Community & Economic Development Department
Planning Division

3900 Main Street, 3rd Floor • Riverside, CA 92522
(951) 826-5800
RiversideCA.gov/Planning

PLANNING SERVICES FEE SCHEDULE

Fees subject to change. Please Contact CEDD Staff for verification of current fees. Effective July 1, 2026, by Resolution 24253.

DEVELOPMENT REVIEW COMMITTEE AND ADMINISTRATIVE	TOTAL FEE PER APPLICATION
Minor Conditional Use Permits	
Minor Conditional Use Permit	$6,932
Variances, Modifications, Exceptions and Fair Housing Requests	
With Signatures (Residential Zones Only) – Per Variance, per parcel	$4,606
Without Signatures (All Zones) – Per Variance, per parcel	$5,265
Grading Exception	$5,265
Reasonable Accommodation	$4,334
Parcel Maps	
Parcel Map/Waiver of Parcel Map	$11,849
Parcel Map Revision*	$4,280
Design Review	
Conceptual Development Review	$3,983
General (Commercial, Industrial, Multi-family)	$8,552
General (Commercial, Industrial, Multi-family) – Revision* / Substantial Conformance	$5,412
Landscape and Irrigation (Single-Family Residential) Subject to WELO	$551
Landscape/Irrigation (Commercial, Industrial, Multi-family) – Subject to WELO	$983
Single-Family Residential – RC Zonesand Subdivisions	$3,419
Signs	
Signs (New or replacement)	$599
Establishing Sign Criteria	$1,845
Administrative	
Alcohol License Review (Public Convenience or Necessity)	$2,443
Nonconforming Status Determination	$3,438
Rebuild Letter	$805
Recycling Permit	$1,478
Summary Vacation Review (City Council Approval Required)	$7,314
Temporary Use Permit – Major	$1,443
Temporary Use Permit – Minor	$428
Zoning Letter	$282
Zoning Plan Check w/ Building Permits	
Commercial, Industrial, Multi-Family (New Construction)	$757
Commercial, Industrial, Multi-Family (Tenant Improvements, Minor Additions or Exterior Remodels, etc.)	$236
After Hours Plan Check	$207/hr
Single-Family Residential (New Construction, Major Additions)	$378
Single-Family Residential (Over the Counter - Minor Addition, Accessory Structures, Patio Covers, etc.)	$93
Historic Preservation	
Certificate of Appropriateness – Over the Counter	$38
Certificate of Appropriateness – Administrative	$715
Certificate of Appropriateness – Board	$1,528
Historic Preservation Mills Act – Application Fee	$821
Historic Preservation Mills Act – Contract Initiation	$1,016

PLANNING COMMISSION	BASE FEE PER APPLICATION
Conditional Use Permit	
Conditional Use Permit	$11,871
Development	
Amendment to Zoning Text / Interpretation of Zoning Text	$10,992
Condominium Conversion	$11,902
Development Agreement	$15,246
Development Agreement - Revision*	$11,105
General Plan Amendment	$15,188
Planned Residential Development	$19,804
Minor Planned Residential Development	$19,804
Administrative Planned Residential Development (Design Review)	$8,552
Rezoning Request	$11,018
Site Plan Review	$18,755
Site Plan Review - Revision*	$13,419
Specific Plan Review (Or Actual Cost if Greater)	$37,295
Specific Plan Revision to existing Specific Plan	$25,392
Street Name Change	$7,274
Tentative Tract / Reversion to Acreage (10 lots or fewer)	$16,898
Tentative Tract / Reversion to Acreage (10 lots or fewer) - Revision*	$10,084
Tentative Tract / Reversion to Acreage (More than 10 lots)	$22,216
Tentative Tract / Reversion to Acreage (More than 10 lots) - Revision*	$13,591
Traffic Pattern Modification	$13,873
Vacation - Street, Alley or Pedestrian Walkway	$13,602
Vesting Map Review (10 lots or fewer)	$19,682
Vesting Map Review (More than 10 lots)	$28,324
APPEALS, TIME EXTENSION, ENVIRONMENTAL AND MISC.	**BASE FEE PER APPLICATION**
Appeal - Airport Land Use Commission	$3,276
Appeal - Planning Commission and CEDD Director Cases	$4,315
Appeal – Culture Heritage Board	$1,523
Environmental Impact Report (minimum review fee) †	$142,946
Environmental Initial Study – Minor Scope	$40,462
Environmental Initial Study (Peer Review of Outside Consultant) †	$5,819
Zoning or General Plan Map - Copy	$26 + tax
Modification/Clarification of Conditions	$2,281
Planning Inspection	$237
Planning Re-inspection	$488
Printed or Photocopies of Printed Materials (per document)	$0.10/page
Public Hearing Re-advertising	$678
Specialized Report Request (Per ½ hour or portion)	$47
Time Extension	$799
Time Extension (Public Hearing)	$3,030
Williamson Act Contract (Agricultural Preserve)	$1,557
Annexation	$67,844

**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