

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2024-2025

Effective: July 21, 2025

Water Major Facilities ¹		
Residential	(Units per Acre)	
Residential	2.0 or less	\$13,795 per unit
Residential	2.1 to 2.5	\$13,795 per unit
Residential	2.6 to 3.0	\$13,795 per unit
Residential	3.1 to 3.5	\$13,795 per unit
Residential	3.6 to 4.0	\$13,795 per unit
Residential	4.1 to 4.5	\$13,795 per unit
Residential	4.6 to 5.0	\$11,710 per unit
Residential	5.1 to 5.5	\$9,625 per unit
Residential	5.6 to 6.0	\$9,406 per unit
Residential	6.1 to 6.5	\$9,187 per unit
Residential	6.6 to 7.0	\$8,968 per unit
Residential	7.1 to 7.5	\$8,749 per unit
Residential	7.6 to 8.0	\$8,530 per unit
Residential	8.1 to 8.5	\$8,311 per unit
Residential	8.6 to 9.0	\$8,092 per unit
Residential	9.1 to 9.5	\$7,873 per unit
Residential	9.6 to 10.0	\$7,654 per unit
Residential	10.1 to 10.5	\$7,435 per unit
Residential	10.6 to 11.0	\$7,219 per unit
Residential	11.1 to 11.5	\$7,132 per unit
Residential	11.6 to 12.0	\$7,045 per unit
Residential	12.1 to 12.5	\$6,958 per unit
Residential	12.6 to 13.0	\$6,871 per unit
Residential	13.1 to 13.5	\$6,784 per unit
Residential	13.6 to 14.0	\$6,697 per unit
Residential	14.1 to 14.5	\$6,610 per unit
Residential	14.6 to 15.0	\$6,523 per unit
Residential	15.1 to 15.5	\$6,436 per unit
Residential	15.6 to 16.0	\$6,349 per unit
Residential	16.1 to 16.5	\$6,262 per unit
Residential	16.6 to 17.0	\$6,175 per unit
Residential	17.1 to 17.5	\$6,088 per unit
Residential	17.6 to 18.0	\$6,001 per unit
Residential	18.1 to 18.5	\$5,914 per unit
Residential	18.6 to 19.0	\$5,827 per unit
Residential	19.1 to 19.5	\$5,740 per unit
Residential	19.6 to 20.0	\$5,655 per unit
Commercial Retail		\$6.90 per bldg sf
Professional Office		\$6.90 per bldg sf
Industrial		\$1.85 per bldg sf
Schools		\$14,438 per gross acre
Public Facilities		\$3.74 per bldg sf
FMFCD Basins		Exempt per gross acre
Parks		Exempt
Assisted Living		\$6.55 per bldg sf

1 - Rates effective May 13, 2025

Water	
Water oversize	
All Areas except RT Ph 1,2	\$1,826 per gross acre
RT Park Phase 1, 2	\$198 per gross acre
Water front footage	
All Areas except RT Ph 1,2	\$29.75 per linear foot
RT Park Phase 1, 2	\$0.00
Non-Potable Water System	\$2,664 per gross acre

Water Service	
Water meter:	
3/4"	\$378 each
1"	\$472 each
1 1/2" (residential only)	\$800 each
2" (residential only)	\$1,020 each
1 1/2" (landscape)	\$1,027 each
2" (landscape)	\$1,172 each
3" (landscape)	\$1,650 each
4" (landscape)	\$2,739 each
6" (landscape)	\$4,949 each
1 1/2" (MFR & Non-res)	\$1,386 each
2" (MFR & Non-res)	\$1,573 each
3" (MFR & Non-res)	\$2,161 each
4" (MFR & Non-res)	\$3,387 each
6" (MFR & Non-res)	\$5,904 each
Transceiver Fee	\$184 each
Water service w/meter:	
3/4"	\$7,040 each
1"	\$7,135 each
1 1/2"	\$8,166 each
2"	\$8,865 each

