



A G E N D A

**Wednesday, March 25, 2026
10:45 AM**

**Placer County Board of Supervisors
175 Fulweiler Avenue, Auburn CA 95603**

PUBLIC PARTICIPATION PROCEDURES

PUBLIC PARTICIPATION INSTRUCTIONS: This meeting will be conducted as an in-person meeting at the locations noted above. A remote teleconference Zoom address is listed for the public's convenience and in the event a Board Member requests remote participation due to just cause or emergency circumstances pursuant to Government Code section 54953(f). Please be advised that if a Board Member is not participating in the meeting remotely, remote participation for members of the public is provided for convenience only, and in the event that the Zoom connection malfunctions for any reason, the Board of Directors reserves the right to conduct the meeting without remote access. By participating in this meeting, you acknowledge that you are being recorded.

Agendas, Supplemental Materials and Minutes of the Board of Directors are available on the internet at: <https://www.pctpa.net/sprta-meetings>. Public records related to an agenda item that are distributed less than 72 hours before this meeting are available for public inspection during normal business hours at the Agency office located at 2260 Douglas Blvd., Suite 130, Roseville, California and will be made available to the public on the Agency website.

Remote access: <https://placer-ca-gov.zoom.us/j/99355166973>

You can also dial in using your phone: +1 669 900 6833 **Webinar ID:** 993 5516 6973

- A. Flag Salute**
 - B. Roll Call**
 - C. Meeting Procedures**
Solvi Sabol, Clerk to the Board
 - D. Agenda Review**
Matt Click, Executive Director **Info**
 - E. Approval of Minutes: January 28, 2026** **Action**
- Pg. 1

F. Public Comment

Persons may address the Board on items not on this agenda. Please limit comments to three (3) minutes.

G. Consent Calendar

These items are expected to be routine and noncontroversial. They will be acted upon by the Board at one time without discussion. Any Board member, staff member, or interested citizen may request an item be removed from the consent calendar for discussion.

1. Accept FY 2024/25 Audited Financial Statements

Action

H. 10:45 A.M. PUBLIC HEARING: South Placer Regional Transportation Regional Transportation and Air Quality Mitigation Fee Program Fee Adjustment 2026

- Approve Resolution #26-02, adopting the fee adjustment for the South Placer Regional Transportation and Air Quality Mitigation Fee Program

Action
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I. Executive Director's Report

Info

J. Board Direction to Staff

K. Informational Items

1. SPRTA TAC Minutes: March 10, 2026
2. SPRTA Statement of Net Position ending December 2025

Info
Pg. 10
Separate

April 29th SPRTA Board Meeting: Cancelled

**Next regularly scheduled SPRTA Board Meeting
May 27, 2026**



ACTION MINUTES

January 28, 2026

A meeting of the South Placer Regional Transportation Authority (SPRTA) Board convened on Wednesday, January 28, 2026, at 10:35 AM at the Placer County Board of Supervisors Chambers, 175 Fulweiler Avenue, California.

Board of Directors Roll Call:

- Ben Brown, Chair (City of Lincoln)
- Ken Broadway, Vice (City of Rocklin)
- Bruce Houdesheldt (City of Roseville)
- Suzanne Jones, Chair (Placer County)

Staff in Attendance:

- Matt Click
- Rick Carter
- Mike Costa
- David Melko
- Jodi LaCosse
- Cory Peterson
- Solvi Sabol

Agenda Review

No changes to the January 28, 2026 SPRTA Board of Directors agenda.

Approval of Action Minutes: December 3, 2025

A motion to approve the December 3, 2025 Action Minutes was made by Broadway, seconded by Houdesheldt. The motion passed unanimously.

Public Comment

No public comment was provided.

Consent Calendar

A motion to the SPRTA Consent Calendar items as shown below was made by Houdesheldt and seconded by Broadway. The motion passed unanimously.

1. Authorize Transfer of SPRTA Right-of-Way for the I-80 Auxiliary Lane Project to Caltrans
2. Approve the 2026 Revised SPRTA Board Meetings

Adjourn

The SPRTA Board meeting concluded at approximately 10:41 AM. A video of this meeting can be viewed here: [Jan 28 2026 SPRTA Board Meeting](#)

NEXT REGULARLY SCHEDULED BOARD MEETING: February 25, 2026.

Matt Click, Executive Director

Ben Brown, Chair

Solvi Sabol, Clerk of the Board



City of Lincoln • City of Rocklin • City of Roseville • Placer County

TO: SPRTA Board of Directors

DATE: March 25, 2026

FROM: Matt Click, Executive Director

SUBJECT: CONSENT CALENDAR

Below is the Consent Calendar item for the March 25, 2026, agenda for your review and action.

1. Accept FY 2024/25 Audited Financial Statements

Staff recommends acceptance of SPRTA's Audited Financial Statements for fiscal year 2024/25. The Financial Statements and Governance Letter are available for public review at [FY 2024-25 Audited Financial Statements](#). Hard copies are available upon request.



City of Lincoln • City of Rocklin • City of Roseville • Placer County

TO: SPRTA Board of Directors **DATE: March 25, 2026**

FROM: Cory Peterson, Senior Transportation Planner

SUBJECT: 10:45 A.M. PUBLIC HEARING: SOUTH PLACER REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE PROGRAM FEE ADJUSTMENT 2026

Action Requested

1. Conduct a public hearing to consider the fee adjustment to the South Placer Regional Transportation and Air Quality Mitigation Fee Program
2. Approve Resolution #26-02, adopting the fee adjustment for the South Placer Regional Transportation and Air Quality Mitigation Fee Program

Background

In April 2002, the SPRTA Board adopted the Regional Transportation and Air Quality Mitigation Fee (commonly known as the Tier 1 Fee Program), which assessed new development for its impacts on specified regional transportation facilities. These fees went into effect on July 1, 2002. The SPRTA Joint Powers Agreement (JPA), amended most recently on March 27, 2024, provides that fees may be revised by the Board for changes in project costs, including an annual inflationary adjustment.

Discussion

Per the JPA, PCTPA determines the annual inflationary adjustment based on the average of the ENR Construction Cost Indexes for “20 Cities” and “San Francisco”. The annual inflationary adjustment has been calculated to be 1.548%. The resulting fee increases between \$5 and \$72 per district as shown in Attachment 1. The updated fee schedules are included with Resolution #26-02.

Public Notice

Fee increases require a notice to be provided to the public ten days prior to the hearing. A public hearing notice was posted on PCTPA’s website on March 10, 2026 along with the proposed fees.

Adoption of Fee Program Adjustment

The SPRTA TAC has reviewed the updated fee schedules and recommends approval by the Board. In accordance with the Joint Powers Agreement, any changes to the Mitigation Fee must be adopted by a unanimous vote of the four SPRTA members and is specified in Resolution #26-02. All legal requirements, including public notices, have been met. Additionally, the Building Industry Association’s (BIA) representative was notified of the increase on March 9, 2026 and acknowledged receipt without any comments or questions. If adopted, the fees would go into effect on July 1, 2026, which exceeds the 60-day waiting period required by state law.

SPRTA Board of Directors
REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE
ADJUSTMENT
March 25, 2026
Page 2

The Tier 2 Fee Program fee schedule (Attachment 2) has been updated to reflect the same 1.548% inflationary adjustment. Because each jurisdiction directly implements the Tier II fee, the attached fee schedule is for information only.

CP:ss:mbc

Construction Cost Index Inflation

SPRTA Fees (Regional Mitigation Fee and Tier 2 Fee)

SPRTA	Date	20 Cities	San Fran.	Average	% Change
	Apr-09	8528.00	9755.92	9141.96	
	Apr-10	8677.00	9730.17	9203.59	0.674%
	Apr-11	9027.00	10160.54	9593.77	4.239%
	Apr-12	9273.00	10371.29	9822.15	2.380%
	Apr-13	9484.00	10373.34	9928.67	1.085%
	Apr-14	9750.00	10894.84	10322.42	3.966%
	Apr-15	9992.00	11162.57	10577.29	2.469%
	Apr-16	10279.94	11559.15	10919.55	3.236%
	Apr-17	10678.15	11696.47	11187.31	2.452%
	Apr-18	10971.87	12014.72	11493.30	2.735%
	Apr-19	11228.07	12322.23	11775.15	2.452%
	Apr-20	11412.67	12816.67	12114.67	2.883%
	Apr-21	11849.31	13157.41	12503.36	3.208%
	Apr-22	12898.96	15103.81	14001.39	11.981%
	Apr-23	13229.57	15319.85	14274.71	1.952%
	Mar-24	13532.01	15458.96	14495.49	1.547%
	Mar-25	13782.50	15238.98	14510.74	0.105%
	Mar-26	14156.75	15313.98	14735.37	1.548%
				<u>2026 Summary</u>	
					2.766% Percent change for 20 City Average
					0.485% Percent change for San Francisco
					<u>2025-2026 Summary</u>
					1.548%

Notes:
CCI based on Mar 2026 Engineering News-Record
Table updated March 9, 2026

Construction Cost Index Inflation

SPRTA Fees (Regional Mitigation Fee and Tier 2 Fee)

SPRTA	Date	20 Cities	San Fran.	Average	% Change
	Mar-25	13782.50	15238.98	14510.74	
	Mar-26	14156.75	15313.98	14735.37	1.548%

2026 Summary
 2.715% Percent change for 20 City Average
 0.492% Percent change for San Francisco

Notes:
 CCI based on Mar 2026 Engineering News-Record
 Table updated March 9, 2026

Construction Cost Index Inflation

2026 SPRTA Fees Summary Comparison

Regional Mitigation Fee Per DUE

District	2025 Fee	2026 Fee	Change
Dry Creek	\$ 1,179	\$ 1,197	\$ 18
Granite Bay	\$ 323	\$ 328	\$ 5
Lincoln	\$ 4,006	\$ 4,068	\$ 62
Newcastle_Horseshoe Bar	\$ 2,127	\$ 2,160	\$ 33
Placer Central	\$ 3,271	\$ 3,322	\$ 51
Placer West	\$ 2,078	\$ 2,110	\$ 32
Rocklin	\$ 4,637	\$ 4,709	\$ 72
Roseville West	\$ 2,005	\$ 2,036	\$ 31
Roseville East	\$ 945	\$ 960	\$ 15
Sunset	\$ 2,671	\$ 2,712	\$ 41

