

Developer Fee Desk Frequently Asked Questions

Q. What is a Developer Fee?

A. A “Development Fee is a fee, charge, dedication or other requirement against construction within the boundaries of the district levied by the district for the purpose of funding the construction or reconstruction of school facilities in accordance with education code section 17620.

Q. What is a Mello- Roos CFD?

A. The Mello-Roos Facilities Act of 1982 was passed to provide local agencies an alternative method of financing needed improvements in light of the restrictive nature of Proposition 13.

The Mello- Roos Facilities Act permits school district to form a Community Facilities District (CFD) for the acquisition or construction of public improvements that benefit properties within the CFD.

Q. How much is the Developer Fee and is it the same charge for all properties?

A. The current Developer Fee rates can be found on the public rate notice sheet located at the developer fee desk. Currently there are two different charges, one fee charge for residential properties and a different fee charge for commercial, industrial, or senior housing. All fees are charged by the square foot (Exp. \$3.36 per sq. ft.).

Q. How long is Mello-Roos tax on a property?

A. Most properties will have a Mello- Roos tax for 29 years.

Q. I live in Stockton why do I pay MUSD taxes?

A. The schools that are in Weston Ranch are in the MUSD school district. MUSD builds and maintains all elementary and high schools in the Weston Ranch area.

Q. What is the 89-2 MR charge on a tax bill for?

A. 89-2 MR is the Mello-Roos tax amount for that property.

Q. What is a bond on a tax statement?

A. Bonds were voted in by the voters on a ballot- The maturity dates of MUSD “GO” bonds are:

2005 General Obligation Refunding Bonds- August 1, 2023

General Obligation Bonds, Election of 2004, Series 2004- August 1, 2029

Q. Does the Developer Fee Desk accept cash?

A. Checks or money orders are required at the developer fee desk.

Q. Would developer fees need to be paid on a structure that has been demolished and replaced with a new structure that has less square footage than the original one?

A. The District can only charge for square footage that exceeds that of the original structure. In this case, there would be no fee. Also, there is no provision to credit them for a reduced structure size.