

The logo for the Sacramento Area Sewer District, featuring a stylized circular graphic with concentric, wavy lines in shades of blue and white, resembling a water ripple or a spiral.

SACRAMENTO AREA
SEWER DISTRICT
SERVING YOU 24/7

Loan Programs

Jim Edwards

Fee Deferral

When the proper criteria are met, the sewer impact fees can be deferred up to 2 years at a low interest rate

- **Residential Fee Deferral Process**
- **Commercial Fee Deferral Process**
- **Affordable Housing**
- **Finance Agreement**
- **Phase Development**

Residential Fee Deferral Process

- **Permit Services Unit (PSU) provides sewer impact fee quote to the customer**
- **Accounting & Fiscal Services (AFS) handles the fee deferral**
- **Technical Resources or PSU collects payment:**
 - **10% Down payment of the total impact fees plus \$600 application fee and \$275 processing fee, per permit at the time of the fee deferral agreement**

Residential Terms of Payment

- **Fee Balance is due and payable either at:**
 - Close of escrow on the first home or close of escrow for permanent loan financing of a rental multifamily parcel
 - **After 15 months from the date of the agreement**
- Any outstanding fees will be subject to any rate increase / decrease adopted during the fee deferral period
- **Interest accrues at the County Treasurer's rate of interest on pooled investments**

Commercial Fee Deferral Process

- **PSU provides sewer impact fees quote to customer**
- **AFS handles the fee deferral**
- **Technical Resources or PSU collects payment:**
 - **20% Down payment of the total impact fees plus a \$2,515 application fee at the time of the fee deferral agreement**

Commercial Fee Deferral Process...

- **Security deed, Surety bond, letter of credit, certificate of deposit in the amount owed**
- **Lien against the property (subject to the approval of the MSA Administrator and County Counsel); or negotiable securities if approved by the Board of Supervisors**



Commercial Terms of Payment

- **Fee Balance is due and payable either at:**
 - **Certificate of occupancy**
 - **Close of escrow**
 - **For *predetermined period* (not less than one no more than five years)**
- **Any outstanding fees will be subject to any rate increase / decrease adopted during the fee deferral period**

Commercial Terms of Payment...

- **Interest accrues at the County Treasurer's rate of interest on pooled investments, currently at 4.277%**
- **Interest on deferred amounts may be waived for targeted companies bringing 50 or more full-time jobs each paying over \$25,000 per year**

Affordable Housing

What County Impact Fees may be deferred or waived?

- **Antelope Fee Program (Roadway and Park)**
- **Vineyard Fee Program (Roadway, Park, Library and Transit)**
- **Sacramento County Transportation Development Fee Program (Roadway and Transit)**

Affordable Housing...

Fee Deferrals:

- Requires a Certification Letter from the Sacramento Housing and Redevelopment Agency, and payment of 10% of the fees
- Fees are deferred to the close of escrow for each lot or 15 months from execution of deferral agreement, whichever is less
- Interest penalties apply if deferred fees are not paid within the maximum fee deferral period

Affordable Housing...

Fee Waivers:

- **Requires a Certification Letter from the Sacramento Housing and Redevelopment Agency**
- **Annual cap for waivers: The greater of 200 dwelling units or 5% of residential permits issued in the unincorporated county the previous year**
- **Fees become payable and interest penalties apply if the project does not provide the affordable housing units promised during a 15-month period**

