

Table 22-a: Current and Past Fee Schedules

Fee Basis		EDU Rate	Zone A	Zone B	Zone C										
2025 TIF Fee Schedule (Eff. June 10, 2025)						2024 Major Update TIF Fee Schedule - Dec 2024 (Eff. February 1, 2025)									
Residential	Cost per EDU >>		\$ 13,364	\$ 26,191	\$ 37,467	Residential	Cost per EDU >>		\$ 16,740	\$ 31,745	\$ 66,216				
SFD Not Age Restricted ¹						SFD Not Age Restricted ¹									
Less than 1,000 SqFt	Dwelling Unit	0.82	10,959	21,476	30,723	Less than 1,000 SqFt	Dwelling Unit	0.82	13,726	26,031	54,297				
1,000 to 1,499 SqFt	Dwelling Unit	0.89	11,894	23,310	33,346	1,000 to 1,499 SqFt	Dwelling Unit	0.89	14,899	28,253	58,933				
1,500 to 1,999 SqFt	Dwelling Unit	0.95	12,696	24,881	35,594	1,500 to 1,999 SqFt	Dwelling Unit	0.95	15,902	30,158	62,906				
2,000 to 2,999 SqFt	Dwelling Unit	1.00	13,364	26,191	37,467	2,000 to 2,999 SqFt	Dwelling Unit	1.00	16,740	31,745	66,216				
3,000 to 3,999 SqFt	Dwelling Unit	1.06	14,166	27,762	39,715	3,000 to 3,999 SqFt	Dwelling Unit	1.06	17,744	33,649	70,190				
4,000 SqFt or more	Dwelling Unit	1.10	14,700	28,809	41,214	4,000 SqFt or more	Dwelling Unit	1.10	18,414	34,919	72,838				
MFD Not Age Restricted	Dwelling Unit	0.54	7,216	14,143	20,233	MFD Not Age Restricted	Dwelling Unit	0.54	9,040	17,142	35,757				
SFD Age Restricted	Dwelling Unit	0.32	NA	8,381	11,990	SFD Age Restricted	Dwelling Unit	0.32	NA	10,159	21,190				
MFD Age Restricted	Dwelling Unit	0.27	NA	7,071	10,116	MFD Age Restricted	Dwelling Unit	0.27	NA	8,571	17,878				
Nonresidential	Cost per EDU >>		\$ 1,653	\$ 6,224	\$ 7,636	Nonresidential	Cost per EDU >>		\$ 5,032	\$ 7,540	\$ 12,828				
General Commercial	Bldg. Sq. Ft.	1.72	2.84	10.71	13.14	General Commercial	Bldg. Sq. Ft.	1.72	8.65	12.96	22.07				
Hotel/Motel/B&B	Room	0.28	463	1,742	2,138	Hotel/Motel/B&B	Room	0.28	1,409	2,111	3,592				
Church	Bldg. Sq. Ft.	0.26	0.43	1.62	1.98	Church	Bldg. Sq. Ft.	0.26	1.31	1.96	3.34				
Office/Medical	Bldg. Sq. Ft.	1.79	2.96	11.15	13.67	Office/Medical	Bldg. Sq. Ft.	1.99	10.00	14.99	25.51				
Industrial/Warehouse	Bldg. Sq. Ft.	0.56	0.93	3.49	4.28	Industrial/Warehouse	Bldg. Sq. Ft.	0.56	2.82	4.22	7.19				
2024 TIF Fee Schedule (Eff. July 20, 2024)															
Residential	Cost per EDU >>		\$ 12,331	\$ 31,297	\$ 36,781										
SFD Not Age Restricted ¹															
Less than 1,000 SqFt	Dwelling Unit	0.82	10,111	25,664	30,161										
1,000 to 1,499 SqFt	Dwelling Unit	0.89	10,975	27,854	32,735										
1,500 to 1,999 SqFt	Dwelling Unit	0.95	11,715	29,732	34,942										
2,000 to 2,999 SqFt	Dwelling Unit	1.00	12,331	31,297	36,781										
3,000 to 3,999 SqFt	Dwelling Unit	1.06	13,071	33,174	38,988										
4,000 SqFt or more	Dwelling Unit	1.10	13,564	34,426	40,459										
MFD Not Age Restricted	Dwelling Unit	0.57	7,028	17,839	20,965										
SFD Age Restricted	Dwelling Unit	0.30	N/A	9,389	11,035										
MFD Age Restricted	Dwelling Unit	0.26	N/A	8,137	9,563										
Nonresidential	Cost per EDU >>		\$ 1,459	\$ 6,116	\$ 8,083										
General Commercial	Bldg. Sq. Ft.	1.55	2.26	9.48	12.53										
Hotel/Motel/B&B	Room	0.28	408	1,713	2,263										
Church	Bldg. Sq. Ft.	0.25	0.36	1.53	2.02										
Office/Medical	Bldg. Sq. Ft.	1.28	1.87	7.82	10.33										
Industrial/Warehouse	Bldg. Sq. Ft.	0.51	0.74	3.12	4.12										
¹ The 2020 update added multiple single family dwelling fee categories based on dwelling size (not age restricted). The single family not age restricted fee for the 2024 update shown in this table is for a 2,000 to 2,999 square foot dwelling and provides the best comparison with the current fee.															
Sources: County of El Dorado (for existing fee schedule); Tables 3 and 21.															

