



# EL DORADO HILLS FIRE DEPARTMENT PROTECTION STANDARD

## Development Fee

STANDARD #A-001                      EFFECTIVE 01-13-2009  
REVISED 01-13-2026

### **PURPOSE:**

To define the current impact development fee that shall be paid for any building construction within the El Dorado Hills Fire Protection District.

### **SCOPE:**

This standard applies to the new development of any residential, commercial, institutional, or industrial use within the El Dorado Hills Fire District. This includes Assembly, Business, Organized Camps, Educational, Factory and Industrial, High Hazard, Institutional, Research Laboratories, Mercantile, Residential, Storage, Utility and Miscellaneous occupancies. Additions are also included.

### **AUTHORITY:**

The El Dorado Hills Fire District is allowed to impose development fees to mitigate the impact of new development per AB 1600 as passed and codified in California Government Code Sections 66000-66025 (“Mitigation Fee Act”), and El Dorado County Ordinance No. 3991, codified in Chapter 13, Section 20 of the El Dorado County Code.

### **REQUIREMENTS:**

#### **Determination**

The fee is determined as described in the most recent El Dorado Hills Fire Department’s Fire Impact Fee Nexus Study (last revised in 2025-2026).

*New Development* shall mean original construction of residential, commercial, industrial, or other non-residential improvement, or the addition of floor space to existing residential, commercial, or industrial facilities.

## Fee Amount

**FIGURE 1 – MAXIMUM FIRE IMPACT FEE SCHEDULE**

Land Use Category	Unit	Maximum Fire Impact Fee (2025) <sup>1</sup>
Single Family Housing	BSQFT	\$1.65
Multi-Family Housing	BSQFT	\$2.14
Mobile Home	BSQFT	\$1.82
Assisted Living Facility	BSQFT	\$3.30
Accessory Dwelling Unit < 750 sq. ft.	NA	Exempt
Accessory Dwelling Unit => 750 sq. ft.	BSQFT	\$1.65
Retail / Commercial	BSQFT	\$3.19
Office	BSQFT	\$4.33
Industrial	BSQFT	\$2.85
Agriculture	BSQFT	\$0.42
Warehouse / Distribution	BSQFT	\$1.52

Notes: BSQFT = Building Square Feet

Commercial fees are applied to all new commercial square footage as listed above. Any commercial use that does not exactly fit one of the above categories will have the most similar one assigned as determined by the Fire Code Official.

Fees do not apply to the replacement of either Commercial or Residential buildings such as the rebuilding of a structure destroyed by fire or other disaster. Any increased size of the replacement building, or floor area, shall be subject to additional development fees.

### Fee Collection

Fees shall be collected by the El Dorado County Building Department at the time a building permit is issued.

### Appeals

Any person may appeal the imposition of development fees by filing a written statement of appeal outlining the facts and circumstances which the appellant believes are sufficient to justify the waiver or modification of development fees applied to the appellants building project. The

written appeal must include the appellant's name, mailing address, day-time telephone number, Assessors Parcel Number, Permit Number and fee amount for the building project. The District's Board of Directors will consider the appeal at its next Board of Directors meeting scheduled not less than seventy-two (72) hours from and after receipt of the written appeal.

### **Fee Refund Requests**

Fee refunds may be considered for building projects that are cancelled prior to construction. Requests for a development fee refund shall be made in writing. The written request shall outline the facts and circumstances pertaining to the project and must include: Requestors name, mailing address, day-time telephone number, Assessors Parcel Number, Permit Number and fee amount for the building project. The District's Board of Directors will consider the appeal at its next Board of Directors meeting scheduled not less than two (2) weeks from and after receipt of the written request. A processing fee of 1% will be applied to all approved refunds. A check will be processed after the board approval.

### **Address for Appeals or Refund Requests**

El Dorado Hills Fire Department  
Office of the Fire Marshal  
1050 Wilson Blvd.  
El Dorado Hills, CA 95762