CITY OF RIVERSIDE

PUBLIC WORKS DEPARTMENT

(951) 826-5341
www.riversideca.gov

DEVELOPMENT FEES

This list of fees is to be used for general information only and is subject to additions and revisions without notice. On some cases, additional special fees may be required.

FILING FEES: Contact the City Planning Department for the various filing fees connected with tentative maps, zoning cases, etc. (Payable at the time of initiation).

STORM DRAIN FEE:

1. For each trailer or mobile home space - $466.00.

2. For each single-family residence - $186.00 plus $28.00 for each 100 square feet, or portion thereof, of roof area, including accessory buildings, in excess of 750 square feet of roof area.

3. For each building not covered in 1. and 2. above - $186.00, plus:

    a. $28.00 for each 100 square feet, or portion thereof, of roof area in excess of 750 square feet but not in excess of 3,000 square feet of roof area, plus:

    b. Six cents for each square foot of roof area in excess of 3,000 square feet, plus:

    c. Two cents for each square foot of site area included in the lot or parcel of ground constituting the work site as described in the application for the building permit, provided that this surcharge shall be charged only once on any lot or recorded parcel of ground and provided that the building official may waive a portion of this fee when it is apparent that the lot or recorded parcel of ground is subject to future development (Res. No. 20735)

Storm drain additive fees herein provided shall not be applicable to: subsequent alterations, repairs or remodeling on a single-family residence or trailer or mobile home space; buildings having a roof area of less than 750 square feet, provided that such fee shall apply when an addition or additions are made to said building such that the total roof area is no longer less than 750 square feet; additions which add less than 750 square feet of roof area unless otherwise provided herein; buildings or additions or portions thereof devoted solely to off-street parking for automobiles; or buildings which under the terms of a contractual agreement will be or become owned by the City.

Storm drain fees are payable at the time a building permit is issued (Riverside Municipal Code 16.04.372, Res. No. 20735).

SOUTHWEST AREA DRAINAGE PLAN: $4,147 per acre, or if lots are over 1 acre, $4,147 per lot in the area defined by the Southwest Area Drainage Plan adopted May 27, 1980 by the Riverside City Council. Applicable to maps only.
(Riverside Municipal Code 18.48.020 / Res. No. 20735)

SEWER CAPACITY FEE:
(Connection Fees)

1. RESIDENTIAL

Single Family Dwelling Unit	-	$4,284 / unit
Multi Family Dwelling Unit (2 or more units)	-	$3,869 / unit
Sungold Area	-	$ 100 / unit

2. COMMERCIAL

User Rate Categories	Capacity Charge / Units
Department & Retail Stores	$251 / 1,000 S.F.
Hotels & Motels	$1,570 / Unit
Laundromats	$10,679 / 1,000 S.F.
Laundries	$9,745 / 1,000 S.F.
Markets	$2,407 / 1,000 S.F.
Mortuaries	$6,566 / 1,000 S.F.
Professional Offices	$416 / 1,000 S.F.
Repair Shops & Service Stations	$4,701 / 1,000 S.F.
Restaurants	$10,367 / 1,000 S.F.
Other Commercial	$692 / 1,000 S.F.
Hospitals	$1,710 / 1,000 S.F.
Churches & Halls	$1,743 / 1,000 S.F.
Schools "B"	$570 / 1,000 S.F.
Other Commercial "A"	$1,799 / 1,000 S.F.
Other Commercial "B"	$432 / 1,000 S.F.
Warehouse	$120 / 1,000 S.F.

3. INDUSTRIAL

The applicant to connect to the public sewer will provide the Public Works Department with anticipated Flow, COD, and TSS data. This data will be used to calculate the Capacity Charge. However, the calculation will be limited to: 33.5 CCF/day in flow; 150 lbs./day, COD; and 150 lbs./day, TSS. Flow and/or constituents greater than these limits will be used in calculating the monthly Supplemental Capacity Charge.