Tier 2 Fee Per DUE

Land Use Category	2025 Fee	2026 Fee	Change
Residential	\$ 8,687	\$ 8,821	\$ 134
Industrial/Office/Other	\$ 2,370	\$ 2,406	\$ 36
Commercial/Retail	\$ 4,708	\$ 4,781	\$ 73
University	\$ 1,587	\$ 1,612	\$ 25

Notes:

CCI based on March 2025 Engineering News-Record

Table updated March 9, 2026

1.548%



RESOLUTION #26-02 OF THE BOARD OF DIRECTORS

**IN THE MATTER OF: ADOPTING AN ADJUSTMENT TO THE
REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION
FEE FOR ALL NEW DEVELOPMENTS WITHIN THE AREA OF
JURISDICTION OF THE AUTHORITY**

The following resolution was duly passed by the South Placer Regional Transportation Authority Board of Directors at a regular meeting held March 25, 2026 by the following vote on roll call:

AYES:

NOES:

ABSTAIN:

ABSENT:

WHEREAS, the South Placer Regional Transportation Authority ("Authority") was formed to provide for the coordinated planning, design, financing, acquisition, determination of the timing of construction, and construction, of certain transportation improvements located in the area of jurisdiction of the Authority; and

WHEREAS, the adoption of the Regional Transportation and Air Quality Mitigation Fee included the requirement that, on an annual basis, the Board review the estimated cost of the Facilities, the continued need for the Facilities and the reasonable relationship between such need and the impacts of the various types of development pending or anticipated and for which the Fee is charged, and may change the Fee based upon that review. Additionally, if the relationship between the need and the impacts of the various types of development pending or anticipated still exists, the Fee shall be automatically adjusted annually based upon the Construction Costs Index as published in the Engineering News Record publication, unless otherwise determined by the Board.

WHEREAS, the Board of Directors of the Authority finds as follows:

- (i) The purpose of the Fee is to finance the public facilities (the "Facilities") described and identified in the Regional Transportation and Air Quality Mitigation Fee Improvement Program to reduce the impacts of increased traffic caused by New Development within the area of jurisdiction of the Authority;

(ii) The Fee shall be used to finance the Facilities (including, without limitation, planning, design, administration, environmental compliance, and construction costs of the Facilities);

The estimated cost of the Facilities, the need for the Facilities and the reasonable relationship between such need and the impacts of the various types of development pending or anticipated and for which the Fee is charged continues to exist.

WHEREAS, the revised Regional Transportation and Air Quality Mitigation Fee schedule, as adjusted for changes in Facilities costs and inflation, was available for public inspection and review more than ten (10) days prior to this public hearing;

NOW, THEREFORE, pursuant to the authority of Section 5.M of the Joint Exercise of Powers Agreement for the Planning, Design, Financing, Acquisition and Construction of Regional Transportation Improvements, dated October 1, 2003, ("JPA Agreement"), it is hereby resolved by the Board that:

1. Fee Adjustment. The Regional Transportation and Air Quality Mitigation Fee schedule, as attached, is hereby adjusted by 1.548% to account for inflation
2. Adoption. Pursuant to Section 8 of the JPA Agreement, this Resolution is adopted unanimously.
3. Judicial Review. Any judicial action or proceeding to attack, review, set aside, void, or annul this Resolution shall be brought within one hundred twenty (120) days after the effective date set forth below.

Effective Date. This Resolution and the Fee hereby approved shall be effective July 1, 2026, and complies with the 60-day waiting period following the action of this governing board, as required by AB 602.

Signed and approved by me after its passage:

Ben Brown, Chair
South Placer Regional Transportation Authority

Matt Click, AICP
Executive Director

ATTEST:

Solvi Sabol
Clerk of the Board

ITE Code	Land Use Category	P.M. Peak Hour	Trip	% New	VMT	2023 SPRTA DUE
		Trip Rate Per Unit ¹	Length ²	Trips ²	per Unit	per Unit
		(A)	(B)	(C)	(D)=(A)*(B)*(C)	(E)=(D)/4.70 (normalized to Average SFD)
Residential³						
210	Single Family	0.94 / Dwelling Unit	5.0	100	4.70	1.000
	Apartment	0.51 / Dwelling Unit	5.0	100	2.55	0.543
230	Low-Rise w/ Ground Floor Commercial	0.36 / Dwelling Unit	5.0	100	1.80	0.383
231	Medium-Rise w/ Ground Floor Commercial	0.17 / Dwelling Unit	5.0	100	0.85	0.181
240	Mobile Home Park	0.58 / Dwelling Unit	5.0	100	2.90	0.617
251	Senior, Single-Family	0.30 / Dwelling Unit	5.0	100	1.50	0.319
252	Senior, Multi-Family	0.25 / Dwelling Unit	5.0	100	1.25	0.266
Industrial						
110	Light Industrial	0.65 / 1,000 s.f.	5.1	92	3.05	0.649
130	Industrial Park	0.34 / 1,000 s.f.	5.1	92	1.60	0.339
140	Manufacturing	0.74 / 1,000 s.f.	5.1	92	3.47	0.739
150	Warehousing	0.18 / 1,000 s.f.	5.1	92	0.84	0.180
151	Mini-Warehousing	0.15 / 1,000 s.f.	3.1	92	0.43	0.091
Lodging						
310	Hotel	0.59 / Room	6.4	71	2.68	0.570
311	All Suites Hotel	0.36 / Room	6.4	71	1.64	0.348
312	Business Hotel	0.31 / Room	6.4	71	1.41	0.300
320	Motel	0.36 / Room	6.4	59	1.36	0.289
Recreational						
411	City Park	0.11 / Acre	6.4	90	0.63	0.135
430	Golf Course	2.91 / Hole	7.1	90	18.59	3.956
444	Movie Theater	6.17 / 1,000 s.f.	2.3	85	12.06	2.566
492	Health/Fitness Club	1.31 / 1,000 s.f.	3.0	75	2.95	0.627
493	Athletic Club	6.29 / 1,000 s.f.	3.0	75	14.15	3.011
495	Recreational Community Center	2.50 / 1,000 s.f.	3.0	75	5.63	1.197
Institutional						
532	Private School (K - 12)	0.17 / Student	4.3	80	0.58	0.124
560	Church	0.49 / 1,000 s.f.	3.9	90	1.72	0.366
565	Day Care Center	11.12 / 1,000 s.f.	2.0	74	16.46	3.502
Medical						
254	Assisted Living	0.24 / Bed	2.8	74	0.50	0.106
255	Continuing Care Community	0.19 / Unit	2.8	74	0.39	0.084
610	Hospital	1.69 / 1,000 s.f.	6.4	77	8.33	1.772
620	Nursing Home	0.59 / 1,000 s.f.	2.8	75	1.24	0.264
630	Clinic	3.69 / 1,000 s.f.	4.8	92	16.30	3.467
Office						
710	Up to 50,000 s.f.	1.94 / 1,000 s.f.	5.1	92	9.10	1.937
	50,001 - 150,000 s.f.	1.66 / 1,000 s.f.	5.1	92	7.79	1.657
	150,001 - 300,000 s.f.	1.45 / 1,000 s.f.	5.1	92	6.80	1.448
	300,001 - 500,000 s.f.	1.31 / 1,000 s.f.	5.1	92	6.15	1.308
	500,000 - 800,000 s.f.	1.21 / 1,000 s.f.	5.1	92	5.68	1.208
	> 800,000 s.f.	1.12 / 1,000 s.f.	5.1	92	5.26	1.118
720	Medical - Dental Office Building	3.93 / 1,000 s.f.	5.1	77	15.43	3.284
Retail						
812	Building Materials & Lumber Yard	2.25 / 1,000 s.f.	1.7	36	1.38	0.293
815	Discount Store	4.86 / 1,000 s.f.	1.8	57	4.99	1.061
816	Hardware Store	2.98 / 1,000 s.f.	1.7	36	1.82	0.388
817	Nursery	6.94 / 1,000 s.f.	1.7	36	4.25	0.904
820	Shopping Center					
	< 200,000 s.f.	5.04 / 1,000 s.f.	1.8	59	5.35	1.138
	200,001-500,000 s.f.	3.97 / 1,000 s.f.	2.3	76	6.95	1.478
	500,000s.f.-1,000,000 s.f.	3.21 / 1,000 s.f.	3.0	78	7.51	1.598
	>1,000,000 s.f.	2.64 / 1,000 s.f.	3.6	78	7.42	1.580
931	Quality Restaurant	7.80 / 1,000 s.f.	2.5	79	15.41	3.278
932	High Turnover Restaurant	9.05 / 1,000 s.f.	1.9	76	13.07	2.780
933	Fast Food w/o Drive-In	33.21 / 1,000 s.f.	1.7	49	27.66	5.886
934	Fast Food Drive-In	33.03 / 1,000 s.f.	1.7	49	27.51	5.854
941	Quick Lube Vehicle Shop	4.85 / Srvc. Pos.	2.2	83	8.86	1.884
942	Automobile Care Center	2.25 / 1,000 s.f.	2.2	83	4.11	0.874
841	New Car Sales	3.75 / 1,000 s.f.	2.4	76	6.84	1.455
843	Automobile Parts Sales	4.90 / 1,000 s.f.	3.6	78	13.76	2.927
944	Gasoline/Service Station	13.91 / Pump	1.9	20	5.29	1.125
945	Gas/Serv. Stn. W/Conv. Market	18.42 / Pump	1.9	20	7.00	1.489
848	Tire Store	3.75 / 1,000 s.f.	2.2	80	6.60	1.404
850	Supermarket	8.95 / 1,000 s.f.	1.7	48	7.30	1.554
851	Convenience Market	49.11 / 1,000 s.f.	1.5	22	16.21	3.448
857	Discount Club	4.19 / 1,000 s.f.	2.3	79	7.61	1.620
862	Home Improvement Superstore	2.29 / 1,000 s.f.	1.8	52	2.14	0.456
863	Electronics Superstore	4.25 / 1,000 s.f.	1.8	60	4.59	0.977
864	Toy/Childrens Superstore	5.00 / 1,000 s.f.	1.8	59	5.31	1.130
880	Drugstore W/O Drive-Thru	8.51 / 1,000 s.f.	1.8	47	7.20	1.532
881	Drugstore W/Drive-Thru	10.25 / 1,000 s.f.	1.8	51	9.41	2.002
890	Furniture Store	0.52 / 1,000 s.f.	3.6	78	1.46	0.311
911	Walk-In Bank	12.41 / 1,000 s.f.	1.6	77	15.29	3.253
912	Drive-In Bank	21.01 / 1,000 s.f.	1.6	57	19.16	4.077

