

## COMMUNITY DEVELOPMENT Building and Safety

# MAJOR THOROUGHFARE AND BRIDGE FEE PROGRAM SAN JOAQUIN HILLS AND FOOTHILLS/EASTERN TRANSPORTATION CORRIDORS

The City of Irvine, County of Orange, and neighbor cities entered into a Joint Powers Agreement to set up a development fee program in order to help pay for construction of the San Joaquin Hills and Foothill/Eastern Transportation Corridors. The Joint Powers Agreement was established because it had become apparent that the transportation corridors could not be fully funded from traditional revenue sources. Since future developments within prescribed areas will benefit from construction of these transportation facilities, it was decided that future development should pay a portion of these costs.

### APPLICATION SUBMITTAL REQUIREMENT

At permit application submittal, a fee determination form must be completed and submitted with a permit application for residential and non-residential projects. The fee determination forms are available at the Permit Processing Counter.

## APPLICATION OF FEES

Fees shall be collected at time of issuance of all building permits for new residential structures and commercial/industrial structures which establish new and enlarged floor space. Please contact Building and Safety staff at (949) 724-6325 for specific information relating to payment of these fees. Consequently, no fees will be charged to existing developed property unless the remodeling or reconstruction of a structure increases the number of dwelling units for residential structures or the building area of non-residential structures. Fees will not be required for construction of retaining walls, patio covers, swimming pools, or any other non-inhabitable residential structure. Fees for existing non-residential buildings which are expanded will be determined by the net increase of the building area. Parking structures shall be exempt from payment of fees.

Fees vary depending upon the area of benefit within which a development project lies. Fees for residential structures are based on a flat rate per unit. Fees for non-residential structures are calculated by multiplying the gross floor area by the appropriate rate (see Fees below).

#### **EXEMPTION OF FEES**

Government-owned facilities or utilities shall be exempt from payment of fees as long as the facilities are not used for generating revenues or commercial purposes. Privately-owned utilities will <u>not</u> be exempt from payment of corridor fees. Additionally, the following categories which receive exemptions from payment of property taxes will also be exempt from payment of corridor fees: (1) Church; (2) Religious; (3) College; (4) Welfare; (5) Wholly Exempt; and (6) Other. The final determination of whether a property is exempt will be based upon verification of a property tax exemption for the above categories on the most recent Orange County Assessor's roll.

### **DEFERRAL OF FEES**

Fees may be deferred for residential multi-unit rental projects which include Section VIII housing. The deferral may be for a period of five years from the issuance of building permits or the period of the State/Federal funding requirements.

<b>FEES</b> (Rates will be effective on Ju	y 1, 2013 through June 30, 2014*)
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San Joaquin Hills Transportation Corridor Single Family Multi-Residential Non-Residential	Zone A \$4,902/unit \$2,855/unit \$6.57/sf	Zone B \$3,797/unit \$2,216/unit \$4.85/sf	
Foothill/Eastern Transportation Corridor Single Family Multi-Residential Non-Residential	Zone A \$5,198/unit \$3,036/unit \$7.23/sf	<u>Zone B</u> \$3,700/unit \$2,156/unit \$4.19/sf	

\*On July 1 of each year, the fee rate schedule will increase by 2.667% for San Joaquin Hills TCA and 2.206% for Foothill/ Eastern TCA.