

ZONES OF BENEFIT OF THE SUTTER COUNTY WATER AGENCY
SCHEDULE OF FEES FOR July 1, 2021-June 30, 2022

Construction Cost Index for June 2021 = **12,112.05**

- A. Zone No. 1** (Ordinance 1WA, Dec 23, 1975, amended by 1WA-6A, July 2, 2002) \$1,000.00 per acre plus 4% interest, compounded annually, from February 1, 1976 for all new development. For FY 21-22 this amount is:
1. Single family residence, residential subdivision whether single, multiple dwelling unit, triplexes, condominiums, apartment buildings - \$1,000 x $(1+0.04)^{45.4} = \mathbf{\$5,934.00/acre}$ but fee shall not exceed a total of **\$5,934.00** for a single family residence
 2. Golf courses, parks, cemeteries and auto wrecking yards.
 - a. Areas not covered by impervious surface - \$270.00 per acre plus 4% interest, compounded annually from February 1, 1976. For FY 21-22 this amount is: $\$270 \times (1+0.04)^{45.4} = \mathbf{\$1,602.00/acre}$
 - b. Areas covered by impervious surfaces: $\$1000 \times (1+0.04)^{45.4} = \mathbf{\$5,934.00/acre}$
 3. Commercial and industrial.
 - a. All of site developed - \$1,000.00 per acre plus 4% interest, compounded annually from February 1, 1976. For FY 21-22 this amount is **\$5,934.00/acre**.
 - b. Part of site developed - \$1,000.00 per acre plus 4% interest, compounded annually from February 1, 1976 on net area developed, when approved by the Agency engineer and when a written agreement is entered into by the owner and engineer to defer payment on undeveloped area. For FY 21-22 this amount is **\$5,934.00/acre**.
 4. Existing improved area.
 - a. Existing improvements with no change since February 1, 1976 - no fee.
 - b. Existing improvement where change in use occurs - the difference in existing use fees and new use fees shall be paid.
 - c. Existing improvements where fees were paid which due to a change in use become liable for a lesser fee, a refund of the difference shall be made.

Notes for Zone 1:

1. Statement of fees is simplified for use in outline form and is for general information. It is advisable to read Section 11-C-6 of Ordinance 1WA.
2. Fees are due with issuance of building permit or the filing of a subdivision map. **Fees are collected and transferred to Gilsizer Drainage District for continued improvements to the Gilsizer Slough per Section 8d of the Joint Powers Agreement with Gilsizer, Sutter County Records, Book 859 pages 90-125.**

B. Zone 2 (Ordinance 2WA, May 27, 1980; Fees amended by 01-20WA February 20, 2001)

1. *All areas shall be subject to the **Zone No. 1** fees in addition to the **Zone 2** fees.
2. Zone 2 Fees: $\frac{\text{ENR CCI (June 2021)}}{\text{ENR CCI (May 1980)}} \times \$1,095.15/\text{acre}$
 $\frac{12,112}{3139} \times \$1,095.15/\text{acre} = \mathbf{\$4,226/\text{acre}}$

Note: ENR CCI is the Engineering News Record Construction Cost Index and is located in the appendix of this summary.

3. Single family residence of 800 sq. ft. or more - **\$4,226** per acre but not more than a total of **\$4,226**.
4. Multiple unit dwellings - **\$4,226** per acre.
5. Commercial and industrial in excess of 800 sq. ft. and all other types of use not already listed - **\$4,226** per acre.
6. When only a portion of the parcel is being developed, the Agency engineer may by written agreement defer the fees on the portion not being developed.

Subject to annual adjustment using the Construction Cost Index in the Engineering News Record, a publication of wide acceptance by the construction industry. These fees become due at the time a building permit is issued or when an existing developed property is sold.

C. Zone 3

The real property within this zone has been annexed to the City of Yuba City and the zone is to be abandoned.

D. Zone 4 (Ordinance 4WA, April 20, 1982 see Clerk for amendments)

1. Zone 4 Fees Maintenance and operation.*

$$\text{Inflation Factor: } \frac{\text{ENR CCI (June 2021)}}{\text{ENR CCI (April 1982)}} = \frac{\mathbf{12,112.05}}{3,729.86} = 3.2473$$

- a. Single family residence - \$15.00 x 3.2473= **\$48.71**/year.
- b. Multi-family residence - \$75 x 3.2473= **\$243.55**/year/acre.
- c. Commercial and industrial - \$112.50 x 3.2473= **\$365.32**/year/acre.
- d. Church and school - \$112.50 x 3.2473= **\$365.32**/year/acre. (of impervious area only).

