



PLANNING SERVICES FEE SCHEDULE

Fees subject to change. Please Contact CEDD Staff for verification of current fees.
Effective July 16, 2016, Amended July 2017 by Resolution 23216. Revised November 2017.

DEVELOPMENT REVIEW COMMITTEE AND ADMINISTRATIVE	BASE FEE PER APPLICATION	MAY BE REQUIRED	SENIOR HOUSING REDUCED FEE
Minor Conditional Use Permits		EIS	
Minor Conditional Use Permit	\$3,938	✓	
Variations, Modifications, Exceptions and Fair Housing Requests			
With Signatures (Residential Zones Only) – Per Variance, per parcel	\$1,725		
Without Signatures (All Zones) – Per Variance, per parcel	\$2,586		
Parcel Maps			
Parcel Map/Waiver of Parcel Map	\$8,125		
Parcel Map Revision*	\$5,906		
Design Review			
Conceptual Development Review	\$1,712	✓	\$719
General (Commercial, Industrial, Multi-family)	\$3,560	✓	\$1,458
General (Commercial, Industrial, Multi-family) - Revision* / Substantial Conformance	\$2,282	✓	\$947
Landscape and Irrigation (Single-Family Residential) Subject to WELO	\$380		
Landscape/Irrigation (Commercial, Industrial, Multi-family) - Subject to WELO	\$919		
Single-Family Residential - RC Zones, Manufactured Dwellings and Subdivisions	\$488	✓	
Signs			
Signs (New or replacement)	\$253		
Establishing Sign Criteria	\$919		
Administrative			
Alcohol License Review (Public Convenience or Necessity)	\$1,402		
Day Care Permit	\$864		
Marijuana Cultivation Permit	\$272		
Nonconforming Status Determination	\$3,252		
Rebuild Letter	\$649		
Recycling Permit	\$1,025		
Summary Vacation Review (City Council Approval Required)	\$2,133		
Temporary Use Permit - Major	\$1,025		
Temporary Use Permit - Minor	\$200		
Zoning Letter	\$219		
Zoning Plan Check w/ Building Permits			
Commercial, Industrial, Multi-Family (New Construction)	\$538		
Commercial, Industrial, Multi-Family (Tenant Improvements, Minor Additions or Exterior Remodels, etc.)	\$323		
Landscape/Irrigation - Minor (Not subject to WELO or WQMP requirements)	\$54		
After Hours Plan Check	\$210/hr		
Single-Family Residential (New Construction, Major Additions)	\$269		
Single-Family Residential (Over the Counter - Minor Addition, Accessory Structures, Patio Covers, etc.)	\$54		
Historic Preservation			
Certificate of Appropriateness	\$0		
Historic Preservation Mills Act – Application Fee	\$404		
Historic Preservation Mills Act – Contract Initiation	\$3,274		

City of Riverside – Fee Schedule

PLANNING COMMISSION		BASE FEE PER APPLICATION	MAY BE REQUIRED	SENIOR HOUSING REDUCED FEE
Conditional Use Permit			EIS	
Conditional Use Permit		\$8,615	✓	\$3,559
Development				
Amendment to Zoning Text / Interpretation of Zoning Text		\$5,320	✓	
Condominium Conversion		\$10,202	✓	
Development Agreement		\$13,063	✓	
Development Agreement - Revision*		\$9,033	✓	
General Plan Amendment		\$9,933	✓	
Planned Residential Development		\$13,648	✓	
Rezoning Request		\$6,868	✓	
Site Plan Review		\$14,138	✓	
Site Plan Review - Revision*		\$9,755		
Specific Plan Review (Or Actual Cost if Greater)		\$27,726	✓	
Specific Plan Revision to existing Specific Plan		\$19,347	✓	
Street Name Change		\$6,267		
Tentative Tract / Reversion to Acreage (10 lots or fewer)		\$10,516	✓	
Tentative Tract / Reversion to Acreage (10 lots or fewer) - Revision*		\$7,551	✓	
Tentative Tract / Reversion to Acreage (More than 10 lots)		\$15,196	✓	
Tentative Tract / Reversion to Acreage (More than 10 lots) - Revision*		\$10,687	✓	
Traffic Pattern Modification		\$11,339	✓	
Vacation - Street, Alley or Pedestrian Walkway		\$11,339	✓	
Vesting Map Review (10 lots or fewer)		\$18,907	✓	
Vesting map Review (More than 10 lots)		\$27,083	✓	
APPEALS, TIME EXTENSION, ENVIRONMENTAL AND MISC.		BASE FEE PER APPLICATION	MAY BE REQUIRED	SENIOR HOUSING REDUCED FEE
Appeal - Airport Land Use Commission		\$1,399		
Appeal - Maps - Non Applicant in RA5 and RC Zones		\$0		
Appeal - Planning Commission and Zoning Administrator Cases		\$2,529		
Environmental Impact Report (minimum review fee)		\$94,325	DFG Fees apply for ND, MND and EIR	
Environmental Initial Study (Completed by City) - Existing Development		\$4,708		\$1,883
Environmental Initial Study (Completed by City) - New Development		\$6,859		\$2,744
Environmental Initial Study (Peer Review of Outside Consultant)		\$2,151		\$861
Zoning or General Plan Map - Copy		\$25 + tax		
Modification/Clarification of Conditions		\$1,588		
Planning Re-inspection		\$430		
Printed or Photo Copies of Printed Materials (per document)		\$0.10/page		
Public Hearing Re-advertising		\$485		
Specialized Report Request (Per ½ hour or portion)		\$25		
Time Extension		\$702		
Time Extension (Public Hearing)		\$1,749		
Williamson Act Contract (Agricultural Preserve)		\$1,265		

*Revision applies to projects that have been recently approved/entitled, but not constructed/enacted. Changes to existing projects (i.e. additional children at a day care center) requires application of a new entitlement.