Table 23-a1: Difference Between 2025 TIF (Eff. June 10, 2025) and Pre-Update TIF (Eff. July 20, 2024)

	Fee Basis		Zone A	Zone B	Zone C
Difference - Amount					
Residential	<i>Cost per EDU >></i>		\$ 1,033	\$ (5,106)	\$ 686
SFD Not Age Restricted ¹	Dwelling Unit				
Less than 1,000 SqFt	Dwelling Unit		\$ 848	\$ (4,188)	\$ 562
1,000 to 1,499 SqFt	Dwelling Unit		\$ 919	\$ (4,544)	\$ 611
1,500 to 1,999 SqFt	Dwelling Unit		\$ 981	\$ (4,851)	\$ 652
2,000 to 2,999 SqFt	Dwelling Unit		\$ 1,033	\$ (5,106)	\$ 686
3,000 to 3,999 SqFt	Dwelling Unit		\$ 1,095	\$ (5,412)	\$ 727
4,000 SqFt or more	Dwelling Unit		\$ 1,136	\$ (5,617)	\$ 755
MFD Not Age Restricted	Dwelling Unit		188	(3,696)	(732)
SFD Age Restricted	Dwelling Unit		N/A	(1,008)	955
MFD Age Restricted	Dwelling Unit		N/A	(1,066)	553
Nonresidential	<i>Cost per EDU >></i>		\$ 194	\$ 108	\$ (447)
General Commercial	Bldg. Sq. Ft.		0.58	1.23	0.61
Hotel/Motel/B&B	Room		55	29	(125)
Church	Bldg. Sq. Ft.		0.07	0.09	(0.04)
Office/Medical	Bldg. Sq. Ft.		1.09	3.33	3.34
Industrial/Warehouse	Bldg. Sq. Ft.		0.19	0.37	0.16
Difference - Percent					
Residential	<i>Cost per EDU >></i>		8%	(16%)	2%
SFD Not Age Restricted ¹					
Less than 1,000 SqFt	Dwelling Unit		8%	(16%)	2%
1,000 to 1,499 SqFt	Dwelling Unit		8%	(16%)	2%
1,500 to 1,999 SqFt	Dwelling Unit		8%	(16%)	2%
2,000 to 2,999 SqFt	Dwelling Unit		8%	(16%)	2%
3,000 to 3,999 SqFt	Dwelling Unit		8%	(16%)	2%
4,000 SqFt or more	Dwelling Unit		8%	(16%)	2%
MFD Not Age Restricted	Dwelling Unit		3%	(21%)	(3%)
SFD Age Restricted	Dwelling Unit		N/A	(11%)	9%
MFD Age Restricted	Dwelling Unit		N/A	(13%)	6%
Nonresidential	<i>Cost per EDU >></i>		13%	2%	(6%)
General Commercial	Bldg. Sq. Ft.		26%	13%	5%
Hotel/Motel/B&B	Room		13%	2%	(6%)
Church	Bldg. Sq. Ft.		19%	6%	(2%)
Office/Medical	Bldg. Sq. Ft.		58%	43%	32%
Industrial/Warehouse	Bldg. Sq. Ft.		26%	12%	4%

