



PLANNING SERVICES FEE SCHEDULE

Fees subject to change. Please Contact CEDD Staff for verification of current fees. Effective July 1, 2023, by Resolution 24003.

DEVELOPMENT REVIEW COMMITTEE AND ADMINISTRATIVE		BASE FEE PER APPLICATION
Minor Conditional Use Permits		
Minor Conditional Use Permit		\$4,233.00
Variances, Modifications, Exceptions and Fair Housing Requests		
With Signatures (Residential Zones Only) – Per Variance, per parcel		\$1,854.00
Without Signatures (All Zones) – Per Variance, per parcel		\$2,780.00
Parcel Maps		
Parcel Map/Waiver of Parcel Map		\$8,125.00
Parcel Map Revision*		\$5,906.00
Design Review		
Conceptual Development Review		\$1,840.00
General (Commercial, Industrial, Multi-family)		\$3,827.00
General (Commercial, Industrial, Multi-family) - Revision* / Substantial Conformance		\$2,453.00
Landscape and Irrigation (Single-Family Residential) Subject to WELO		\$408.50
Landscape/Irrigation (Commercial, Industrial, Multi-family) - Subject to WELO		\$988.00
Single-Family Residential - RC Zones, Manufactured Dwellings and Subdivisions		\$524.75
Signs		
Signs (New or replacement)		\$272.00
Establishing Sign Criteria		\$988.00
Administrative		
Alcohol License Review (Public Convenience or Necessity)		\$1,507.00
Marijuana Cultivation Permit		\$272.00
Nonconforming Status Determination		\$3,252.00
Rebuild Letter		\$697.25
Recycling Permit		\$1,102.00
Summary Vacation Review (City Council Approval Required)		\$2,293.00
Temporary Use Permit - Major		\$1,102.00
Temporary Use Permit - Minor		\$215.00
Zoning Letter		\$235.25
Zoning Plan Check w/ Building Permits		
Commercial, Industrial, Multi-Family (New Construction)		\$578.00
Commercial, Industrial, Multi-Family (Tenant Improvements, Minor Additions or Exterior Remodels, etc.)		\$323.00
Landscape/Irrigation - Minor (Not subject to WELO or WQMP requirements)		\$54.00
After Hours Plan Check		\$210.00/hr
Single-Family Residential (New Construction, Major Additions)		\$289.00
Single-Family Residential (Over the Counter - Minor Addition, Accessory Structures, Patio Covers, etc.)		\$54.00
Historic Preservation		
Certificate of Appropriateness		\$0.00
Historic Preservation Mills Act – Application Fee		\$404.00
Historic Preservation Mills Act – Contract Initiation		\$3,274.00

City of Riverside – Fee Schedule

PLANNING COMMISSION		BASE FEE PER APPLICATION
Conditional Use Permit		
Conditional Use Permit		\$9,261.00
Development		
Amendment to Zoning Text / Interpretation of Zoning Text		\$5,719.00
Condominium Conversion		\$10,967.00
Development Agreement		\$14,043.00
Development Agreement - Revision*		\$9,710.00
General Plan Amendment		\$10,678.00
Planned Residential Development		\$14,672.00
Rezoning Request		\$7,383.00
Site Plan Review		\$15,198.00
Site Plan Review - Revision*		\$10,487.00
Specific Plan Review (Or Actual Cost if Greater)		\$29,805.00
Specific Plan Revision to existing Specific Plan		\$19,943.00
Street Name Change		\$6,737.00
Tentative Tract / Reversion to Acreage (10 lots or fewer)		\$11,305.00
Tentative Tract / Reversion to Acreage (10 lots or fewer) - Revision*		\$7,551.00
Tentative Tract / Reversion to Acreage (More than 10 lots)		\$16,336.00
Tentative Tract / Reversion to Acreage (More than 10 lots) - Revision*		\$11,489.00
Traffic Pattern Modification		\$11,525.00
Vacation - Street, Alley, or Pedestrian Walkway		\$12,189.00
Vesting Map Review (10 lots or fewer)		\$18,907.00
Vesting Map Review (More than 10 lots)		\$27,083.00
APPEALS, TIME EXTENSION, ENVIRONMENTAL AND MISC.		BASE FEE PER APPLICATION
Appeal - Airport Land Use Commission		\$1,439.00
Appeal - Maps - Non-Applicant in RA5 and RC Zones		\$0.00
Appeal - Planning Commission and Zoning Administrator Cases		\$2,719.00
Environmental Impact Report (minimum review fee)†		\$101,400.00
Environmental Initial Study (Completed by City) - Existing Development†		\$5,061.00
Environmental Initial Study (Completed by City) - New Development†		\$7,373.00
Environmental Initial Study (Peer Review of Outside Consultant)†		\$2,312.00
Zoning or General Plan Map - Copy		\$25.00 + tax
Modification/Clarification of Conditions		\$1,707.00
Planning Re-inspection		\$462.25
Printed or Photo Copies of Printed Materials (per document)		\$0.10/page
Public Hearing Re-advertising		\$504.00
Specialized Report Request (Per ½ hour or portion)		\$26.75
Time Extension		\$755.00
Time Extension (Public Hearing)		\$1,880.00
Williamson Act Contract (Agricultural Preserve)		\$1,265.00

*Revision applies to projects that have been recently approved/entitled, but not constructed/enacted. Changes to existing projects (i.e. additional children at a day care center) requires application of a new entitlement.

†DFG Fees apply for ND, MND and EIR