



What you Need to Know About Regional San & SASD Sewer Impact Fees



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What are sewer impact fees and why are they charged?

Sewer impact fees, also called connection fees, are one-time fees assessed for connecting to and using the existing public sewer system infrastructure. These fees ensure that:

- the capital costs invested by the public utilities in building the sewer system infrastructure are fairly distributed among and shared by all users, and
- the costs assessed are appropriately based on the parcel size (net acreage) and the types of use impacts and related sewer discharges occurring on the parcel.



When do sewer impact fees apply?

Regional San and Sacramento Area Sewer District (SASD) sewer impact fees apply whenever:

- any parcel connects to the sewer system for the first time,
- a parcel size changes, or
- there is any other change in the type of use or activity occurring on the parcel that affects the nature of sewer discharges and has an increased sewer system impact.

Examples of projects that must pay sewer impact fees

Examples of projects that require payment of sewer impact fees include:

- Residential subdivision development or individual residential lot development
- Parcel merges, parcel splits, lot line adjustments, or a new use of an additional parcel in conjunction with a business activity, even if the newly added parcel is not connected to sewer
- Commercial lot development
- Commercial business expansions, remodels, or additions affecting an existing business or space
- Any commercial business change or conversion in business type (e.g. a juice shop becomes a café)
- Any structure or use modification that requires building permits.

How do I get information or ask questions about the sewer impact fees that will apply to my project?

The Permit Services Unit calculates the Regional San and SASD sewer impact fees due for any project using the fee tables on page 4. Typically, these fees are assessed as part of the building permit process, but you can contact the Permit Services Unit at any time to obtain a Budgetary Sewer Impact Fee Quote that will help you plan for your project's sewer impact fees.

In fact, we encourage you to contact us early in your project planning process so you don't underestimate the sewer impact fees due and face significantly higher than expected fees late in the permitting process.

Contact the Permit Services Unit at 916-876-6100 or by email to permitservices@sacsewer.com.



What is needed to get a sewer impact fee quote?

To get a sewer impact fee quote or a notice of sewer impact fees due, call or email the Permit Services Unit with the specific details of your project, including your:

- Building Permit Number
- Contact information (Name, Phone, and Email)
- Final Map to be submitted for recordation (as applicable)
- Architectural drawings submitted with your building permit (must include the Cover Page and Floor Plan. A Site Plan should be included if available)

Requests are processed in order of receipt and are generally completed within 3 business days from the date we have received all the necessary information.

When do I have to pay the sewer impact fees due for my project?

While you may obtain a sewer impact fee quote in the early stages of your planning or permitting process, the table below describes at what point the Regional San and Sacramento Area Sewer District (SASD) sewer impact fees must be paid in full:

For...	Sewer Impact Fees Are Due and Payable Prior To...
<ul style="list-style-type: none">• For Commercial Building Permits, Residential Subdivisions, or Single-Family/Multi-Family Residential Dwellings	Issuance of the building permit.
<ul style="list-style-type: none">• Parcel size changes	Recordation of the change.
<ul style="list-style-type: none">• Residential lot development or parcel map recordation that is not related to a subdivision	Contact the Permit Services Unit when you submit your building permit application or parcel map recordation.

Are there any ways to get help with sewer impact fees or reduce the cost?

We get it. Sewer impact fees can be costly. Below are the programs available that may provide assistance to customers seeking assistance with paying sewer impact fees:

- Some local jurisdictions will award eligible projects sewer impact fee credits that can offset assessed sewer impact fees. Contact your local city or county economic development department for more information.
- Our Confluence Regional partnership Program offers grants to offset sewer impacts for commercial projects that support economic vitality and job growth. Visit <https://www.regionalsan.com/confluence> for more information and an application.
- Sewer impact fees can be financed for a two-year term with a low-interest loan. Contact the Permit Services Unit for more information.

What is the legal authority for charging sewer impact fees?

Regional San and SASD both have Ordinances that establish and define their legal authorities, user types, and user requirements. Both Ordinances are available online and detail the one-time sewer impact fees, ongoing user rates, and other charges associated with using the public sewer system.

For more information, please visit RegionalSan.com/ordinance and SacSewer.com/sewer-ordinance.

Regional San Sewer Impact Fee Summary

User Type (per Ordinance)	Area	Sewer Impact Fees per ESD	
		July 1, 2020- June 30, 2021	July 1, 2021 (no fee increase for this fiscal year)
<ul style="list-style-type: none"> Single-Family Residential 	Infill	\$3,602	\$3,602
	New	\$6,479	\$6,479
<ul style="list-style-type: none"> Multi-Family Residential 	Infill	\$2,701	\$2,701
	New	\$4,859	\$4,859
<ul style="list-style-type: none"> Age-Restricted Residential Development 	Infill	\$2,161	\$2,161
	New	\$3,887	\$3,887
<ul style="list-style-type: none"> Commercial (ESD count applied to base fee is multiplied by an assigned use factor) Non-defined Commercial (base fee is applied per 9,300 gallons of flow) 	Infill	\$3,602	\$3,602
	New	\$6,479	\$6,479

SASD Sewer Impact Fee Summary

User Type (per Ordinance)	Area	Sewer Impact Fees	
		August 1, 2020 – June 30, 2021	July 1, 2021– June 30, 2022
<ul style="list-style-type: none"> Single-Family Residential Parcels Recorded Before 7/01/03 Non-Defined Commercial Parks Schools 	Relief	\$748 per ESD	\$777 per ESD
	Expansion	\$3,301 per ESD	\$3,414 per ESD
<ul style="list-style-type: none"> Single-Family Residential Parcels Recorded On or After 7/01/03 Multi-Family Residential Commercial 	Relief	\$4,489 per net acre	\$4,664 per net acre
	Expansion	\$19,806 per net acre	\$20,484 per net acre

Need Further Assistance?

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