

CITY OF RIALTO - DEVELOPMENT IMPACT FEES (Effective Sept. 26, 2018)

DEVELOPMENT FEE CATEGORY	UNIT	CURRENT FEE JULY 1, 2018	ANNUAL INCREASE	NEW FEE EFFECTIVE SEPT. 27, 2018	RESOLUTION/ ORDINANCE #	DATE OF ADOPTION
GENERAL FACILITIES					ORD. 1532	9/10/2013
Residential -		3.5% Increase per CCCI**				
Estate	du	\$ 1,946.05	\$ 68.11	\$ 2,014.16	Reso. 6067	12/27/2011
Single-family	du	\$ 1,946.05	\$ 68.11	\$ 2,014.16	Reso. 6067	12/27/2011
Multi-family	du	\$ 1,833.81	\$ 64.18	\$ 1,897.99	Reso. 6067	12/27/2011
Mobile Homes	du	\$ 1,833.81	\$ 64.18	\$ 1,897.99	Reso. 6067	12/27/2011
Office Space	tsf	\$ 230.07	\$ 8.05	\$ 238.12	Reso. 6067	12/27/2011
Retail Space	tsf	\$ 230.07	\$ 8.05	\$ 238.12	Reso. 6067	12/27/2011
Service Space	tsf	\$ 230.07	\$ 8.05	\$ 238.12	Reso. 6067	12/27/2011
Industrial	tsf	\$ 67.44	\$ 2.36	\$ 69.80	Reso. 6067	12/27/2011
LAW ENFORCEMENT					ORD. 1532	9/10/2013
Residential -		3.5% Increase per CCCI**				
Estate	du	\$ 1,381.54	\$ 48.35	\$ 1,429.89	Reso. 6067	12/27/2011
Single-family	du	\$ 1,381.54	\$ 48.35	\$ 1,429.89	Reso. 6067	12/27/2011
Multi-family	du	\$ 1,302.97	\$ 45.60	\$ 1,348.58	Reso. 6067	12/27/2011
Mobile Homes	du	\$ 1,302.97	\$ 45.60	\$ 1,348.58	Reso. 6067	12/27/2011
Commercial/Retail	tsf	\$ 163.86	\$ 5.74	\$ 169.59	Reso. 6067	12/27/2011
Retail Space	tsf	\$ 163.86	\$ 5.74	\$ 169.59	Reso. 6067	12/27/2011
Service Space	tsf	\$ 163.86	\$ 5.74	\$ 169.59	Reso. 6067	12/27/2011
Industrial	tsf	\$ 49.38	\$ 1.73	\$ 51.11	Reso. 6067	12/27/2011
FIRE PROTECTION					ORD. 1532	9/10/2013
Residential -		3.5% Increase per CCCI**				
Estate	du	\$ 1,016.79	\$ 35.59	\$ 1,052.38	Reso. 6067	12/27/2011
Single-family	du	\$ 1,016.79	\$ 35.59	\$ 1,052.38	Reso. 6067	12/27/2011
Multi-family	du	\$ 959.56	\$ 33.58	\$ 993.15	Reso. 6067	12/27/2011
Mobile Homes	du	\$ 959.56	\$ 33.58	\$ 993.15	Reso. 6067	12/27/2011
Office Space	tsf	\$ 267.11	\$ 9.35	\$ 276.46	Reso. 6067	12/27/2011
Retail Space	tsf	\$ 267.11	\$ 9.35	\$ 276.46	Reso. 6067	12/27/2011
Service Space	tsf	\$ 267.11	\$ 9.35	\$ 276.46	Reso. 6067	12/27/2011
Industrial	tsf	\$ 80.81	\$ 2.83	\$ 83.63	Reso. 6067	12/27/2011
PARK DEVELOPMENT					ORD. 1532	9/10/2013
Residential -		3.5% Increase per CCCI**				
Single-family	du	\$ 3,359.00	\$ 117.57	\$ 3,476.56	Reso. 6067	12/27/2011
Multi-family	du	\$ 3,167.08	\$ 110.85	\$ 3,277.93	Reso. 6067	12/27/2011
Mobile Homes	du	\$ 3,167.08	\$ 110.85	\$ 3,277.93	Reso. 6067	12/27/2011
Quimby In Lieu Fee 1		\$ -	\$ -	\$ -		
Single-family	du	\$ 5,834.75	\$ 204.22	\$ 6,038.97	Reso. 6067	12/27/2011
Multi-family	du	\$ 5,501.44	\$ 192.55	\$ 5,693.99	Reso. 6067	12/27/2011
Office Space	tsf	No fee		No fee	Reso. 6067	12/27/2011
Retail Space	tsf	No fee		No fee	Reso. 6067	12/27/2011
Service Space	tsf	No fee		No fee	Reso. 6067	12/27/2011
Industrial	tsf	No fee		No fee	Reso. 6067	12/27/2011
1 - Quimby Act - In Lieu Fee apply only to residential project that contain 50 or more dwelling units.						

