

## **ZONES OF BENEFIT OF THE SUTTER COUNTY WATER AGENCY**

### **SCHEDULE OF FEES FOR July 1, 2025-June 30, 2026**

Construction Cost Index for June 2025 = **13,871.21**

**A. Zone No. 1** (Ordinance 1WA, Dec 23, 1975, amended by 1WA-6A, July 2, 2002) \$1,000.00 per acre plus 4% interest, compounded annually, from February 1, 1976 for all new development. For FY **25-26** this amount is:

1. Single family residence, residential subdivision whether single, multiple dwelling unit, triplexes, condominiums, apartment buildings - \$1,000 x  $(1+0.04)^{49.4167} = \$6,945.95/\text{acre}$  but fee shall not exceed a total of **\$6,945.95** for a single family residence
2. Golf courses, parks, cemeteries and auto wrecking yards.
  - a. Areas not covered by impervious surface - \$270.00 per acre plus 4% interest, compounded annually from February 1, 1976. For FY **25-26** this amount is:  $\$270 \times (1+0.04)^{49.4167} = \$1,875.41/\text{acre}$
  - b. Areas covered by impervious surfaces:  $\$1000 \times (1+0.04)^{49.4167} = \$6,945.95/\text{acre}$
3. Commercial and industrial.
  - a. All of site developed - \$1,000.00 per acre plus 4% interest, compounded annually from February 1, 1976. For FY **25-26** this amount is **\$6,945.95/acre**.
  - b. Part of site developed - \$1,000.00 per acre plus 4% interest, compounded annually from February 1, 1976 on net area developed, when approved by the Agency engineer and when a written agreement is entered into by the owner and engineer to defer payment on undeveloped area. For FY **25-26** this amount is **\$6,945.95/acre**.
4. Existing improved area.
  - a. Existing improvements with no change since February 1, 1976 - no fee.
  - b. Existing improvement where change in use occurs - the difference in existing use fees and new use fees shall be paid.
  - c. Existing improvements where fees were paid which due to a change in use become liable for a lesser fee, a refund of the difference shall be made.

#### **Notes for Zone 1:**

1. Statement of fees is simplified for use in outline form and is for general information. It is advisable to read Section 11-C-6 of Ordinance 1WA.
2. Fees are due with issuance of building permit or the filing of a subdivision map. **Fees are collected by SCWA and transferred to Gilsizer Drainage District for continued improvements to the Gilsizer Slough per Section 8d of the Joint Powers Agreement with Gilsizer, Sutter County Official Records, Book 859, OR Pages 90-125.**

**B. Zone 2** (Ordinance 2WA, May 27, 1980; Fees amended by 01-20WA February 20, 2001)

1. \*All areas shall be subject to the **Zone No. 1** fees in addition to the **Zone 2** fees.
2. Zone 2 Fees: ENR CCI (June 2025) x \$1,095.15/acre  
ENR CCI (May 1980)  
  
13,871.21 x \$1,095.15/acre = **\$4,839.46/acre**  
3,139

Note: ENR CCI is the Engineering News Record Construction Cost Index and is located in the appendix of this summary.

3. Single family residence of 800 sq. ft. or more - **\$4,839.46** per acre but not more than a total of **\$4,839.46**
4. Multiple unit dwellings - **\$4,839.46** per acre.
5. Commercial and industrial in excess of 800 sq. ft. and all other types of use not already listed - **\$4,839.46** per acre.
6. When only a portion of the parcel is being developed, the Agency engineer may by written agreement defer the fees on the portion not being developed.

Subject to annual adjustment using the Construction Cost Index in the Engineering News Record, a publication of wide acceptance by the construction industry. These fees become due at the time a building permit is issued or when an existing developed property is sold.