* Subject to annual adjustment using the Construction Cost Index in the Engineering News Record, a publication of wide acceptance by the construction industry. These fees become due at the time a building permit is issued or when an existing developed property is sold. These fees, once started, are an annual special assessment collected with the taxes.

2. Construction **

- a. Single family residence up to 2,500 sq. ft. - \$531.25 x 3.2473= **\$1,725.13** per dwelling, for dwellings over 2,500 sq. ft. add \$0.20 x 3.2473= **\$0.65** for each additional sq. ft. of impervious surface.
- b. Multi-family residences - \$531.25 x 3.2473= **\$1,725.13** per unit, not to exceed \$2,700 x 3.2473= **\$8,767.71** per acre.
- c. Commercial and industrial \$0.10 x 3.2473= **\$0.32** per sq. ft. of impervious surface, not to exceed \$4,000 x 3.2473= **\$12,989.20** per acre.

** Subject to annual adjustment using the Construction Cost Index in the Engineering News Record. This fee is due at the time a building permit is issued and is a one-time fee. Construction fees are not collected for building additions or replacements. The fee is to be used to improve the Live Oak Canal.

E. Zone 5 (Ordinance 7WA, May 5, 1984)

$$\text{Inflation Factor: } \frac{\text{ENR CCI (June 2021)}}{\text{ENR CCI (May 1984)}} = \frac{12,112.05}{4,141.64} = 2.9245$$

1. Maintenance and operation. *
 - a. New single family residences - $\$16.50 \times 2.9245 = \48.25 /year.
 - b. Multi-family development - $\$82.50 \times 2.9245 = \241.27 /year/acre.
 - c. Commercial and industrial - $\$123.75 \times 2.9245 = \361.91 /year/acre.

* These fees become due when property is sold or when a building permit is issued. These fees, once started, are an annual special assessment collected with the taxes. These fees are adjusted annually to the Construction Cost Index in the Engineering News Record.

2. Construction **
 - a. Single family to 2,500 sq. ft. - $\$584.37 \times 2.9245 = \$1,708.99$ per dwelling, for dwellings over 2,500 sq. ft. add $\$0.22 \times 2.9245 = \0.64 for each additional sq. ft. of impervious surface.
 - b. Multi-family - $\$584.37 \times 2.9245 = \$1,708.99$ per unit, not to exceed $2,700 \times 2.9245 = \$7,896.15$ per acre.
 - c. Commercial and industrial (impervious surface) - $\$0.11 \times 2.9245 = \0.32 per sq. ft., not to exceed $\$4,000 \times 2.9245 = \$11,698.00$ per acre.

** These fees are collected when a building permit is issued. Construction fees are not collected for building additions or replacements. The funds are used to make improvements to the Live Oak Canal. These fees are adjusted annually to the Construction Cost Index in the Engineering News Record.

F. Zone 6 (Ordinance 8WA, December, 9 1986)

$$\text{Inflation Factor: } \frac{\text{ENR CCI (June 2021)}}{\text{ENR CCI (Dec 1986)}} = \frac{12,112.05}{4348.19} = 2.7855$$

1. Maintenance and operation. *
 - a. New single family residences - $\$17.25 \times 2.7855 = \$48.05/\text{year}$.
 - b. Multi-family development - $\$86.25 \times 2.7855 = \$240.25/\text{year/acre}$.
 - c. Commercial and industrial - $\$129.38 \times 2.7855 = \$360.39/\text{year/acre}$.

* These fees become due when property is sold or when a building permit is issued. These fees, once started, are an annual special assessment collected with the taxes. These fees are adjusted annually to the Construction Cost Index in the Engineering News Record.

2. Construction **
 - a. Single family to 2,500 sq. ft. - $\$885.00 \times 2.7855 = \$2,465.17$ per dwelling, for dwellings over 2,500 sq. ft. add $\$0.33 \times 2.7855 = \0.92 for each additional sq. ft. of impervious surface.
 - b. Multi-family - $\$885.00 \times 2.7855 = \$2,465.17$ per unit, not to exceed $\$0.0625 \times 2.7855 = \0.17 per sq. ft. of land area of development.
 - c. Commercial and industrial (impervious surface) – $\$0.17 \times 2.7855 = \0.47 per sq. ft., not to exceed $\$6,640 \times 2.7855 = \$18,495.72$ per acre of development.