tsf= Square Foot per Thousand

DEVELOPMENT FEE CATEGORY	UNIT	CURRENT FEE JULY 1, 2018	ANNUAL INCREASE	NEW FEE EFFECTIVE SEPT. 27, 2018	RESOLUTION/ ORDINANCE #	DATE OF ADOPTION
OPEN SPACE					ORD. 1532	9/10/2013
Residential -						
Estate	du	\$ 1,026.92	\$ -	\$ 1,026.92	Reso. 4484	9/1/1998
Single-family	du	\$ 606.82	\$ -	\$ 606.82	Reso. 4484	9/1/1998
Multi-family	du	\$ 137.81	\$ -	\$ 137.81	Reso. 4484	9/1/1998
Mobile Homes	du	\$ 328.62	\$ -	\$ 328.62	Reso. 4484	9/1/1998
Non-Residential -						
Office Space	tsf	\$ 140.00	\$ -	\$ 140.00	Reso. 4484	9/1/1998
Retail Space	tsf	\$ 140.00	\$ -	\$ 140.00	Reso. 4484	9/1/1998
Service Space	tsf	\$ 140.00	\$ -	\$ 140.00	Reso. 4484	9/1/1998
Industrial	tsf	\$ 120.00	\$ -	\$ 120.00	Reso. 4484	9/1/1998
LIBRARY FACILITIES					ORD. 1532	9/10/2013
Residential -		3.5% Increase per CCCI**				
Estate	du	\$ 347.90	\$ 12.18	\$ 360.08	Reso. 6067	12/27/2011
Single-family	du	\$ 347.90	\$ 12.18	\$ 360.08	Reso. 6067	12/27/2011
Multi-family	du	\$ 327.71	\$ 11.47	\$ 339.18	Reso. 6067	12/27/2011
Mobile Homes	du	\$ 327.71	\$ 11.47	\$ 339.18	Reso. 6067	12/27/2011
Office Space	tsf	No fee		No fee	Reso. 6067	12/27/2011
Retail Space	tsf	No fee		No fee	Reso. 6067	12/27/2011
Service Space	tsf	No fee		No fee	Reso. 6067	12/27/2011
Industrial	tsf	No fee		No fee	Reso. 6067	12/27/2011
REGIONAL TRAFFIC FEES					ORD. 1532	9/10/2013
Residential -		Fee Effective January 1, 2017 Due To Approved SANBAG Increases				
Single-family	du	\$ 3,533.00	\$ -	\$ 3,533.00	Reso. 5427	12/28/2006
Multi-family	du	\$ 2,448.00	\$ -	\$ 2,448.00	Reso. 5427	12/28/2006
Retail	sf	\$ 8.08	\$ -	\$ 8.08	Reso. 5427	12/28/2006
Office	sf	\$ 4.87	\$ -	\$ 4.87	Reso. 5427	12/28/2006
Industrial	sf	\$ 2.80	\$ -	\$ 2.80	Reso. 5427	12/28/2006
High Box Cube	sf	Eliminated	\$ -	Eliminated	Reso. 6370	12/10/2013
STREET MEDIANS					ORD. 1532	9/10/2013
Residential -						
Estate	du	\$ 53.46	\$ -	\$ 53.46	Reso. 4484	9/1/1998
Single-family	du	\$ 53.46	\$ -	\$ 53.46	Reso. 4484	9/1/1998
Multi-family	du	\$ 35.16	\$ -	\$ 35.16	Reso. 4484	9/1/1998
Mobile Homes	du	\$ 26.93	\$ -	\$ 26.93	Reso. 4484	9/1/1998
