

Development Impact Fees

RESIDENTIAL DEVELOPMENT IMPACT FEES

City-Wide (Except as otherwise noted)

City-Wide except MV Ranch (SP 193), and TownGate (SP 200)	TUMF ⁽⁴⁾ (per unit)	DIF ^[2] (Per unit) Subdivision	DIF ^[2] (Per unit) In-Fill	Public Art [6]	Workforce Development Facilities	SKR MITIGATION FEE	MSHCP Mitigation Fee (per unit)
Single-family Residential	\$10,104.00	\$15,269.50	\$15,046.00	1% of the Project Valuation	.13/square foot of living space	\$500/acre	\$4,236.00
Affordable Single-family	Exempt	\$7,634.75	\$7,523.00	Exempt	.065/square foot of living space	\$500/acre	\$4,236.00
Accessory Dwelling Unit (ADU)	Exempt	Based on Square footage	Based on Square footage	1% of the Project Valuation	.13/square foot of living space	\$500/acre	See Footnote 5
Multi-family	\$6,580.00	\$10,025.50	\$9,883.25	1% of the Project Valuation	.13/square foot of living space	\$500/acre	\$1,766.00
Multi-family (greater than 14 du/acre)	\$6,389.00	\$10,025.50	\$9,883.25	1% of the Project Valuation	.13/square foot of living space	\$500/acre	\$781.00
Affordable Multi-family	Exempt	\$5,012.75	\$4,941.63	Exempt	.065/square foot of living space	\$500/acre	\$1,766 (8.1 -14 du/acre) \$781 (greater than 14 du/acre)
Mobile/Senior See Footnote 4	See Footnote 4	\$6,178.75	\$6,071.75	1% of the Project Valuation	.13/square foot of living space	\$500/acre	\$4,236 du/acre) \$1,766 (8.1 -14 du/acre) \$781 (greater than 14 du/acre)
Affordable Mobile/Senior	Exempt	\$3,089.38	\$3,035.88	Exempt	.065/square foot of living space	\$500/acre	\$4,236 (8.0 du/acre) \$1,766 (8.1 -14 du/acre) \$781 (greater than 14 du/acre)

COMMERCIAL AND INDUSTRIAL DEVELOPMENT IMPACT FEES

City-Wide (Except as otherwise noted)

City-Wide Except TownGate (SP 200) ^[1]	TUMF (\$ per square foot - sf)	DIF ^[2] (\$ per sf)	SKR MITIGATION FEE ^[3]	Public Art [6]	Workforce Development Facilities	MSHCP Mitigation Fee
Retail Commercial (Neighborhood Commercial)	\$7.72	\$14.339	\$500/acre	1% of the Project Valuation	.23/square foot	\$19,066/acre
Retail Commercial (Regional Commercial)	\$7.72	\$14.516	\$500/acre	1% of the Project Valuation	.23/square foot	\$19,066/acre
Service Commercial/Office (Not Class A or B)	\$4.89	\$7.34025	\$500/acre	1% of the Project Valuation	.30/square foot	\$19,066/acre
Office ^[4] (Class A or B)	\$2.45	\$7.34025	\$500/acre	1% of the Project Valuation	.30/square foot	\$19,066/acre
Industrial	\$1.86	\$3.7605	\$500/acre	1% of the Project Valuation	.11/square foot	\$19,066/acre
High-Cube ^[4]	See footnote [4]	\$1.227	\$500/acre	1% of the Project Valuation	.07/square foot	\$19,066/acre

[1] See Planning Staff for projects within Towngate Specific Plan (SP200)

[2] A 2% Administrative Fee reimbursement of the 2012 update to the DIF Nexus Study will be calculated with the impact fees in all categories.

[3] Projects within Moreno Valley Ranch (SP 193) are exempt from SKR Mitigation Fees.

[4] TUMF fee calculations for Class A or B, High Cube developments, & Senior Housing contact Western Riverside Council of Governments (WRCOG). TUMF fee obligations are paid directly to WRCOG. TUMF fees are effective through June 30, 2023. WRCOG is located at 3390 University Ave., Suite 200, Riverside, CA 92501. Phone: (951) 405-6700 Web address: www.wrcog.us

NOTE: There could be future adjustments based on the fee ordinances and/or by City Council action.

[5] MSHCP impact fees will be calculated per the single-family fee schedule proportionately based on the primary dwelling's sqft for ADUs and Room Additions 750 sqft or greater

[6] Project valuation exceeding \$500,000 and residential projects of two or more dwelling units