

RESIDENTIAL IMPACT FEES
City - Wide (Except as otherwise noted)

City-Wide except MV Ranch, and TownGate SP	TUMF (per unit)	DIF ^[2] (per unit)	TUMF + DIF (per unit)	SKR MITIGATION FEE	MSHCP Mitigation Fee (per unit)
Single-family (8.0 du/acre or less) (excludes custom home, granny unit and second unit)	\$ 8,873	\$ 9,067.80	\$ 17,940.80	\$500/acre	\$ 2,104
Custom Home	\$ 8,873	\$ 9,067.80	\$ 17,940.80	\$500.00 per acre up to .5 acres; no more than \$250.00	\$ 2,104
Second Unit	Exempt	\$ 2,996.76	\$ 2,996.76		Exempt
Multi-family (8.1 du/acre - 14 du/acre)	\$ 6,134	\$ 5,992.50	\$ 12,126.50	\$500/acre	\$ 1,347
Multi-family (greater than 14 du/acre)	\$ 6,134	\$ 5,992.50	\$ 12,126.50	\$500/acre	\$ 1,094

NON-RESIDENTIAL IMPACT FEES
City Wide (except as otherwise noted)

City-Wide Except TownGate S _P ^[1]	TUMF (\$ per square foot - sf)	DIF ^[2] (\$ per sf)	TUMF + DIF	SKR MITIGATION FEE ^[3]	MSHCP Mitigation Fee
Retail Commercial (Neighborhood Commercial)	\$ 7.50	\$ 4.831	\$ 12.331	\$500/acre	\$7164/acre
Retail Commercial (Regional Commercial)	\$ 7.50	\$ 4.307	\$ 11.807	\$500/acre	\$7164/acre
Service Commercial/Office (Not Class A or B)	\$ 4.56	\$ 3.233	\$ 7.793	\$500/acre	\$7164/acre
Office (Class A or B) ^[4]	\$ 2.19	\$ 3.233	\$ 5.423	\$500/acre	\$7164/acre
Industrial	\$ 1.77	\$ 2.330	\$ 4.1	\$500/acre	\$7164/acre
High-Cube ^[5]	See footnote [6]	\$ 1.016	See footnote [6]	\$500/acre	\$7164/acre

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

^[2] The DIF Fee calculation includes a 2% Administrative Fee for reimbursement of the 2012 update to the DIF Nexus Study.

^[3] Projects within Moreno Valley Ranch are exempt from SKR Mitigation Fees.

^[4] In order to qualify for this fee, the office building must satisfy the definition of Class A or B as provided for in City Ordinance 807. The office building must be two or more stories, a minimum of 15,000 square feet, and include a central interior lobby with access to suites from inside the building. Construction materials for Class A office are required to be steel frame construction. Class B office can include a steel, concrete or masonry shell.

^[5] High Cube Warehouse and Distribution Centers may be subject to a reduced TUMF fee if the building meets specific criteria, including a minimum gross floor area of more than 200,000 square feet, a minimum ceiling height of 24 feet, and a minimum dock-high door landing ration of 1 door per 10,000 square feet. If this criteria is satisfied, the TUMF fee will be calculated based on Section 5.8 of the WRCOG TUMF Fee Calculation Handbook.

^[6] The TUMF fee for high cube is calculated based on a worksheet provided in the TUMF Fee Calculation Handbook. The adjusted square footage for the building is determined by multiplying the building square footage by a multiplier provided for in the Handbook, and adding 200,000 to the result. The adjusted square footage is then multiplied by the adopted TUMF industrial fee.

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