

Table 22: 2026 Update TIF and Current 2025 Schedules

	Fee Basis	EDU Rate	Zone A	Zone B	Zone C
2026 Update TIF					
Residential	<i>Cost per EDU >></i>		\$ 11,872	\$ 27,244	\$ 34,839
SFD Not Age Restricted					
Less than 1,000 SqFt	Dwelling Unit	0.82	\$ 9,735	\$ 22,340	\$ 28,568
1,000 to 1,499 SqFt	Dwelling Unit	0.89	\$ 10,566	\$ 24,247	\$ 31,007
1,500 to 1,999 SqFt	Dwelling Unit	0.95	\$ 11,278	\$ 25,881	\$ 33,097
2,000 to 2,999 SqFt	Dwelling Unit	1.00	\$ 11,872	\$ 27,244	\$ 34,839
3,000 to 3,999 SqFt	Dwelling Unit	1.06	\$ 12,584	\$ 28,879	\$ 36,929
4,000 SqFt or more	Dwelling Unit	1.10	\$ 13,059	\$ 29,968	\$ 38,323
MFD Not Age Restricted	Dwelling Unit	0.54	\$ 6,411	\$ 14,712	\$ 18,813
SFD Age Restricted	Dwelling Unit	0.32	NA	\$ 8,718	\$ 11,148
MFD Age Restricted	Dwelling Unit	0.27	NA	\$ 7,356	\$ 9,407
Nonresidential	<i>Cost per EDU >></i>		\$ 1,431	\$ 5,949	\$ 7,081
General Commercial	Bldg. Sq. Ft.	1.72	\$ 2.46	\$ 10.23	\$ 12.18
Hotel/Motel/B&B	Room	0.28	\$ 400	\$ 1,666	\$ 1,983
Church	Bldg. Sq. Ft.	0.26	\$ 0.37	\$ 1.55	\$ 1.84
Office/Medical	Bldg. Sq. Ft.	1.79	\$ 2.56	\$ 10.65	\$ 12.68
Industrial/Warehouse	Bldg. Sq. Ft.	0.56	\$ 0.80	\$ 3.34	\$ 3.97
2025 TIF Fee Schedule - Eff. August 9, 2025 (Current)					
Residential	<i>Cost per EDU >></i>		\$ 13,364	\$ 28,621	\$ 37,467
SFD Not Age Restricted					
Less than 1,000 SqFt	Dwelling Unit	0.82	10,959	23,470	30,723
1,000 to 1,499 SqFt	Dwelling Unit	0.89	11,894	25,473	33,346
1,500 to 1,999 SqFt	Dwelling Unit	0.95	12,696	27,190	35,594
2,000 to 2,999 SqFt	Dwelling Unit	1.00	13,364	28,622	37,467
3,000 to 3,999 SqFt	Dwelling Unit	1.06	14,166	30,339	39,715
4,000 SqFt or more	Dwelling Unit	1.10	14,700	31,484	41,214
MFD Not Age Restricted	Dwelling Unit	0.57	7,216	15,456	20,233
SFD Age Restricted	Dwelling Unit	0.30	N/A	9,159	11,990
MFD Age Restricted	Dwelling Unit	0.26	N/A	7,727	10,116
Nonresidential	<i>Cost per EDU >></i>		\$ 1,653	\$ 6,224	\$ 7,636
General Commercial	Bldg. Sq. Ft.	1.55	2.84	10.71	13.14
Hotel/Motel/B&B	Room	0.28	463	1,742	2,138
Church	Bldg. Sq. Ft.	0.25	0.43	1.62	1.98
Office/Medical	Bldg. Sq. Ft.	1.28	2.96	11.15	13.67
Industrial/Warehouse	Bldg. Sq. Ft.	0.51	0.93	3.49	4.28

Sources: County of El Dorado (for existing fee schedule); Tables 3 and 21.

Table 23: Difference Between 2026 Update TIF and Current 2025 TIF

	Fee Basis		Zone A	Zone B	Zone C
Difference - Amount					
Residential	<i>Cost per EDU >></i>		\$ (1,492)	\$ (1,377)	\$ (2,628)
SFD Not Age Restricted	Dwelling Unit				
Less than 1,000 SqFt	Dwelling Unit		\$ (1,224)	\$ (1,130)	\$ (2,155)
1,000 to 1,499 SqFt	Dwelling Unit		\$ (1,328)	\$ (1,226)	\$ (2,339)
1,500 to 1,999 SqFt	Dwelling Unit		\$ (1,418)	\$ (1,309)	\$ (2,497)
2,000 to 2,999 SqFt	Dwelling Unit		\$ (1,492)	\$ (1,378)	\$ (2,628)
3,000 to 3,999 SqFt	Dwelling Unit		\$ (1,582)	\$ (1,460)	\$ (2,786)
4,000 SqFt or more	Dwelling Unit		\$ (1,641)	\$ (1,516)	\$ (2,891)
MFD Not Age Restricted	Dwelling Unit		(805)	(744)	(1,420)
SFD Age Restricted	Dwelling Unit		N/A	(441)	(842)
MFD Age Restricted	Dwelling Unit		N/A	(371)	(709)
Nonresidential	<i>Cost per EDU >></i>		\$ (222)	\$ (275)	\$ (555)
General Commercial	Bldg. Sq. Ft.		(0.38)	(0.48)	(0.96)
Hotel/Motel/B&B	Room		(63)	(76)	(155)
Church	Bldg. Sq. Ft.		(0.06)	(0.07)	(0.14)
Office/Medical	Bldg. Sq. Ft.		(0.40)	(0.50)	(0.99)
Industrial/Warehouse	Bldg. Sq. Ft.		(0.13)	(0.15)	(0.31)
Difference - Percent					
Residential	<i>Cost per EDU >></i>		(11%)	(5%)	(7%)
SFD Not Age Restricted					
Less than 1,000 SqFt	Dwelling Unit		(11%)	(5%)	(7%)
1,000 to 1,499 SqFt	Dwelling Unit		(11%)	(5%)	(7%)
1,500 to 1,999 SqFt	Dwelling Unit		(11%)	(5%)	(7%)
2,000 to 2,999 SqFt	Dwelling Unit		(11%)	(5%)	(7%)
3,000 to 3,999 SqFt	Dwelling Unit		(11%)	(5%)	(7%)
4,000 SqFt or more	Dwelling Unit		(11%)	(5%)	(7%)
MFD Not Age Restricted	Dwelling Unit		(11%)	(5%)	(7%)
SFD Age Restricted	Dwelling Unit		N/A	(5%)	(7%)
MFD Age Restricted	Dwelling Unit		N/A	(5%)	(7%)
Nonresidential	<i>Cost per EDU >></i>		(13%)	(4%)	(7%)
General Commercial	Bldg. Sq. Ft.		(13%)	(4%)	(7%)
Hotel/Motel/B&B	Room		(14%)	(4%)	(7%)
Church	Bldg. Sq. Ft.		(14%)	(4%)	(7%)
Office/Medical	Bldg. Sq. Ft.		(14%)	(4%)	(7%)
Industrial/Warehouse	Bldg. Sq. Ft.		(14%)	(4%)	(7%)

Source: Table 22.