Calculation for Capacity Charge to be Paid at the Time of Receiving a Building Permit

$$\frac{(0.55 \times Fd)}{0.29424} + \frac{(0.37 \times COD)}{0.8350} + \frac{(0.08 \times TSS)}{0.4751} \times \$/EDU = \text{Capacity Charge } **$$

** In addition to the initial Capacity Charge a Supplemental Capacity Charge will be added to each monthly bill based on the criteria below.

Where, Fd = Anticipated flow from development in CCF per day.
(Maximum of 33.5 CCF per day)
COD = Anticipated Chemical Oxygen Demand in pounds per day.
(Maximum of 150 lbs. per da

TSS = Anticipated Total Suspended Solids (TSS) in pounds per day.
(Maximum of 150 lbs. per day)
CCF = One hundred cubic feet.
$ / EDU= SFR Capacity Charge
SFR = Single Family Residential
BOD/COD=0.50

Supplemental Capacity Charge

The Supplemental Capacity Charge is added to an Industrial Customer's monthly billing. This Charge is to recover the costs to provide the increased collection and treatment facilities needed to carry and treat the additional flow and constituents greater than the maximum used to calculate the Capacity Charge paid at the time of receiving a building permit. The values used in the monthly calculation are in the following table.

Flow (For each 1 CCF/day in excess of 33.5 CCF/day)	COD (For each 1 lb./day in excess of 150 lbs./day)	TSS (For each 1 lb./day in excess of 150 lbs./day)
$1.39	$0.33	$0.13

Note: Previously developed properties with Sewer Connection Fees paid prior to July 1, 2009, will not be subject to additional Sewer Capacity Charges, except under the following circumstances:

Replacement, modification or addition resulting in increased dwelling units; Conversion of use from one Customer Classification to another that results in a more intensive use (i.e Commercial to Residential, Residential to Commercial, Commercial to Industrial). This does not include changing User Rate Categories within the Commercial Classification.

Capacity Charges are payable at the time a Building Permit is issued or prior to recordation of a Tract Map.
(Riverside Municipal Code 14.08.120 / Res. No. 22684)

SEWER FEE: (Unit of Benefit)
$105.00 per linear feet of front footage payable at the time a building permit is issued. (Riverside Municipal Code 14.08.100 / Res. No. 21713)

PERMIT TO CONNECT: (Onsite Connection)
1. RESIDENTIAL: $42.60
2. COMMERCIAL: $80.00

TRAFFIC AND RAILROAD SIGNAL MITIGATION FEE:
For each one-family or two-family dwelling unit . . . - $190 / Unit
For each multiple-family dwelling unit . . . . . - $125 / Unit
For each mobile home space developed . . . . . - $125 / Space
For each non-residential unit . . . . . - $0.25 / S.F. of building area

(Riverside Municipal Code 16.64.030 / Res. No. 20735)

TRANSPORTATION IMPACT FEE:
For each one-family or two-family dwelling unit . . . - $525 / Unit
For each multiple-family dwelling unit . . . . . - $420 / Unit
For each mobile home space developed . . . . . - $420 / Space

(Riverside Municipal Code 16.64.040 / Res. No. 20735)

MAP CHECKING FEE:
$4,760.64 per map plus $61.56 per numbered and lettered lot.
(Riv. Municipal Code 18.48.010 / Res. No 22227)*
*Includes 14% City Surcharge

CERTIFICATES OF COMPLIANCE FEE:

1. CERTIFICATE OF COMPLIANCE $591.66
2. LOT LINE ADJUSTMENT / MERGER / CONSOLIDATION / WAIVER OF PARCEL MAP: $3,260.40

STEPHENS' KANGAROO RAT PRESERVATION FEE:

(a)	Grading permit, building permit for new development, or initial mobile home setup permit except as in (b) and (c) below	$500 per gross acre (smaller parcels to be prorated)
(b)	Grading permit or building permit for new development where all lots within the development are for single-family use and are greater than one-half gross acre in size.	$250 per unit (lot)
(c)	Grading permit, building permit or initial mobile home setup permit for non-profit entities meeting the requirements of 26 U.S.C. Section 501(c)(3)	25% of otherwise applicable fee
(d)	Grading permit or building permit for new development for agricultural, wholesale nurseries and similar uses in the Arlington Heights Greenbelt Residential Agricultural (RA-5) Zone.	$250 per parcel