** These fees are collected when a building permit is issued. Construction fees are not collected for building additions or replacements. The funds are used to make improvements to the Live Oak Canal and construct an outfall storm drain. These fees are adjusted annually to the Construction Cost Index in the Engineering News Record.

G. Zone 7 (Ordinance 9WA, April 24, 1987)

$$\text{Inflation Factor: } \frac{\text{ENR CCI (June 2021)}}{\text{ENR CCI (April 1987)}} = \frac{12,112.05}{4,360.11} = 2.7779$$

1. Maintenance and operation. *
 - a. New single family residences - $\$17.25 \times 2.7779 = \47.92 /year.
 - b. Multi-family development - $\$86.25 \times 2.7779 = \239.59 /year/acre.
 - c. Commercial and industrial - $\$129.38 \times 2.7779 = \359.40 /year/acre.

* These fees become due when property is sold or when a building permit is issued. These fees, once started, are an annual special assessment collected with the taxes. These fees are adjusted annually to the Construction Cost Index in the Engineering News Record.

2. Construction **
 - a. Single family to 2,500 sq. ft. - $\$687.00 \times 2.7779 = \$1,908.42$ per dwelling, for dwellings over 2,500 sq. ft. add $\$0.26 \times 2.7779 = \0.72 for each additional sq. ft. of impervious surface.
 - b. Multi-family - $\$687.00 \times 2.7779 = \$1,908.42$ per unit, not to exceed $\$3,492 \times 2.7779 = \$9,700.43$ per acre of development.
 - c. Commercial and industrial (impervious surface) - $\$0.14 \times 2.7779 = \0.39 per sq. ft., not to exceed $\$5,173 \times 2.7779 = \$14,370.08$ per acre of development.

** These fees are collected when a building permit is issued. Construction fees are not collected for building additions or replacements. The funds are used to make improvements to the Live Oak Canal. These fees are adjusted annually to the Construction Cost Index in the Engineering News Record.

H. Zone 8 (Ordinance 10WA, September 19, 1989)

$$\text{Inflation Factor: } \frac{\text{ENR CCI (June 2021)}}{\text{ENR CCI (Sept 1989)}} = \frac{12,112.05}{4,574} = 2.6480$$

1. Maintenance and operation. *
 - a. New single family residences - $\$17.90 \times 2.6480 = \47.40 /year.
 - b. Multi-family development - $\$89.51 \times 2.6480 = \237.02 /year/acre.
 - c. Commercial and industrial - $\$134.28 \times 2.6480 = \355.57 /year/acre.

* These fees become due when property is sold or when a building permit is issued. These fees, once started, are an annual special assessment collected with the taxes. These fees are adjusted annually to the Construction Cost Index in the Engineering News Record.

2. Construction **
 - a. Single family to 2,500 sq. ft. - $\$1,050.00 \times 2.6480 = \$2,780.40$ per dwelling, for dwellings over 2,500 sq. ft. add $\$0.42 \times 2.6480 = \1.11 for each additional sq. ft. of impervious surface.
 - b. Multi-family - $\$1,050.00 \times 2.6480 = \$2,780.40$ per unit, not to exceed $\$5,250 \times 2.6480 = \$13,902.00$ per acre of development.
 - c. Commercial and industrial (impervious surface) - $\$0.26 \times 2.6480 = \0.69 per sq. ft., not to exceed $\$9,500 \times 2.6480 = \$25,156.00$ per acre of development.

** These fees are collected when a building permit is issued. Construction fees are not collected for building additions or replacements. The funds are used to make improvements to the Live Oak Canal. These fees are adjusted annually to the Construction Cost Index in the Engineering News Record.

NOTE:

On July 26, 2005 Sutter County Water Agency entered into a 30 year Reimbursement Agreement with Yuba City Unified School District to reimburse YCUSD for oversizing drainage pipe in the northern half of Zone 8. Total reimbursement amount is \$1,353,538.64. Construction fees collected per Ordinance 10WA by SCWA from parcels within the reimbursement area (approximately 225 acres per the Reimbursement Agreement) are to be used to pay down the reimbursement amount.

I. Zone 9 (Ordinance 11-WA, December 4, 1990)

Construction Fees completely paid for this zone.

Maintenance and operation. *

$$\text{Inflation Factor: } \frac{\text{ENR CCI (June 2021)}}{\text{ENR CCI (Dec 1990)}} = \frac{12,112.05}{4,777} = 2.5355$$

$$\text{Single Family - } \$170.00 \times 2.5355 = \$431.03/\text{year/lot}$$

* The drainage facilities to be maintained are described as a retention pond, drainage pipes, and drop inlets which are located within the public right of ways or easements of Sunset Estates Subdivision. All 18 residences within the subdivision are to be assessed this charge. Fees are not increased by the addition of more impervious surface.

