

## RESIDENTIAL IMPACT FEES

### City - Wide (Except as otherwise noted)

| City-Wide except MV Ranch, and TownGate SP                                              | TUMF (per unit) | DIF <sup>[2]</sup> (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                                              | \$ 1,992                        |
| Custom Home                                                                             | \$ 8,873        | \$ 9,067.80                   | \$ 17,940.80          | \$500.00 per acre up to .5 acres; no more than \$250.00 | \$ 1,992                        |
| Second Unit                                                                             | Exempt          | \$ 2,996.76                   | \$ 2,996.76           |                                                         | Exempt                          |
| Multi-family (8.1 du/acre - 14 du/acre)                                                 | \$ 6,231        | \$ 5,992.50                   | \$ 12,223.50          | \$500/acre                                              | \$ 1,275                        |
| Multi-family (greater than 14 du/acre)                                                  | \$ 6,231        | \$ 5,992.50                   | \$ 12,223.50          | \$500/acre                                              | \$ 1,036                        |

## NON-RESIDENTIAL IMPACT FEES

### City Wide (except as otherwise noted)

| City-Wide Except TownGate SP <sup>[1]</sup>  | TUMF (\$ per square foot - sf) | DIF <sup>[2]</sup> (\$ per sf) | TUMF + DIF       | SKR MITIGATION FEE <sup>[3]</sup> | MSHCP Mitigation Fee |
|----------------------------------------------|--------------------------------|--------------------------------|------------------|-----------------------------------|----------------------|
| Retail Commercial (Neighborhood Commercial)  | \$ 10.49                       | \$ 4.831                       | \$ 15.321        | \$500/acre                        | \$6,780/acre         |
| Retail Commercial (Regional Commercial)      | \$ 10.49                       | \$ 4.307                       | \$ 14.797        | \$500/acre                        | \$6,780/acre         |
| Service Commercial/Office (Not Class A or B) | \$ 4.19                        | \$ 3.233                       | \$ 7.423         | \$500/acre                        | \$6,780/acre         |
| Office (Class A or B) <sup>[4]</sup>         | \$ 2.19                        | \$ 3.233                       | \$ 5.423         | \$500/acre                        | \$6,780/acre         |
| Industrial                                   | \$ 1.73                        | \$ 2.330                       | \$ 4.060         | \$500/acre                        | \$6,780/acre         |
| High-Cube <sup>[5]</sup>                     | See footnote [6]               | \$ 1.016                       | See footnote [6] | \$500/acre                        | \$6,780/acre         |

<sup>[1]</sup> See Planning Staff for projects within Towngate Specific Plan (SP200)

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

<sup>[3]</sup> Projects within Moreno Valley Ranch are exempt from SKR Mitigation Fees.

<sup>[4]</sup> 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.

<sup>[5]</sup> 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 Handbook.

<sup>[6]</sup> The TUMF fee for high cube is calculated based on an adjusted square footage which is determined by multiplying the building square footage exceeding 200,000 square feet by 0.27, 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.

**RESIDENTIAL IMPACT FEES**  
**Moreno Valley Ranch Specific Plan (SP193)**

| Moreno Valley Ranch                                                           | TUMF<br>(per unit) | DIF <sup>[1]</sup><br>(per unit) | TUMF + DIF<br>(per unit) | SKR MITIGATION<br>FEE | MSHCP<br>Mitigation Fee<br>(per unit) |
|-------------------------------------------------------------------------------|--------------------|----------------------------------|--------------------------|-----------------------|---------------------------------------|
| Single-family (8.0 du/acre or less)<br>(excludes custom home and granny unit) | \$ 8,873           | \$ 6,284.22                      | \$ 15,157.22             | Exempt                | \$ 1,992                              |
| Custom Home                                                                   | \$ 8,873           | \$ 6,284.22                      | \$ 15,157.22             | Exempt                | \$ 1,992                              |
| Multi-family (8.1 du/acre - 14 du/acre)                                       | \$ 6,231           | \$ 3,613.86                      | \$ 9,844.86              | Exempt                | \$ 1,275                              |
| Multi-family (greater than 14 du/acre)                                        | \$ 6,231           | \$ 3,613.86                      | \$ 9,844.86              | Exempt                | \$ 1,036                              |

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