1) Source: ITE Trip Generation, 11th Edition

2) Source: ITE Journal, May 1992

3) The ITE rates shown are for units with national average floor areas for the housing type. Average size is "Medium, 1,500-2,500 sq.ft." for SFD and Senior SFD, and "Small, < 1,500 sq.ft." for all other types

SPRTA Impact Fees

UPDATED: 3/09/2026

Effective: 7/1/2026

Jurisdiction: Placer County
 District: Dry Creek
 Fee: \$1,160

2024 Annual Adjustment Factor for Inflation = 1.01547
 2025 Annual Adjustment Factor for Inflation = 1.00105
 2026 Annual Adjustment Factor for Inflation = 1.01548
 2027 Annual Adjustment Factor for Inflation =
 2028 Annual Adjustment Factor for Inflation =
 2029 Annual Adjustment Factor for Inflation =
 2030 Annual Adjustment Factor for Inflation =
 2031 Annual Adjustment Factor for Inflation =

Cost per DUE with inflation = \$1,197

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
			DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
Residential										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$994	\$1,197	\$1,293	\$1,365
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$539	\$646	\$706	\$742
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$383	\$455	\$491	\$527
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$180	\$215	\$239	\$251
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$610	\$742	\$802	\$838
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$311	\$383	\$407	\$431
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$263	\$323	\$347	\$359
ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD				Fee per Unit			
Industrial										
110	Light Industrial	1,000 s.f.	0.65				\$777			
130	Industrial Park	1,000 s.f.	0.34				\$406			
140	Manufacturing	1,000 s.f.	0.74				\$885			
150	Warehousing	1,000 s.f.	0.18				\$215			
151	Mini-Warehousing	1,000 s.f.	0.09				\$109			
Lodging										
310	Hotel	Room	0.57				\$682			
311	All Suites Hotel	Room	0.35				\$417			
312	Business Hotel	Room	0.30				\$359			
320	Motel	Room	0.29				\$346			
Recreational										
430	Golf Course	Hole	3.96				\$4,735			
444	Movie Theater	1,000 s.f.	2.57				\$3,072			
492	Health/Fitness Club	1,000 s.f.	0.63				\$751			
493	Athletic Club	1,000 s.f.	3.01				\$3,604			
495	Recreational Community Center	1,000 s.f.	1.20				\$1,433			
Institutional										
532	Private School (K - 12)	Student	0.12				\$148			
560	Church	1,000 s.f.	0.37				\$438			
565	Day Care Center	1,000 s.f.	3.50				\$4,192			
Medical										
254	Assisted Living	Bed	0.11				\$127			
255	Continuing Care Community	Unit	0.08				\$101			
610	Hospital	1,000 s.f.	1.77				\$2,121			
620	Nursing Home	1,000 s.f.	0.26				\$316			
630	Clinic	1,000 s.f.	3.47				\$4,150			
Office										
710	Up to 50,000 s.f.	1,000 s.f.	1.94				\$2,319			
	50,001 - 150,000 s.f.	1,000 s.f.	1.66				\$1,983			
	150,001 - 300,000 s.f.	1,000 s.f.	1.45				\$1,733			
	300,001 - 500,000 s.f.	1,000 s.f.	1.31				\$1,566			
	500,000 - 800,000 s.f.	1,000 s.f.	1.21				\$1,446			
	> 800,000 s.f.	1,000 s.f.	1.12				\$1,338			
720	Medical - Dental Office Building	1,000 s.f.	3.28				\$3,931			
Retail										
812	Building Materials & Lumber Yard	1,000 s.f.	0.29				\$351			
815	Discount Store	1,000 s.f.	1.06				\$1,270			
816	Hardware Store	1,000 s.f.	0.39				\$464			
817	Nursery	1,000 s.f.	0.90				\$1,082			
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.	1.14				\$1,362			
	200,001-500,000 s.f.	1,000 s.f.	1.48				\$1,769			
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60				\$1,913			
	>1,000,000 s.f.	1,000 s.f.	1.58				\$1,891			
931	Quality Restaurant	1,000 s.f.	3.28				\$3,924			
932	High Turnover Restaurant	1,000 s.f.	2.78				\$3,328			
933	Fast Food w/o Drive-In	1,000 s.f.	5.89				\$7,046			
934	Fast Food Drive-In	1,000 s.f.	5.85				\$7,007			
941	Quick Lube Vehicle Shop	Srv. Pos.	1.88				\$2,255			
942	Automobile Care Center	1,000 s.f.	0.87				\$1,046			
841	New Car Sales	1,000 s.f.	1.46				\$1,742			
843	Automobile Parts Sales	1,000 s.f.	2.93				\$3,504			
944	Gasoline/Service Station	Pump	1.13				\$1,347			
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49				\$1,782			
848	Tire Store	1,000 s.f.	1.40				\$1,681			
850	Supermarket	1,000 s.f.	1.55				\$1,860			
851	Convenience Market	1,000 s.f.	3.45				\$4,127			
857	Discount Club	1,000 s.f.	1.62				\$1,939			
862	Home Improvement Superstore	1,000 s.f.	0.46				\$546			
863	Electronics Superstore	1,000 s.f.	0.98				\$1,169			
864	Toy/Childrens Superstore	1,000 s.f.	1.13				\$1,353			
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53				\$1,834			
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00				\$2,396			
890	Furniture Store	1,000 s.f.	0.31				\$372			
911	Walk-In Bank	1,000 s.f.	3.25				\$3,894			
912	Drive-In Bank	1,000 s.f.	4.08				\$4,880			

SPRTA Impact Fees

UPDATED: 3/09/2026

Effective: 7/1/2026

Jurisdiction: Placer County
 District: Granite Bay
 Fee: \$318

2024 Annual Adjustment Factor for Inflation = 1.01547
 2025 Annual Adjustment Factor for Inflation = 1.00105
 2026 Annual Adjustment Factor for Inflation = 1.01548
 2027 Annual Adjustment Factor for Inflation =
 2028 Annual Adjustment Factor for Inflation =
 2029 Annual Adjustment Factor for Inflation =
 2030 Annual Adjustment Factor for Inflation =
 2031 Annual Adjustment Factor for Inflation =
 Cost per DUE with inflation = \$328

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
			DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
Residential										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$272	\$328	\$354	\$374
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$148	\$177	\$194	\$203
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$105	\$125	\$134	\$144
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$49	\$59	\$66	\$69
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$167	\$203	\$220	\$230
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$85	\$105	\$112	\$118
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$72	\$89	\$95	\$98
ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD				Fee per Unit			
Industrial										
110	Light Industrial	1,000 s.f.	0.65				\$213			
130	Industrial Park	1,000 s.f.	0.34				\$111			
140	Manufacturing	1,000 s.f.	0.74				\$242			
150	Warehousing	1,000 s.f.	0.18				\$59			
151	Mini-Warehousing	1,000 s.f.	0.09				\$30			
Lodging										
310	Hotel	Room	0.57				\$187			
311	All Suites Hotel	Room	0.35				\$114			
312	Business Hotel	Room	0.30				\$98			
320	Motel	Room	0.29				\$95			
Recreational										
430	Golf Course	Hole	3.96				\$1,298			
444	Movie Theater	1,000 s.f.	2.57				\$842			
492	Health/Fitness Club	1,000 s.f.	0.63				\$206			
493	Athletic Club	1,000 s.f.	3.01				\$988			
495	Recreational Community Center	1,000 s.f.	1.20				\$393			
Institutional										
532	Private School (K - 12)	Student	0.12				\$41			
560	Church	1,000 s.f.	0.37				\$120			
565	Day Care Center	1,000 s.f.	3.50				\$1,149			
Medical										
254	Assisted Living	Bed	0.11				\$35			
255	Continuing Care Community	Unit	0.08				\$28			
610	Hospital	1,000 s.f.	1.77				\$581			
620	Nursing Home	1,000 s.f.	0.26				\$87			
630	Clinic	1,000 s.f.	3.47				\$1,137			
Office										
710	Up to 50,000 s.f.	1,000 s.f.	1.94				\$635			
	50,001 - 150,000 s.f.	1,000 s.f.	1.66				\$543			
	150,001 - 300,000 s.f.	1,000 s.f.	1.45				\$475			
	300,001 - 500,000 s.f.	1,000 s.f.	1.31				\$429			
	500,000 - 800,000 s.f.	1,000 s.f.	1.21				\$396			
	> 800,000 s.f.	1,000 s.f.	1.12				\$367			
720	Medical - Dental Office Building	1,000 s.f.	3.28				\$1,077			
Retail										
812	Building Materials & Lumber Yard	1,000 s.f.	0.29				\$96			
815	Discount Store	1,000 s.f.	1.06				\$348			
816	Hardware Store	1,000 s.f.	0.39				\$127			
817	Nursery	1,000 s.f.	0.90				\$297			
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.	1.14				\$373			
	200,001-500,000 s.f.	1,000 s.f.	1.48				\$485			
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60				\$524			
	>1,000,000 s.f.	1,000 s.f.	1.58				\$518			
931	Quality Restaurant	1,000 s.f.	3.28				\$1,075			
932	High Turnover Restaurant	1,000 s.f.	2.78				\$912			
933	Fast Food w/o Drive-In	1,000 s.f.	5.89				\$1,931			
934	Fast Food Drive-In	1,000 s.f.	5.85				\$1,920			
941	Quick Lube Vehicle Shop	Srv. Pos.	1.88				\$618			
942	Automobile Care Center	1,000 s.f.	0.87				\$287			
841	New Car Sales	1,000 s.f.	1.46				\$477			
843	Automobile Parts Sales	1,000 s.f.	2.93				\$960			
944	Gasoline/Service Station	Pump	1.13				\$369			
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49				\$488			
848	Tire Store	1,000 s.f.	1.40				\$461			
850	Supermarket	1,000 s.f.	1.55				\$510			
851	Convenience Market	1,000 s.f.	3.45				\$1,131			
857	Discount Club	1,000 s.f.	1.62				\$531			
862	Home Improvement Superstore	1,000 s.f.	0.46				\$150			
863	Electronics Superstore	1,000 s.f.	0.98				\$320			
864	Toy/Childrens Superstore	1,000 s.f.	1.13				\$371			
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53				\$502			
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00				\$657			
890	Furniture Store	1,000 s.f.	0.31				\$102			
911	Walk-In Bank	1,000 s.f.	3.25				\$1,067			
912	Drive-In Bank	1,000 s.f.	4.08				\$1,337			

