

Multi-Jurisdiction Permit and Impact Fee Comparison

Mackenzie prepares and annually updates permit and Impact fee estimates for a prototypical warehouse building for several jurisdictions in each of the Portland, Seattle, Vancouver, and Sacramento areas, and has also prepared comparisons for retail, office, multi-family residential, and advanced tech project examples. Find the most recent estimates on our website at <http://mcknze.com/resources>.



2026 Fees

	EL DORADO COUNTY	RANCHO CORDOVA	ROSEVILLE	SACRAMENTO COUNTY	WOODLAND	
ASSUMPTIONS						note
A Building Floor Area (SF):	200,000	200,000	200,000	200,000	200,000	A
B Total Site Area (AC):	12	12	12	12	12	B
B Impervious Site Area (SF):	444,312	444,312	444,312	444,312	444,312	B
C Building Valuation (ICC or Jurisdiction)	\$18,444,800	\$11,776,000	\$17,744,000	\$17,744,000	\$20,228,160	C
D Engineer's Cost Estimate (Site Work):	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	D
D Grading Work Valuation:	\$1,450,000	\$1,450,000	\$1,450,000	\$1,450,000	\$1,450,000	D
E Sewer Units / ESDs:	N/A	20	20	20	N/A	E
F Water Meter Size:	1.5"	1.5"	1.5"	1.5"	1.5"	F
LAND USE REVIEW						
G Pre-Application Conference:	\$9,275	\$0	\$4,096	\$1,451	\$336	G
H Land Use Review:	N/A	\$10,000	\$8,000	\$4,986	\$4,650	H
I CEQA:	N/A	N/A	N/A	N/A	N/A	I
IMPACT FEES						
J Transportation Impact Fee:	\$856,000	\$1,497,360	\$1,874,347	\$1,158,000	\$1,048,600	J
K Stormwater / Drainage Impact Fee:	N/A	\$286,002	\$100,260	\$343,728	\$975,096	K
L Sewer Impact Fee:	\$57,508	\$122,564	\$206,360	\$444,472	\$715,400	L
M Water Impact Fee:	\$140,844	\$143,412	\$12,936	\$143,412	\$13,466	M
M Other:	N/A	N/A	\$41,870	N/A	\$1,627	M
N Fire Impact Fee:	\$138,000	\$188,600	\$88,720	\$188,600	\$274,000	N
O Parks Impact Fee:	N/A	N/A	N/A	N/A	N/A	O
P Capital Improvement Fees:	N/A	\$55,620	\$118,000	N/A	\$105,000	P
Q Housing Trust Fund Fee:	N/A	\$52,000	N/A	\$216,000	N/A	Q
R School Impact Fee:	\$168,000	\$168,000	\$168,000	\$168,000	\$168,000	R
S Other Impact Fees:	N/A	N/A	\$200,037	N/A	\$16,000	S
BUILDING PERMIT FEES						
<i>BUILDING PERMIT</i>						
T Building Permit Fee:	\$119,975	\$47,388	\$49,552	\$203,594	\$90,950	T
T Building Plan Review:	\$119,975	\$31,592	\$47,074	\$81,438	\$59,117	T
U Planning Plan Review:	\$1,482	\$4,107	\$7,061	\$10,587	N/A	U
V Fire Plan Review:	\$20,558	\$2,237	\$8,705	\$8,237	\$23,847	V
W Other Plan Review:	\$280	N/A	N/A	\$24,431	\$6,079	W
X State Fees:	\$15,008	\$11,517	\$14,550	\$25,630	\$6,473	X
<i>ENGINEERING REVIEW/GRADING PERMIT</i>						
Y Engineering/Grading Permit:	\$29,000	\$15,000	\$201,000	\$162,000	\$109,809	Y
Z Administrative/Technology Fee:	\$300	N/A	\$3,612	\$418	\$150	Z
TOTAL FEES:	\$1,676,205	\$2,635,400	\$3,154,181	\$3,184,984	\$3,618,600	
COST PER SF:	\$8.38	\$13.18	\$15.77	\$15.92	\$18.09	
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These estimates are based on the above assumptions, current jurisdictional fees, and Mackenzie's experience preparing project-specific estimates for our clients. Actual fees may vary at the time of permit application or issuance. These estimates are not meant to replace due diligence. Footnotes and details on assumptions used to generate these estimates are available on request (contact Suzannah Stanley at SStanley@mcknze.com).

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 Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA
 503.224.9560 | mcknze.com