Office Space	tsf	\$ 80.00	\$ -	\$ 80.00	Reso. 4484	9/1/1998
Retail Space	tsf	\$ 150.00	\$ -	\$ 150.00	Reso. 4484	9/1/1998
Service Space	tsf	\$ 90.00	\$ -	\$ 90.00	Reso. 4484	9/1/1998
Industrial	tsf	\$ 20.00	\$ -	\$ 20.00	Reso. 4484	9/1/1998

DEVELOPMENT FEE CATEGORY	UNIT	CURRENT FEE JULY 1, 2018	ANNUAL INCREASE	NEW FEE EFFECTIVE SEPT. 27, 2018	RESOLUTION/ ORDINANCE #	DATE OF ADOPTION
STORM DRAIN FACILITIES				ORD. 1532		9/10/2013
Residential -		3.5% Increase per CCCI**				
Estate (1-2 du per acre)	du	\$ 5,602.44	\$ 196.09	\$ 5,798.52	Reso. 6068	12/27/2011
Estate (1-2 du per acre)	acre	\$ 11,206.00	\$ 392.21	\$ 11,598.21	Reso. 6068	12/27/2011
Single-family ¹	du	\$ 3,798.93	\$ 132.96	\$ 3,931.89	Reso. 6068	12/27/2011
Single-family	acre	\$ 18,677.05	\$ 653.70	\$ 19,330.74	Reso. 6068	12/27/2011
Multi-family ²	du	\$ 1,288.39	\$ 45.09	\$ 1,333.48	Reso. 6068	12/27/2011
Multi-family	acre	\$ 22,412.00	\$ 784.42	\$ 23,196.42	Reso. 6068	12/27/2011
Mobile Homes	du	\$ 1,288.39	\$ 45.09	\$ 1,333.48	Reso. 6068	12/27/2011
Office Space	tsf	\$ 1,930.32	\$ 67.56	\$ 1,997.89	Reso. 6068	12/27/2011
Commercial/Retail Space ³	tsf	\$ 1,930.32	\$ 67.56	\$ 1,997.89	Reso. 6068	12/27/2011
Commercial/Retail Space	acre	\$ 33,618.00	\$ 1,176.63	\$ 34,794.63	Reso. 6068	12/27/2011
Industrial ³	tsf	\$ 1,930.32	\$ 67.56	\$ 1,997.89	Reso. 6068	12/27/2011
Industrial	acre	\$ 33,618.00	\$ 1,176.63	\$ 34,794.63	Reso. 6068	12/27/2011
¹ – Fee per SFR dwelling unit is based upon an overall average of 4.92 du per acre and is used as for an estimated cost per du only. Fee could be higher or lower per du based upon actual dus/ac. ² – Fee per MF dwelling unit is based upon an average of 17.4 du per acre and is used as for an estimated cost per du only. Fee could be higher or lower per du based upon actual dus/ac. ³ – Fee per 1,000 sq. ft. for commercial and industrial is for example purposes only and is based upon a FAR of 40%. Actual fee must be calculated using FAR and /or the per acre assessment. Fee assessed will be the higher of the two calculations.						