SPRTA Impact Fees

UPDATED: 3/09/2026

Effective: 7/1/2026

Jurisdiction: Placer County
 District: Lincoln
 Fee: \$3,941

2024 Annual Adjustment Factor for Inflation = 1.01547
 2025 Annual Adjustment Factor for Inflation = 1.00105
 2026 Annual Adjustment Factor for Inflation = 1.01548
 2027 Annual Adjustment Factor for Inflation =
 2028 Annual Adjustment Factor for Inflation =
 2029 Annual Adjustment Factor for Inflation =
 2030 Annual Adjustment Factor for Inflation =
 2031 Annual Adjustment Factor for Inflation =

Cost per DUE with inflation = \$4,068

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
			DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
Residential										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$3,376	\$4,068	\$4,393	\$4,638
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$1,831	\$2,197	\$2,400	\$2,522
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$1,302	\$1,546	\$1,668	\$1,790
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$610	\$732	\$814	\$854
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$2,075	\$2,522	\$2,726	\$2,848
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$1,058	\$1,302	\$1,383	\$1,464
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$895	\$1,098	\$1,180	\$1,220
ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD				Fee per Unit			
Industrial										
110	Light Industrial	1,000 s.f.	0.65				\$2,640			
130	Industrial Park	1,000 s.f.	0.34				\$1,379			
140	Manufacturing	1,000 s.f.	0.74				\$3,006			
150	Warehousing	1,000 s.f.	0.18				\$732			
151	Mini-Warehousing	1,000 s.f.	0.09				\$370			
Lodging										
310	Hotel	Room	0.57				\$2,319			
311	All Suites Hotel	Room	0.35				\$1,416			
312	Business Hotel	Room	0.30				\$1,220			
320	Motel	Room	0.29				\$1,176			
Recreational										
430	Golf Course	Hole	3.96				\$16,093			
444	Movie Theater	1,000 s.f.	2.57				\$10,438			
492	Health/Fitness Club	1,000 s.f.	0.63				\$2,551			
493	Athletic Club	1,000 s.f.	3.01				\$12,249			
495	Recreational Community Center	1,000 s.f.	1.20				\$4,869			
Institutional										
532	Private School (K - 12)	Student	0.12				\$504			
560	Church	1,000 s.f.	0.37				\$1,489			
565	Day Care Center	1,000 s.f.	3.50				\$14,246			
Medical										
254	Assisted Living	Bed	0.11				\$431			
255	Continuing Care Community	Unit	0.08				\$342			
610	Hospital	1,000 s.f.	1.77				\$7,208			
620	Nursing Home	1,000 s.f.	0.26				\$1,074			
630	Clinic	1,000 s.f.	3.47				\$14,104			
Office										
710	Up to 50,000 s.f.	1,000 s.f.	1.94				\$7,880			
	50,001 - 150,000 s.f.	1,000 s.f.	1.66				\$6,741			
	150,001 - 300,000 s.f.	1,000 s.f.	1.45				\$5,890			
	300,001 - 500,000 s.f.	1,000 s.f.	1.31				\$5,321			
	500,000 - 800,000 s.f.	1,000 s.f.	1.21				\$4,914			
	> 800,000 s.f.	1,000 s.f.	1.12				\$4,548			
720	Medical - Dental Office Building	1,000 s.f.	3.28				\$13,359			
Retail										
812	Building Materials & Lumber Yard	1,000 s.f.	0.29				\$1,192			
815	Discount Store	1,000 s.f.	1.06				\$4,316			
816	Hardware Store	1,000 s.f.	0.39				\$1,578			
817	Nursery	1,000 s.f.	0.90				\$3,677			
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.	1.14				\$4,629			
	200,001-500,000 s.f.	1,000 s.f.	1.48				\$6,013			
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60				\$6,501			
	>1,000,000 s.f.	1,000 s.f.	1.58				\$6,427			
931	Quality Restaurant	1,000 s.f.	3.28				\$13,335			
932	High Turnover Restaurant	1,000 s.f.	2.78				\$11,309			
933	Fast Food w/o Drive-In	1,000 s.f.	5.89				\$23,944			
934	Fast Food Drive-In	1,000 s.f.	5.85				\$23,814			
941	Quick Lube Vehicle Shop	Srv. Pos.	1.88				\$7,664			
942	Automobile Care Center	1,000 s.f.	0.87				\$3,555			
841	New Car Sales	1,000 s.f.	1.46				\$5,919			
843	Automobile Parts Sales	1,000 s.f.	2.93				\$11,907			
944	Gasoline/Service Station	Pump	1.13				\$4,577			
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49				\$6,057			
848	Tire Store	1,000 s.f.	1.40				\$5,711			
850	Supermarket	1,000 s.f.	1.55				\$6,322			
851	Convenience Market	1,000 s.f.	3.45				\$14,026			
857	Discount Club	1,000 s.f.	1.62				\$6,590			
862	Home Improvement Superstore	1,000 s.f.	0.46				\$1,855			
863	Electronics Superstore	1,000 s.f.	0.98				\$3,974			
864	Toy/Childrens Superstore	1,000 s.f.	1.13				\$4,597			
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53				\$6,232			
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00				\$8,144			
890	Furniture Store	1,000 s.f.	0.31				\$1,265			
911	Walk-In Bank	1,000 s.f.	3.25				\$13,233			
912	Drive-In Bank	1,000 s.f.	4.08				\$16,585			

SPRTA Impact Fees

UPDATED: 3/09/2026

Effective: 7/1/2026

Jurisdiction: Placer County
 District: Newcastle/Horseshoe Bar
 Fee: \$2,092

2024 Annual Adjustment Factor for Inflation = 1.01547
 2025 Annual Adjustment Factor for Inflation = 1.00105
 2026 Annual Adjustment Factor for Inflation = 1.01548
 2027 Annual Adjustment Factor for Inflation =
 2028 Annual Adjustment Factor for Inflation =
 2029 Annual Adjustment Factor for Inflation =
 2030 Annual Adjustment Factor for Inflation =
 2031 Annual Adjustment Factor for Inflation =

Cost per DUE with inflation = \$2,160

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
			DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fee for Large (>2,500-3,500 sq.ft)	Fee for Very Large (>3,500 sq.ft)
Residential										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$1,793	\$2,160	\$2,333	\$2,462
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$972	\$1,166	\$1,274	\$1,339
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$691	\$821	\$886	\$950
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$324	\$389	\$432	\$454
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$1,102	\$1,339	\$1,447	\$1,512
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$562	\$691	\$734	\$778
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$475	\$583	\$626	\$648
ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD				Fee per Unit			
Industrial										
110	Light Industrial	1,000 s.f.	0.65				\$1,402			
130	Industrial Park	1,000 s.f.	0.34				\$732			
140	Manufacturing	1,000 s.f.	0.74				\$1,596			
150	Warehousing	1,000 s.f.	0.18				\$389			
151	Mini-Warehousing	1,000 s.f.	0.09				\$197			
Lodging										
310	Hotel	Room	0.57				\$1,231			
311	All Suites Hotel	Room	0.35				\$752			
312	Business Hotel	Room	0.30				\$648			
320	Motel	Room	0.29				\$624			
Recreational										
430	Golf Course	Hole	3.96				\$8,545			
444	Movie Theater	1,000 s.f.	2.57				\$5,543			
492	Health/Fitness Club	1,000 s.f.	0.63				\$1,354			
493	Athletic Club	1,000 s.f.	3.01				\$6,504			
495	Recreational Community Center	1,000 s.f.	1.20				\$2,586			
Institutional										
532	Private School (K - 12)	Student	0.12				\$268			
560	Church	1,000 s.f.	0.37				\$791			
565	Day Care Center	1,000 s.f.	3.50				\$7,564			
Medical										
254	Assisted Living	Bed	0.11				\$229			
255	Continuing Care Community	Unit	0.08				\$181			
610	Hospital	1,000 s.f.	1.77				\$3,828			
620	Nursing Home	1,000 s.f.	0.26				\$570			
630	Clinic	1,000 s.f.	3.47				\$7,489			
Office										
710	Up to 50,000 s.f.	1,000 s.f.	1.94				\$4,184			
	50,001 - 150,000 s.f.	1,000 s.f.	1.66				\$3,579			
	150,001 - 300,000 s.f.	1,000 s.f.	1.45				\$3,128			
	300,001 - 500,000 s.f.	1,000 s.f.	1.31				\$2,825			
	500,000 - 800,000 s.f.	1,000 s.f.	1.21				\$2,609			
	> 800,000 s.f.	1,000 s.f.	1.12				\$2,415			
720	Medical - Dental Office Building	1,000 s.f.	3.28				\$7,093			
Retail										
812	Building Materials & Lumber Yard	1,000 s.f.	0.29				\$633			
815	Discount Store	1,000 s.f.	1.06				\$2,292			
816	Hardware Store	1,000 s.f.	0.39				\$838			
817	Nursery	1,000 s.f.	0.90				\$1,953			
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.	1.14				\$2,458			
	200,001-500,000 s.f.	1,000 s.f.	1.48				\$3,192			
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60				\$3,452			
	>1,000,000 s.f.	1,000 s.f.	1.58				\$3,413			
931	Quality Restaurant	1,000 s.f.	3.28				\$7,080			
932	High Turnover Restaurant	1,000 s.f.	2.78				\$6,005			
933	Fast Food w/o Drive-In	1,000 s.f.	5.89				\$12,714			
934	Fast Food Drive-In	1,000 s.f.	5.85				\$12,645			
941	Quick Lube Vehicle Shop	Srv. Pos.	1.88				\$4,069			
942	Automobile Care Center	1,000 s.f.	0.87				\$1,888			
841	New Car Sales	1,000 s.f.	1.46				\$3,143			
843	Automobile Parts Sales	1,000 s.f.	2.93				\$6,322			
944	Gasoline/Service Station	Pump	1.13				\$2,430			
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49				\$3,216			
848	Tire Store	1,000 s.f.	1.40				\$3,033			
850	Supermarket	1,000 s.f.	1.55				\$3,357			
851	Convenience Market	1,000 s.f.	3.45				\$7,448			
857	Discount Club	1,000 s.f.	1.62				\$3,499			
862	Home Improvement Superstore	1,000 s.f.	0.46				\$985			
863	Electronics Superstore	1,000 s.f.	0.98				\$2,110			
864	Toy/Childrens Superstore	1,000 s.f.	1.13				\$2,441			
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53				\$3,309			
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00				\$4,324			
890	Furniture Store	1,000 s.f.	0.31				\$672			
911	Walk-In Bank	1,000 s.f.	3.25				\$7,026			
912	Drive-In Bank	1,000 s.f.	4.08				\$8,806			

