



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY



Transportation Department	Planning Department	Building & Safety Department	Code Enforcement Department
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Important Announcement Increase of Mitigation Fees

The following mitigation fees will be increasing as of July 1, 2019.

Western Riverside County Transportation Uniform Mitigation Fee or **Western TUMF**, per Ordinance No. 824 – Residential Fees only

\$9,146.00 per Single Family Residential Unit

Western Riverside County Multiple Species Habitat Conservation Plan or **Western MSHCP**, Ordinance No. 810 – All fees

\$2,168 per unit, for Residential, density less than 8.0 dwelling units

\$1,388 per unit, for Residential, density between 8.0 and 14.0 dwelling units per acre

\$1,127 per unit, for Residential, density greater than 14.0 dwelling units per acre

\$7,382 for Commercial and Industrial, fee per acre

Coachella Valley Multiple Species Habitat Conservation Plan or **CV MSHCP**, Ordinance No. 875 – All fees

\$1,331 per unit, for Residential, density less than 8.0 dwelling units

\$554 per unit, for Residential, density between 8.0 and 14.0 dwelling units per acre

\$247 per unit, for Residential, density greater than 14.0 dwelling units per acre

\$5,911 for Commercial and Industrial, fee per acre

Coachella Valley Transportation Uniform Mitigation Fee or **Eastern TUMF**, Ordinance No. 673, All Fees

Note: A Nexus study was performed dated March 2018 and as a result a new fee calculation method and new fees will be introduced for adoption. An effective date has not yet been given, however, may be as early as July or August of 2019. When adopted the new fees will be as follows.

\$2,310 per Single Family Detached unit

\$1,330 per Multi-Family and Mobile Home Park units

\$495 per Nursing/Congregate Care unit

\$1,215/1,000 square feet for Industrial

\$2,390/1,000 square feet for Office

\$6,010/1,000 square feet for Retail

\$8,610/dispenser for Fuel – Gas

\$91/dispenser for Fuel – Electric

\$920/acre for Golf Courses

\$3,510/room for Hotels

**** IMPORTANT ****

Per Ordinance the mitigation fees that are due are those calculated at the rate in effect at time of payment, not invoice creation.

WHAT DOES THIS MEAN?

For all the listed mitigation fees, if you have had fees calculated and invoiced, but are not able to pay prior to June 30, 2019, those calculated and invoiced fees will be voided. Updated calculated fees and invoices will be provided which reflect the updated rates.

No Pre-Payment

In order to pay the fees you must have an approved entitlement (if applicable for your project) AND a building permit in PLAN CHECK status. In the case of Western TUMF, the permit must also be ISSUED. If your building permit does not require plan check, the permit must be in APPLIED status and permit fees paid. Additionally, if you have previously paid mitigation fees but your permit expires after the fee increase, you will be required to pay the difference in the mitigation fee when you renew your permit.

For questions you may contact Fee Administration at (951) 955-6574 or PLUSAssist@rivco.org