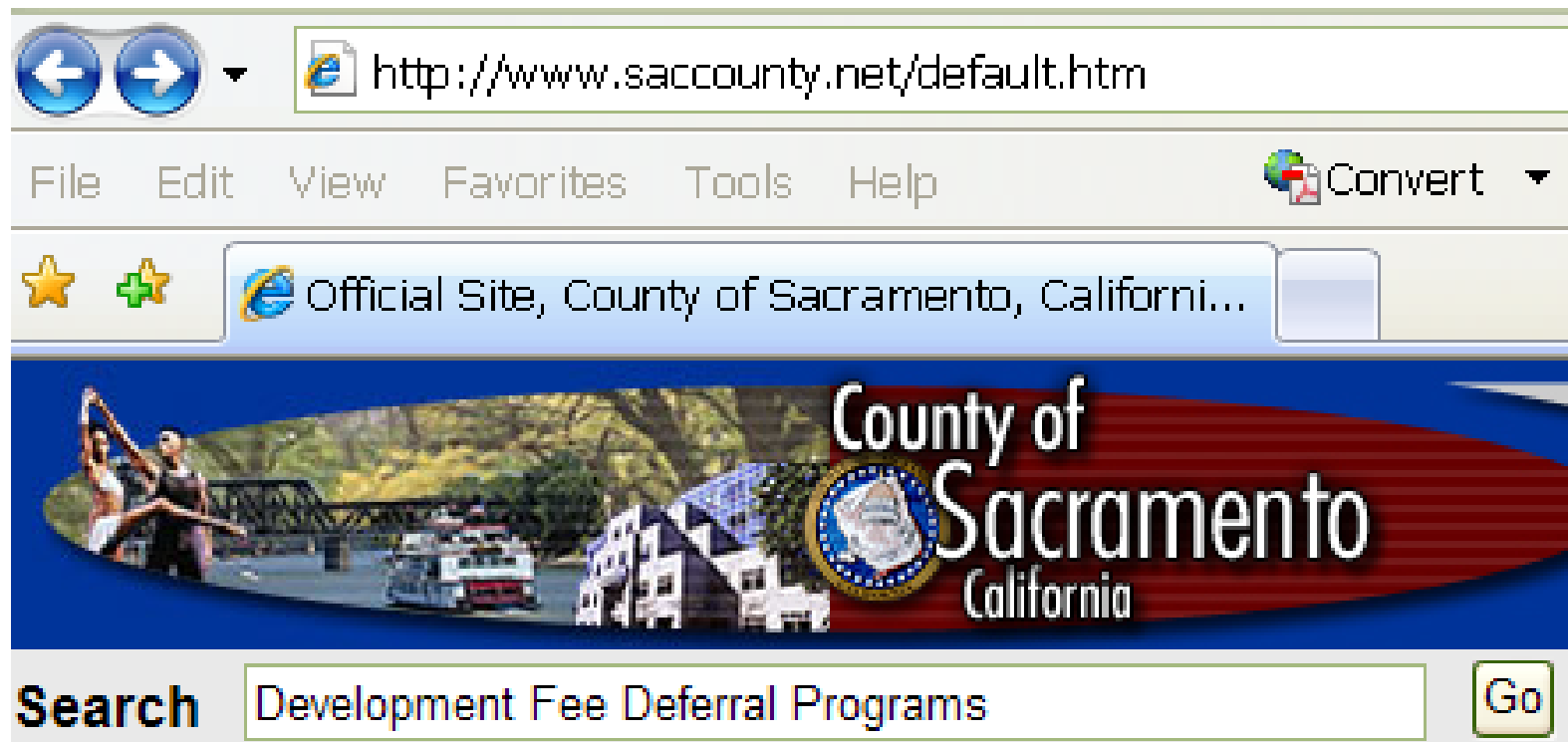
Affordable Housing...

Application Fees:

- Requires an application fee of \$600.00 and payment of an administrative processing fee of \$275.00 for each lot payable at permit issuance

Online forms

www.msa2.saccounty.net/FeeDeferral/Pages/default.aspx



Finance Agreement

- When an applicant does not have adequate funds for payment of permit fees, they can enter into a Finance Agreement
- Financing is available for District fees and SRCSD fees only
- Financing is not available for In-Lieu fees
- **Terms**
 - 2 year financing on Impact Fees
 - Current Rate of 4.3%, adjusted annually
 - Lien will be put on the property until loan is fully paid
 - Agreement **MUST** be signed by property owner



Phase Development

When a significant sized single parcel is being partially developed, it is possible to enter into a Phase Agreement that allows you to specify how many acres the current project will occupy and only pay Sacramento Area Sewer District Sewer Impact Fees for that portion of the parcel



Phase Development...

- **The Sacramento Area Sewer District sewer impact fees are paid in phases as they are developed**
- **Requires map exhibit showing the proposed plan broken down to site A, site B and needs to include acreage**
- **Fees are charged at the current rate at the time of development**

Contacts



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