¹ The 2020 update added multiple single family dwelling fee categories based on dwelling size (not age restricted). The single family not age restricted fee for the 2020 update shown in this table is for a 2,000 to 2,999 square foot dwelling and provides the best comparison with the current fee.

Sources: Table 23.

Table 23-a2: Difference Between 2025 TIF (Eff. June 10, 2025) and Dec 2024 Update (Eff. February 1, 2025)

	Fee Basis		Zone A	Zone B	Zone C
Difference - Amount					
Residential	<i>Cost per EDU >></i>		\$ (3,376)	\$ (5,554)	\$ (28,749)
SFD Not Age Restricted ¹	Dwelling Unit				
Less than 1,000 SqFt	Dwelling Unit		\$ (2,767)	\$ (4,555)	\$ (23,574)
1,000 to 1,499 SqFt	Dwelling Unit		\$ (3,005)	\$ (4,943)	\$ (25,587)
1,500 to 1,999 SqFt	Dwelling Unit		\$ (3,206)	\$ (5,277)	\$ (27,312)
2,000 to 2,999 SqFt	Dwelling Unit		\$ (3,376)	\$ (5,554)	\$ (28,749)
3,000 to 3,999 SqFt	Dwelling Unit		\$ (3,578)	\$ (5,887)	\$ (30,475)
4,000 SqFt or more	Dwelling Unit		\$ (3,714)	\$ (6,110)	\$ (31,624)
MFD Not Age Restricted	Dwelling Unit		(1,824)	(2,999)	(15,524)
SFD Age Restricted	Dwelling Unit		NA	(1,778)	(9,200)
MFD Age Restricted	Dwelling Unit		NA	(1,500)	(7,762)
Nonresidential	<i>Cost per EDU >></i>		\$ (3,379)	\$ (1,316)	\$ (5,192)
General Commercial	Bldg. Sq. Ft.		(5.81)	(2.25)	(8.93)
Hotel/Motel/B&B	Room		(946)	(369)	(1,454)
Church	Bldg. Sq. Ft.		(0.88)	(0.34)	(1.36)
Office/Medical	Bldg. Sq. Ft.		(7.04)	(3.84)	(11.84)
Industrial/Warehouse	Bldg. Sq. Ft.		(1.89)	(0.73)	(2.91)
Difference - Percent					
Residential	<i>Cost per EDU >></i>		(20%)	(17%)	(43%)
SFD Not Age Restricted ¹					
Less than 1,000 SqFt	Dwelling Unit		(20%)	(17%)	(43%)
1,000 to 1,499 SqFt	Dwelling Unit		(20%)	(17%)	(43%)
1,500 to 1,999 SqFt	Dwelling Unit		(20%)	(17%)	(43%)
2,000 to 2,999 SqFt	Dwelling Unit		(20%)	(17%)	(43%)
3,000 to 3,999 SqFt	Dwelling Unit		(20%)	(17%)	(43%)
4,000 SqFt or more	Dwelling Unit		(20%)	(17%)	(43%)
MFD Not Age Restricted	Dwelling Unit		(20%)	(17%)	(43%)
SFD Age Restricted	Dwelling Unit		NA	(18%)	(43%)
MFD Age Restricted	Dwelling Unit		NA	(18%)	(43%)
Nonresidential	<i>Cost per EDU >></i>		(67%)	(17%)	(40%)
General Commercial	Bldg. Sq. Ft.		(67%)	(17%)	(40%)
Hotel/Motel/B&B	Room		(67%)	(17%)	(40%)
Church	Bldg. Sq. Ft.		(67%)	(17%)	(41%)
Office/Medical	Bldg. Sq. Ft.		(70%)	(26%)	(46%)
Industrial/Warehouse	Bldg. Sq. Ft.		(67%)	(17%)	(40%)

