



COMMUNITY FACILITIES DISTRICT ANNEXATION INFORMATION SHEET

Community Facilities Districts (CFD) were formed to help fund increased demand for services and facilities needed to perform public safety, citywide maintenance, and congestion management. New development or redevelopment within the city (including the San Marcos Fire Protection District) can cause an increased demand for such services and facilities. New projects, certain redevelopment projects, and projects requiring a conditional use permit (CUP), director’s permit (DP) are conditioned to either pay an in-lieu fee or annex into a CFD to mitigate their impact on such services. The CFD special tax will be levied after the issuance of a building permit, CUP or DP, and will appear on the following year’s annual property tax bill.

The City of San Marcos administers the following CFDs: CFD 98-01 IA#1 (Police), CFD 98-02 (lighting and landscaping maintenance), CFD 2001-01 (Fire/Paramedic), and CFD 2011-01 (Congestion management).

If a property owner elects to annex into a CFD, an annexation packet will be prepared and delivered to the property owner and/or registered voter(s). This annexation packet will include a consent and waiver form, official ballot, and instructions for completing these annexation documents. For deed-restricted affordable housing projects, a Waiver of Special Tax Exemption form will be included in the annexation packet. The form(s), completed ballot, and a one-time annexation fee must all be returned to the city by the date indicated in the annexation packet. The project’s approval may be delayed if the annexation packet is not returned by the date indicated within the packet.

If a property owner chooses to pay an in-lieu fee instead of annexing into a CFD, the amount of the in-lieu fee will be calculated based on the anticipated impact of the project on the demand for pertinent services and facilities.

The following table summarizes the annexation fee applicable to the CFD and property classification:

CFD ANNEXATION FEES				
PROPERTY CLASSIFICATIONS	CFD 98-01 IA#1	CFD 98-02	CFD 2001-01	CFD 2011-01
Residential	\$150 to \$300.00	\$150 to \$300.00	\$150 to \$300.00	N/A
Commercial	\$300.00	\$300.00	\$300.00	\$300.00
Office-Professional	\$300.00	N/A	\$300.00	N/A
Industrial	\$300.00	N/A	\$300.00	\$300.00
Business Park	\$300.00	N/A	\$300.00	N/A
Church/Institutional	\$300.00	N/A	\$300.00	\$300.00
Industrial/Other	N/A	\$300.00	N/A	N/A
Agricultural	N/A	N/A	\$300.00	N/A
One Family Dwellings	N/A	N/A	N/A	N/A
Condominium	N/A	N/A	N/A	\$300.00
Apartment	N/A	N/A	N/A	\$300.00
Hospital	N/A	N/A	N/A	\$300.00

If you have any CFD related questions, please contact the City’s Consulting CFD Administrator at (760)744-1050 ext.4506 or consult the Community Facilities District page on the city’s website, www.san-marcos.net.