J. Zone 11 (Ordinance 12WA, December 18, 1990, and Ordinance 16WA, July 14, 1992)

$$\text{Inflation Factor: } \frac{\text{ENR CCI (June 2021)}}{\text{ENR CCI (Dec 1990)}} = \frac{12,112.05}{4,777} = 2.5355$$

No Maintenance Fee collected – this zone is within the Gilsizer Drainage District

Construction Fee prorated on a per acre basis assessed by APN:*

22-030-053, 054, 048, 047, 046, 040, 039, 038:

22-040-033, 011, 054, 055, 056, 057:

$$\$2,487.51 \times 2.5355 = \$6,307.08/\text{acre}$$

22-060-001:

$$\$2,069.22 \times 2.5355 = \$5,246.51/\text{acre}$$

22-040-022, 22-060-003, 004:

$$\$1,840.85 \times 2.5355 = \$4,667.48/\text{acre}$$

* These fees are collected as a condition of approval of a subdivision map or parcel map or when the Agency Engineer determines that development on the owners property increases burden on drainage facilities. This fee is collected by Sutter County and disbursed to Gilsizer Drainage District.

NOTE:

~~The following additional fees may apply if parcel is located within **Sanborn Drainage Zone**, see Pal Pabla agreement (\$19,846) dated May 26, 1992 benefiting 36.72 acres. Reimbursement expires on May 26, 2012.~~

~~Inflation Factor: 3.75% annually~~

~~$$\frac{\$19,846 \times (1+0.0375)^{19.1}}{36.72} = \$1,000$$~~

**EXPIRED MAY 26, 2012
NO LONGER COLLECTED**

K. Zone 12 (Ordinance 13WA, December 18, 1990, and Ordinance 16WA, July 14, 1992)

$$\text{Inflation Factor: } \frac{\text{ENR CCI (June 2021)}}{\text{ENR CCI (Dec 1990)}} = \frac{12,112.05}{4,777} = 2.5355$$

No Maintenance Fee collection is required by Ordinance 13WA, however, Zone 12 is entirely within Zone 4 so Zone 4 maintenance and operation fees and construction fees should be added to the following Zone 12 construction fees and collected prior to development.

Construction Fee prorated on a per acre basis assessed by APN:*

61-090-002 thru -009(17-520-002 thru -009) (Kira Estates):

$$\$19,684.18 \times 2.5355 = \$49,909.24/\text{subdivision} = \$6,238.65/\text{Lot}$$

61-090-011 (17-520-011):	\$10,490.71	x 2.5355 =	\$26,599.00/ parcel
61-090-013 (17-520-013):	\$ 5,527.36	x 2.5355 =	\$14,015.00/ parcel
61-090-014 (17-520-014):	\$ 7,614.23	x 2.5355 =	\$19,306.00/ parcel
61-090-019 (17-520-017):	\$12,859.58	x 2.5355 =	\$32,605.00/ parcel
17-064-029 (17-064-028):	\$19,740.58	x 2.5355 =	\$50,052.00/ parcel
17-064-019:	\$11,505.94	x 2.5355 =	\$29,173.00/ parcel
17-064-004:	\$14,100.42	x 2.5355 =	\$35,752.00/ parcel

Parcels annexed into Yuba City have changed APN numbers – old numbers in brackets ().

CONSTRUCTION ECONOMICS

ENR's 20-city average cost indexes, wages and material prices. Historical data and details for ENR's 20 cities can be found at ENR.com/economics

Construction Cost Index	+5.9%		
ANNUAL INFLATION RATE	JUNE 2021		
1913=100	INDEX VALUE	MONTH	YEAR
CONSTRUCTION COST	12112.05	+1.0%	+5.9%
COMMON LABOR	24256.31	0.0%	+1.2%
WAGE \$/HR.	46.60	0.0%	+1.2%

Building Cost Index	+10.1%		
ANNUAL INFLATION RATE	JUNE 2021		
1913=100	INDEX VALUE	MONTH	YEAR
BUILDING COST	6876.96	+1.8%	+10.1%
SKILLED LABOR	10815.82	+0.1%	+1.7%
WAGE \$/HR.	59.78	+0.1%	+1.7%