SPRTA Impact Fees

UPDATED: 3/09/2026

Effective: 7/1/2026

Jurisdiction: Placer County
 District: Placer Central
 Fee: \$3,218

2024 Annual Adjustment Factor for Inflation = 1.01547
 2025 Annual Adjustment Factor for Inflation = 1.00105
 2026 Annual Adjustment Factor for Inflation = 1.01548
 2027 Annual Adjustment Factor for Inflation =
 2028 Annual Adjustment Factor for Inflation =
 2029 Annual Adjustment Factor for Inflation =
 2030 Annual Adjustment Factor for Inflation =
 2031 Annual Adjustment Factor for Inflation =

Cost per DUE with inflation = \$3,322

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
			DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fee for Large (>2,500-3,500 sq.ft)	Fee for Very Large (>3,500 sq.ft)
Residential										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$2,757	\$3,322	\$3,588	\$3,787
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$1,495	\$1,794	\$1,960	\$2,060
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$1,063	\$1,262	\$1,362	\$1,462
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$498	\$598	\$664	\$698
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$1,694	\$2,060	\$2,226	\$2,325
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$864	\$1,063	\$1,129	\$1,196
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$731	\$897	\$963	\$997
ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD				Fee per Unit			
Industrial										
110	Light Industrial	1,000 s.f.	0.65				\$2,156			
130	Industrial Park	1,000 s.f.	0.34				\$1,126			
140	Manufacturing	1,000 s.f.	0.74				\$2,455			
150	Warehousing	1,000 s.f.	0.18				\$598			
151	Mini-Warehousing	1,000 s.f.	0.09				\$302			
Lodging										
310	Hotel	Room	0.57				\$1,894			
311	All Suites Hotel	Room	0.35				\$1,156			
312	Business Hotel	Room	0.30				\$997			
320	Motel	Room	0.29				\$960			
Recreational										
430	Golf Course	Hole	3.96				\$13,142			
444	Movie Theater	1,000 s.f.	2.57				\$8,524			
492	Health/Fitness Club	1,000 s.f.	0.63				\$2,083			
493	Athletic Club	1,000 s.f.	3.01				\$10,003			
495	Recreational Community Center	1,000 s.f.	1.20				\$3,976			
Institutional										
532	Private School (K - 12)	Student	0.12				\$412			
560	Church	1,000 s.f.	0.37				\$1,216			
565	Day Care Center	1,000 s.f.	3.50				\$11,634			
Medical										
254	Assisted Living	Bed	0.11				\$352			
255	Continuing Care Community	Unit	0.08				\$279			
610	Hospital	1,000 s.f.	1.77				\$5,887			
620	Nursing Home	1,000 s.f.	0.26				\$877			
630	Clinic	1,000 s.f.	3.47				\$11,517			
Office										
710	Up to 50,000 s.f.	1,000 s.f.	1.94				\$6,435			
	50,001 - 150,000 s.f.	1,000 s.f.	1.66				\$5,505			
	150,001 - 300,000 s.f.	1,000 s.f.	1.45				\$4,810			
	300,001 - 500,000 s.f.	1,000 s.f.	1.31				\$4,345			
	500,000 - 800,000 s.f.	1,000 s.f.	1.21				\$4,013			
	> 800,000 s.f.	1,000 s.f.	1.12				\$3,714			
720	Medical - Dental Office Building	1,000 s.f.	3.28				\$10,909			
Retail										
812	Building Materials & Lumber Yard	1,000 s.f.	0.29				\$973			
815	Discount Store	1,000 s.f.	1.06				\$3,525			
816	Hardware Store	1,000 s.f.	0.39				\$1,289			
817	Nursery	1,000 s.f.	0.90				\$3,003			
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.	1.14				\$3,780			
	200,001-500,000 s.f.	1,000 s.f.	1.48				\$4,910			
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60				\$5,309			
	>1,000,000 s.f.	1,000 s.f.	1.58				\$5,249			
931	Quality Restaurant	1,000 s.f.	3.28				\$10,890			
932	High Turnover Restaurant	1,000 s.f.	2.78				\$9,235			
933	Fast Food w/o Drive-In	1,000 s.f.	5.89				\$19,553			
934	Fast Food Drive-In	1,000 s.f.	5.85				\$19,447			
941	Quick Lube Vehicle Shop	Srv. Pos.	1.88				\$6,259			
942	Automobile Care Center	1,000 s.f.	0.87				\$2,903			
841	New Car Sales	1,000 s.f.	1.46				\$4,834			
843	Automobile Parts Sales	1,000 s.f.	2.93				\$9,723			
944	Gasoline/Service Station	Pump	1.13				\$3,737			
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49				\$4,946			
848	Tire Store	1,000 s.f.	1.40				\$4,664			
850	Supermarket	1,000 s.f.	1.55				\$5,162			
851	Convenience Market	1,000 s.f.	3.45				\$11,454			
857	Discount Club	1,000 s.f.	1.62				\$5,382			
862	Home Improvement Superstore	1,000 s.f.	0.46				\$1,515			
863	Electronics Superstore	1,000 s.f.	0.98				\$3,246			
864	Toy/Childrens Superstore	1,000 s.f.	1.13				\$3,754			
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53				\$5,089			
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00				\$6,651			
890	Furniture Store	1,000 s.f.	0.31				\$1,033			
911	Walk-In Bank	1,000 s.f.	3.25				\$10,806			
912	Drive-In Bank	1,000 s.f.	4.08				\$13,544			

SPRTA Impact Fees

UPDATED: 3/09/2026

Effective: 7/1/2026

Jurisdiction: Placer County
 District: Placer West
 Fee: \$2,044

2024 Annual Adjustment Factor for Inflation = 1.01547
 2025 Annual Adjustment Factor for Inflation = 1.00105
 2026 Annual Adjustment Factor for Inflation = 1.01548
 2027 Annual Adjustment Factor for Inflation =
 2028 Annual Adjustment Factor for Inflation =
 2029 Annual Adjustment Factor for Inflation =
 2030 Annual Adjustment Factor for Inflation =
 2031 Annual Adjustment Factor for Inflation =

Cost per DUE with inflation = \$2,110

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
			DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fee for Large (>2,500-3,500 sq.ft)	Fee for Very Large (>3,500 sq.ft)
Residential										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$1,751	\$2,110	\$2,279	\$2,405
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$950	\$1,139	\$1,245	\$1,308
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$675	\$802	\$865	\$928
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$317	\$380	\$422	\$443
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$1,076	\$1,308	\$1,414	\$1,477
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$549	\$675	\$717	\$760
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$464	\$570	\$612	\$633
ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD				Fee per Unit			
Industrial										
110	Light Industrial	1,000 s.f.	0.65				\$1,369			
130	Industrial Park	1,000 s.f.	0.34				\$715			
140	Manufacturing	1,000 s.f.	0.74				\$1,559			
150	Warehousing	1,000 s.f.	0.18				\$380			
151	Mini-Warehousing	1,000 s.f.	0.09				\$192			
Lodging										
310	Hotel	Room	0.57				\$1,203			
311	All Suites Hotel	Room	0.35				\$734			
312	Business Hotel	Room	0.30				\$633			
320	Motel	Room	0.29				\$610			
Recreational										
430	Golf Course	Hole	3.96				\$8,347			
444	Movie Theater	1,000 s.f.	2.57				\$5,414			
492	Health/Fitness Club	1,000 s.f.	0.63				\$1,323			
493	Athletic Club	1,000 s.f.	3.01				\$6,353			
495	Recreational Community Center	1,000 s.f.	1.20				\$2,526			
Institutional										
532	Private School (K - 12)	Student	0.12				\$262			
560	Church	1,000 s.f.	0.37				\$772			
565	Day Care Center	1,000 s.f.	3.50				\$7,389			
Medical										
254	Assisted Living	Bed	0.11				\$224			
255	Continuing Care Community	Unit	0.08				\$177			
610	Hospital	1,000 s.f.	1.77				\$3,739			
620	Nursing Home	1,000 s.f.	0.26				\$557			
630	Clinic	1,000 s.f.	3.47				\$7,315			
Office										
710	Up to 50,000 s.f.	1,000 s.f.	1.94				\$4,087			
	50,001 - 150,000 s.f.	1,000 s.f.	1.66				\$3,496			
	150,001 - 300,000 s.f.	1,000 s.f.	1.45				\$3,055			
	300,001 - 500,000 s.f.	1,000 s.f.	1.31				\$2,760			
	500,000 - 800,000 s.f.	1,000 s.f.	1.21				\$2,549			
	> 800,000 s.f.	1,000 s.f.	1.12				\$2,359			
720	Medical - Dental Office Building	1,000 s.f.	3.28				\$6,929			
Retail										
812	Building Materials & Lumber Yard	1,000 s.f.	0.29				\$618			
815	Discount Store	1,000 s.f.	1.06				\$2,239			
816	Hardware Store	1,000 s.f.	0.39				\$819			
817	Nursery	1,000 s.f.	0.90				\$1,907			
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.	1.14				\$2,401			
	200,001-500,000 s.f.	1,000 s.f.	1.48				\$3,119			
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60				\$3,372			
	>1,000,000 s.f.	1,000 s.f.	1.58				\$3,334			
931	Quality Restaurant	1,000 s.f.	3.28				\$6,917			
932	High Turnover Restaurant	1,000 s.f.	2.78				\$5,866			
933	Fast Food w/o Drive-In	1,000 s.f.	5.89				\$12,419			
934	Fast Food Drive-In	1,000 s.f.	5.85				\$12,352			
941	Quick Lube Vehicle Shop	Srv. Pos.	1.88				\$3,975			
942	Automobile Care Center	1,000 s.f.	0.87				\$1,844			
841	New Car Sales	1,000 s.f.	1.46				\$3,070			
843	Automobile Parts Sales	1,000 s.f.	2.93				\$6,176			
944	Gasoline/Service Station	Pump	1.13				\$2,374			
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49				\$3,142			
848	Tire Store	1,000 s.f.	1.40				\$2,962			
850	Supermarket	1,000 s.f.	1.55				\$3,279			
851	Convenience Market	1,000 s.f.	3.45				\$7,275			
857	Discount Club	1,000 s.f.	1.62				\$3,418			
862	Home Improvement Superstore	1,000 s.f.	0.46				\$962			
863	Electronics Superstore	1,000 s.f.	0.98				\$2,061			
864	Toy/Childrens Superstore	1,000 s.f.	1.13				\$2,384			
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53				\$3,233			
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00				\$4,224			
890	Furniture Store	1,000 s.f.	0.31				\$656			
911	Walk-In Bank	1,000 s.f.	3.25				\$6,864			
912	Drive-In Bank	1,000 s.f.	4.08				\$8,602			

