



# CITY OF LAKE ELSINORE DEVELOPMENT IMPACT & MITIGATION FEES

## 1. Capital Improvement Fund:

### a. Park Capital Improvement Fund Fees:

Subdivisions under 50 parcels, apartments, Condominiums, fourplexes, triplexes, duplexes, Single-family residences:

- 1. Single-Family Residences      \$1,600 per unit
- 2. Duplexes                              \$1,500 per unit
- 3. Triplexes                              \$1,500 per unit
- 4. Fourplexes                          \$1,450 per unit
- 5. Apartments                          \$1,400 per unit

Subdivisions over 50 parcels:

Dedicate land or pay an in-lieu fee equal to the fair market value of the land that would have otherwise been dedicated. The formula for determining the amount of land to be dedicated is as follows:

Average number of persons per unit x number of units proposed divided by park acreage standard. (Established ratio of five park acres to one thousand population.)

Commercial and industrial developments:

All commercial and industrial developments shall pay the following fees to The City of Lake Elsinore for the purpose of establishing, improving and maintaining park land within the City:

- Commercial                      \$.10 per sq. ft. \*
- Industrial                         \$.10 per sq. ft.

\*All fees are based on square footage of enclosed space as determined by the City of Lake Elsinore's Building and Safety Division.

## PARKLAND DEDICATION FORMULA TABLE

Types of dwellings	Density/ DU
Single-family	3.6
Duplex, Medium-Low	3.1
Apartments/Condos	1.8

### b. Storm Drain Capital Improvement Fund Fee based on location as shown on the City of Lake Elsinore's Drainage Facilities Plan Map.

c. Traffic Impact Fee:

Single Family Residential	\$1,369.00 per unit
Multi Family Residential	\$959.00 per unit
Commercial Building	\$3.84 per sq. ft. of building
Office Building	\$1.45 per sq. ft. of building
Industrial Building	\$0.81 per sq. ft. of building

Commercial/Industrial

Industrial Use	\$1.86 per square foot
Retail Commercial Use	\$7.72 per square foot
Service Commercial Use	\$4.89 per square foot
Class A and B Office	\$2.45 per square foot

d. Library Capital Improvement Fund Fee:

All residential properties - \$150.00 per dwelling unit

f. Development Impact Fee:

	<u>Per Dwelling Unit</u>		
	<u>SFDU</u>	<u>MF 2-4</u>	<u>MF 5+</u>
City Hall & Public Works Facilities	\$809	\$696	\$404
Community Center Facilities	\$545	\$469	\$272
Lakeside Facilities	\$779	\$671	\$389
Animal Shelter Facility	\$348	\$299	\$174
Total Public Building Impact fee	\$2,481	\$2,135	\$1,239

	<u>Per 1000 Square Feet</u>		
	<u>Office</u>	<u>Retail</u>	<u>Industrial</u>
City Hall & Public Works Facilities	\$180	\$108	\$36

g. Fire Facility:

<u>Per Dwelling Unit</u>		<u>Per 1000 Square Feet</u>		
<u>SFDU</u>	<u>MF</u>	<u>Office</u>	<u>Retail</u>	<u>Industrial</u>
\$751	\$612	\$337	\$489	\$159

h. Affordable Housing in-lieu Fee

All residential properties - \$2.00 per square foot of “assessable space”. “Assessable space” is defined as follows:



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All the square footage within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, detached accessory structure, or similar area. The amount of the square footage within the perimeter of a residential structure shall be calculated by the building department of the City of Lake Elsinore in accordance with the standard practice of the City of Lake Elsinore in calculating structural perimeters.

## MULTIPLE SPECIES HABITAT CONSERVATION PLAN

[Permits and Fees | Western Riverside County Regional Conservation Authority \(wrc-rca.org\)](https://www.wrc-rca.org/permits-and-fees)

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