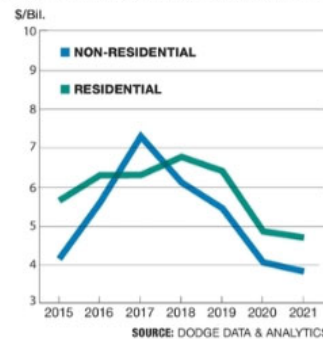
Materials Cost Index	+4.6%		
MONTHLY INFLATION RATE	JUNE 2021		
1913=100	INDEX VALUE	MONTH	YEAR
MATERIALS COST	4434.89	+4.6%	+25.3%
CEMENT \$/TON	152.89	+0.9%	+3.9%
STEEL \$/CWT	62.00	+2.2%	+11.2%
LUMBER \$/MBF	982.80	+8.7%	+60.0%

The Construction Cost Index's annual escalation rose 5.9%, while the monthly component was up 1%.

The Building Cost Index was up 10.1% on an annual basis, while the monthly component increased 1.8%.

The MCI rose 4.6% on a monthly basis, while the annual escalation rate increased 25.3%.

Construction starts in the Seattle metro area are expected to fall 4.5% in 2021, to \$8.5 billion, according to Dodge Data & Analytics. Dodge predicts a 5.9% decrease in non-residential construction, while residential work is expected to drop 3.3%. Office and multifamily construction are expected to see the greatest declines, while retail and health care work are predicted to increase.



ENR's Cost Indexes by City

	CONSTRUCTION COST		BUILDING COST		COMMON LABOR		SKILLED LABOR		MATERIALS	
	JUN '21: 1913	% CHG. YEAR	JUN '21: 1913	% CHG. YEAR	JUN '21: 1967	% CHG. YEAR	JUN '21: 1967	% CHG. YEAR	JUN '21: 1967	% CHG. YEAR
ATLANTA	7364.39	+9.2	5284.49	+14.7	825.83	0.0	728.97	+2.6	1065.51	+27.3
BALTIMORE	10078.88	+11.1	6435.50	+20.9	1214.52	0.0	895.57	+3.4	1140.78	+44.1
BIRMINGHAM	7861.37	+5.0	5088.26	+8.3	978.68	0.0	823.99	+0.7	877.50	+17.2
BOSTON	16133.45	+9.2	8609.48	+8.8	1698.09	+6.3	1496.53	+2.1	937.24	+25.6
CHICAGO	17350.92	+2.6	8507.81	+6.7	1690.57	0.0	1442.24	+1.5	788.63	+20.1
CINCINNATI	11162.39	+10.3	6003.90	+12.9	1077.82	+4.8	907.12	+0.8	940.41	+31.3
CLEVELAND	12991.45	+4.4	6634.51	+12.5	1086.20	-0.7	949.75	+2.8	913.27	+29.5
DALLAS	6423.67	+7.8	5032.99	+10.1	742.23	0.0	738.08	0.0	883.58	+20.7
DENVER	7933.85	+4.8	5536.25	+7.0	818.18	0.0	854.73	0.0	854.56	+16.6
DETROIT	12734.98	+5.4	7041.16	+11.3	1068.28	0.0	1020.67	+1.5	860.34	+30.3
KANSAS CITY	12266.38	+5.7	6987.62	+9.7	1308.17	+0.8	1246.63	+0.7	901.00	+26.4
LOS ANGELES	13029.04	+8.1	7326.41	+15.3	1111.66	0.0	1053.90	0.0	1051.67	+45.5
MINNEAPOLIS	13581.11	+4.0	7074.99	+8.0	1339.26	0.0	1238.40	0.0	876.42	+23.9
NEW ORLEANS	6957.35	+10.0	4937.65	+15.3	749.82	0.0	653.79	+1.2	996.46	+28.6
NEW YORK CITY	20751.01	+1.9	10046.38	+5.8	1626.07	0.0	1456.81	+2.3	902.25	+17.5
PHILADELPHIA	14064.70	+2.6	7904.71	+5.3	1538.40	0.0	1356.72	+0.9	915.07	+16.1
PITTSBURGH	11925.91	+9.9	6888.84	+13.3	1178.28	+5.2	1027.72	+4.6	845.12	+29.4
ST. LOUIS	13006.04	+4.7	6942.22	+10.2	1099.35	+0.3	1029.32	+2.2	1003.68	+24.2
SAN FRANCISCO	13459.10	+3.4	8165.26	+5.6	1046.50	0.0	1091.49	0.0	1108.30	+15.3
SEATTLE	13165.01	+8.4	7090.73	+10.5	1210.11	+6.0	1195.72	+5.9	1018.58	+19.4