WATER HOLDING AND DISTRIBUTION				ORD. 1532		9/10/2013
<u>WATER METER SIZE AND TYPE</u>		3.5% Increase per CCCI**		Fee adjusted/deferral on 9-27-18 per City Council action		
5/8 - 3/4" Displacement	each	\$ 8,421.34	FY19 Fee	\$ 3,107.07	Reso. 6069	12/27/2011
1" Displacement	each	\$ 13,938.76	FY19 Fee	\$ 5,188.79	Reso. 6069	12/27/2011
1½" Displacement	each	\$ 27,877.51	FY19 Fee	\$ 10,346.55	Reso. 6069	12/27/2011
2" Displacement	each	\$ 44,139.40	FY19 Fee	\$ 16,560.69	Reso. 6069	12/27/2011
3" Displacement	each	\$ 84,213.33	FY19 Fee	\$ 33,152.40	Reso. 6069	12/27/2011
3" Displacement Compound	each	\$ 89,440.37	FY19 Fee	\$ 33,152.40	Reso. 6069	12/27/2011
3" Class I & II Turbine	each	\$ 98,152.09	FY19 Fee	\$ 36,259.46	Reso. 6069	12/27/2011
4" Displacement Compound	each	\$ 139,387.60	FY19 Fee	\$ 51,794.80	Reso. 6069	12/27/2011
4" Class I Turbine	each	\$ 168,426.68	FY19 Fee	\$ 65,248.42	Reso. 6069	12/27/2011
4" Class II Turbine	each	\$ 174,234.48	FY19 Fee	\$ 65,248.42	Reso. 6069	12/27/2011
6" Displacement Compound	each	\$ 278,775.18	FY19 Fee	\$ 103,558.58	Reso. 6069	12/27/2011
6" Class I Turbine	each	\$ 348,468.99	FY19 Fee	\$ 134,629.25	Reso. 6069	12/27/2011
6" Class II Turbine	each	\$ 383,315.87	FY19 Fee	\$ 134,629.25	Reso. 6069	12/27/2011
8" Displacement Compound	each	\$ 441,394.03	FY19 Fee	\$ 165,699.93	Reso. 6069	12/27/2011
8" Class I Turbine	each	\$ 505,280.01	FY19 Fee	\$ 289,982.63	Reso. 6069	12/27/2011
8" Class II Turbine	each	\$ 667,898.87	FY19 Fee	\$ 289,982.63	Reso. 6069	12/27/2011
SEWAGE COLLECTION				ORD. 1532		9/10/2013
Residential -		3.5% Increase per CCCI**		Fee adjusted/deferral on 9-27-18 per City Council action		
Estate	du	\$ 1,974.66	FY19 Fee	\$ 834.00	Reso. 6069	12/27/2011
Single-family	du	\$ 1,974.66	FY19 Fee	\$ 834.00	Reso. 6069	12/27/2011
Multi-family	du	\$ 1,974.66	FY19 Fee	\$ 708.90	Reso. 6069	12/27/2011
Mobile Homes	du	\$ 1,974.66	FY19 Fee	\$ 708.90	Reso. 6069	12/27/2011
Office Space	lff	\$ 78.99	FY19 Fee	\$ 8.34	Reso. 6069	12/27/2011
Retail Space	lff	\$ 78.99	FY19 Fee	\$ 8.34	Reso. 6069	12/27/2011
Service Space	lff	\$ 78.99	FY19 Fee	\$ 8.34	Reso. 6069	12/27/2011
Industrial	lff	\$ 78.99	FY19 Fee	\$ 8.34	Reso. 6069	12/27/2011

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SEWAGE TREATMENT					ORD. 1532	9/10/2013
Group I - Residential Uses						
Residential		3.5% Increase per CCCI**		Fee adjusted/deferral on 9-27-18 per City Council action		
Estate / Single Family	EDU	\$ 3,577.61	FY19 Fee	\$ 1,968.69	Reso. 6069	12/27/2011
Multi Family		\$ 2,785.42	FY19 Fee	\$ 1,672.53	Reso. 6069	12/27/2011
Group II - Commercial (Low Strength)					0	
Auto Parking	tsf	\$ 276.46	FY19 Fee	N/A	Reso. 6069	12/27/2011
Barber Shop/Beauty Parlor	per station	\$ 1,382.26	FY19 Fee	\$ 260.16	Reso. 6069	12/27/2011
Beauty Parlor	tsf	\$ 3,871.49	FY19 Fee	N/A	Reso. 6069	12/27/2011
Car Wash	tsf	\$ 45,757.46	FY19 Fee	\$ 17,831.22	Reso. 6069	12/27/2011
Church	tsf	\$ 54.60	FY19 Fee	\$ 352.99	Reso. 6069	12/27/2011
Commercial Use	tsf	\$ 1,105.80	FY19 Fee	\$ 769.46	Reso. 6069	12/27/2011
Hospital/Dental Office/Clinic	tsf	\$ 3,203.58	FY19 Fee	\$ 2,420.24	Reso. 6069	12/27/2011