**C. Zone 3**

**The real property within this zone has been annexed to the City of Yuba City and the zone is to be abandoned.**

**D. Zone 4** (Ordinance 4WA, April 20, 1982 see Clerk for amendments)

Inflation Factor:  $\frac{\text{ENR CCI (June 2025)}}{\text{ENR CCI (May 1982)}} = \frac{13,871.21}{3,734} = 3.7148$

1. Maintenance and operation. \*

- a. New single family residence - \$15.00 x  $3.7148 = \$55.72$ /year.
- b. Multi-family development - \$75 x  $3.7148 = \$278.61$ /year/acre.
- c. Commercial and industrial - \$112.50 x  $3.7148 = \$417.92$ /year/acre.
- d. Church and school - \$112.50 x  $3.7148 = \$417.92$ /year/acre. (of impervious area only).

\* Subject to annual adjustment using the Construction Cost Index in the Engineering News Record, a publication of wide acceptance by the construction industry. These fees become due at the time a building permit is issued or when an existing developed property is sold. These fees, once started, are an annual special assessment collected with the taxes.

2. Construction \*\*

- a. Single family residence up to 2,500 sq. ft. - \$531.25 x  $3.7148 = \$1,973.51$  per dwelling, for dwellings over 2,500 sq. ft. add \$0.20 x  $3.7148 = \$0.74$  for each additional sq. ft. of building coverage.
- b. Multi-family development - \$531.25 x  $3.7148 = \$1,973.51$  per dwelling unit, not to exceed \$2,700 x  $3.7148 = \$10,030.07$  per acre.
- c. Commercial and industrial - \$0.10 x  $3.7148 = \$0.37$  per sq. ft. of impervious surface, not to exceed \$4,000 x  $3.7148 = \$14,859.36$  per acre.
- d. Construction fees are not collected for building additions or replacements.

\*\* Subject to annual adjustment using the Construction Cost Index in the Engineering News Record. This fee is due at the time a building permit is issued and is a one-time fee. The fee is to be used to improve the Live Oak Canal.

**E. Zone 5 (Ordinance 7WA, May 5, 1984)**

Inflation Factor:  $\frac{\text{ENR CCI (June 2025)}}{\text{ENR CCI (June 1984)}} = \frac{13,871.21}{4,161} = 3.3336$

1. Maintenance and operation. \*
  - a. New single family residences -  $\$16.50 \times 3.3336 = \$55.00$ /year.
  - b. Multi-family development -  $\$82.50 \times 3.3336 = \$275.02$ /year/acre.
  - c. Commercial and industrial -  $\$123.75 \times 3.3336 = \$412.54$ /year/acre.

\* These fees become due when property is sold or when a building permit is issued. These fees, once started, are an annual special assessment collected with the taxes. These fees are adjusted annually to the Construction Cost Index in the Engineering News Record.

2. Construction \*\*
  - a. Single family to 2,500 sq. ft. -  $\$584.37 \times 3.3336 = \$1,948.07$  per dwelling, for dwellings over 2,500 sq. ft. add  $\$0.22 \times 3.3336 = \$0.73$  for each additional sq. ft. of building coverage.
  - b. Multi-family development -  $\$584.37 \times 3.3336 = \$1,948.07$  per dwelling unit, not to exceed 2,700 x  $3.3336 = \$9,000.79$  per acre.
  - c. Commercial and industrial -  $\$0.11 \times 3.3336 = \$0.37$  per sq. ft. of impervious surface, not to exceed  $\$4,000 \times 3.3336 = \$13,334.50$  per acre.
  - d. Construction fees are not collected for building additions or replacements.

\*\* These fees are collected when a building permit is issued. The funds are used to make improvements to the Live Oak Canal. These fees are adjusted annually to the Construction Cost Index in the Engineering News Record.

**F. Zone 6** (Ordinance 8WA, December, 9 1986)

Inflation Factor:  $\frac{\text{ENR CCI (June 2025)}}{\text{ENR CCI (Jan 1987)}} = \frac{13,871.21}{4,354} = 3.1859$

1. Maintenance and operation. \*
  - a. New single family residences -  $\$17.25 \times 3.1859 = \$54.96$ /year.
  - b. Multi-family development -  $\$86.25 \times 3.1859 = \$274.78$ /year/acre.
  - c. Commercial and industrial -  $\$129.38 \times 3.1859 = \$412.19$ /year/acre.