(Riverside Municipal Code 16.40.040 / Res. No. 20735)

PLAN CHECK FEE: (Offsite Improvements except for individual single family building permits)

Construction Cost Estimate	Plan Check Fee
$ 0 - 24,999.99	$2,226.42
25,000 - 99,999.99	$3,214.80
100,000 - 199,999.99	$4,451.70
200,000 - 299,999.99	$5,688.60
300,000 - and greater	$6,925.50

(Riverside Municipal Code 3.30.030 / Resolution No. 22227)

PLAN CHECK FEE: (Offsite Improvements for individual single family building permits on existing lots)

Single plan (street, sewer or storm drain) $1,731.66

Multiple plans submitted as a set . . . . . $2,226.42 plus $477.40 for each additional type of plan

Revision of previously approved plan . . . . . $1,236.90 or 7.06% of the total estimated construction cost, whichever is less

(Riverside Municipal Code 13.16.130 / Res. No 22227)

TRANSPORTATION UNIFORM MITIGATION FEE (TUMF):

The 2016 Nexus Study fee Schedule: Effective October 1, 2017

Land Use Type	Units	New Fee
Single Family Residential	DU	$9,146
Multi-Family Residential	DU	$6,134
Industrial	SF GFA	$1.77
Retail	SF GFA	$7.50
Service	SF GFA	$4.56
Class A & B office	SF GFA	$2.19

Contact Western Riverside Council of Governments (WRCOG) for additional information. TUMF is payable at the time a Building Permit is issued and shall be paid prior to final inspection.
(Riv. Municipal Code 16.68.040 /Res. No. 22391)

In addition to the previously mentioned fees, contact Planning Department, Building Division, for information on additional job-specific fees connected with building permits.

GRADING PLAN FEES: See the “Grading Permit Application Checklist” handout.

PRELIMINARY PROJECT-SPECIFIC WATER QUALITY MANAGEMENT PLAN (WQMP) REVIEW FEE: A separate fee of $1,666.68 shall apply. (Riverside Municipal Code 3.30.030 / Res. No 22227)

FINAL PROJECT-SPECIFIC WATER QUALITY MANAGEMENT PLAN (WQMP) REVIEW FEE: A separate fee of $1,484.28 shall apply. (Riverside Municipal Code 3.30.030 / Res. No 22227)

TRAFFIC IMPACT ANALYSIS:

1. Scoping Agreement $271.00
2. TIA review (for project over 100 vehicle trips per hour) $2,671.02
3. TIA review (for project under 100 vehicle trips per hour) $1,288.20

OVERLOOK PARKWAY DEVELOPMENT FEE:	Development fee for Overlook Parkway Crossing at Alessandro Arroyo. $635 per dwelling unit located within the limits of the Overlook Parkway Development Fee area. (Riverside Municipal Code 16.48.030 / Res. No. 20735).
SURVEY MONUMENT GUARANTEE FEE:	Engineer/Surveyor's written estimate = $ _____ This fee is refundable after the City Surveyor has checked the final monumentation of the recorded map and found it acceptable. (Riverside Municipal Code 18.48.010).
STREET LIGHT FEE & BOND:	Contact Public Utilities, Electric (826-5421).
UNDERGROUND ELECTRICAL FEE: (For Residential Developments Only)	Contact Public Utilities, Electric (826-5421). An Underground Electrical bond might also be required.
WATER FEE AND BOND:	Contact Public Utilities, Water, (Chris Gross, 826-5370)
PARK DEVELOPMENT FEE:	Contact Park and Recreation Department (Randy McDaniel, 826-2006).
REGIONAL / RESERVE PARK FEE:	Park Development and Regional / Reserve Park fees are payable at the time a building permit is issued. (Riv. Municipal Code 16.06.04 and 16.44.040)
SCHOOL DEVELOPMENT FEE:	Contact Alvord or Riverside School District. School development fees shall be paid prior to building permits being issued. (Riverside Municipal Code 16.05.030)