

Table 24: 2023 Update TIF and Current 2022 Schedules

	Fee Basis	EDU Rate	Zone A	Zone B	Zone C
2023 Update					
Residential	<i>Cost per EDU >></i>		12,333	29,790	35,509
SFD Not Age Restricted ¹					
Less than 1,000 SqFt	Dwelling Unit	0.82	10,113	24,428	29,117
1,000 to 1,499 SqFt	Dwelling Unit	0.89	10,976	26,513	31,603
1,500 to 1,999 SqFt	Dwelling Unit	0.95	11,716	28,301	33,733
2,000 to 2,999 SqFt	Dwelling Unit	1.00	12,333	29,790	35,509
3,000 to 3,999 SqFt	Dwelling Unit	1.06	13,073	31,578	37,640
4,000 SqFt or more	Dwelling Unit	1.10	13,567	32,769	39,060
MFD Not Age Restricted	Dwelling Unit	0.57	7,029	16,981	20,240
SFD Age Restricted	Dwelling Unit	0.30	NA	8,937	10,653
MFD Age Restricted	Dwelling Unit	0.26	NA	7,746	9,232
Nonresidential	<i>Cost per EDU >></i>		1,352	5,825	7,817
General Commercial	Bldg. Sq. Ft.	1.55	2.09	9.03	12.12
Hotel/Motel/B&B	Room	0.28	378	1,631	2,189
Church	Bldg. Sq. Ft.	0.25	0.34	1.45	1.95
Office/Medical	Bldg. Sq. Ft.	1.28	1.72	7.44	9.99
Industrial/Warehouse	Bldg. Sq. Ft.	0.51	0.69	2.97	3.99
Current 2022 TIF					
Residential	<i>Cost per EDU >></i>		11,488	28,215	34,408
SFD Not Age Restricted ¹					
Less than 1,000 SqFt	Dwelling Unit	0.82	9,420	23,136	28,214
1,000 to 1,499 SqFt	Dwelling Unit	0.89	10,224	25,111	30,623
1,500 to 1,999 SqFt	Dwelling Unit	0.95	10,914	26,804	32,687
2,000 to 2,999 SqFt	Dwelling Unit	1.00	11,488	28,215	34,408
3,000 to 3,999 SqFt	Dwelling Unit	1.06	12,177	29,907	36,472
4,000 SqFt or more	Dwelling Unit	1.10	12,637	31,036	37,849
MFD Not Age Restricted	Dwelling Unit	0.62	6,548	16,082	19,612
SFD Age Restricted	Dwelling Unit	0.27	N/A	8,465	10,323
MFD Age Restricted	Dwelling Unit	0.25	N/A	7,336	8,946
Nonresidential	<i>Cost per EDU >></i>		1,282	5,500	7,597
General Commercial	Bldg. Sq. Ft.	1.55	1.99	8.52	11.78
Hotel/Motel/B&B	Room	0.28	359	1,540	2,127
Church	Bldg. Sq. Ft.	0.25	0.32	1.37	1.90
Office/Medical	Bldg. Sq. Ft.	1.28	1.64	7.03	9.71
Industrial/Warehouse	Bldg. Sq. Ft.	0.51	0.66	2.81	3.87
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: County of El Dorado (for existing fee schedule); Tables 3 and 22.					

Table 25: Difference Between 2023 Update TIF and Current 2022 TIF

	Fee Basis	Zone A	Zone B	Zone C
Difference - Amount				
Residential	<i>Cost per EDU >></i>	845	1,575	1,101
SFD Not Age Restricted ¹				
Less than 1,000 SqFt	Dwelling Unit	693	1,292	903
1,000 to 1,499 SqFt	Dwelling Unit	752	1,402	980
1,500 to 1,999 SqFt	Dwelling Unit	802	1,497	1,046
2,000 to 2,999 SqFt	Dwelling Unit	845	1,575	1,101
3,000 to 3,999 SqFt	Dwelling Unit	896	1,671	1,168
4,000 SqFt or more	Dwelling Unit	930	1,733	1,211
MFD Not Age Restricted	Dwelling Unit	481	899	628
SFD Age Restricted	Dwelling Unit	N/A	472	330
MFD Age Restricted	Dwelling Unit	N/A	410	286
Nonresidential	<i>Cost per EDU >></i>	70	325	220
General Commercial	Bldg. Sq. Ft.	0.10	0.51	0.34
Hotel/Motel/B&B	Room	19	91	62
Church	Bldg. Sq. Ft.	0.02	0.08	0.05
Office/Medical	Bldg. Sq. Ft.	0.08	0.41	0.28
Industrial/Warehouse	Bldg. Sq. Ft.	0.03	0.16	0.12
Difference - Percent				
Residential	<i>Cost per EDU >></i>	7.4%	5.6%	3.2%
SFD Not Age Restricted ¹				
Less than 1,000 SqFt	Dwelling Unit	7.4%	5.6%	3.2%
1,000 to 1,499 SqFt	Dwelling Unit	7.4%	5.6%	3.2%
1,500 to 1,999 SqFt	Dwelling Unit	7.3%	5.6%	3.2%
2,000 to 2,999 SqFt	Dwelling Unit	7.4%	5.6%	3.2%
3,000 to 3,999 SqFt	Dwelling Unit	7.4%	5.6%	3.2%
4,000 SqFt or more	Dwelling Unit	7.4%	5.6%	3.2%
MFD Not Age Restricted	Dwelling Unit	7.3%	5.6%	3.2%
SFD Age Restricted	Dwelling Unit	N/A	5.6%	3.2%
MFD Age Restricted	Dwelling Unit	N/A	5.6%	3.2%
Nonresidential	<i>Cost per EDU >></i>	5.5%	5.9%	2.9%
General Commercial	Bldg. Sq. Ft.	5.0%	6.0%	2.9%
Hotel/Motel/B&B	Room	5.3%	5.9%	2.9%
Church	Bldg. Sq. Ft.	6.2%	5.8%	2.6%
Office/Medical	Bldg. Sq. Ft.	4.9%	5.8%	2.9%
Industrial/Warehouse	Bldg. Sq. Ft.	4.5%	5.7%	3.1%

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 24.