Table 22-b: Current and Past Fee Schedules

	Fee Basis	EDU Rate	Zone A	Zone B	Zone C						
Adjusted 2025 TIF Fee Schedule (Eff. August 9, 2025)						2024 Major Update TIF Fee Schedule - Dec 2024 (Eff. February 1, 2025)					
Residential	Cost per EDU >>		\$ 13,364	\$ 28,622	\$ 37,467	Residential	Cost per EDU >>		\$ 16,740	\$ 31,745	\$ 66,216
SFD Not Age Restricted ¹						SFD Not Age Restricted ¹					
Less than 1,000 SqFt	Dwelling Unit	0.82	10,959	23,470	30,723	Less than 1,000 SqFt	Dwelling Unit	0.82	13,726	26,031	54,297
1,000 to 1,499 SqFt	Dwelling Unit	0.89	11,894	25,473	33,346	1,000 to 1,499 SqFt	Dwelling Unit	0.89	14,899	28,253	58,933
1,500 to 1,999 SqFt	Dwelling Unit	0.95	12,696	27,190	35,594	1,500 to 1,999 SqFt	Dwelling Unit	0.95	15,902	30,158	62,906
2,000 to 2,999 SqFt	Dwelling Unit	1.00	13,364	28,622	37,467	2,000 to 2,999 SqFt	Dwelling Unit	1.00	16,740	31,745	66,216
3,000 to 3,999 SqFt	Dwelling Unit	1.06	14,166	30,339	39,715	3,000 to 3,999 SqFt	Dwelling Unit	1.06	17,744	33,649	70,190
4,000 SqFt or more	Dwelling Unit	1.10	14,700	31,484	41,214	4,000 SqFt or more	Dwelling Unit	1.10	18,414	34,919	72,838
MFD Not Age Restricted	Dwelling Unit	0.54	7,216	15,456	20,233	MFD Not Age Restricted	Dwelling Unit	0.54	9,040	17,142	35,757
SFD Age Restricted	Dwelling Unit	0.32	NA	9,159	11,990	SFD Age Restricted	Dwelling Unit	0.32	NA	10,159	21,190
MFD Age Restricted	Dwelling Unit	0.27	NA	7,727	10,116	MFD Age Restricted	Dwelling Unit	0.27	NA	8,571	17,878
Nonresidential	Cost per EDU >>		\$ 1,653	\$ 6,224	\$ 7,636	Nonresidential	Cost per EDU >>		\$ 5,032	\$ 7,540	\$ 12,828
General Commercial	Bldg. Sq. Ft.	1.72	2.84	10.71	13.14	General Commercial	Bldg. Sq. Ft.	1.72	8.65	12.96	22.07
Hotel/Motel/B&B	Room	0.28	463	1,742	2,138	Hotel/Motel/B&B	Room	0.28	1,409	2,111	3,592
Church	Bldg. Sq. Ft.	0.26	0.43	1.62	1.98	Church	Bldg. Sq. Ft.	0.26	1.31	1.96	3.34
Office/Medical	Bldg. Sq. Ft.	1.79	2.96	11.15	13.67	Office/Medical	Bldg. Sq. Ft.	1.99	10.00	14.99	25.51
Industrial/Warehouse	Bldg. Sq. Ft.	0.56	0.93	3.49	4.28	Industrial/Warehouse	Bldg. Sq. Ft.	0.56	2.82	4.22	7.19
2025 TIF Fee Schedule (Eff. June 10, 2025)											
Residential	Cost per EDU >>		\$ 13,364	\$ 26,191	\$ 37,467						
SFD Not Age Restricted ¹											
Less than 1,000 SqFt	Dwelling Unit	0.82	10,959	21,476	30,723						
1,000 to 1,499 SqFt	Dwelling Unit	0.89	11,894	23,310	33,346						
1,500 to 1,999 SqFt	Dwelling Unit	0.95	12,696	24,881	35,594						
2,000 to 2,999 SqFt	Dwelling Unit	1.00	13,364	26,191	37,467						
3,000 to 3,999 SqFt	Dwelling Unit	1.06	14,166	27,762	39,715						
4,000 SqFt or more	Dwelling Unit	1.10	14,700	28,809	41,214						
MFD Not Age Restricted	Dwelling Unit	0.54	7,216	14,143	20,233						
SFD Age Restricted	Dwelling Unit	0.32	NA	8,381	11,990						
MFD Age Restricted	Dwelling Unit	0.27	NA	7,071	10,116						
Nonresidential	Cost per EDU >>		\$ 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						
¹ The 2020 update added multiple single family dwelling fee categories based on dwelling size (not age restricted). The single family not age restricted fee for the 2024 update shown in this table is for a 2,000 to 2,999 square foot dwelling and provides the best comparison with the current fee.											
Sources: County of El Dorado (for existing fee schedule); Tables 3 and 21.											