SPRTA Impact Fees

UPDATED: 3/09/2026

Effective: 7/1/2026

Jurisdiction: Placer County
 District: Rocklin
 Fee: \$4,562

2024 Annual Adjustment Factor for Inflation = 1.01547
 2025 Annual Adjustment Factor for Inflation = 1.00105
 2026 Annual Adjustment Factor for Inflation = 1.01548
 2027 Annual Adjustment Factor for Inflation =
 2028 Annual Adjustment Factor for Inflation =
 2029 Annual Adjustment Factor for Inflation =
 2030 Annual Adjustment Factor for Inflation =
 2031 Annual Adjustment Factor for Inflation =

Cost per DUE with inflation = \$4,709

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
			DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
Residential										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$3,908	\$4,709	\$5,086	\$5,368
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$2,119	\$2,543	\$2,778	\$2,920
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$1,507	\$1,789	\$1,931	\$2,072
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$706	\$848	\$942	\$989
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$2,402	\$2,920	\$3,155	\$3,296
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$1,224	\$1,507	\$1,601	\$1,695
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$1,036	\$1,271	\$1,366	\$1,413
ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD				Fee per Unit			
Industrial										
110	Light Industrial	1,000 s.f.	0.65				\$3,056			
130	Industrial Park	1,000 s.f.	0.34				\$1,596			
140	Manufacturing	1,000 s.f.	0.74				\$3,480			
150	Warehousing	1,000 s.f.	0.18				\$848			
151	Mini-Warehousing	1,000 s.f.	0.09				\$429			
Lodging										
310	Hotel	Room	0.57				\$2,684			
311	All Suites Hotel	Room	0.35				\$1,639			
312	Business Hotel	Room	0.30				\$1,413			
320	Motel	Room	0.29				\$1,361			
Recreational										
430	Golf Course	Hole	3.96				\$18,629			
444	Movie Theater	1,000 s.f.	2.57				\$12,083			
492	Health/Fitness Club	1,000 s.f.	0.63				\$2,953			
493	Athletic Club	1,000 s.f.	3.01				\$14,179			
495	Recreational Community Center	1,000 s.f.	1.20				\$5,637			
Institutional										
532	Private School (K - 12)	Student	0.12				\$584			
560	Church	1,000 s.f.	0.37				\$1,723			
565	Day Care Center	1,000 s.f.	3.50				\$16,491			
Medical										
254	Assisted Living	Bed	0.11				\$499			
255	Continuing Care Community	Unit	0.08				\$396			
610	Hospital	1,000 s.f.	1.77				\$8,344			
620	Nursing Home	1,000 s.f.	0.26				\$1,243			
630	Clinic	1,000 s.f.	3.47				\$16,326			
Office										
710	Up to 50,000 s.f.	1,000 s.f.	1.94				\$9,121			
	50,001 - 150,000 s.f.	1,000 s.f.	1.66				\$7,803			
	150,001 - 300,000 s.f.	1,000 s.f.	1.45				\$6,819			
	300,001 - 500,000 s.f.	1,000 s.f.	1.31				\$6,159			
	500,000 - 800,000 s.f.	1,000 s.f.	1.21				\$5,688			
	> 800,000 s.f.	1,000 s.f.	1.12				\$5,265			
720	Medical - Dental Office Building	1,000 s.f.	3.28				\$15,464			
Retail										
812	Building Materials & Lumber Yard	1,000 s.f.	0.29				\$1,380			
815	Discount Store	1,000 s.f.	1.06				\$4,996			
816	Hardware Store	1,000 s.f.	0.39				\$1,827			
817	Nursery	1,000 s.f.	0.90				\$4,257			
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.	1.14				\$5,359			
	200,001-500,000 s.f.	1,000 s.f.	1.48				\$6,960			
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60				\$7,525			
	>1,000,000 s.f.	1,000 s.f.	1.58				\$7,440			
931	Quality Restaurant	1,000 s.f.	3.28				\$15,436			
932	High Turnover Restaurant	1,000 s.f.	2.78				\$13,091			
933	Fast Food w/o Drive-In	1,000 s.f.	5.89				\$27,717			
934	Fast Food Drive-In	1,000 s.f.	5.85				\$27,566			
941	Quick Lube Vehicle Shop	Srv. Pos.	1.88				\$8,872			
942	Automobile Care Center	1,000 s.f.	0.87				\$4,116			
841	New Car Sales	1,000 s.f.	1.46				\$6,852			
843	Automobile Parts Sales	1,000 s.f.	2.93				\$13,783			
944	Gasoline/Service Station	Pump	1.13				\$5,298			
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49				\$7,012			
848	Tire Store	1,000 s.f.	1.40				\$6,611			
850	Supermarket	1,000 s.f.	1.55				\$7,318			
851	Convenience Market	1,000 s.f.	3.45				\$16,237			
857	Discount Club	1,000 s.f.	1.62				\$7,629			
862	Home Improvement Superstore	1,000 s.f.	0.46				\$2,147			
863	Electronics Superstore	1,000 s.f.	0.98				\$4,601			
864	Toy/Childrens Superstore	1,000 s.f.	1.13				\$5,321			
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53				\$7,214			
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00				\$9,427			
890	Furniture Store	1,000 s.f.	0.31				\$1,464			
911	Walk-In Bank	1,000 s.f.	3.25				\$15,318			
912	Drive-In Bank	1,000 s.f.	4.08				\$19,199			

SPRTA Impact Fees

UPDATED: 3/09/2026

Effective: 7/1/2026

Jurisdiction: Placer County
 District: Roseville West
 Fee: \$1,972

2024 Annual Adjustment Factor for Inflation = 1.01547
 2025 Annual Adjustment Factor for Inflation = 1.00105
 2026 Annual Adjustment Factor for Inflation = 1.01548
 2027 Annual Adjustment Factor for Inflation =
 2028 Annual Adjustment Factor for Inflation =
 2029 Annual Adjustment Factor for Inflation =
 2030 Annual Adjustment Factor for Inflation =
 2031 Annual Adjustment Factor for Inflation =

