

ORDINANCE NO. 2002-018

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF MAY 28 2002

**AN ORDINANCE AMENDING AS AND URGENCY MEASURE SECTION 18.24.110 OF THE
SACRAMENTO CITY CODE RELATING TO NORTH NATOMAS PLANNING AREA
DEVELOPMENT IMPACT FEES**

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

Section 18.24.110 of the Sacramento City Code is hereby amended to read as follows:

(a) Except as otherwise provided in subsection (b) below, or in any measures adopted by the city council as provided under Section 18.24.120 of this chapter pertaining to deferral of payment of fees, the fees established by this chapter shall be paid for the property on which a development project is proposed at the time of the issuance of any required building permit relating to such development or, in the case of a drainage fee, at the time of their recordation of a final master parcel map, parcel map, or subdivision map, or at the time of approval of a special permit, whichever is sooner, relating to development. With respect to development projects completed or commenced as of the effective date of this chapter, the director may enter into agreements with landowners regarding the amount, time, and manner of payment of fees payable with respect to such development projects.

(b) In the event that the fee, or any portion thereof, is increased within six (6) months following issuance of a building permit, the development project proponent shall pay the difference between the fees paid at the time of building permit issuance and the revised fee amount. This additional fee increment shall be known as the "catch-up" fee, and shall be payable in full within thirty (30) days of the effective date of the revised fees. This "catch up" fee is to be a one-time fee and expire six (6) months after adoption.

(c) Subject to subsection (b) above, nothing in this Section shall prohibit the prepayment of the fees established by this chapter; provided, however, in the event the fees have increased as of the date any lawfully issued grading permit or notice to proceed with grading is issued relating to such development, the prepaying landowner shall be additionally liable for the difference between

FOR CITY CLERK USE ONLY

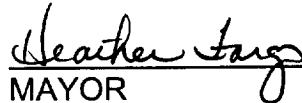
ORDINANCE NO.: 2002-018
DATE ADOPTED: MAY 28 2002

the amount of the prepaid fees and the amount of the fees as of the date that the grading permit or notice to proceed is issued. No grading permit or notice to proceed shall be issued unless all such additional fees have been paid in full.

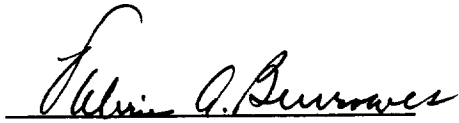
SECTION 2.

This ordinance is an emergency ordinance, to take effect immediately upon its adoption. The facts constituting the emergency are that the North Natomas Public Facilities Fee and Transit Fee are scheduled for increases in the very near future. Those increases are needed in order to fully fund needed infrastructure in North Natomas as development proceeds. The fee increases are driven by rising cost estimates, building density changes, and a host of other factors. If Landowners are allowed to pay their Public Facilities Fee and Transit Fee without paying those fees at the increased rate, inequities to those developing later will result, because fees will have to be increased further at a later date to account for the loss of the escaped fee increases.

DATE PASSED FOR PUBLICATION: N/A
DATE ENACTED: **MAY 28 2002**
DATE EFFECTIVE: **MAY 28 2002**


MAYOR

ATTEST:


CITY CLERK

FOR CITY CLERK USE ONLY

ORDINANCE NO.: 2002-018
DATE ADOPTED: MAY 28 2002