City of Placerville - Transportation Impact Mitigation Fee Program Update (2026)
Proposed TIM Fee Schedule
Effective January 11, 2027

Table 1 - Residential Uses

Typical Use	ITE Code & Unit	Dwelling Unit Equivalents (DUE)	Proposed Cost per DUE	Proposed Fee per Unit
		(B)	(C)	(D)=(B)*(C)
Residential (Dwelling Unit)				
Single Family	210			
Small (<2,000 sq.ft.)	Dwelling Unit	0.83	$28,802	$23,991
Medium (2,000-2,500 sq.ft.)	Dwelling Unit	1.00	$28,802	$28,802
Large (>2,500 sq.ft.)	Dwelling Unit	1.06	$28,802	$30,437
Multi-Family	251			
Small (<2,000 sq.ft.)	Dwelling Unit	0.68	$28,802	$19,676
Medium (2,000-2,500 sq.ft.)	Dwelling Unit	0.82	$28,802	$23,622
Large (>2,500 sq.ft.)	Dwelling Unit	0.87	$28,802	$24,963
Mobile Home	220			
Small (<2,000 sq.ft.)	Dwelling Unit	0.87	$28,802	$24,936
Medium (2,000-2,500 sq.ft.)	Dwelling Unit	1.04	$28,802	$29,937
Large (>2,500 sq.ft.)	Dwelling Unit	1.10	$28,802	$31,636
Accessory Dwelling Unit (ADU)				
< 750 sq.ft.	Exempt			
> 750 sq.ft.	Fee is based on the ratio of its floor area in relation to the primary unit, multiplied by the fee that the primary unit would pay, if it was being built today. (Fee for primary unit) x (ADU sq.ft. divided by primary unit sq.ft.)			

Table 2 - Commercial Uses

Typical Use		Unit	Proposed Fee per Trip	Updated Trip Generation Rate	Proposed Fee per Unit
			(B)	(C)	(D)=(B)*(C)
Non-Residential					
	Retail/Service - Minor Commerical (High)	KSF	$468	58.01	$27,148
	Retail/Service - Major Commercial (Low)	KSF	$468	16.87	$7,897
	Office	KSF	$468	9.97	$4,666
	Industrial	KSF	$468	3.60	$1,685
	Warehouse	KSF	$468	1.38	$646
*	Lodging	Room	$468	3.35	$1,568
*	Gas station	fuel position	$468	41.28	$19,319
**	Public & Quasi-Public	KSF			Exempt
**	School K-8th Grade	Student			Exempt
**	School 9-12th Grade	Student			Exempt
**	Public College	Student			Exempt

* The unit of analysis for this category is "rooms". Trip generation rate shown is the average for the hotel and motel categories

* * Public-sector land uses are generally exempt from local fees