Cost per DUE with inflation = \$2,036

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
			DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
Residential										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$1,690	\$2,036	\$2,199	\$2,321
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$916	\$1,099	\$1,201	\$1,262
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$652	\$774	\$835	\$896
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$305	\$366	\$407	\$428
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$1,038	\$1,262	\$1,364	\$1,425
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$529	\$652	\$692	\$733
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$448	\$550	\$590	\$611
ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD				Fee per Unit			
Industrial										
110	Light Industrial	1,000 s.f.	0.65				\$1,321			
130	Industrial Park	1,000 s.f.	0.34				\$690			
140	Manufacturing	1,000 s.f.	0.74				\$1,505			
150	Warehousing	1,000 s.f.	0.18				\$366			
151	Mini-Warehousing	1,000 s.f.	0.09				\$185			
Lodging										
310	Hotel	Room	0.57				\$1,161			
311	All Suites Hotel	Room	0.35				\$709			
312	Business Hotel	Room	0.30				\$611			
320	Motel	Room	0.29				\$588			
Recreational										
430	Golf Course	Hole	3.96				\$8,054			
444	Movie Theater	1,000 s.f.	2.57				\$5,224			
492	Health/Fitness Club	1,000 s.f.	0.63				\$1,277			
493	Athletic Club	1,000 s.f.	3.01				\$6,130			
495	Recreational Community Center	1,000 s.f.	1.20				\$2,437			
Institutional										
532	Private School (K - 12)	Student	0.12				\$252			
560	Church	1,000 s.f.	0.37				\$745			
565	Day Care Center	1,000 s.f.	3.50				\$7,130			
Medical										
254	Assisted Living	Bed	0.11				\$216			
255	Continuing Care Community	Unit	0.08				\$171			
610	Hospital	1,000 s.f.	1.77				\$3,608			
620	Nursing Home	1,000 s.f.	0.26				\$538			
630	Clinic	1,000 s.f.	3.47				\$7,059			
Office										
710	Up to 50,000 s.f.	1,000 s.f.	1.94				\$3,944			
	50,001 - 150,000 s.f.	1,000 s.f.	1.66				\$3,374			
	150,001 - 300,000 s.f.	1,000 s.f.	1.45				\$2,948			
	300,001 - 500,000 s.f.	1,000 s.f.	1.31				\$2,663			
	500,000 - 800,000 s.f.	1,000 s.f.	1.21				\$2,459			
	> 800,000 s.f.	1,000 s.f.	1.12				\$2,276			
720	Medical - Dental Office Building	1,000 s.f.	3.28				\$6,686			
Retail										
812	Building Materials & Lumber Yard	1,000 s.f.	0.29				\$597			
815	Discount Store	1,000 s.f.	1.06				\$2,160			
816	Hardware Store	1,000 s.f.	0.39				\$790			
817	Nursery	1,000 s.f.	0.90				\$1,841			
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.	1.14				\$2,317			
	200,001-500,000 s.f.	1,000 s.f.	1.48				\$3,009			
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60				\$3,254			
	>1,000,000 s.f.	1,000 s.f.	1.58				\$3,217			
931	Quality Restaurant	1,000 s.f.	3.28				\$6,674			
932	High Turnover Restaurant	1,000 s.f.	2.78				\$5,660			
933	Fast Food w/o Drive-In	1,000 s.f.	5.89				\$11,984			
934	Fast Food Drive-In	1,000 s.f.	5.85				\$11,919			
941	Quick Lube Vehicle Shop	Srv. Pos.	1.88				\$3,836			
942	Automobile Care Center	1,000 s.f.	0.87				\$1,779			
841	New Car Sales	1,000 s.f.	1.46				\$2,962			
843	Automobile Parts Sales	1,000 s.f.	2.93				\$5,959			
944	Gasoline/Service Station	Pump	1.13				\$2,291			
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49				\$3,032			
848	Tire Store	1,000 s.f.	1.40				\$2,859			
850	Supermarket	1,000 s.f.	1.55				\$3,164			
851	Convenience Market	1,000 s.f.	3.45				\$7,020			
857	Discount Club	1,000 s.f.	1.62				\$3,298			
862	Home Improvement Superstore	1,000 s.f.	0.46				\$928			
863	Electronics Superstore	1,000 s.f.	0.98				\$1,989			
864	Toy/Childrens Superstore	1,000 s.f.	1.13				\$2,301			
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53				\$3,119			
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00				\$4,076			
890	Furniture Store	1,000 s.f.	0.31				\$633			
911	Walk-In Bank	1,000 s.f.	3.25				\$6,623			
912	Drive-In Bank	1,000 s.f.	4.08				\$8,301			

SPRTA Impact Fees

UPDATED: 3/09/2026

Effective: 7/1/2026

Jurisdiction: Placer County
 District: Roseville East
 Fee: \$930

2024 Annual Adjustment Factor for Inflation = 1.01547
 2025 Annual Adjustment Factor for Inflation = 1.00105
 2026 Annual Adjustment Factor for Inflation = 1.01548
 2027 Annual Adjustment Factor for Inflation =
 2028 Annual Adjustment Factor for Inflation =
 2029 Annual Adjustment Factor for Inflation =
 2030 Annual Adjustment Factor for Inflation =
 2031 Annual Adjustment Factor for Inflation =

Cost per DUE with inflation = \$960

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
			DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
Residential										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$797	\$960	\$1,037	\$1,094
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$432	\$518	\$566	\$595
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$307	\$365	\$394	\$422
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$144	\$173	\$192	\$202
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$490	\$595	\$643	\$672
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$250	\$307	\$326	\$346
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$211	\$259	\$278	\$288
ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD				Fee per Unit			
Industrial										
110	Light Industrial	1,000 s.f.	0.65				\$623			
130	Industrial Park	1,000 s.f.	0.34				\$325			
140	Manufacturing	1,000 s.f.	0.74				\$709			
150	Warehousing	1,000 s.f.	0.18				\$173			
151	Mini-Warehousing	1,000 s.f.	0.09				\$87			
Lodging										
310	Hotel	Room	0.57				\$547			
311	All Suites Hotel	Room	0.35				\$334			
312	Business Hotel	Room	0.30				\$288			
320	Motel	Room	0.29				\$277			
Recreational										
430	Golf Course	Hole	3.96				\$3,798			
444	Movie Theater	1,000 s.f.	2.57				\$2,463			
492	Health/Fitness Club	1,000 s.f.	0.63				\$602			
493	Athletic Club	1,000 s.f.	3.01				\$2,891			
495	Recreational Community Center	1,000 s.f.	1.20				\$1,149			
Institutional										
532	Private School (K - 12)	Student	0.12				\$119			
560	Church	1,000 s.f.	0.37				\$351			
565	Day Care Center	1,000 s.f.	3.50				\$3,362			
Medical										
254	Assisted Living	Bed	0.11				\$102			
255	Continuing Care Community	Unit	0.08				\$81			
610	Hospital	1,000 s.f.	1.77				\$1,701			
620	Nursing Home	1,000 s.f.	0.26				\$253			
630	Clinic	1,000 s.f.	3.47				\$3,328			
Office										
710	Up to 50,000 s.f.	1,000 s.f.	1.94				\$1,860			
	50,001 - 150,000 s.f.	1,000 s.f.	1.66				\$1,591			
	150,001 - 300,000 s.f.	1,000 s.f.	1.45				\$1,390			
	300,001 - 500,000 s.f.	1,000 s.f.	1.31				\$1,256			
	500,000 - 800,000 s.f.	1,000 s.f.	1.21				\$1,160			
	> 800,000 s.f.	1,000 s.f.	1.12				\$1,073			
720	Medical - Dental Office Building	1,000 s.f.	3.28				\$3,153			
Retail										
812	Building Materials & Lumber Yard	1,000 s.f.	0.29				\$281			
815	Discount Store	1,000 s.f.	1.06				\$1,019			
816	Hardware Store	1,000 s.f.	0.39				\$372			
817	Nursery	1,000 s.f.	0.90				\$868			
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.	1.14				\$1,092			
	200,001-500,000 s.f.	1,000 s.f.	1.48				\$1,419			
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60				\$1,534			
	>1,000,000 s.f.	1,000 s.f.	1.58				\$1,517			
931	Quality Restaurant	1,000 s.f.	3.28				\$3,147			
932	High Turnover Restaurant	1,000 s.f.	2.78				\$2,669			
933	Fast Food w/o Drive-In	1,000 s.f.	5.89				\$5,651			
934	Fast Food Drive-In	1,000 s.f.	5.85				\$5,620			
941	Quick Lube Vehicle Shop	Srv. Pos.	1.88				\$1,809			
942	Automobile Care Center	1,000 s.f.	0.87				\$839			
841	New Car Sales	1,000 s.f.	1.46				\$1,397			
843	Automobile Parts Sales	1,000 s.f.	2.93				\$2,810			
944	Gasoline/Service Station	Pump	1.13				\$1,080			
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49				\$1,429			
848	Tire Store	1,000 s.f.	1.40				\$1,348			
850	Supermarket	1,000 s.f.	1.55				\$1,492			
851	Convenience Market	1,000 s.f.	3.45				\$3,310			
857	Discount Club	1,000 s.f.	1.62				\$1,555			
862	Home Improvement Superstore	1,000 s.f.	0.46				\$438			
863	Electronics Superstore	1,000 s.f.	0.98				\$938			
864	Toy/Childrens Superstore	1,000 s.f.	1.13				\$1,085			
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53				\$1,471			
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00				\$1,922			
890	Furniture Store	1,000 s.f.	0.31				\$299			
911	Walk-In Bank	1,000 s.f.	3.25				\$3,123			
912	Drive-In Bank	1,000 s.f.	4.08				\$3,914			

SPRTA Impact Fees

UPDATED: 3/09/2026

Effective: 7/1/2026

Jurisdiction: Placer County
 District: Sunset
 Fee: \$2,628

2024 Annual Adjustment Factor for Inflation = 1.01547
 2025 Annual Adjustment Factor for Inflation = 1.00105
 2026 Annual Adjustment Factor for Inflation = 1.01548
 2027 Annual Adjustment Factor for Inflation =
 2028 Annual Adjustment Factor for Inflation =
 2029 Annual Adjustment Factor for Inflation =
 2030 Annual Adjustment Factor for Inflation =
 2031 Annual Adjustment Factor for Inflation =

