



BIA GV

ACCOMPLISHMENTS

Since 2010, home builders in the Greater Valley area have realized savings of **\$317,518,028**, with an average per unit savings of **\$8,527**, thanks to the Government Affairs work of the BIA Greater Valley.

In 2024, home builders in the Greater Valley area realized savings of **\$50,722,078**, thanks to the Government Affairs work of the BIA Greater Valley.

2010

- Stockton \$8,700 per unit temporary reduction
- Stockton \$4.85 million credit given to permit center \$300 per unit savings
- Stockton green building ordinance \$350 per unit savings
- Manteca \$13,000 suspension of bonus bucks
- Ripon suspends inclusionary zoning \$18,000 per unit savings

2011

- Stockton abandons “full cost recovery” savings made permanent \$300 per unit saved
- Stockton \$168 fee adjustment reduction
- Stockton downtown mitigation fee defeated \$5,000 fee increase eliminated
- Stockton \$4,907 (fire sprinkler) water connection fee reduced
- San Joaquin Council of Governments (SJ COG) Habitat Conservation Plan (HCP) \$1,080 reduction \$216 per unit saved countywide
- Manteca fire fee reduction \$89
- Lodi water plant \$6,900 reduced to: \$4300 savings of \$2,600 per unit
- Lodi Temporary PFF reduction of \$10,000
- Merced \$2,200 water connection fee reduction



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2012

- SJ COG Habitat Conservation Plan (HCP) fee reduction of \$2,320 savings of \$464 per unit countywide

2013

- Waterford parking fee of \$8,966 defeated
- Turlock development services fees reduced by \$1,250
- Tuolumne County GIGER fee eliminated \$2,988
- Manteca School District fees reduced from \$4.02 to \$2.93

2014

- Turlock water connection fee proposal increase of \$3,000 due to fire sprinklers killed

2015

- Stockton adopted additional \$12,500 fee reduction for the next 1,000 units

2016

- SJCOG Habitat Conservation Plan (HCP) fee increase reduced by \$523 per acre
- Oakdale water connection fee reduced by \$789

2017

- Manteca transportation fee update reduced by \$1,100

2018

- Manteca School District fee update saves \$3,460 per unit
- Los Banos fee proposal rejected \$7,958 saved
- Stanislaus Fire District fee proposal rejected in Waterford savings \$1,560 per unit
- Stanislaus Fire District fee proposal rejected in Riverbank savings \$1,920 per unit
- Modesto PFF Update \$1,568 savings per unit
- SJ COG Habitat Conservation Plan (HCP) fee savings of \$200 per unit



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2019

- Los Banos fee update savings of \$4,489 per unit
- Stockton SESP extended and made permanent savings of \$12,500 per unit

2020

- Modesto urban limit line defeated
- Lodi 2% growth control allocations amended to allow growth allocations to be issued throughout the year

2021

- Stanislaus County facility fees updated savings of \$803 per unit
- Merced transportation, police and fire fees updated savings of \$2,912 per unit
- Litigation with the City of Hughson resulting in a fee reduction of \$18,893 per unit

2022

- Merced inclusionary zoning proposal defeated savings of \$5,500 per unit
- Manteca inclusionary zoning proposal defeated savings of \$3,400 per unit
- Tracy inclusionary zoning proposal delayed savings of \$4,100 per unit
- SJ COG Regional Transportation Impact Fee reduced by \$56 per unit
- SJ COG Habitat fee reduced by \$152 per acre

2023

- Merced Inclusionary Zoning Ordinance adopted with a \$2,500 reduction from original proposal
- Manteca/Lathrop levee maintenance property assessment approved with over 75% of the vote, eliminating the need for a \$19,000 per unit fee in both jurisdictions
- Tracy Police Impact Fee increase from \$.70 to \$1.59 defeated
- Achieved a favorable property tax sharing agreement between the county and City of Lodi realizing a reduction in CFD costs on new units, approximate savings of \$1,200 per unit

2024

- SJ COG Regional Transportation Impact Fee reduced by \$1.17 per sq. ft.
- Manteca government impact fee proposal reduced by \$0.64 per sq. ft.