

**Non-Residential Impact Fees
City-Wide (except as otherwise noted)**

City-Wide except TownGate SP and Auto Mall, Phases 1 and 2 ¹	Transportation Uniform Mitigation Fee (TUMF) (\$ per square foot (sf))	Development Impact Fee (DIF) (\$ per sf)	TUMF + DIF	SKR Mitigation Fee ²	MSHCP Fee
Retail Commercial (Neighborhood Commercial)	\$10.49	\$6.287	\$16.777	\$500/acre	\$6,597/acre
Retail Commercial (Regional Commercial)	\$10.49	\$2.857	\$13.347	\$500/acre	\$6,597/acre
Service Commercial/ Office (Not Class A or B)	\$4.19	\$2.794	\$6.984	\$500/acre	\$6,597/acre
Office (Class A or Class B) ³	\$2.19	\$1.705	\$3.895	\$500/acre	\$6,597/acre
Industrial ⁴	\$1.73	\$1.862	\$3.592	\$500/acre	\$6,597/acre

¹ See Planning staff for projects within TownGate Specific Plan (SP200), and Auto Mall, Phases 1 and 2.

² Projects within Moreno Valley Ranch are exempt from SKR Mitigation Fees.

³ 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.

⁴ 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 loading ratio of 1 door per 10,000 square feet. If these criteria are satisfied, the TUMF fee will be calculated based on Section 5.8 of the WRCOG TUMF Fee Handbook.

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

**Residential Impact Fees
City-wide (except as otherwise noted)**

City-Wide except MV Ranch (West, and East), TownGate SP, and TR22709 within Eastgate SP ¹	TUMF (per unit)	DIF (per unit)	TUMF +DIF (per unit)	SKR MITIGATION FEE ²	MSHCP Mitigation Fee (per unit)
Single-family (8.0 du/acre or less) excludes custom home, granny unit, and second unit)	\$8,873	\$13,745	\$22,618	\$500/acre	\$1,938
Custom Home	\$8,873	\$13,745	\$22,618	\$500 per acre up to .5 acres; no more than \$250.00	\$1,938
Second Unit	Exempt	\$13,745	\$13,745		Exempt
Multi-family (8.1 du/acre – 14 du/acre) ³	\$6,231	\$10,286	\$16,517	\$500/acre	\$1,241
Multi-family (greater than 14 du/acre) ³	\$6,231	\$10,286	\$16,517	\$500/acre	\$ 1,008

¹ See attached pages for Moreno Valley Ranch West and East. For TownGate Specific Plan (SP200), and single-family residential within Eastgate Specific Plan, see Planning Division staff.

² Projects within Moreno Valley Ranch are exempt from SKR fees only.

³ The TUMF fee applicable to projects with a Public Facilities or Development Agreement may differ. If an Agreement is in place, the TUMF fee will be implemented based on the terms of the Public Facilities or Development Agreement. Affordable housing projects as defined in the TUMF and MSHCP ordinances are exempt from TUMF and MSHCP fees.

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

Residential Impact Fees
Moreno Valley Ranch Specific Plan (SP193) – East

Moreno Valley Ranch (East)	TUMF (per unit)	DIF (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	\$6,575.28	\$15,448.28	Exempt	\$1,938
Custom Home	\$8,873	\$6,575.28	\$15,448.28	Exempt	\$1,938
Multi-family (8.1 du/acre – 14 du/acre)	\$6,231	\$4,394.92	\$10,625.92	Exempt	\$1,241
Multi-family (greater than 14 du/acre)	\$6,231	\$4,394.92	\$10,625.92	Exempt	\$ 1,008

Notes:

There could be future adjustments based on the fee ordinances, and/or by City Council action. A Street Improvement Fee may apply per the Moreno Valley Ranch Development Agreement (Contact Public Works-Land Development for information).

**Residential Impact Fees
Moreno Valley Ranch Specific Plan (SP193) - West**

Moreno Valley Ranch (West)	TUMF (per unit)	DIF (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 and granny unit)	\$8,873	\$6,446.12	\$15,319.12	Exempt	\$1,938
Custom Home	\$8,873	\$6,446.12	\$15,319.12	Exempt	\$1,938
Multi-family (8.1 du/acre – 14 du/acre)	\$6,231	\$4,304.68	\$10,535.68	Exempt	\$1,241
Multi-family (greater than 14 du/acre)	\$6,231	\$4,304.68	\$10,535.68	Exempt	\$ 1,008

Notes:

There could be future adjustments based on the fee ordinances, and/or by City Council action. A Street Improvement Fee may apply per the Moreno Valley Ranch Development Agreement. (Contact Public Works-Land Development for information.)