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Sewer ²	
Sewer Major Facilities	
Single Family Residential	\$9,661 per unit
Multi-Family Residential	\$7,825 per unit
Commercial Retail	\$5.80 per bldg sf
Professional Office	\$4.93 per bldg sf
Industrial	\$2.70 per bldg sf
Assisted Living	\$9,661 per EDU
*Other	\$9,661 per EDU
Sewer oversize	
All Areas except RT Ph 1,2	\$1,123 per gross acre
RT Park Phase 1, 2	\$0
Sewer front footage	
All Areas except RT Ph 1,2	\$32.30 per linear foot
RT Park Phase 1, 2	\$0
Sewer house branch connection	
4" lateral	\$137.00 per linear foot
6" lateral	\$138.00 per linear foot

*Other includes hospitals, churches, hotels, motels, schools

2 - Rates effective August 12, 2024

Parks	
Park Acquisition and Development:	
All Residential	\$6,147 per unit
Retail	\$0.75 per bldg. sf.
Office	\$1.63 per bldg. sf.
Industrial	\$0.53 per bldg. sf.

Refuse	
Community sanitation fee	
Single family lot	\$552 per unit
Multi-family, non-residential	\$448 per unit

Neighborhood Park Deposit	
Neighborhood Park Deposit	
Street Area 4 (Loma Vista Specific Plan)	\$6,127 per unit

Admin., Public Facilities, Misc.	
Undergrounding administration fee	1.50% of UG fees
Street administration fee	1.50% of street fees
Administration fee	1.50% of fees
Fire Department Fee	
Growth Areas	\$2,253 per unit
Police Department Fee	
Growth Areas	\$1,582 per unit
Special Area Annexation Fee	\$0 per gross acre
Fire Transition Fee	\$1,209 per gross acre
Loma Vista Community Centers	
Master Plan Zone District Program Fee	\$1,591 per net acre
Library Facilities Impact Fee***	
Single family lot	\$766 per unit
Multi-family, assisted living/group homes	\$626 per unit

Utility Undergrounding (See Area Map on Page 7)	
Utility Undergrounding fee	
Underground Area 1	\$9,119 per gross acre
RT Park Phase 1, 2	\$3,036 per gross acre
Underground Area 2	\$0 per gross acre
Underground Area 3	\$8,688 per gross acre
Underground Area 4	\$8,492 per gross acre

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Street Fees

Area 1						
	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Total
SFR - Rural (0 - 0.5)	per unit	\$8,651	\$2,239	\$933	\$85	\$11,908
SFR - Very Low Density (0.6 - 2)	per unit	\$8,651	\$2,239	\$932	\$85	\$11,907
SFR - Low Density (2.1 - 4)	per unit	\$8,651	\$2,239	\$933	\$85	\$11,908
SFR - Medium Density (4.1 - 7)	per unit	\$8,651	\$2,239	\$932	\$85	\$11,907
MFR - Medium High Density (7.1 - 15)	per unit	\$5,190	\$1,343	\$560	\$51	\$7,144
MFR - High (15.1 - 25)	per unit	\$5,190	\$1,343	\$560	\$51	\$7,144
MFR - Very High (25.1 - 43)	per unit	\$5,190	\$1,343	\$560	\$51	\$7,144
Retail	per 1000 bldg sf	\$13,651	\$3,533	\$1,472	\$132	\$18,788
Office, Public Facilities	per 1000 bldg sf	\$6,225	\$1,611	\$672	\$60	\$8,568
Industrial, Assisted Living	per 1000 bldg sf	\$1,675	\$433	\$180	\$14	\$2,302
Schools	per 1000 bldg sf	\$10,922	\$2,825	\$1,178	\$107	\$15,032
Churches	per 1000 bldg sf	\$6,225	\$1,611	\$672	\$60	\$8,568
Mini Storage	per gross acre	\$21,891	\$5,660	\$2,355	\$213	\$30,119

RT Park Phase 1, 2						
	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Total
Industrial	per 1000 bldg sf	\$1,364	\$241	\$131	\$0	\$1,736
Office	per 1000 bldg sf	\$5,066	\$896	\$489	\$0	\$6,451

