

DEVELOPMENT FEE / SCHOOL IMPACT FEE

Effective 07/01/2025

District	Residential Fee	Commercial Fee	Rental - Self Storage
Twin Rivers USD	\$5.17 per sq.ft.	\$0.84 per sq.ft.	\$0.65 per sq.ft.
Elverta Joint USD <i>Twin Rivers 37.34%</i> <i>Elverta 62.66%</i>	\$5.17 per sq.ft.	\$0.84 per sq.ft.	\$0.65 per sq.ft.
Robla District Twin Rivers Unified School District collects only its portion of the developer fees. The Robla Unified School District portion must be paid directly at the Robla District Office. <i>Twin Rivers 46.1% Robla 53.9%</i>	<u>Twin Rivers</u> \$2.38 per sq.ft. <u>Robla</u> \$2.79 per sq.ft.	<u>Twin Rivers</u> \$0.39 per sq.ft. <u>Robla</u> \$0.45 per sq.ft.	

For payment of fees, please make an appointment between 8am-3pm Monday - Friday.
Email: facilities.services@trusd.net
Phone: 916-566-1600 ext. 36218

Twin Rivers Unified School District
 3222 Winona Way, Suite 201
 North Highlands, CA 95660

Fees must be paid in the form of check, money order, or cashier's check. The District does not accept credit or debit cards.

On January 1, 1987, AB 2926 (Chapter 887) was enacted which requires that school districts pay a share of the cost of school construction based on the square footage of residential, commercial and industrial construction taking place within their districts. The law commissions school districts to levy a Developer Impact Fee for this purpose, establishes the maximum rate of the fees, and prohibits building permit authorities from issuing building permits without certification from the school district that fee requirements have been met.

Remodeled Residential Development

Remodeled residential development will be charged a fee for the increased "assessable space" only if the net increase in the square footage within the perimeter of the residence is more than 500 square feet. In the event that the net increase is more than 500 square feet, any fee charged will be on the entire net increase in square footage. Pursuant to Education Code Section 17620, any "residential" remodeling addition of **500 square feet or less of assessable space** is *exempt* from developer fees.

No fee will be charged on residential reconstruction after the original structure is damaged or destroyed due to a catastrophic loss or act of nature, such as fire, flood, earthquake, etc., so long as the reconstruction does not exceed the assessable square footage of the original building that is damaged or destroyed. If the reconstruction exceeds the assessable square footage of the original residence that is damaged or destroyed, the increased square footage will be considered new construction and a fee will be charged, as appropriate.

A fee will be charged on voluntary residential reconstruction where no catastrophic loss or act of nature is involved. This is because the District may be deemed ineligible for certain state funding if it fails to collect all developer fees to which it is legally entitled (Ed. Code Section 17075.10). Unlike catastrophic loss or reconstruction resulting from an act of nature, there is no statutory exception for voluntary reconstruction. As a result, the District no longer grants credits for voluntary, complete demolition (there is a credit for partial demolition).

NOTE: All Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) are subject to developer fees when the interior livable space is 500 square feet or more.