

**HISTORY OF CITY OF MERCED PUBLIC FACILITIES IMPACT FEES  
(1997-2022)**

Time Period	Per Dwelling		Per 1,000 Square Feet of Space*						
	Residential		Institutional	Retail/Commercial			Office/ Comm-ercial	Industrial	
	Single Family	Multi-family		High Turnover	Low Turnover	Retail > 50,000 s.f.		Light	Heavy
<b>Public Facilities Impact Fees Adopted (May 1998)</b>									
May 1998	\$2,524	\$1,829	Not Used	\$39,123	\$5,752	\$4,149	\$2,933	\$839	\$1,071
1999 (Revision Adopted for High Turnover Commercial Only)	\$2,524	\$1,829		\$802 per Peak Hour Trip (PHT)	\$5,752	\$4,149	\$2,933	\$839	\$1,071
2000-2003 (No Change)	No Change								
<b>Major Revision Adopted (Aug 2003) Effective on 1-1-04 with Annual Adjustment per Engineering News Record Construction Cost Index</b>									
Jan 2004	\$6,045	\$4,298	\$3,974	\$1,534	\$10,996	\$8,363	\$7,386	\$2,142	\$2,235
				+ \$3,367 per PHT					
Jan 2005 (7.8% Annual Increase)	\$6,517	\$4,633	\$4,284	\$1,653	\$11,854	\$9,015	\$7,962	\$2,309	\$2,409
				+ \$3,630 per PHT					
Jan 2006 (4.6% Increase)	\$6,816	\$4,846	\$4,481	\$1,729	\$12,399	\$9,430	\$8,328	\$2,415	\$2,520
				+ \$3,797 per PHT					
<b>Major Update</b>									
May 19, 2006	\$9,297	\$6,464	\$6,174	\$2,129	\$18,053	\$13,622	\$11,915	\$3,405	\$3,562
				+ \$5,825 per PHT					
Jan 2007 (3.2% Increase)	\$9,593	\$6,671	\$6,372	\$2,197	\$18,630	\$14,058	\$12,297	\$3,515	\$3,676
				+ \$6,011 per PHT					
Jan 2008 (2.6% Increase)	\$9,843	\$6,844	\$6,537	\$2,254	\$19,114	\$14,423	\$12,617	\$3,606	\$3,772
				+ \$6,168 per PHT					
Jan 2009 (5.7% Increase)	\$10,404	\$7,236	\$6,910	\$2,383	\$20,204	\$15,246	\$13,336	\$3,812	\$3,987
				+ \$6,519 per PHT					
<b>Interim 2-Year Reduction in Commercial Fees (25% decrease) and Infill (28% decrease) Adopted by Council (November 2009-October 2011) and City Divided Into 2 Zones--Infill (Bear Creek to Childs) and Other City Areas</b>									
November 2009--Infill Zone	\$7,419	\$5,210	\$4,975	\$1,287	\$10,910	\$8,233	\$9,602	\$2,745	\$2,870
				+ \$4,693 per PHT					
November 2009--Other City Areas	\$10,404	\$7,236	\$6,910	\$1,787	\$15,153	\$11,434	\$13,336	\$3,812	\$3,987
				+ \$4,889 per PHT					
2010 (No change until 12-3-10)	No Change								
<b>Fee Reduction (\$8,000) Adopted by Council for Single Family Homes that are Owner Occupied and within City's Community Facilities Districts (CFD'S) (Not within Infill Zone)</b>									
December 3, 2010--Other City Areas	\$2,404	\$7,236	\$6,910	\$1,787	\$15,153	\$11,434	\$13,336	\$3,812	\$3,987
	or \$10,404			+ \$4,889 per PHT					
2011-2012	<b>2-Year Extension of Reduced Fees Adopted until November 1, 2013</b>								
<b>Major Update (Reduction of 55%) Adopted (Feb 2013)</b>									
Project Category	Single Family	Multi-family	Institutional	Category Eliminated	Low Turnover	Retail > 50,000 s.f.	Office/ Commercial	Industrial	Category Eliminated
Feb 2013	\$4,469	\$3,088	\$3,069		\$8,974	\$6,771	\$5,876	\$1,681	
Jan 2014 (3.3% Increase)	\$4,615	\$3,190	\$3,171		\$9,270	\$6,994	\$6,071	\$1,735	
Jan 2015 (1.6% Increase)	\$4,689	\$3,241	\$3,221		\$9,418	\$7,105	\$6,167	\$1,762	
Jan 2016 (2.5% Increase)	\$4,806	\$3,322	\$3,302		\$9,654	\$7,283	\$6,321	\$1,807	
Jan 2017 (2.9% Increase)	\$4,945	\$3,419	\$3,398		\$9,934	\$7,494	\$6,505	\$1,860	
Jan 2018 (4.6% Increase)	\$5,173	\$3,577	\$3,554		\$10,392	\$7,840	\$6,804	\$1,946	
Jan 2019 (2.9% Increase)	\$5,323	\$3,682	\$3,657		\$10,693	\$8,067	\$7,002	\$2,003	
Jan 2020 (1.8% Increase)	\$5,418	\$3,749	\$3,723		\$10,886	\$8,212	\$7,128	\$2,038	
Jan 2021 (2.1% Increase)	\$5,533	\$3,828	\$3,801		\$11,115	\$8,384	\$7,278	\$2,081	
Jan 2022 (7.3% Increase)	5,938	\$4,107	\$4,079		\$11,927	\$8,996	7,810	\$2,233	

Time Period	Per Dwelling		Per 1,000 Sq. Ft. of Space				Per 1,000 Sq.Ft.	
	Residential		Retail Commercial			Office/ Comm-ercial	Industrial/ Ag Processing	
	Single Family	Multi-Family	General	High Turnover	Low Turnover			Retail > 50,000 s.f.
RTIF Adopted August 1, 2005	\$1,375	\$836	\$1,830	\$5,333	\$1,227	\$3,161	\$1,473	\$622
RTIF Amended Sept 1, 2006	\$1,427	\$868	\$1,900	\$5,536	\$1,274	\$3,281	\$1,529	\$646
RTIF Amended Sept 10, 2007	\$1,480	\$899	\$1,970	\$5,741	\$1,321	\$3,402	\$1,586	\$670
RTIF Amended Aug 7, 2008	\$3,115	\$1,892	\$4,146	\$12,082	\$2,780	\$7,161	\$3,337	\$1,409
No Change (Aug 2008 to July 2016)								
RTIF Suspended for 2 Yrs by City (July 5, 2016-July 5, 2018)								
RTIF Repealed by City July 2018								