



City of Dixon, California

Development Impact Fees

Adopted February 17, 2026

Fire Facilities Impact Fee	
Fee Description	Current Fee
Residential - Single Family	\$2,180.21
Residential - Multi-Family	\$1,737.19
Residential - Second Units (ADU or JADU)	(1)
Highway Commercial	\$1.36
Commercial	\$1.36
Office	\$2.05
Industrial	\$1.70

Police Facilities Impact Fee	
Fee Description	Current Fee
Residential - Single Family	\$868.59
Residential - Multi-Family	\$691.38
Residential - Second Units (ADU or JADU)	(1)
Highway Commercial	\$0.54
Commercial	\$0.54
Office	\$0.81
Industrial	\$0.68

Administrative & Public Works Administrative Facilities Impact Fee	
Fee Description	Current Fee
Residential - Single Family	\$1,706.31
Residential - Multi-Family	\$1,358.60
Residential - Second Units (ADU or JADU)	(1)
Highway Commercial	\$1.07
Commercial	\$1.07
Office	\$1.60
Industrial	\$1.33

SFD, MFD, and 2nd Units/Res. fees are per unit. Highway Commercial, Commercial, and Industrial fees are per square foot.

- (1)The following approach should be used to determine the fee amount to impose for an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU):
- a. If ADU is seven hundred forty-nine (749) square feet or less, or JADU:
 - i. No capital facilities fee should be charged. The ADU or JADU is exempt from capital facilities fees.
 - b. If the ADU is seven hundred fifty (750) square feet or more:
 - i. Calculate the proportionate percentage: Divide the ADU square footage by the square footage of the primary residence; then
 - ii. Multiply the proportionate percentage from step (i) by the applicable capital facilities fee (either SFD or MFD).

Transportation Facilities Impact Fee	
Fee Description	Current Fee
Residential - Single Family	\$13,528.76
Residential - Multi-Family	\$7,652.16
Commercial	\$14.69
Office	\$12.10
Industrial	\$6.81

Park & Recreation Facilities Impact Fee	
Fee Description	Current Fee
SFD:	\$18,060.74
MFD:	\$15,345.69
Mobile Homes:	\$13,103.44
2nd Units/Res. (ADU or JADU):	(1)
Highway Commercial:	N/A
Commercial:	N/A
Office:	N/A
Industrial:	N/A

SFD, MFD, and 2nd Units/Res. fees are per unit. Highway Commercial, Commercial, and Industrial fees are per square foot.

(1)The following approach should be used to determine the fee amount to impose for an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU):

- a. If ADU is seven hundred forty-nine (749) square feet or less, or JADU:
 - i. No capital facilities fee should be charged. The ADU or JADU is exempt from capital facilities fees.
- b. If the ADU is seven hundred fifty (750) square feet or more:
 - i. Calculate the proportionate percentage: Divide the ADU square footage by the square footage of the primary residence; then
 - ii. Multiply the proportionate percentage from step (i) by the applicable capital facilities fee (either SFD or MFD).

Wastewater (Sewer) Connection Fee

Fee Description	Current Fee
Residential - Single Family	\$18,575.01

Multi-family Residential, Commercial, Office, and Industrial are based upon meter size.

Meter Size	Current Fee		
	Low Strength	Medium Strength	High Strength
3/4 " meter	\$28,896.53	\$31,409.29	\$38,567.66
1" meter	\$48,160.89	\$52,348.79	\$64,279.43
1-1/2" meter	\$96,321.76	\$104,697.56	\$128,558.88
2" meter	\$154,114.82	\$167,516.10	\$205,694.20
3" meter	\$288,965.29	\$314,092.70	\$385,676.61
4" meter	\$481,608.80	\$523,487.84	\$642,794.37

Water Connection Fee

DOMESTIC		IRRIGATION (2)	
Meter Size	Current Fee	Meter Size	Current Fee
3/4" meter	\$7,949.69	3/4" meter	\$3,544.27
1" meter - residential (1)(3)	\$7,949.69	1" meter - residential (1)	\$5,907.93
1" meter	\$13,275.97	1" meter	\$5,093.87
1-1/2" meter	\$26,472.45	1-1/2" meter	\$11,813.43
2" meter	\$42,371.82	2" meter	\$18,901.98
3" meter	\$84,823.15	3" meter	\$35,442.72
4" meter	\$132,521.26	4" meter	\$59,072.01
6" meter	\$264,963.04	6" meter	\$118,141.60
8" meter	\$423,956.75	8" meter	\$189,027.07

(1) Per City of Dixon Reso. 02-126 for single-family with fire sprinkler systems.

(2) Excludes costs associated with fire flow capacity.

(3) The following approach should be used to determine the fee amount to impose for an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU):

- a. If ADU is within the space of an existing single-family residence or accessory structure with independent exterior access, or JADU:
 - i. No connection fees should be charged. The ADU or JADU is exempt from connection fees.
- b. If the ADU one other than described in (a.):
 - i. Calculate the proportionate percentage: Divide the ADU square footage by the square footage of the primary residence; then
 - ii. Multiply the proportionate percentage from step (i) by the applicable connection fee (either SFD or MFD).

Agricultural Mitigation In-Lieu Fee

	Current Fee
Per Acre	\$7,988.13

Storm Drainage Facilities Impact Fee

	Current Fee				
	Fee Area A1*	Fee Area A2*	Fee Area A3*	Fee Area B/C*	Fee Area D/G*
SFD per unit	\$359.84	\$8,215.76	\$8,495.63	\$2,351.42	N/A
MFD per net acre*	\$1,892.57	\$51,010.06	\$49,444.94	\$12,454.07	N/A
CH/N per net acre*	\$2,435.22	\$65,585.14	\$63,570.70	\$16,012.62	\$29,866.12
CO per net acre*	\$2,435.22	\$65,585.14	\$63,570.70	\$16,012.62	\$29,866.12
CS per net acre*	\$2,435.22	\$65,585.14	\$63,570.70	\$16,012.62	\$29,866.12
Industrial per net acre*	\$2,435.22	\$65,585.14	\$63,570.70	\$16,012.62	\$29,866.12

Fees are segregated according to fee areas in the City of Dixon as shown in Map and are designated "Fee Area A1," "Fee Area A2", "Fee Area A3", "Fee Area B/C", and "Fee Area D/G"

SFD (regardless of lot size) is calculated per unit.

* Net acre = 85% of gross acreage (or actual parcel acreage after right-of-way dedication).

** Zoning designations:

CH/N = Commercial- Highway/ Neighborhood

CO = Commercial - Office

CS = Commercial - Service



Fee
Area
D/G

Fee
Area
D/G

Fee
Area
A1

Fee
Area
B/C

Fee
Area
A2

Fee
Area
A3

