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 May 22, 2025, by Resolution 24253.

DEVELOPMENT REVIEW COMMITTEE AND ADMINISTRATIVE	BASE FEE PER APPLICATION
Minor Conditional Use Permits	
Minor Conditional Use Permit	$5,700
Variances, Modifications, Exceptions and Fair Housing Requests	
With Signatures (Residential Zones Only) – Per Variance, per parcel	$4,357
Without Signatures (All Zones) – Per Variance, per parcel	$4,981
Parcel Maps	
Parcel Map/Waiver of Parcel Map	$11,211
Parcel Map Revision*	$4,048
Design Review	
Conceptual Development Review	$3,769
General (Commercial, Industrial, Multi-family)	$8,250
General (Commercial, Industrial, Multi-family) – Revision* / Substantial Conformance	$5,119
Landscape and Irrigation (Single-Family Residential) Subject to WELO	$521
Landscape/Irrigation (Commercial, Industrial, Multi-family) – Subject to WELO	$930
Single-Family Residential – RC Zones, Manufactured Dwellings and Subdivisions	$3,234
Signs	
Signs (New or replacement)	$567
Establishing Sign Criteria	$1,175
Administrative	
Alcohol License Review (Public Convenience or Necessity)	$2,311
Nonconforming Status Determination	$3,252
Rebuild Letter	$762
Recycling Permit	$1,398
Summary Vacation Review (City Council Approval Required)	$3,441
Temporary Use Permit – Major	$1,366
Temporary Use Permit – Minor	$405
Zoning Letter	$267
Zoning Plan Check w/ Building Permits	
Commercial, Industrial, Multi-Family (New Construction)	$716
Commercial, Industrial, Multi-Family (Tenant Improvements, Minor Additions or Exterior Remodels, etc.)	$223
Landscape/Irrigation - Minor (Not subject to WELO or WQMP requirements)	$54
After Hours Plan Check	$196/hr
Single-Family Residential (New Construction, Major Additions)	$358
Single-Family Residential (Over the Counter - Minor Addition, Accessory Structures, Patio Covers, etc.)	$89
Historic Preservation	
Certificate of Appropriateness – Over the Counter	$36
Certificate of Appropriateness – Administrative	$676
Certificate of Appropriateness – Board	$1446
Historic Preservation Mills Act – Application Fee	$777
Historic Preservation Mills Act – Contract Initiation	$961

PLANNING COMMISSION	BASE FEE PER APPLICATION
Conditional Use Permit	
Conditional Use Permit	$10,888
Development	
Amendment to Zoning Text / Interpretation of Zoning Text	$10,399
Condominium Conversion	$12,260
Development Agreement	$14,423
Development Agreement - Revision*	$10,505
General Plan Amendment	$14,369
Planned Residential Development	$18,736
Minor Planned Residential Development	$18,736
Administrative Planned Residential Development (Design Review)	$8,250
Rezoning Request	$10,424
Site Plan Review	$17,743
Site Plan Review - Revision*	$12,695
Specific Plan Review (Or Actual Cost if Greater)	$35,294
Specific Plan Revision to existing Specific Plan	$12,695
Street Name Change	$6,882
Tentative Tract / Reversion to Acreage (10 lots or fewer)	$15,986
Tentative Tract / Reversion to Acreage (10 lots or fewer) - Revision*	$9,540
Tentative Tract / Reversion to Acreage (More than 10 lots)	$21,017
Tentative Tract / Reversion to Acreage (More than 10 lots) - Revision*	$12,857
Traffic Pattern Modification	$13,125
Vacation - Street, Alley or Pedestrian Walkway	$12,868
Vesting Map Review (10 lots or fewer)	$18,621
Vesting Map Review (More than 10 lots)	$26,797
APPEALS, TIME EXTENSION, ENVIRONMENTAL AND MISC.	**BASE FEE PER APPLICATION**
Appeal - Airport Land Use Commission	$3,100
Appeal - Planning Commission and Zoning Administrator Cases	$4,082
Environmental Impact Report (minimum review fee) †	$135,237
Environmental Initial Study (Peer Review of Outside Consultant) †	$4,584
Zoning or General Plan Map - Copy	$25 + tax
Modification/Clarification of Conditions	$2,158
Planning Re-inspection	$462
Printed or Photo Copies of Printed Materials (per document)	$0.10/page
Public Hearing Re-advertising	$642
Specialized Report Request (Per ½ hour or portion)	$44
Time Extension	$756
Time Extension (Public Hearing)	$2,867
Williamson Act Contract (Agricultural Preserve)	$1,473

**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