



CITY OF  
**MODESTO**  
COMMUNITY & ECONOMIC  
DEVELOPMENT

**Infrastructure Financing Program Fees**  
**Community Facilities District No. 1996-1 (Village One)**  
**Maximum Special Tax**  
*Effective July 1, 2025 to June 30, 2026*

**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	\$39,908.44
Lawson’s Twenty Subdivision	\$26,020.16
Villagio Subdivision	\$31,309.40

**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	\$119,737.28
Village Low-Density Residential	\$79,791.58
Multi-Family Residential	\$311,761.80
Commercial	\$351,312.84
Industrial	\$165,064.68

***Annexation #2***

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

Property Type	Fee
Village Residential	\$122,091.42
Village Low-Density Residential	\$81,624.18

For information call 209-577-5211.

**Annexation #2 Continued**

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

<b>Property Type</b>	<b>Fee</b>
Multi-Family Residential	\$316,579.02
Commercial	\$358,462.58
Industrial	\$167,862.30

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

**Developed Properties**

The fees below are due Annually December and April.

<b>Property Type</b>	<b>Fee</b>	<b>Per</b>
Village Residential	\$486.66	<i>Lot</i>
Village Low-Density Residential	\$486.66	<i>Lot</i>
Multi-Family Residential	\$315.94	<i>Unit</i>
Commercial	\$1,706.72	<i>Gross Acre</i>
Industrial	\$1,706.72	<i>Gross Acre</i>

**Undeveloped Properties**

The fees below are due Annually December and April.

<b>Property Type</b>	<b>Fee</b>	<b>Per</b>
Village Residential	\$243.34	Lot
Village Low-Density Residential	\$243.34	Lot
Multi-Family Residential	\$158.00	Unit

For information call 209-577-5211.

***Undeveloped Properties Continued***

The fees below are due Annually December and April.

<b>Property Type</b>	<b>Fee</b>	<b>Per</b>
Commercial	\$1,706.72	Gross Acre
Industrial	\$1,706.72	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.