Table 23-b1: Difference Between Adjusted 2025 Update TIF (Eff. August 9, 2025) and 2025 TIF (Eff. June 10, 2025)

	Fee Basis		Zone A	Zone B	Zone C
Difference - Amount					
Residential	<i>Cost per EDU >></i>	\$ -	\$ 2,431	\$ -	
SFD Not Age Restricted ¹	Dwelling Unit				
Less than 1,000 SqFt	Dwelling Unit	\$ -	\$ 1,994	\$ -	
1,000 to 1,499 SqFt	Dwelling Unit	\$ -	\$ 2,163	\$ -	
1,500 to 1,999 SqFt	Dwelling Unit	\$ -	\$ 2,309	\$ -	
2,000 to 2,999 SqFt	Dwelling Unit	\$ -	\$ 2,431	\$ -	
3,000 to 3,999 SqFt	Dwelling Unit	\$ -	\$ 2,577	\$ -	
4,000 SqFt or more	Dwelling Unit	\$ -	\$ 2,675	\$ -	
MFD Not Age Restricted	Dwelling Unit	-	\$ 1,313	-	
SFD Age Restricted	Dwelling Unit	N/A	\$ 778	-	
MFD Age Restricted	Dwelling Unit	N/A	\$ 656	-	
Nonresidential	<i>Cost per EDU >></i>	\$ -	\$ -	\$ -	
General Commercial	Bldg. Sq. Ft.	-	-	-	
Hotel/Motel/B&B	Room	-	-	-	
Church	Bldg. Sq. Ft.	-	-	-	
Office/Medical	Bldg. Sq. Ft.	-	-	-	
Industrial/Warehouse	Bldg. Sq. Ft.	-	-	-	
Difference - Percent					
Residential	<i>Cost per EDU >></i>	0%	9%	0%	
SFD Not Age Restricted ¹					
Less than 1,000 SqFt	Dwelling Unit	0%	9%	0%	
1,000 to 1,499 SqFt	Dwelling Unit	0%	9%	0%	
1,500 to 1,999 SqFt	Dwelling Unit	0%	9%	0%	
2,000 to 2,999 SqFt	Dwelling Unit	0%	9%	0%	
3,000 to 3,999 SqFt	Dwelling Unit	0%	9%	0%	
4,000 SqFt or more	Dwelling Unit	0%	9%	0%	
MFD Not Age Restricted	Dwelling Unit	0%	9%	0%	
SFD Age Restricted	Dwelling Unit	N/A	9%	0%	
MFD Age Restricted	Dwelling Unit	N/A	9%	0%	
Nonresidential	<i>Cost per EDU >></i>	0%	0%	0%	
General Commercial	Bldg. Sq. Ft.	0%	0%	0%	
Hotel/Motel/B&B	Room	0%	0%	0%	
Church	Bldg. Sq. Ft.	0%	0%	0%	
Office/Medical	Bldg. Sq. Ft.	0%	0%	0%	
Industrial/Warehouse	Bldg. Sq. Ft.	0%	0%	0%	

¹ The 2020 update added multiple single family dwelling fee categories based on dwelling size (not age restricted). The single family not age restricted fee for the 2020 update shown in this table is for a 2,000 to 2,999 square foot dwelling and provides the best comparison with the current fee.