\* These fees become due when property is sold or when a building permit is issued. These fees, once started, are an annual special assessment collected with the taxes. These fees are adjusted annually to the Construction Cost Index in the Engineering News Record.

2. Construction \*\*

- a. Single family to 2,500 sq. ft. -  $\$885.00 \times 3.1859 = \$2,819.48$  per dwelling, for dwellings over 2,500 sq. ft. add  $\$0.33 \times 3.1859 = \$1.05$  for each additional sq. ft. of building coverage.
- b. Multi-family -  $\$885.00 \times 3.1859 = \$2,819.48$  per dwelling unit, not to exceed  $\$0.0625 \times 3.1859 = \$0.20$  per sq. ft. of land area of development.
- c. Commercial and industrial  $\$0.17 \times 3.1859 = \$0.54$  per sq. ft. of impervious surface, not to exceed  $\$6,640 \times 3.1859 = \$21,154.07$  per acre of development.
- d. Construction fees are not collected for building additions or replacements.

\*\* These fees are collected when a building permit is issued. The funds are used to make improvements to the Live Oak Canal and construct an outfall storm drain. These fees are adjusted annually to the Construction Cost Index in the Engineering News Record.

**G. Zone 7 (Ordinance 9WA, April 24, 1987)**

Inflation Factor:  $\frac{\text{ENR CCI (June 2025)}}{\text{ENR CCI (May 1987)}} = \frac{13,871.21}{4,369} = 3.1749$

1. Maintenance and operation. \*

- a. Single family residences - \$17.25 x **3.1749** = **\$54.77**/year.
- b. Multi-family development - \$86.25 x **3.1749** = **\$273.84**/year/acre.
- c. Commercial and industrial - \$129.38 x **3.1749** = **\$410.77**/year/acre.

\* These fees become due when property is sold or when a building permit is issued. These fees, once started, are an annual special assessment collected with the taxes. These fees are adjusted annually to the Construction Cost Index in the Engineering News Record.

2. Construction \*\*

- a. Single family to 2,500 sq. ft. - \$687.00 x **3.1749** = **\$2,181.17** per dwelling, for dwellings over 2,500 sq. ft. add \$0.26 x **3.1749** = **\$0.83** for each additional sq. ft. of building coverage.
- b. Multi-family - \$687.00 x **3.1749** = **\$2,181.17** per dwelling unit, not to exceed \$3,492 x **3.1749** = **\$11,086.81** per acre of development.
- c. Commercial and industrial - \$0.14 x **3.1749** = **\$0.44** per sq. ft. of impervious surface, not to exceed \$5,173 x **3.1749** = **\$16,423.84** per acre of development.
- d. Construction fees are not collected for building additions or replacements.

\*\* These fees are collected when a building permit is issued. The funds are used to make improvements to the Live Oak Canal. These fees are adjusted annually to the Construction Cost Index in the Engineering News Record.

## H. Zone 8 (Ordinance 10WA, September 19, 1989)

Inflation Factor: 
$$\frac{\text{ENR CCI (June 2025)}}{\text{ENR CCI (Oct 1989)}} = \frac{13,871.21}{4,658} = 2.9779$$

1. Maintenance and operation. \*
  - a. Single family residences - \$17.90 x 2.9779 = **\$53.30**/year.
  - b. Multi-family development - \$89.51 x 2.9779 = **\$266.55**/year/acre.
  - c. Commercial and industrial - \$134.28 x 2.9779 = **\$399.88**/year/acre.

\* These fees become due when property is sold or when a building permit is issued. These fees, once started, are an annual special assessment collected with the taxes. These fees are adjusted annually to the Construction Cost Index in the Engineering News Record.