Area 2						
	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Total
SFR - Rural (0 - 0.5)	per unit	\$412	\$0	\$105	\$0	\$517
SFR - Very Low Density (0.6 - 2)	per unit	\$412	\$0	\$106	\$0	\$518
SFR - Low Density (2.1 - 4)	per unit	\$412	\$0	\$106	\$0	\$518
SFR - Medium Density (4.1 - 7)	per unit	\$412	\$0	\$106	\$0	\$518
MFR - Medium High Density (7.1 - 15)	per unit	\$248	\$0	\$63	\$0	\$311
MFR - High (15.1 - 25)	per unit	\$248	\$0	\$63	\$0	\$311
MFR - Very High (25.1 - 43)	per unit	\$248	\$0	\$63	\$0	\$311
Retail	per 1000 bldg sf	\$649	\$0	\$166	\$0	\$815
Office, Public Facilities	per 1000 bldg sf	\$296	\$0	\$76	\$0	\$372
Industrial, Assisted Living	per 1000 bldg sf	\$79	\$0	\$21	\$0	\$100
Schools	per 1000 bldg sf	\$520	\$0	\$133	\$0	\$653
Churches	per 1000 bldg sf	\$296	\$0	\$76	\$0	\$372
Mini Storage	per gross acre	\$1,040	\$0	\$270	\$0	\$1,310

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Street Fees

Area 3						
	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Total
SFR - Rural (0 - 0.5)	per unit	\$76	\$0	\$37	\$0	\$113
SFR - Very Low Density (0.6 - 2)	per unit	\$77	\$0	\$38	\$0	\$115
SFR - Low Density (2.1 - 4)	per unit	\$77	\$0	\$38	\$0	\$115
SFR - Medium Density (4.1 - 7)	per unit	\$77	\$0	\$38	\$0	\$115
MFR - Medium High Density (7.1 - 15)	per unit	\$47	\$0	\$23	\$0	\$70
MFR - High (15.1 - 25)	per unit	\$47	\$0	\$23	\$0	\$70
MFR - Very High (25.1 - 43)	per unit	\$47	\$0	\$23	\$0	\$70
Retail	per 1000 bldg sf	\$122	\$0	\$60	\$0	\$182
Office, Public Facilities	per 1000 bldg sf	\$55	\$0	\$27	\$0	\$82
Industrial, Assisted Living	per 1000 bldg sf	\$15	\$0	\$7	\$0	\$22
Schools	per 1000 bldg sf	\$99	\$0	\$48	\$0	\$147
Churches	per 1000 bldg sf	\$55	\$0	\$27	\$0	\$82
Mini Storage	per gross acre	\$200	\$0	\$100	\$0	\$300

Area 4						
	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Total
SFR - Rural (0 - 0.5)	per unit	\$7,637	\$2,694	\$636	\$745	\$11,712
SFR - Very Low Density (0.6 - 2)	per unit	\$7,636	\$2,694	\$635	\$745	\$11,710
SFR - Low Density (2.1 - 4)	per unit	\$7,636	\$2,695	\$635	\$746	\$11,712
SFR - Medium Density (4.1 - 7)	per unit	\$7,636	\$2,694	\$635	\$746	\$11,711
MFR - Medium High Density (7.1 - 15)	per unit	\$4,581	\$1,617	\$381	\$448	\$7,027
MFR - High (15.1 - 25)	per unit	\$4,581	\$1,617	\$381	\$448	\$7,027
MFR - Very High (25.1 - 43)	per unit	\$4,581	\$1,617	\$381	\$448	\$7,027
Retail	per 1000 bldg sf	\$12,051	\$4,254	\$1,003	\$1,175	\$18,483
Office, Public Facilities	per 1000 bldg sf	\$5,496	\$1,940	\$457	\$536	\$8,429
Industrial, Assisted Living	per 1000 bldg sf	\$1,479	\$522	\$123	\$144	\$2,268
Schools	per 1000 bldg sf	\$9,641	\$3,402	\$802	\$941	\$14,786
Churches	per 1000 bldg sf	\$5,496	\$1,940	\$457	\$536	\$8,429
Mini Storage	per gross acre	\$19,323	\$6,824	\$1,604	\$1,887	\$29,638

