



Parks, Recreation and Community Services Department

PARK DEVELOPMENT FEES Information Sheet

The City of Riverside has four types of Park Development Fees, including the Regional/Reserve Fee, Local Fee - including the Aquatic Facility Fee, and the Trail Fee. Generally, the fees are imposed on all new development since new development in the City generates a need for added facilities and an increased demand on existing facilities. The fees are necessary to provide funding for new facilities or improvements to existing facilities meeting established standards for such new development.

I. REGIONAL/RESERVE PARK FEES

Purpose of Fee:

The purpose of the Regional/Reserve Park Fee is to provide for the payment of a development fee to be utilized for the acquisition and development of regional parks and reserve parks.

Payment of Fee:

Fees are due prior to the issuance of building permit for new development or an initial mobile home setup. Regional/Trail Fee for Required ROW Dedication shall be paid at the time of recordation.

Project Types Subject to Fee:

Regional/Reserve Park Fees apply to all projects that "consume" open space (i.e. land that is either currently undeveloped, natural raw land, or previously improved land that has stood vacant, no structures, for a period in excess of one year.)

Exemptions:

The following types of development shall not be required to pay the regional/reserve development fee:

- a) Non-residential development which replaces on the same lot previously existing residential or non-residential development, not to exceed the square footage of the previously existing development, within one year from the date of destruction or relocation of the previously existing development.
- b) Residential development which replaces on the same lot previously existing non-residential development within one year from the date of destruction or relocation of the previously existing development.
- c) Residential development which replaces on the same lot previously existing residential development, unit for unit, of the same type, within one year from the date of destruction or relocation of the previously existing residential development.
- d) Rehabilitation or remodeling of existing residential or non-residential development which does not add new square footage.
- e) Single family residential development where the lot exceeds one acre in size shall only be required to pay this development fee, for the first acre.
- f) Development by local, state or federal governments for governmental use.
- g) Development of golf course open space areas, including driving range, fairways and greens only. All structures, paved parking areas, sales areas and other similar non-open-space areas of the golf course shall be subject to payment of this development fee.
- h) Non-residential development of a plant nursery, field crop, orchard, pasture or other such agricultural open space associated use, when such development is consistent with the maintenance of the property as agricultural use as defined in Title 19 of the Riverside Municipal code.
- i) The construction of an accessory building as defined in Title 19 of the Riverside Municipal code, excluding second dwelling units.
- j) Accessory dwelling units under 750 square feet are exempt from impact fees per Government code 65852.2(F)(3).

Fee Calculation:

Regional/Reserve Park Fees are assessed at the rate of \$5,489 per gross acre of land to be privately developed, with the exception for single family lots in excess of one gross acre shall be charged \$5,489 per lot. The Fee Calculation formula can be found in Resolution 21308.

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II. LOCAL PARK FEES (including Aquatic Facility Fees)

Purpose of Fee:

The purpose of the Local Park Development Fee is to enable the acquisition and/or development and/or improvement of neighborhood and community parks to provide both passive and active recreational opportunities to the residents, in order to improve the quality of life and for the public health, welfare and benefit.

Payment of Fee:

Fees are due prior to the issuance of building permit for any construction or placements which adds a nonresidential unit, new dwelling unit, new dwelling unit or new mobile home to any lot or mobile home space.

Project Types Subject to Fee:

Local Park Fees apply to all residential and non-residential projects developed within the City, with the exception of any governmental use project, either city, county, state, or federal. *

Exemptions:

The following types of development shall not be required to pay the local development fee:

1. The construction of any dwelling to be used exclusively for housing the elderly or handicapped persons and financed by the federal government and owned and operated by a non-profit corporation entitled to the welfare exemption provided for in Section 4b of Article XIII of the State Constitution.
2. Non-residential development which replaces on the same lot previously existing non-residential development, not to exceed the square footage of the replaced development.
3. Residential development which replaces on the same lot previously existing residential development, unit for unit, of the same type.
4. Rehabilitation or remodeling of existing non-residential development which does not add new square footage.
5. Rehabilitation or remodeling of existing residential development which does not add new dwelling units.
6. The construction of an accessory building as defined in Title 19 of the Riverside Municipal code, excluding second dwelling units.
7. Accessory dwelling units under 750 square feet are exempt from impact fees per Government code 65852.2(F)(3).
- * No fee shall be assessed on any governmental use by city, county, state, or federal government.

Fee Calculation:

Local Park Fees are assessed as listed in the following chart as per Resolution 21307.

Fee Assessment Breakdown

Effective March, 2007

	Local Fee	Aquatic Facility Fee
Single family - detached	\$4,646 per unit;	\$435 per unit;
Attached (Duplex)	\$4,065 per unit;	\$398 per unit;
Multi-family (triplex, quadplex)	\$3,653 per unit;	\$340 per unit;
Residential Condos (5+units)	\$2,615 per unit;	\$235 per unit;
Multi-family/ADU/Apt/Senior Apt	\$3,045 per unit;	\$295 per unit;
Mobile Home Spaces	\$2,832 per space;	\$280 per unit;
Non-Residential units	1.00 percent for 1st \$100,000 construction valuation, 0.50 percent for construction valuation over \$100,000, Minimum fee \$700 per unit.	

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III. TRAIL FEES

Purpose of Fee:

The purpose of the Trail Fee is to provide for the payment of a development fee to be utilized for the acquisition and development of trails.

Payment of Fee:

Fees are due prior to the issuance of a building permit for new development or an initial mobile home setup permit.

Project Types Subject to Fee:

Trail Fees apply to all projects other than governmental uses.

Exemptions:

The following types of development shall not be required to pay the local development fee:

- A. Non-residential development which replaces on the same lot previously existing residential or non-residential development, not to exceed the square footage of the previously existing development, within one year from the date of destruction or relocation of the previously existing development.
- B. Residential development which replaces on the same lot previously existing non-residential development within one year from the date of destruction or relocation of the previously existing development.
- C. Residential development which replaces on the same lot previously existing residential development, unit for unit, of the same type, within one year from the date of destruction or relocation of the previously existing development.
- D. Rehabilitation or remodeling of existing residential or non-residential development which does not add new square footage.
- E. Development by local, state or federal governments for governmental use.
- F. The construction of an accessory building as defined in Title 19 of the Riverside Municipal Code.
- G. Accessory dwelling units under 750 square feet are exempt from impact fees per Government code 65852.2(F)(3).

Fee Calculation:

Trail Fees are assessed at the rate of \$78 per gross acre of land to be privately developed except that a single-family lot in excess of one gross acre shall be charged \$78 per lot. This fee rate is based on the standard for the providing Trails Facilities that the City adopted as a part of the General Plan. The Trail fee is established as per Resolution 21309.

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