Department and Retail Store	tsf	\$ 1,382.26	FY19 Fee	\$ 769.46	Reso. 6069	12/27/2011
Film Processing (1 hour)	tsf	\$ 1,382.26	FY19 Fee	N/A	Reso. 6069	12/27/2011
Health Club/Spa	tsf	\$ 11,059.24	FY19 Fee	\$ 5,690.33	Reso. 6069	12/27/2011
Hospitals	bed	\$ 1,293.98	FY19 Fee	N/A	Reso. 6069	12/27/2011
Indoor Theatre	tsf	\$ 7,472.34	FY19 Fee	\$ 1,225.85	Reso. 6069	12/27/2011
Laundromats	tsf	\$ 61,529.17	FY19 Fee	\$ 28,003.16	Reso. 6069	12/27/2011
Laundromats	machine	\$ 2,274.34	FY19 Fee	N/A	Reso. 6069	12/27/2011
Library: Public Area	tsf	\$ 1,105.80	FY19 Fee	N/A	Reso. 6069	12/27/2011
Lumber Yard	tsf	\$ 493.65	FY19 Fee	\$ 310.95	Reso. 6069	12/27/2011
Membership Organizations	tsf	\$ 2,563.57	FY19 Fee	N/A	Reso. 6069	12/27/2011
Motion Pictures (Studios)	tsf	\$ 320.59	FY19 Fee	N/A	Reso. 6069	12/27/2011
Professional Offices	tsf	\$ 2,563.57	FY19 Fee	\$ 1,374.55	Reso. 6069	12/27/2011
Social Services	tsf	\$ 2,563.57	FY19 Fee	N/A	Reso. 6069	12/27/2011
Softwater Service	tsf	\$ 2,222.07	FY19 Fee	N/A	Reso. 6069	12/27/2011
Theater (Cinema)	seat	\$ 54.60	FY19 Fee	N/A	Reso. 6069	12/27/2011
Warehouse	tsf	\$ 276.46	FY19 Fee	\$ 191.83	Reso. 6069	12/27/2011
Group III - Commercial (Medium Strength)					\$ -	
Gas Station - 4 Bays Max	per station	\$ 6,716.16	FY19 Fee	N/A	Reso. 6069	12/27/2011
Manufacturing (domestic)	tsf	\$ 1,105.80	FY19 Fee	N/A	Reso. 6069	12/27/2011
Hotels/Motels (w/o restaurants)	room	\$ 1,986.27	FY19 Fee	\$ 1,094.67	Reso. 6069	12/27/2011
Manufacturing (2)	See (2)	\$ 3,942.35	FY19 Fee	See (2)	Reso. 6069	12/27/2011
Repair and Service Stations/Gas Stations	tsf	\$ 1,562.30	FY19 Fee	\$ 917.85	Reso. 6069	12/27/2011
Group IV - Commercial (High Strength)					\$ -	
Bakeries (wholesale) Doughnut Shop	tsf	\$ 7,950.90	FY19 Fee	\$ 5,346.17	Reso. 6069	12/27/2011
Banquet Room/Ball Room	tsf	\$ 22,715.54	FY19 Fee	\$ 15,274.68	Reso. 6069	12/27/2011
Cafeteria	seat	\$ 851.42	FY19 Fee	N/A	Reso. 6069	12/27/2011
Doughnut Shop	tsf	\$ 7,950.90	FY19 Fee	N/A	Reso. 6069	12/27/2011
Hotels/Motels (w restaurants) (2)			FY19 Fee	N/A	Reso. 6069	12/27/2011
Mortuary - Embalming Area	tsf	\$ 141.70	FY19 Fee	\$ 1,930.70	Reso. 6069	12/27/2011
Restaurant - Take-out	tsf	\$ 8,518.90	FY19 Fee	\$ 5,728.02	Reso. 6069	12/27/2011
Restaurant - Drive-thru/Fast Food	seat	\$ 569.17	FY19 Fee	\$ 286.14	Reso. 6069	12/27/2011
Restaurant - Fast food/Outdoor seat	seat	\$ 340.34	FY19 Fee	\$ 286.14	Reso. 6069	12/27/2011
Restaurant/Cafeteria - Full service/Indoor seat	seat	\$ 851.42	FY19 Fee	\$ 477.57	Reso. 6069	12/27/2011
Restaurant/Cafeteria - Full service/Outdoor seat	seat	\$ 511.08	FY19 Fee	\$ 477.57	Reso. 6069	12/27/2011
Supermarkets	tsf	\$ 2,840.03	FY19 Fee	\$ 2,893.92	Reso. 6069	12/27/2011
Group V - Institutional Uses -					\$ -	
Church School Day Care/Elementary	occupant	\$ 104.55	FY19 Fee	N/A	Reso. 6069	12/27/2011
Church School One Day Use	1000 sq ft	\$ 2,607.71	FY19 Fee	N/A	Reso. 6069	12/27/2011
Schools - Elementary/Junior/Daycare	student	\$ 102.22	FY19 Fee	\$ 70.35	Reso. 6069	12/27/2011
Schools - High /College	student	\$ 156.81	FY19 Fee	\$ 141.83	Reso. 6069	12/27/2011
(1) For hotels with restaurants, the DIF for the hotel and the restaurant are calculated separately then added together.						
