

**System Development Fees
Effective May 15, 2025
Reso# 2025-030**

Land Use	Water	Sewer	Storm Drainage	Parks/ Rec.	General Govt.	Traffic	5% Admin ¹	Total
Residential	Per DU							
Clustered Rural (RR)	\$19,362	\$7,212	\$10,957	\$4,941	\$1,789	\$5,098	\$2,468	\$51,827
Lower Density (LDR)	\$10,085	\$4,397	\$9,938	\$5,617	\$2,034	\$4,282	\$1,817	\$38,169
Medium Density (MDR)	\$9,681	\$3,673	\$4,012	\$4,813	\$1,741	\$3,773	\$1,384	\$29,078
Higher Density (HDR)	\$7,019	\$4,510	\$4,528	\$4,012	\$1,451	\$3,211	\$1,236	\$25,966
Mixed Use (Residential) (MU)	\$7,019	\$1,365	\$2,930	\$3,501	\$1,268	\$5,098	\$1,060	\$22,966
Accessory Dwelling Unit (ADU)	See Below							
Non-Residential	Per Square Foot							
Community Commercial (CC)	\$2.97	\$2.37	\$6.10	N/A	\$0.53	\$7.99	\$1.00	\$20.96
Mixed Use (Commercial) (MU)	\$2.98	\$2.39	\$6.06	N/A	\$0.53	\$8.31	\$1.01	\$21.28
Industrial/Business Park (I/BP)	\$2.95	\$2.01	\$5.98	N/A	\$0.39	\$8.27	\$0.97	\$20.57
Office (MU LU Classification)	\$2.91	\$1.86	\$5.85	N/A	\$0.74	\$5.04	\$0.82	\$17.21

ACCESSORY DWELLING UNITS

Government Code Section 65852.2(f)(3)(A) states that “a local agency, special district, or water corporation shall not impose any impact fee upon development of an accessory dwelling unit less than 750 square feet. Any impact fees charged for an accessory dwelling unit of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit.”

Please contact Janet Smallen, Senior Community Development Specialist, at (209) 863-7128 for additional information on fees for Accessory Dwelling Units.

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 – Holli Fox – hfox@riverbank.k12.ca.us
- ❑ Modesto/Sylvan School District – 426 Locust St., Modesto CA 95351 – (209) 576-4032 - Cyndy Campbell – Campbell.Cy@monet.k12.ca.us

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 – fireprevention@scfpd.us

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 October 10, 2020.

SINGLE FAMILY	MULTI-FAMILY/MOBILE HOME PARK	SENIOR HOUSING	ACCESSORY DWELLING UNIT – OVER 750 SQ. FT.
\$7,190.00/UNIT	\$4,746.00/UNIT	\$5,032.00/UNIT	\$2,124.00/UNIT

Commercial Development Fees

OFFICE	\$5,109.00
INDUSTRIAL	
<input type="checkbox"/> SMALL	\$2,147.00
<input type="checkbox"/> LARGE & MANUFACTURING	2,328.00
<input type="checkbox"/> DISTRIBUTION	1,454.00
<input type="checkbox"/> WAREHOUSE	838.00
COMMERCIAL	
<input type="checkbox"/> SMALL RETAIL	\$3,116.00
<input type="checkbox"/> MEDIUM RETAIL	4,327.00
<input type="checkbox"/> SHOPPING CENTER	4,050.00
<input type="checkbox"/> SHOPPING MALL	2,736.00
CHURCH	\$1,457.00
HOSPITAL	2,079.00
NURSING HOME	1,180.00
SPECIAL CASES	
<input type="checkbox"/> DRIVE THROUGH (PER LANE)	\$8,709.00
<input type="checkbox"/> GAS STATION (PER PUMP)	8,403.00
<input type="checkbox"/> MOTEL/HOTEL (PER ROOM)	864.00
<input type="checkbox"/> GOLF COURSE (PER ACRE)	648.00