### 2. Construction \*\*

- a. Single family to 2,500 sq. ft. - \$1,050.00 x 2.9779 = **\$3,126.83** per dwelling, for dwellings over 2,500 sq. ft. add \$0.42 x 2.9779 = **\$1.25** for each additional sq. ft. of building coverage.
- b. Multi-family - \$1,050.00 x 2.9779 = **\$3,126.83** per dwelling unit, not to exceed \$5,250 x 2.9779 = **\$15,634.15** per acre of development.
- c. Commercial and industrial - \$0.26 x 2.9779 = **\$0.77** per sq. ft. of impervious surface, not to exceed \$9,500 x 2.9779 = **\$28,290.36** per acre of development.
- d. Construction fees are not collected for building additions or replacements.

\*\* These fees are collected when a building permit is issued. The funds are used to make improvements to the Live Oak Canal. These fees are adjusted annually to the Construction Cost Index in the Engineering News Record.

### **NOTE:**

On July 26, 2005 Sutter County Water Agency entered into a 30 year Reimbursement Agreement with Yuba City Unified School District to reimburse YCUSD for oversizing drainage pipe in the northern half of Zone 8. Total reimbursement amount is \$1,353,538.64. Construction fees collected per Ordinance 10WA by SCWA from parcels within the reimbursement area (approximately 225 acres per the Reimbursement Agreement) are to be used to pay down the reimbursement amount.

**I. Zone 9** (Ordinance 11-WA, December 4, 1990)

Construction Fees completely paid for this zone.

Maintenance and operation. \*

Inflation Factor:  $\frac{\text{ENR CCI (June 2025)}}{\text{ENR CCI (Jan 1991)}} = \frac{13,871.21}{4,777} = 2.9037$

Single Family - \$170.00 x 2.9037 = \$493.64/year/lot

\* The drainage facilities to be maintained are described as a retention pond, drainage pipes, and drop inlets which are located within the public right of ways or easements of Sunset Estates Subdivision. All 18 residences within the subdivision are to be assessed this charge. Fees are not increased by the addition of more impervious surface.

**J. Zone 11** (Ordinance 12WA, December 18, 1990, and Ordinance 16WA, July 14, 1992)

Inflation Factor:  $\frac{\text{ENR CCI (June 2025)}}{\text{ENR CCI (Jan 1991)}} = \frac{13,871.21}{4,777} = 2.9037$

No Maintenance Fee collected – this zone is within the Gilsizer Drainage District

Construction Fee prorated on a per acre basis assessed by APN:\*

22-030-053, 054, 048, 047, 046, 040, 039, 038:

22-040-033, 011, 054, 055, 056, 057:

\$2,487.51 x 2.9037 = \$7,223.11/acre

22-060-001:

\$2,069.22 x 2.9037 = \$6,008.50/acre

22-040-022, 22-060-003, 004:

\$1,840.85 x 2.9037 = \$5,345.37/acre

\* These fees are collected as a condition of approval of a subdivision map or parcel map or when the Agency Engineer determines that development on the owners property increases burden on drainage facilities. This fee is collected by Sutter County and disbursed to Gilsizer Drainage District.

**NOTE:**

The following additional fees may apply if parcel is located within ~~Sanborn Drainage Zone~~, see Pal Pabla agreement (\$19,846) dated May 26, 1992 benefiting 36.72 acres. Reimbursement expires on May 26, 2012.

Inflation Factor: 3.75% annually

~~$\frac{\$19,846 \times (1+0.0375)^{19.1}}{36.72} = \$1,010.00$~~

**EXPIRED MAY 26, 2012  
NO LONGER COLLECTED**

**K. Zone 12** (Ordinance 13WA, December 18, 1990, and Ordinance 16WA, July 14, 1992)

Inflation Factor: 
$$\frac{\text{ENR CCI (June 2025)}}{\text{ENR CCI (Jan 1991)}} = \frac{13,871.21}{4,777} = 2.9037$$

No Maintenance Fee collection is required by Ordinance 13WA, however, Zone 12 is entirely within Zone 4 so Zone 4 maintenance and operation fees and construction fees should be added to the following Zone 12 construction fees and collected prior to development.

