of occupancy of a structure being converted into a residence.

- 4) How will the PFF apply to a new residence that replaces a new existing residence?

The PFF is not charged on a replacement structure since the residential structure was pre-existing before implementation of the fees.

- 5) How will the PFF apply to the replacement of a mobile home that is replaced by a new residential structure?

The PFF is not charged on a replacement structure since the residential structure was pre-existing before implementation of the fees.

- 6) How will the PFF apply to a detached garage that is converted into a residential unit on a parcel?

The PFF will be charged on the newly created residential unit, even though the structure was pre-existing as another type of occupancy prior to the implementation of the fees.

7) How will the Public Facilities Fee (PFF) effect new commercial construction?

The PFF will apply to all new permits for new commercial based construction. This includes newly constructed commercial units and/or additions to existing commercial units.

8) How will the fees be applied to the new construction?

The PFF will be applied on a per square foot basis for new occupiable commercial construction. The fee level of the PFF will depend on the type of commercial construction being proposed and the areas of the construction.

9) Can there be more than one fee level on a commercial structure?

Yes, there could be several levels of fee applied to a commercial building. This would be based on the square footage area of the different occupancies and usage.



ADOPTED MADERA COUNTY DEVELOPMENT IMPACT FEES – SUMMARY
 Adopted 2-13-07 Ordinance #616 Resolution #2007-034

Location/Land Use	General Government	Countywide Public Protection	Library	Parks	Sheriff Patrol and Investigation	Fire	Total
<i>Residential</i>							
	<i>(Fee Per Dwelling Unit)</i>						
Single Family Unit	\$ 1,359	\$ 1,088	\$ 445	\$ 589	\$ 145	\$ 716	\$ 4,342
Multi-family Unit	1,173	939	384	509	125	618	3,749
<i>Non-Residential</i>							
	<i>(Fee per 1,000 Building Square Feet)</i>						
Commercial	\$ 227	\$ 182	N/A	N/A	\$ 23	\$ 343	\$ 775
Office	329	263	N/A	N/A	35	498	1,125
Industrial	108	87	N/A	N/A	11	163	369
Warehouse	87	69	N/A	N/A	9	131	296