

Table 22: 2026 Update TIF and Current 2025 Schedules

	Fee Basis	EDU Rate	Zone A	Zone B	Zone C
2026 Update TIF					
Residential	<i>Cost per EDU >></i>		\$ 13,968	\$ 30,153	\$ 38,739
SFD Not Age Restricted					
Less than 1,000 SqFt	Dwelling Unit	0.82	\$ 11,454	\$ 24,726	\$ 31,766
1,000 to 1,499 SqFt	Dwelling Unit	0.89	\$ 12,432	\$ 26,836	\$ 34,477
1,500 to 1,999 SqFt	Dwelling Unit	0.95	\$ 13,270	\$ 28,645	\$ 36,802
2,000 to 2,999 SqFt	Dwelling Unit	1.00	\$ 13,968	\$ 30,153	\$ 38,739
3,000 to 3,999 SqFt	Dwelling Unit	1.06	\$ 14,806	\$ 31,962	\$ 41,063
4,000 SqFt or more	Dwelling Unit	1.10	\$ 15,365	\$ 33,168	\$ 42,613
MFD Not Age Restricted	Dwelling Unit	0.54	\$ 7,543	\$ 16,282	\$ 20,919
SFD Age Restricted	Dwelling Unit	0.32	NA	\$ 9,649	\$ 12,397
MFD Age Restricted	Dwelling Unit	0.27	NA	\$ 8,141	\$ 10,460
Nonresidential	<i>Cost per EDU >></i>		\$ 1,728	\$ 6,575	\$ 7,875
General Commercial	Bldg. Sq. Ft.	1.72	\$ 2.97	\$ 11.31	\$ 13.54
Hotel/Motel/B&B	Room	0.28	\$ 483	\$ 1,841	\$ 2,205
Church	Bldg. Sq. Ft.	0.26	\$ 0.45	\$ 1.71	\$ 2.05
Office/Medical	Bldg. Sq. Ft.	1.79	\$ 3.09	\$ 11.77	\$ 14.10
Industrial/Warehouse	Bldg. Sq. Ft.	0.56	\$ 0.96	\$ 3.68	\$ 4.41
2025 TIF Fee Schedule - Eff. August 9, 2025 (Current)					
Residential	<i>Cost per EDU >></i>		\$ 13,364	\$ 28,621	\$ 37,467
SFD Not Age Restricted					
Less than 1,000 SqFt	Dwelling Unit	0.82	\$ 10,959	\$ 23,470	\$ 30,723
1,000 to 1,499 SqFt	Dwelling Unit	0.89	\$ 11,894	\$ 25,473	\$ 33,346
1,500 to 1,999 SqFt	Dwelling Unit	0.95	\$ 12,696	\$ 27,190	\$ 35,594
2,000 to 2,999 SqFt	Dwelling Unit	1.00	\$ 13,364	\$ 28,622	\$ 37,467
3,000 to 3,999 SqFt	Dwelling Unit	1.06	\$ 14,166	\$ 30,339	\$ 39,715
4,000 SqFt or more	Dwelling Unit	1.10	\$ 14,700	\$ 31,484	\$ 41,214
MFD Not Age Restricted	Dwelling Unit	0.54	\$ 7,216	\$ 15,456	\$ 20,233
SFD Age Restricted	Dwelling Unit	0.32	N/A	\$ 9,159	\$ 11,990
MFD Age Restricted	Dwelling Unit	0.27	N/A	\$ 7,727	\$ 10,116
Nonresidential	<i>Cost per EDU >></i>		\$ 1,653	\$ 6,224	\$ 7,636
General Commercial	Bldg. Sq. Ft.	1.72	\$ 2.84	\$ 10.71	\$ 13.14
Hotel/Motel/B&B	Room	0.28	\$ 463	\$ 1,742	\$ 2,138
Church	Bldg. Sq. Ft.	0.26	\$ 0.43	\$ 1.62	\$ 1.98
Office/Medical	Bldg. Sq. Ft.	1.79	\$ 2.96	\$ 11.15	\$ 13.67
Industrial/Warehouse	Bldg. Sq. Ft.	0.56	\$ 0.93	\$ 3.49	\$ 4.28
Sources: County of El Dorado (for existing fee schedule); Tables 3 and 21.					

Table 23: Difference Between 2026 Update TIF and Current 2025 TIF

	Fee Basis		Zone A	Zone B	Zone C
Difference - Amount					
Residential	<i>Cost per EDU >></i>		\$ 604	\$ 1,532	\$ 1,272
SFD Not Age Restricted	Dwelling Unit				
Less than 1,000 SqFt	Dwelling Unit		\$ 495	\$ 1,256	\$ 1,043
1,000 to 1,499 SqFt	Dwelling Unit		\$ 538	\$ 1,363	\$ 1,131
1,500 to 1,999 SqFt	Dwelling Unit		\$ 574	\$ 1,455	\$ 1,208
2,000 to 2,999 SqFt	Dwelling Unit		\$ 604	\$ 1,531	\$ 1,272
3,000 to 3,999 SqFt	Dwelling Unit		\$ 640	\$ 1,623	\$ 1,348
4,000 SqFt or more	Dwelling Unit		\$ 665	\$ 1,684	\$ 1,399
MFD Not Age Restricted	Dwelling Unit		\$ 327	\$ 826	\$ 686
SFD Age Restricted	Dwelling Unit		N/A	\$ 490	\$ 407
MFD Age Restricted	Dwelling Unit		N/A	\$ 414	\$ 344
Nonresidential	<i>Cost per EDU >></i>		\$ 75	\$ 351	\$ 239
General Commercial	Bldg. Sq. Ft.		\$ 0.13	\$ 0.60	\$ 0.40
Hotel/Motel/B&B	Room		\$ 20	\$ 99	\$ 67
Church	Bldg. Sq. Ft.		\$ 0.02	\$ 0.09	\$ 0.07
Office/Medical	Bldg. Sq. Ft.		\$ 0.13	\$ 0.62	\$ 0.43
Industrial/Warehouse	Bldg. Sq. Ft.		\$ 0.03	\$ 0.19	\$ 0.13
Difference - Percent					
Residential	<i>Cost per EDU >></i>		5%	5%	3%
SFD Not Age Restricted					
Less than 1,000 SqFt	Dwelling Unit		5%	5%	3%
1,000 to 1,499 SqFt	Dwelling Unit		5%	5%	3%
1,500 to 1,999 SqFt	Dwelling Unit		5%	5%	3%
2,000 to 2,999 SqFt	Dwelling Unit		5%	5%	3%
3,000 to 3,999 SqFt	Dwelling Unit		5%	5%	3%
4,000 SqFt or more	Dwelling Unit		5%	5%	3%
MFD Not Age Restricted	Dwelling Unit		5%	5%	3%
SFD Age Restricted	Dwelling Unit		N/A	5%	3%
MFD Age Restricted	Dwelling Unit		N/A	5%	3%
Nonresidential	<i>Cost per EDU >></i>		5%	6%	3%
General Commercial	Bldg. Sq. Ft.		5%	6%	3%
Hotel/Motel/B&B	Room		4%	6%	3%
Church	Bldg. Sq. Ft.		5%	6%	4%
Office/Medical	Bldg. Sq. Ft.		4%	6%	3%
Industrial/Warehouse	Bldg. Sq. Ft.		3%	5%	3%

Source: Table 22.