Construction Fee prorated on a per acre basis assessed by APN:\*

61-090-002 thru -009 (17-520-002 thru -009) (Kira Estates):  
\$19,684.18 x **2.9037** = **\$57,157.92**/subdivision = **\$7,144.74**/Lot

61-090-011 (17-520-011):	\$10,490.71	x <b>2.9037</b> =	<b>\$30,462.39</b> /parcel
61-090-013 (17-520-013):	\$ 5,527.36	x <b>2.9037</b> =	<b>\$16,050.07</b> /parcel
61-090-014 (17-520-014):	\$ 7,614.23	x <b>2.9037</b> =	<b>\$22,109.81</b> /parcel
61-090-019 (17-520-017):	\$12,859.58	x <b>2.9037</b> =	<b>\$37,341.00</b> /parcel
17-064-029 (17-064-028):	\$19,740.58	x <b>2.9037</b> =	<b>\$57,321.69</b> /parcel
17-064-019:	\$11,505.94	x <b>2.9037</b> =	<b>\$33,410.36</b> /parcel
17-064-004:	\$14,100.42	x <b>2.9037</b> =	<b>\$40,944.08</b> /parcel

Parcels annexed into Yuba City have changed APN numbers – old numbers in brackets ( ).

**ENR's 20-city average cost indexes, wages and materials prices.**  
**Historical data for ENR's 20 cities can be found at [ENR.com/economics](http://ENR.com/economics)**

**Construction Cost Index**

**+2.4%**

ANNUAL INFLATION RATE

JUNE 2025

1913=100	INDEX VALUE	MONTH	YEAR
CONSTRUCTION COST	13871.21	0.2%	+2.4%
COMMON LABOR	26211.45	0.0%	+3.1%
WAGE \$/HR.	49.80	0.0%	+3.1%

The Construction Cost Index annual escalation rose 2.4%, while the monthly component increased 0.2%.

**Building Cost Index**

**+2.9%**

ANNUAL INFLATION RATE

JUNE 2025

1913=100	INDEX VALUE	MONTH	YEAR
BUILDING COST	8563.30	+0.5%	+2.9%
SKILLED LABOR	12266.76	+0.3%	+4.8%
WAGE \$/HR.	68.08	+0.3%	+4.8%

The Building Cost Index was up 2.9% on an annual basis, while the monthly component rose 0.5%.

**Materials Cost Index**

**+0.8%**

MONTHLY INFLATION RATE

JUNE 2025

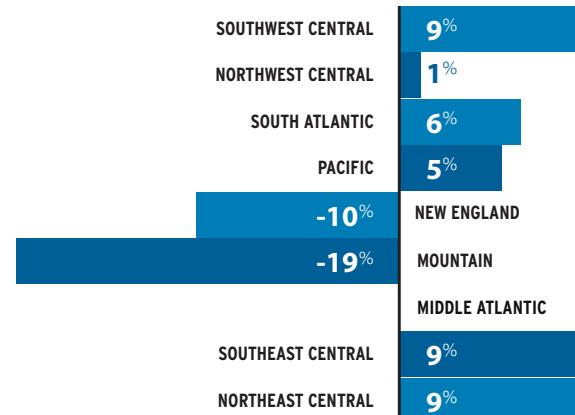
1913=100	INDEX VALUE	MONTH	YEAR
MATERIALS COST	6307.85	+0.8%	+0.7%
CEMENT \$/TON	289.45	-0.6%	+17.6%
STEEL \$/CWT	118.39	+0.9%	+11.2%
LUMBER \$/MBF	796.31	+2.0%	-19.7%

The Materials Cost Index rose 0.8%, while the annual escalation rate increased 0.7%.