Cost per DUE with inflation = \$,2,712

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
			DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
Residential										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$2,251	\$2,712	\$2,929	\$3,092
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$1,220	\$1,464	\$1,600	\$1,681
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$868	\$1,031	\$1,112	\$1,193
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$407	\$488	\$542	\$570
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$1,383	\$1,681	\$1,817	\$1,898
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$705	\$868	\$922	\$976
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$597	\$732	\$786	\$814
ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD				Fee per Unit			
Industrial										
110	Light Industrial	1,000 s.f.	0.65				\$1,760			
130	Industrial Park	1,000 s.f.	0.34				\$919			
140	Manufacturing	1,000 s.f.	0.74				\$2,004			
150	Warehousing	1,000 s.f.	0.18				\$488			
151	Mini-Warehousing	1,000 s.f.	0.09				\$247			
Lodging										
310	Hotel	Room	0.57				\$1,546			
311	All Suites Hotel	Room	0.35				\$944			
312	Business Hotel	Room	0.30				\$814			
320	Motel	Room	0.29				\$784			
Recreational										
430	Golf Course	Hole	3.96				\$10,729			
444	Movie Theater	1,000 s.f.	2.57				\$6,959			
492	Health/Fitness Club	1,000 s.f.	0.63				\$1,700			
493	Athletic Club	1,000 s.f.	3.01				\$8,166			
495	Recreational Community Center	1,000 s.f.	1.20				\$3,246			
Institutional										
532	Private School (K - 12)	Student	0.12				\$336			
560	Church	1,000 s.f.	0.37				\$993			
565	Day Care Center	1,000 s.f.	3.50				\$9,497			
Medical										
254	Assisted Living	Bed	0.11				\$287			
255	Continuing Care Community	Unit	0.08				\$228			
610	Hospital	1,000 s.f.	1.77				\$4,806			
620	Nursing Home	1,000 s.f.	0.26				\$716			
630	Clinic	1,000 s.f.	3.47				\$9,403			
Office										
710	Up to 50,000 s.f.	1,000 s.f.	1.94				\$5,253			
	50,001 - 150,000 s.f.	1,000 s.f.	1.66				\$4,494			
	150,001 - 300,000 s.f.	1,000 s.f.	1.45				\$3,927			
	300,001 - 500,000 s.f.	1,000 s.f.	1.31				\$3,547			
	500,000 - 800,000 s.f.	1,000 s.f.	1.21				\$3,276			
	> 800,000 s.f.	1,000 s.f.	1.12				\$3,032			
720	Medical - Dental Office Building	1,000 s.f.	3.28				\$8,906			
Retail										
812	Building Materials & Lumber Yard	1,000 s.f.	0.29				\$795			
815	Discount Store	1,000 s.f.	1.06				\$2,877			
816	Hardware Store	1,000 s.f.	0.39				\$1,052			
817	Nursery	1,000 s.f.	0.90				\$2,452			
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.	1.14				\$3,086			
	200,001-500,000 s.f.	1,000 s.f.	1.48				\$4,008			
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60				\$4,334			
	>1,000,000 s.f.	1,000 s.f.	1.58				\$4,285			
931	Quality Restaurant	1,000 s.f.	3.28				\$8,890			
932	High Turnover Restaurant	1,000 s.f.	2.78				\$7,539			
933	Fast Food w/o Drive-In	1,000 s.f.	5.89				\$15,963			
934	Fast Food Drive-In	1,000 s.f.	5.85				\$15,876			
941	Quick Lube Vehicle Shop	Srv. Pos.	1.88				\$5,109			
942	Automobile Care Center	1,000 s.f.	0.87				\$2,370			
841	New Car Sales	1,000 s.f.	1.46				\$3,946			
843	Automobile Parts Sales	1,000 s.f.	2.93				\$7,938			
944	Gasoline/Service Station	Pump	1.13				\$3,051			
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49				\$4,038			
848	Tire Store	1,000 s.f.	1.40				\$3,808			
850	Supermarket	1,000 s.f.	1.55				\$4,214			
851	Convenience Market	1,000 s.f.	3.45				\$9,351			
857	Discount Club	1,000 s.f.	1.62				\$4,393			
862	Home Improvement Superstore	1,000 s.f.	0.46				\$1,237			
863	Electronics Superstore	1,000 s.f.	0.98				\$2,650			
864	Toy/Childrens Superstore	1,000 s.f.	1.13				\$3,065			
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53				\$4,155			
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00				\$5,429			
890	Furniture Store	1,000 s.f.	0.31				\$843			
911	Walk-In Bank	1,000 s.f.	3.25				\$8,822			
912	Drive-In Bank	1,000 s.f.	4.08				\$11,057			

Tier 2 SPRTA Fees

UPDATED: 3/09/2026

EFFECTIVE: 7/1/2026

Land Use Categories	2009 Fee Per DUE	2026 Fee
R Residential	\$5,473	\$8,821
I Industrial/Office/Other	\$1,493	\$2,406
C Commercial/Retail	\$2,966	\$4,781
U University	\$1,000	\$1,612

2010 - 2015 Inflation Adjustment =	1.19444
2017 Inflation Adjustment =	1.02452
2018 Inflation Adjustment =	1.02735
2019 Inflation Adjustment =	1.02452
2020 Inflation Adjustment =	1.02883
2021 Inflation Adjustment =	1.03208
2022 Inflation Adjustment =	1.11981
2023 Inflation Adjustment =	1.01952
2024 Inflation Adjustment =	1.01547
2025 Inflation Adjustment =	1.00105
2026 Inflation Adjustment =	1.01548
Total Inflation Adjustment =	1.61181

T2 Fee	ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial					
I	110	Light Industrial	1,000 s.f.	0.65	\$1,561
I	130	Industrial Park	1,000 s.f.	0.34	\$816
I	140	Manufacturing	1,000 s.f.	0.74	\$1,778
I	150	Warehousing	1,000 s.f.	0.18	\$433
I	151	Mini-Warehousing	1,000 s.f.	0.09	\$219
Residential					
R	210	Single Family	DU	1.00	\$8,821
R	220	Apartment	DU	0.54	\$4,790
R	230	Low-Rise w/ Ground Floor Commercial	DU	0.38	\$3,378
R	231	Medium-Rise w/ Ground Floor Commercial	DU	0.18	\$1,597
R	240	Mobile Home Park	DU	0.62	\$5,443
R	251	Senior, Single-Family	DU	0.32	\$2,814
R	252	Senior, Multi-Family	DU	0.27	\$2,346
Lodging					
C	310	Hotel	Room	0.57	\$2,725
C	311	All Suites Hotel	Room	0.35	\$1,664
C	312	Business Hotel	Room	0.30	\$1,434
C	320	Motel	Room	0.29	\$1,382
Recreational					
I	411	City Park	Acre	0.14	\$325
C	430	Golf Course	Hole	3.96	\$18,914
C	444	Movie Theater	1,000 s.f.	2.57	\$12,268
C	492	Health/Fitness Club	1,000 s.f.	0.63	\$2,998
C	493	Athletic Club	1,000 s.f.	3.01	\$14,396
I	495	Recreational Community Center	1,000 s.f.	1.20	\$2,880
Institutional					
U	532	Private School (K - 12)	Student	0.12	\$200
I	560	Church	1,000 s.f.	0.37	\$881
C	565	Day Care Center	1,000 s.f.	3.50	\$16,743
Medical					
R	254	Assisted Living	Bed	0.11	\$935
R	255	Continuing Care Community	Unit	0.08	\$741
I	610	Hospital	1,000 s.f.	1.77	\$4,263
R	620	Nursing Home	1,000 s.f.	0.26	\$2,329
I	630	Clinic	1,000 s.f.	3.47	\$8,342
Office					
I	710	Up to 50,000 s.f.	1,000 s.f.	1.94	\$4,660
I		50,001-150,000 s.f.	1,000 s.f.	1.66	\$3,987
I		150,001-300,000 s.f.	1,000 s.f.	1.45	\$3,484
I		300,001-500,000 s.f.	1,000 s.f.	1.31	\$3,147
I		500,001-800,000 s.f.	1,000 s.f.	1.21	\$2,906
I		> 800,000 s.f.	1,000 s.f.	1.12	\$2,690
I	720	Medical - Dental Office Building	1,000 s.f.	3.28	\$7,901
Retail					
C	812	Lumber Yard	1,000 s.f.	0.29	\$1,401
C	815	Discount Store	1,000 s.f.	1.06	\$5,073
C	816	Hardware Store	1,000 s.f.	0.39	\$1,855
C	817	Nursery	1,000 s.f.	0.90	\$4,322
C	820	Shopping Center			
C		< 200,000 s.f.	1,000 s.f.	1.14	\$5,441
C		200,001-500,000 s.f.	1,000 s.f.	1.48	\$7,066
C		500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60	\$7,640
C		>1,000,000 s.f.	1,000 s.f.	1.58	\$7,554
C	931	Quality Restaurant	1,000 s.f.	3.28	\$15,672
C	932	High Turnover Restaurant	1,000 s.f.	2.78	\$13,291
C	933	Fast Food w/o Drive-In	1,000 s.f.	5.89	\$28,141
C	934	Fast Food Drive-In	1,000 s.f.	5.85	\$27,988
C	941	Quick Lube Vehicle Shop	Service Pos.	1.88	\$9,007
C	942	Automobile Care Center	1,000 s.f.	0.87	\$4,179
C	841	New Car Sales	1,000 s.f.	1.46	\$6,956
C	843	Automobile Parts Sales	1,000 s.f.	2.93	\$13,994
C	944	Gas Station	Pump	1.13	\$5,379
C	945	Gas Station w/Convenience Market	Pump	1.49	\$7,119
C	848	Tire Store	1,000 s.f.	1.40	\$6,713
C	850	Supermarket	1,000 s.f.	1.55	\$7,430
C	851	Convenience Market 24-hour	1,000 s.f.	3.45	\$16,485
C	861	Discount Club	1,000 s.f.	1.62	\$7,745
C	862	Home Improvement Superstore	1,000 s.f.	0.46	\$2,180
C	863	Electronics Superstore	1,000 s.f.	0.98	\$4,671
C	864	Toy/Childrens Superstore	1,000 s.f.	1.13	\$5,403
C	880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53	\$7,324
C	881	Drugstore W/Drive-Thru	1,000 s.f.	2.00	\$9,572
C	890	Furniture Store	1,000 s.f.	0.31	\$1,487
C	911	Walk-In Bank	1,000 s.f.	3.25	\$15,553
C	912	Drive-In Bank	1,000 s.f.	4.08	\$19,492

SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY
Technical Advisory Committee Meeting Summary
March 10, 2026

Technical Advisory Committee

Vin Cay, City of Lincoln
Kristen Van Groningen, City of Rocklin
Jake Hanson, City of Roseville
Mark Johnson, City of Roseville
Stefanie Kemen, City of Roseville

Staff

Mike Costa
Jodi LaCosse
Cory Peterson
Solvi Sabol

Annual Inflationary Construction Cost Index Adjustment

Cory Peterson, Senior Transportation Planner

Cory explained that the SPRTA inflationary adjustment is an annual process. Each year, Tier 1 and Tier 2 SPRTA fees are adjusted to account for inflation. This year, the inflation rate is 1.548% percent, resulting in district fee increases ranging from \$5 up to \$72. While the adjustment applies to both Tier 1 and Tier 2 fees; because Tier 2 fees are implemented through development agreements with individual developers, they do not require Board approval. Only the Tier 1 fees will be presented to the SPRTA Board this month, with Tier 2 provided for informational purposes. Cory also noted that the updated fee schedules were shared with the BIA, who acknowledged receipt. All fees are rounded to the nearest dollar. The TAC concurred with bringing the Inflationary Construction Cost Index Adjustment to the SPRTA Board in March.

Other Items/Upcoming Dates

April 14 TAC: Solvi Sabol reported that we will be taking this opportunity to review the I-80/ SR 65 IC and SR 65 recommendations from the recent Value Engineering (VE) Workshop that member agencies attended last week.

ss:mbc