



Infrastructure Financing Program Fees
Community Facilities District No. 1996-1 (Village One)
Maximum Special Tax
Effective July 1, 2022 to June 30, 2023

One-Time Facilities Special Tax (Annexed Properties) ([See Division Endnotes](#))

Fees below are per Lot and due at Permit Issuance.

Property Type	Fee
Esta Estates Subdivision	\$32,754.90
Lawson's Twenty Subdivision	\$21,292.06
Villagio Subdivision	\$25,620.22

One-Time Facilities Special Tax (Non-Annexed Properties) ([See Division Endnotes](#))

Formation

Fees below are per Gross Acre and due at Permit Issuance.

Property Type	Fee
Village Residential	\$97,989.78
Village Low-Density Residential	\$65,297.06
Multi-Family Residential	\$255,128.76
Commercial	\$287,495.24
Industrial	\$135,073.20

Annexation #2

Fees below are per Gross Acre and due at Permit Issuance.

Property Type	Fee
Village Residential	\$99,906.38
Village Low-Density Residential	\$66,792.38

For information call 209-577-5211.

Annexation #2 Continued

Fees below are per Gross Acre and due at Permit Issuance.

Property Type	Fee
Multi-Family Residential	\$259,053.94
Commercial	\$293,326.92
Industrial	\$137,360.32

Annual Maintenance Tax ([See Division Endnotes](#))

Developed Properties

The fees below are due Annually December and April.

Property Type	Fee	Per
Village Residential	\$382.10	<i>Lot</i>
Village Low-Density Residential	\$382.10	<i>Lot</i>
Multi-Family Residential	\$248.04	<i>Unit</i>
Commercial	\$1,339.98	<i>Gross Acre</i>
Industrial	\$1,339.98	<i>Gross Acre</i>

Undeveloped Properties

The fees below are due Annually December and April.

Property Type	Fee	Per
Village Residential	\$191.04	Lot
Village Low-Density Residential	\$191.04	Lot
Multi-Family Residential	\$124.08	Unit

For information call 209-577-5211.

Undeveloped Properties Continued

The fees below are due Annually December and April.

Property Type	Fee	Per
Commercial	\$1,339.98	Gross Acre
Industrial	\$1,339.98	Gross Acre

Division Endnotes

Endnote 1

The One-Time Facilities Special Tax shall be collected prior to a final building permit inspection being completed or a certificate of occupancy being issued for new construction for any residential or non-residential structure within Community Facilities District (CFD) No. 1996-1 and shall be immediately delinquent if not so paid.

Endnote 2

The One-Time Facilities Special Tax shall be collected prior to building permit issuance for new construction of any residential or non-residential structure on taxable property within the CFD.

Endnote 3

The Annual Maintenance Special Tax is levied and collected at the same time as property taxes. It is a perpetual fee that pays for authorized services, administrative expenses not covered in the Annual Facilities Special Tax for the fiscal year, and cures delinquencies.