



CITY OF
MODESTO
COMMUNITY & ECONOMIC
DEVELOPMENT

Infrastructure Financing Program Fees
Community Facilities District No. 2024-1 (Tivoli)
Maximum Special Tax
Effective July 1, 2025 to June 30, 2026

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

Fees below are due at Permit Issuance.

Land Use Class	Fee	Per
Very Low Density Residential Property	\$104,000.00	<i>Net Taxable Acre</i>
Low Density Residential Property	\$104,000.00	<i>Net Taxable Acre</i>
Medium Density Residential Property	\$104,000.00	<i>Net Taxable Acre</i>
Medium High Density Residential Property	\$104,000.00	<i>Net Taxable Acre</i>
Non-Residential Property	\$104,000.00	<i>Net Taxable Acre</i>

Maximum Annual Facilities Special Tax ([See Division Endnotes](#))

Fees below are due Annually in December and April.

Land Use Class	Fee	Per
Very Low Density Residential Property	\$5,838.48	<i>Net Taxable Acre</i>
Low Density Residential Property	\$10,465.20	<i>Net Taxable Acre</i>
Medium Density Residential Property	\$13,999.50	<i>Net Taxable Acre</i>
Medium High Density Residential Property	\$13,348.74	<i>Net Taxable Acre</i>
Non-Residential Property	\$7,522.50	<i>Net Taxable Acre</i>

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

Fees below are due Annually in December and April.

Land Use Class	Fee	Per
Very Low Density Residential Property	\$5,372.64	<i>Net Taxable Acre</i>

For information call 209-577-5211.

Low Density Residential Property	\$5,372.64	<i>Net Taxable Acre</i>
Medium Density Residential Property	\$5,372.64	<i>Net Taxable Acre</i>
Medium High Density Residential Property	\$5,372.64	<i>Net Taxable Acre</i>
Non-Residential Property	\$5,372.64	<i>Net Taxable Acre</i>

Division Endnotes

Endnote 1

The Maximum One-Time Facilities Special Tax shall be collected prior to a building permit being issued for new construction of any residential or non- residential structure on Taxable Property within CFD No. 2024-1 and shall be immediately delinquent if not so paid.

Endnote 2

The Annual Facilities Special Tax is levied and collected at the same time as property taxes. The tax assigned to each parcel and the Per-Acre Special Tax shall be increase by two percent (2.0%) of the amount in effect in the prior Fiscal Year. The annual adjustment shall become effective on July 1 of the calendar year in which the adjustment was made.

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 and administrative expenses and cures delinquencies. The tax is adjusted annually per SF ENR or 4% (whichever is greater). The annual adjustment shall become effective on July 1 of the calendar year in which the adjustment was made.