## Construction Starts

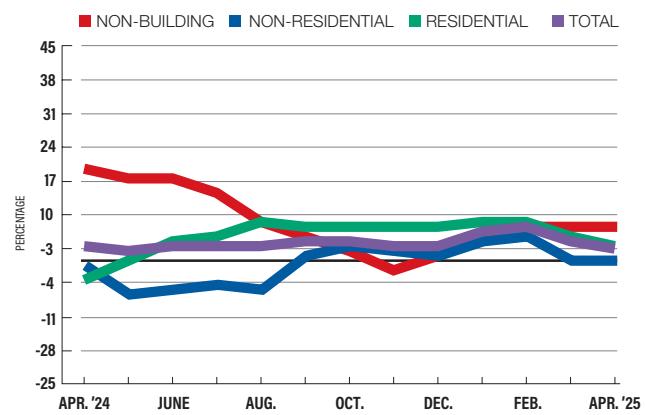
Regional growth trends vs. national trends

### SOUTH ATLANTIC STARTS UP 6%



SOURCE: DODGE CONSTRUCTION NETWORK. YEAR-TO-YEAR PERCENT CHANGE IN VALUE OF TOTAL PROJECTS STARTED FEBRUARY 2024 FOR 12-MONTH ROLLING TOTALS.

### NON-BUILDING STARTS REBOUND



SOURCE: DODGE CONSTRUCTION NETWORK. YEAR-TO-YEAR PERCENT CHANGE FOR 12-MONTH ROLLING NATIONAL TOTAL STARTS.

**The total dollar value of new construction starts** in New Mexico in February was 49.9% below February 2024's level, according to Dodge Construction Network. The residential sector fell 1.4%, while non-residential declined 1.8%. Non-building starts decreased 69% in the same time period.

NEW MEXICO CONSTRUCTION STARTS: \$/MIL.

	2025 FEB.	2025 JAN.	2024 FEB.	% CHG. MONTH	% CHG. YEAR
<b>TOTAL CONSTRUCTION</b>	<b>5,466,247</b>	<b>5,475,817</b>	<b>10,918,641</b>	<b>-0.2</b>	<b>-49.9</b>
<b>NON-RESIDENTIAL</b>	<b>1,670,080</b>	<b>1,687,179</b>	<b>1,701,096</b>	<b>-1.0</b>	<b>-1.8</b>
STORES, SHOPPING CENTERS	126,505	143,022	145,209	-11.5	-12.9
OFFICE, BANK BUILDINGS	146,500	148,805	281,561	-1.5	-48.0
HOTELS, MOTELS	66,643	66,643	33,975	0.0	+96.2
OTHER COMMERCIAL	125,518	121,865	277,083	+3.0	-54.7
MANUFACTURING BUILDINGS	113,556	113,556	107,140	0.0	+6.0
EDUCATIONAL BUILDINGS	526,965	520,313	474,945	+1.3	+11.0
HEALTH CARE FACILITIES	191,120	174,141	200,567	+9.8	-4.7
OTHER INSTITUTIONAL	373,273	398,834	180,616	-6.4	+106.7
<b>RESIDENTIAL</b>	<b>1,373,984</b>	<b>1,387,710</b>	<b>1,394,043</b>	<b>-1.0</b>	<b>-1.4</b>
<b>NON-BUILDING</b>	<b>2,422,183</b>	<b>2,400,928</b>	<b>7,823,502</b>	<b>+0.9</b>	<b>-69.0</b>
HIGHWAYS, BRIDGES	654,429	625,521	584,947	+4.6	+11.9
ENVIRONMENTAL PUBLIC WORKS	426,766	435,934	284,975	-2.1	+49.8
POWER, UTILITIES	1,155,054	1,151,873	6,788,600	+0.3	-83.0

SOURCE: DODGE CONSTRUCTION NETWORK STARTS. TOTALS MAY NOT ADD UP DUE TO EXCLUSION OF OTHER CATEGORIES. 12-MONTH ROLLING TOTALS FOR NEW MEXICO.