



**Town of Windsor**  
**Engineering Division of Public Works**  
 8400 Windsor Road, Bldg 100  
 P.O. Box 100  
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 (707) 838-5340 Fax (707) 838-5300

**Fees effective from July 1, 2019 to June 30, 2020**

**DEVELOPMENT IMPACT FEES and MISCELLANEOUS ENTERPRISE SERVICES**

Development Impact fees pay for Town infrastructure to provide for the needs generated by new development. The fees below are specifically for the Public Works Department. The Parks and Facilities department charge additional impact fees. Development Impact fees are collected with the building permit and are in addition to the normal and customary building permit fees.

For general questions regarding Public Works impact fees, contact the Engineering Division of Public Works:

Debbie Shannon (707) 838-5348 or [dshannon@townofwindsor.com](mailto:dshannon@townofwindsor.com)

Rich Metcalfe (707) 838-5343 or [rmetcalfe@townofwindsor.com](mailto:rmetcalfe@townofwindsor.com)

In addition to Public Works fees, please see Parks and Facilities, the Fire Department and the School District for information on their specific impact fees.

*Use this self-serve guide to prepare an estimate of Development Impact Fees for your project. Fees are subject to change.*

Parks and Facilities:	Contact Olivia Lemen for Parks and Facilities Department Impact Fees at 707-838-5383.
Fire	Contact the Windsor Building Department to get Sonoma County Fire District fees 707-838-1105.
School	Contact Windsor Unified School District 707-837-7796 ext. 1302

Drainage	Residential: Multiply the number of dwelling units by the fee. Non-Residential: Multiply the number of acres of the site by the fee.
Traffic	Residential: Multiply the number of dwelling units by the applicable fee. If applicable, subtract any Mixed Use credit and/or Transit Core Area credits. See the section titled "Traffic" to determine if credits apply to your project. Non-Residential: Divide the square footage of the building by 1,000 then multiply by the applicable fee. The fee is based on the General Plan Land Use designation. If applicable, subtract any Mixed Use credit and/or Transit Core Area credit that applies. Add any applicable surcharges. See the section titled "Traffic" to determine if credits/surcharges apply to your project.
Water Capacity	The minimum meter size for a new single family residential is 1". Check with the Building Department regarding the new fire sprinkler requirement. Domestic service refers to potable water.  <b>Small Single Family Residential</b> – In order to qualify, the residence must be 1,200 sq ft or less AND on a 4,000 sq ft lot or less. (Meter & Installation Costs; and Domestic Connection)  <b>Single Family Residential</b> (Meter & Installation Costs; and Domestic Connection): Use the impact fee sheet to determine the cost of the meter and installation; and connection.  All other (Domestic Service: Meter & Installation Costs; and Domestic Connection) (Irrigation Service: Meter & Installation Costs; and Irrigation Connection) Use the lists to determine the cost of the meter and installation; and connection for Domestic and Irrigation.  A backflow device is required when an existing well will be used for irrigation purposes in a residential project or if the project is a non-residential project.
Recycled Water	Residential Fees are for the meter and meter installation only. Non-residential Fee is meter, meter installation and 80% of water capacity fee based on meter size.
Water Reclamation	Residential: Find the type of dwelling unit: Granny unit, Multi-Family or Single Family Non-Residential: Find the meter size and strength for the applicable fee. For non-standard developments, an engineer's report will need to be submitted.
Total	Total all fees. NOTE: The Town of Windsor Public Works Development Impact Fees are separate from the Parks and Facilities Impact fees and the Building Permit fees.

The fees are collected at the current rate in effect at the time of payment. Fees are adjusted for inflation each July 1st.

Description	Quantity	Unit Cost	Unit	Total
<b>Drainage</b> Resolution 914-00 effective 7/17/00				
Single Family		\$3,779	dwelling unit	
Multiple Family		3,779	dwelling unit	
Commercial, Industrial or Office		\$19,948	acre	
<b>Traffic</b> Resolution 2392-08 effective 1/18/09; Resolution 2736-10 effective 9/15/10				
Single Family Detached	0	\$13,163	dwelling unit	\$0
Multi-Family	0	\$8,078	dwelling unit	\$0
Second Unit Equal to or Less than 840 sf	0	\$3,388	dwelling unit	\$0
General Business (Office)	0	\$8,384	1,000 SF	\$0
Retail/Commercial	0	\$10,990	1,000 SF	\$0
Light Industrial	0	\$5,424	1,000 SF	\$0
Heavy Industrial	0	\$1,620	1,000 SF	\$0
Mixed use credit Residential or Non-Residential	-0.15	X	\$0	\$0
Transit Core Credit Residential	-0.09	X	\$0	\$0
Transit Core Credit Non-Residential	-0.03	X	\$0	\$0
Surcharge for Drive-through Other	0	x	\$6,261	\$0
Surcharge for Drive-through Food	0	x	\$53,220	\$0
Total				
<b>Water Capacity</b> Resolution 1566-03 effective 12/3/03; Resolution 2764-11 effective 3/20/11; Resolution 1864-17 effective 4/16/17				
<u>Meter and Installation</u>		<u>Domestic</u>	<u>Irrigation</u>	
<u>Meter Size</u>		<u>Quantity</u>	<u>Unit Cost</u>	<u>Unit</u>
Installation			\$152	each
5/8" meter			\$275	each
1" meter			\$432	each
1 1/2" meter			\$664	each
Applicant shall provide and install all meters 2" and larger. Town will supply and install ERT at cost plus installation.				
<u>Domestic Connection (per meter size)</u>				
<b>Small Single Family Residential</b>	(1,200 sq ft or less on 4,000 sq ft lot or less) 1"		\$2,690	each
<b>Standard Single Family Residential</b>	w/ 1" Meter		\$4,035	each
<b>Accessory Dwelling Unit (ADU)</b>	(shall not have separate water service)		\$0	each
<b>Multiple Family, Residential</b>	<u>(per dwelling unit)</u> (Incl duplex, triplex, fourplex, townhome, apartment, condominium, live/work units, manufactured (mobile) homes)		\$2,058	<b>per dwelling unit</b>
<b>Non-Residential,</b>	1" Meter		\$6,725	each
<b>Non-Residential,</b>	1 1/2" Meter		\$13,451	each
<b>Non-Residential,</b>	2" Meter		\$21,521	each
<b>Non-Residential,</b>	3" Meter		\$40,352	each
<b>Non-Residential,</b>	4" Meter		\$67,253	each
<b>Non-Residential,</b>	6" Meter		\$134,505	each
<b>Non-Residential,</b>	8" Meter		\$215,209	each

