

**System Development Fees
Effective April 26, 2021**

Land Use	Water	Sewer	Storm Drainage	Parks/ Rec.	General Govt.	Traffic	5% Admin ¹	Total
Residential	Per DU	Per DU	Per DU	Per DU	Per DU	Per DU	Per DU	Per DU
Clustered Rural (RR)	\$13,958	\$5,199	\$7,899	\$3,562	\$1,290	\$4,308	\$1,811	\$38,027
Lower Density (LDR)	\$7,270	\$3,170	\$7,164	\$4,049	\$1,466	\$3,625	\$1,337	\$28,081
Medium Density (MDR)	\$6,979	\$2,648	\$2,892	\$3,470	\$1,255	\$3,199	\$1,022	\$21,465
Higher Density (HDR)	\$5,060	\$3,251	\$3,264	\$2,892	\$1,046	\$2,730	\$912	\$19,156
Mixed Use (Residential) (MU)	\$5,060	\$984	\$2,112	\$2,524	\$914	\$2,730	\$716	\$15,041
Non-Residential	Per Square Foot	Per Square Foot	Per Square Foot	Per Square Foot	Per Square Foot	Per Square Foot	Per Square Foot	Per Square Foot
Community Commercial (CC)	\$2.14	\$1.71	\$4.40	N/A	\$0.38	\$5.67	\$0.72	\$15.02
Mixed Use (Commercial) (MU)	\$2.15	\$1.72	\$4.37	N/A	\$0.38	\$4.52	\$0.66	\$13.80
Industrial/Business Park (I/BP)	\$2.13	\$1.45	\$4.31	N/A	\$0.28	\$4.31	\$0.62	\$13.10
Office (MU LU Classification)	\$2.10	\$1.34	\$4.22	N/A	\$0.53	\$6.91	\$0.75	\$15.85

SCHOOL FEES

These fees are charged and collected by the school districts. Building permits will not be issued until proof of payment or exemption from the school district(s) is provided. Generally, the fees are as follows:

However, please contact the school district to verify the fee or any development subject to their requirements.

- Residential fees are based on the total living area per square foot.
- Commercial/industrial fees are based on the total square footage per square foot.
- Riverbank Unified School District – 6715 7th St., Riverbank CA 95367 – (209) 869-2538 x 123 - Kristin Burkett
- Modesto/Sylvan School District – 426 Locust St., Modesto CA 95351 – (209) 576-4032 - Cyndy Campbell

FIRE FEES

These fees are charged and collected by the fire district. Building permits will not be issued until proof of payment or exemption from the fire district is provided. Generally, the fees are as follows:

However, please contact the fire district to verify the fee or any development subject to their requirements.

- ❑ Residential with and without fire sprinklers
- ❑ Commercial/Industrial with and without fire sprinklers

- ❑ Consolidated Fire District – 3318 Topeka St., Riverbank CA 95367 – (209) 869-7470.

STANISLAUS COUNTY DEVELOPMENT FEES the City of Riverbank has entered into an inter-agency agreement with Stanislaus County to collect the Stanislaus County Development Fees. Should you have questions regarding the purpose and application of these fees to your project, please contact the Stanislaus County Planning Department at (209) 525-6330. The following fee schedule is January 1, 2019.

SINGLE FAMILY	MULTI-FAMILY	SENIOR HOUSING
\$7,993.00/UNIT	\$5,032.00/UNIT	\$5,032.00/UNIT

Commercial Development Fees

OFFICE	\$4,389.00
INDUSTRIAL	
❑ SMALL	\$1,819.00
❑ LARGE & MANUFACTURING	1,982.00
❑ DISTRIBUTION	2,119.00
❑ WAREHOUSE	1,115.00
COMMERCIAL	
❑ SMALL RETAIL	\$2,707.00
❑ MEDIUM RETAIL	3,716.00
❑ SHOPPING CENTER	3,485.00
❑ SHOPPING MALL	2,390.00
CHURCH	\$1,324.00
HOSPITAL	1,842.00
NURSING HOME	1093.00
SPECIAL CASES	
❑ DRIVE THROUGH (PER LANE)	\$17,952.00
❑ GAS STATION (PER PUMP)	7,002.00
❑ MOTEL/HOTEL (PER ROOM)	720.00
❑ GOLF COURSE (PER ACRE)	865.00

SEWER CONNECTION FEES – Residential - These fees are paid at the time a building permit is issued.

Subdivision Lots – Single Family

- \$400.00/dwelling unit if the sewer lateral has been installed
- \$30.00 inspection fee, number of inspections to be determined.

Fill-in Lots

- \$4,420.00/dwelling unit plus \$7.00/lineal foot of street frontage if no sewer lateral exists.
- \$400.00/dwelling unit if a sewer lateral exists.
- \$30.00 inspection fee, number of inspections to be determined.

Duplex or Tri-plex

- \$400.00/dwelling unit plus \$7.00/lineal foot of street frontage if no sewer lateral exists.
- \$400.00/dwelling unit if a sewer lateral exists
- \$30.00 inspection fee, number of inspections to be determined.

Multi-Family

- \$400.00/dwelling unit plus \$7.00/lineal foot of street frontage if no sewer lateral exists.
- \$400.00/dwelling unit if a sewer lateral exists
- \$30.00 inspection fee, number of inspections to be determined.

SEWER CONNECTION FEES – Commercial - These fees are paid at issuance of a building permit and will be determined during the plan check process.

Commercial establishments – domestic only per unit \$1,000.00

Commercial establishments which discharge dishwater, including, but not limited to Laundromats, car washes or discharge from garbage grinders:

□ First 1000 sq. feet of floor area \$ 1,200.00

Each 100 sq. feet or fraction of additional floor area 100.00

Industrial establishment – domestic only 1,000.00

Industrial establishment with discharge other than domestic TBD

WATER CONNECTION FEES - Residential - These fees are paid at the time a building permit is issued.

Subdivision Lots - Single Family

\$400.00/dwelling unit to be paid prior to recording of final map.
\$75.00 inspection fee, number of inspections to be determined.

Fill-in Lots with Existing Residential Unit(s)

\$1,700.00 with no existing stub-out
\$800.00 with existing stub-out
\$75.00 inspection fee, number of inspections to be determined.

Duplex or Tri-plex New Construction

\$1,700.00 per unit with no existing stub-out
\$800.00 with existing stub-out
\$75.00 inspection fee, number of inspections to be determined.

Multi-Family New Construction

\$1,700.00 per unit with no existing stub-out
\$800.00 with existing stub-out
\$75.00 inspection fee, number of inspections to be determined.

WATER CONNECTION FEES - Commercial - These fees are paid at the time a building permit is issued and will be determined during the plan check process.

Commercial establishments

\$1,700 with no existing stub-out
\$800.00 with existing stub-out
\$75.00 inspection fee, number of inspections to be determined.

WATER METERS

Applicant to purchase and install own water meter by Public Works standards. Contact Public Works at 869-7128 for water meter information.