Area 5						
	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Total
SFR - Rural (0 - 0.5)	per unit	\$3,607	\$1,857	\$410	\$232	\$6,106
SFR - Very Low Density (0.6 - 2)	per unit	\$3,606	\$1,857	\$410	\$231	\$6,104
SFR - Low Density (2.1 - 4)	per unit	\$3,606	\$1,857	\$410	\$231	\$6,104
SFR - Medium Density (4.1 - 7)	per unit	\$3,606	\$1,857	\$409	\$231	\$6,103
MFR - Medium High Density (7.1 - 15)	per unit	\$2,163	\$1,114	\$246	\$139	\$3,662
MFR - High (15.1 - 25)	per unit	\$2,163	\$1,114	\$246	\$139	\$3,662
MFR - Very High (25.1 - 43)	per unit	\$2,163	\$1,114	\$246	\$139	\$3,662
Retail	per 1000 bldg sf	\$5,691	\$2,930	\$647	\$366	\$9,634
Office, Public Facilities	per 1000 bldg sf	\$2,595	\$1,337	\$295	\$167	\$4,394
Industrial	per 1000 bldg sf	\$699	\$359	\$80	\$44	\$1,182
Schools	per 1000 bldg sf	\$4,553	\$2,344	\$518	\$293	\$7,708
Churches	per 1000 bldg sf	\$2,595	\$1,337	\$295	\$167	\$4,394
Mini Storage	per gross acre	\$9,122	\$4,696	\$1,035	\$582	\$15,435

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2024-2025

Effective: July 21, 2025

Sewer Oversize/Overdepth Reimbursement Rates ²	
Sewer oversize mains	
10"	\$10.04 per linear foot
12"	\$25.02 per linear foot
15"	\$57.97 per linear foot
18"	\$98.68 per linear foot
21"	\$136.03 per linear foot
Sewer overdepth mains:	
<u>8' to 12' in depth</u>	
8" main	\$10.58 per linear foot
10" main	\$13.41 per linear foot
12" main	\$13.19 per linear foot
15" main	\$17.96 per linear foot
18" main	\$20.62 per linear foot
21" main	\$24.65 per linear foot
<u>12' to 16' in depth</u>	
8" main	\$22.90 per linear foot
10" main	\$25.62 per linear foot
12" main	\$25.72 per linear foot
15" main	\$33.66 per linear foot
18" main	\$49.02 per linear foot
21" main	\$51.35 per linear foot
<u>Greater than 16' in depth</u>	
8" main	\$30.18 per linear foot
10" main	\$33.32 per linear foot
12" main	\$33.66 per linear foot
15" main	\$50.00 per linear foot
18" main	\$61.01 per linear foot
21" main	\$67.48 per linear foot

2 - Rates effective August 12, 2024

Water Oversize Reimbursement Rates	
Water oversize mains:	
12" main	\$19.61 per linear foot
14" main	\$35.39 per linear foot
16" main	\$59.49 per linear foot
18" main	\$77.54 per linear foot
20" main	\$96.86 per linear foot
24" main	\$140.71 per linear foot
Water oversize valves:	
12" valve	\$1,154 each
14" valve	\$1,554 each
16" valve	\$2,098 each
18" valve	\$2,513 each
20" valve	\$3,829 each
24" valve	\$5,818 each

WATER SUPPLY FEE ³

FY 2025-26

Land Use	Water Supply Fee *Outside FID (\$/gross acre)	Water Supply Fee Inside FID (\$/gross acre)
Residential (1 DU/2 AC)	16,100	11,320
Residential (0.6 – 2.0 DU/AC)	16,100	11,320
Residential (2.1 – 4.0 DU/AC)	13,880	9,100
Residential (4.1 – 7.0 DU/AC)	12,210	7,440
Residential (7.1 – 15.0 DU/AC)	18,320	13,540
Residential (15.1 – 25.0 DU/AC)	26,090	21,310
Residential (25.1 – 43.0 DU/AC)	40,520	35,740
Mixed Use Village	27,750	22,980
Mixed Use/Business Campus	27,750	22,980
Office	14,990	10,210
Industrial	5,550	780
Neighborhood Commercial	16,100	11,320
General Commercial	16,100	11,320
Open Space	8,330	3,550
Public Facilities	7,770	3,000
Parks	16,650	11,880
Schools	15,540	10,770

3 - Rates effective August 17, 2020