Dedicated Irrigation (per meter size)

1"	\$6,725	each
1 1/2"	\$13,451	each
2"	\$21,521	each

**Recycled Water** Resolution 1566-03 effective 12/3/03; Resolution 1738-05 effective 5/2/05

<u>Meter Size</u>	<u>Meter &amp; Installation</u>	
Installation	\$152	each
1"	\$432	each
1 1/2"	\$664	each

Applicant shall provide and install all meters 2" and larger.

**Recycled Water Capacity Fee-New Users Only**  
Non-Residential - 80% of current Water Capacity

**80% calc fee**

**Water Reclamation** Resolution 3045-13 effective 1/18/14; Resolution 3087-14 effective 5/12/2014; Resolution 1865-17 effective 4/16/17

**Residential**

**Small Single Family Residential** (1,200 sq ft or less on 4,000 sq ft lot or less) \$8,319 per dwelling unit

**Standard Single Family Residential** \$9,786 per dwelling unit

**Accessory Dwelling Unit (ADU)** (shall not have separate water service) \$0 per dwelling unit

**Multiple Family, Residential (per dwelling unit)** \$7,634 per dwelling unit  
(Incl duplex, triplex, fourplex, townhome, apartment, condominium, live/work units, manufactured (mobile) homes)

<b>Non-Residential, Low Strength</b>	1" Meter	\$9,786
<b>Non-Residential, Low Strength</b>	1 1/2" Meter	\$19,572
<b>Non-Residential, Low Strength</b>	2" Meter	\$31,315
<b>Non-Residential, Low Strength</b>	3" Meter	\$58,717
<b>Non-Residential, Low Strength</b>	4" Meter	\$97,862
<b>Non-Residential, Low Strength</b>	6" Meter	\$195,723
<b>Non-Residential, Low Strength</b>	8" Meter	\$313,157

<b>Non-Residential, Medium Strength</b>	1" Meter	\$11,321
<b>Non-Residential, Medium Strength</b>	1 1/2" Meter	\$22,642
<b>Non-Residential, Medium Strength</b>	2" Meter	\$36,228
<b>Non-Residential, Medium Strength</b>	3" Meter	\$67,927
<b>Non-Residential, Medium Strength</b>	4" Meter	\$113,212
<b>Non-Residential, Medium Strength</b>	6" Meter	\$226,424
<b>Non-Residential, Medium Strength</b>	8" Meter	\$362,279

<b>Non-Residential, High Strength</b>	1" Meter	\$14,542
<b>Non-Residential, High Strength</b>	1 1/2" Meter	\$29,084
<b>Non-Residential, High Strength</b>	2" Meter	\$46,534
<b>Non-Residential, High Strength</b>	3" Meter	\$87,251
<b>Non-Residential, High Strength</b>	4" Meter	\$145,419
<b>Non-Residential, High Strength</b>	6" Meter	\$290,837
<b>Non-Residential, High Strength</b>	8" Meter	\$465,339

**Non-Standard Developments by Special Formula below:**

$$WWCF = \$9,786.00 \times \text{Flow}/200 \times [0.83 + (0.12 \times \text{BOD}/200) + (0.05 \times \text{TSS}/175)]$$

Where:

WWCF = Calculated wastewater capacity fee

Flow = Wastewater flow in gallons per day

BOD = Biochemical oxygen demand of discharge in mg/l

TSS = Total suspended solids of discharge in mg/l

Non-standard may include, but is not limited to food processing, beverage manufacturing, wine production, and breweries.

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Fire Department Fees: Contact the Windsor Building Department to get Windsor Fire Protection District fees 707-838-1105

School Impact Fee: Contact Windsor Unified School District 707-837-7796 ext. 1302