Sources: Table 23.

Table 23-b2: Difference Between Adjusted 2025 Update TIF (Eff. August 9, 2025) and Dec 2024 Update (Eff. February 1, 2025)

	Fee Basis		Zone A	Zone B	Zone C
Difference - Amount					
Residential	<i>Cost per EDU >></i>	\$ (3,376)	\$ (3,123)	\$ (28,749)	
SFD Not Age Restricted ¹	Dwelling Unit				
Less than 1,000 SqFt	Dwelling Unit	\$ (2,767)	\$ (2,561)	\$ (23,574)	
1,000 to 1,499 SqFt	Dwelling Unit	\$ (3,005)	\$ (2,780)	\$ (25,587)	
1,500 to 1,999 SqFt	Dwelling Unit	\$ (3,206)	\$ (2,968)	\$ (27,312)	
2,000 to 2,999 SqFt	Dwelling Unit	\$ (3,376)	\$ (3,123)	\$ (28,749)	
3,000 to 3,999 SqFt	Dwelling Unit	\$ (3,578)	\$ (3,310)	\$ (30,475)	
4,000 SqFt or more	Dwelling Unit	\$ (3,714)	\$ (3,435)	\$ (31,624)	
MFD Not Age Restricted	Dwelling Unit	(1,824)	(1,686)	(15,524)	
SFD Age Restricted	Dwelling Unit	NA	(1,000)	(9,200)	
MFD Age Restricted	Dwelling Unit	NA	(844)	(7,762)	
Nonresidential	<i>Cost per EDU >></i>	\$ (3,379)	\$ (1,316)	\$ (5,192)	
General Commercial	Bldg. Sq. Ft.	(5.81)	(2.25)	(8.93)	
Hotel/Motel/B&B	Room	(946)	(369)	(1,454)	
Church	Bldg. Sq. Ft.	(0.88)	(0.34)	(1.36)	
Office/Medical	Bldg. Sq. Ft.	(7.04)	(3.84)	(11.84)	
Industrial/Warehouse	Bldg. Sq. Ft.	(1.89)	(0.73)	(2.91)	
Difference - Percent					
Residential	<i>Cost per EDU >></i>	(20%)	(10%)	(43%)	
SFD Not Age Restricted ¹					
Less than 1,000 SqFt	Dwelling Unit	(20%)	(10%)	(43%)	
1,000 to 1,499 SqFt	Dwelling Unit	(20%)	(10%)	(43%)	
1,500 to 1,999 SqFt	Dwelling Unit	(20%)	(10%)	(43%)	
2,000 to 2,999 SqFt	Dwelling Unit	(20%)	(10%)	(43%)	
3,000 to 3,999 SqFt	Dwelling Unit	(20%)	(10%)	(43%)	
4,000 SqFt or more	Dwelling Unit	(20%)	(10%)	(43%)	
MFD Not Age Restricted	Dwelling Unit	(20%)	(10%)	(43%)	
SFD Age Restricted	Dwelling Unit	NA	(10%)	(43%)	
MFD Age Restricted	Dwelling Unit	NA	(10%)	(43%)	
Nonresidential	<i>Cost per EDU >></i>	(67%)	(17%)	(40%)	
General Commercial	Bldg. Sq. Ft.	(67%)	(17%)	(40%)	
Hotel/Motel/B&B	Room	(67%)	(17%)	(40%)	
Church	Bldg. Sq. Ft.	(67%)	(17%)	(41%)	
Office/Medical	Bldg. Sq. Ft.	(70%)	(26%)	(46%)	
Industrial/Warehouse	Bldg. Sq. Ft.	(67%)	(17%)	(40%)	