(2) For industry and heavy manufacturing, the DIF for an equivalent warehouse is calculated, and added to the DIF calculated for non-domestic sewer flow according to the formula:						
DIF = flow (gpd) * \$5.02 + BOD (lb/day) * \$1,007.38 + TSS (lb/day) * \$1,128.90						

FAIR SHARE FEES						
DEVELOPMENT FEE CATEGORY	UNIT	CURRENT FEE JULY 1, 2018	ANNUAL INCREASE	NEW FEE EFFECTIVE SEPT. 27, 2018	RESOLUTION/ ORDINANCE #	DATE OF ADOPTION
Renaissance Specific Plan / EIR Fee						
		5% Fix Increase per Resolution				
Residential -	acre	\$ 3,493.37	\$ 174.67	\$ 3,668.04	Reso. 6310	7/23/2013
Commercial	acre	\$ 3,493.37	\$ 174.67	\$ 3,668.04	Reso. 6310	7/23/2013
Industrial	acre	\$ 3,493.37	\$ 174.67	\$ 3,668.04	Reso. 6310	7/23/2013
Renaissance Specific Plan - Traffic Mitigation Fair Share Fee						
		3.5% Increase per CCCI**				
Single Family Residential (Detached)	DU	\$ 365.36	\$ 12.79	\$ 378.15	Reso. 6418	3/11/2014
Multi-Family/Condominium (Attached)	DU	\$ 188.11	\$ 6.58	\$ 194.69	Reso. 6418	3/11/2014
Retail / Shopping Center	TSF	\$ 1,349.33	\$ 47.23	\$ 1,396.56	Reso. 6418	3/11/2014
Office	TSF	\$ 535.39	\$ 18.74	\$ 554.13	Reso. 6418	3/11/2014
Industrial Warehouse	TSF	\$ 151.93	\$ 5.32	\$ 157.25	Reso. 6418	3/11/2014
Business Park	TSF	\$ 466.66	\$ 16.33	\$ 482.99	Reso. 6418	3/11/2014
Governmental Office	TSF	\$ 466.66	\$ 16.33	\$ 482.99	Reso. 6418	3/11/2014
Note: Land Uses not listed will be assessed on the trip generation from TIA for project						
Renaissance Specific Plan - Alder Avenue ROW Acquisition Fair Share Fee						
		3.5% Increase per Consumer Price Index LA Region				
Alder Avenue ROW Fee*	ROWSF	\$ 15.27	\$ 0.53	\$ 15.80	Reso. 7066	1/24/2017
*Credit applied to parcels purchased at no cost to the City.						
ROWSF=Right-Of-Way Acquired Square Foot						
Pepper Avenue Specific Plan - Traffic Fees						
		3.5% Increase per CCCI**				
Retail	TSF	\$ 1,164.02	\$ -	\$ 1,164.02	Reso 7280	2/13/2018
Business Park	TSF	\$ 338.25	\$ -	\$ 338.25	Reso 7280	2/13/2018
Dwelling Unit	DU	\$ 489.51	\$ -	\$ 489.51	Reso 7280	2/13/2018
Pepper Avenue Specific Plan - Improvement Fee						
		3.5% Increase per CCCI**				
For parcels in PSP Project Area	LLF	\$ 672.23	\$ -	\$ 672.23	Reso 7280	2/13/2018
Only for parcels at SE corner of Pepper and Highland	LLF	\$ 23.48	\$ -	\$ 23.48	Reso 7280	2/13/2018
Pepper Avenue Specific Plan - EIR/SP Fee						
		3.5% Increase per CCCI**				
All Uses	acre	\$ 12,644.72	\$ -	\$ 12,644.72	Reso 7280	2/13/2018

**California Construction Cost Index