City of Newport Beach Planning Division Fee Schedule

Effective 07/01/2025 per Council Resolution 2025-17

	A	B	C	D	E
1	**Application / Activity**	**Review Authority**	**Fee**	**Deposit**	**Hourly Rate**
3	Amendment - General Plan [4]	City Council	-	$7,500	$289
4	Local Coastal Program [1, 4]	Coastal Commission		$3,300	$289
5	Planned Community [4]	City Council	-	$7,500	$289
6	Zoning Code [4]	City Council		$7,500	$289
7	Appeals to: City Council [4]	City Council	$2,116	-	-
8	Planning Commission [4]	Planning Commission	$2,116	-	-
9	Coastal Development Permit Appeals from Zoning Administrator to Planning Commission	Planning Commission	WAIVED		
10	Approval In Concept Permit	Administrative	$1,074	-	-
11	Certificate of Compliance $402 + $12 County	Administrative	$414	-	-
12	Coastal Development Permit (Stand-Alone) [2, 4]	Zoning Administrator	$2,703		
13	Coastal Development Permit / Parcel Map Bundle [2, 4]	Zoning Administrator	$3,792		
14	Coastal Development Permit (In Conjunction With Other Application) [2, 4]	Zoning Administrator	$1,031		
15	Coastal Development Permit Waiver / Initial Review	Administrative	$1,371	-	-
16	Compliance Letters / Minor Records Research	Administrative	$439	-	-
17	Comprehensive / Heritage / Innovative Sign Program [4]	Zoning Administrator	$2,498	-	-
18	Condominium Conversion Permit [4]	Zoning Administrator	$1,640	-	-
19	Development Agreement [4]	City Council	-	$10,000	$289
20	Development Agreement Annual Review [4]	Zoning Administrator	$1,662	-	-
21	Director/Staff Approval	Administrative	$1,182	-	-
22	Environmental Review/CEQA [3]	-	Footnote 3	-	-
23	Extensions of Time (except Abatement Period)	Administrative	$219	-	-
24	Limited Term Permit - Less than 90 days	Zoning Administrator	$770	-	-
25	More than 90 days [4]	Zoning Administrator	$2,593	-	-
26	Seasonal	Zoning Administrator	$413	-	-
27	Lot Line Adjustment [4]	Zoning Administrator	$2,593	-	-
28	Lot Merger [4]	Zoning Administrator	$2,593	-	-
29	Modification Permit [4]	Zoning Administrator	$3,605	-	-
30	Nonconforming Abatement Period Extension [4]	Hearing Officer	$880	-	-
31	Operators License - Application	Police Department	$1,065	-	-
32	Appeal	City Manager	$1,065	-	-
33	Planned Community Development Plan [4]	City Council	-	$10,000	$289
34	Planned Development Permit [4]	Planning Commission	$7,419	-	-
35	Preliminary Application for Residential Development	Administrative	$1,587		
36	Public Noticing Costs	N/A	$573		
37	Reasonable Accommodation	Hearing Officer	-	-	-
38	Site Development Review - Major [4]	Planning Commission	$6,521	-	-
39	Minor [4]	Zoning Administrator	$3,783	-	-
40	Subdivision Parcel Map [4]	Zoning Administrator	$2,534	-	-
41	Subdivision Tentative / Vesting Tract Map [4]	Planning Commission	$6,521	-	-
42	Temporary Banner Permit $60.00 + $2.00 Record Mgmt. Fee	Administrative	$62.00	-	-
43	Transfer of Development Rights [4]	City Council	$5,360	-	-
44	Use Permit - Conditional [4]	Planning Commission	$6,510	-	-
45	Minor [4]	Zoning Administrator	$3,640	-	-
46	Variance [4]	Planning Commission	$5,971	-	-
47	Zoning Plan Check	Administrative	-	-	$229
48	**Park Dedication [5]**	**Resolution No. 2024-75**	**$59,575**	**Per New Res. Unit**	**-**

49 1. Additional deposit may be required for Coastal Commission review.

50 2. If Coastal Development Permit is stand-alone, the cost is a flat fee of $2,703. If CDP is processed in conjunction with one or more applications, the cost is a flat fee of

51 3. Consultant contract cost plus 10%

52 4. Permit requires an additional $573 public noticing cost per project

53 5. Per Resolution 2024-75, fee increased to $59,575 on 10/08/25. All applicable applications will be assessed at the time the application is deemed complete.

RESOLUTION NO. 2025- 17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, REVISING AND ADOPTING FEES WITHIN THE SCHEDULE OF RENTS, FINES AND FEES

WHEREAS, Section 3.36.010 (Findings) of the Newport Beach Municipal Code ("NBMC") provides that services and programs that primarily benefit a person requesting the service are traditionally funded in whole, or in part, from fees charged to the person requesting the service;

WHEREAS, Subsection (C) of Section 3.36.010 (Findings) of the NBMC provides that to ensure fees charged for services are an accurate reflection of costs, the City should conduct a fee study at least once every five years;

WHEREAS, Subsection (A) of Section 3.36.030 (Cost Recovery Percentages) of the NBMC provides that the cost recovery percentage appropriate for each user service shall be one hundred percent (100%), unless the amount is modified by Exhibit A to Section 3.36.030 (Cost Recovery Percentages) of the NBMC;

WHEREAS, Subsection (B) of Section 3.36.030 (Cost Recovery Percentages) of the NBMC provides that the City Council shall establish, by resolution, the actual fee or charge for each user service based upon the actual cost of providing the user service;

WHEREAS, Subsection (C) of Section 3.36.030 (Cost Recovery Percentages) of the NBMC provides that the City Council may, by resolution, modify the amount of fee or charge upon a determination that there has been an increase or decrease in one or more cost factors relevant to the calculation of the actual cost of providing the service;

WHEREAS, in 2022, the City retained Clearsource Financial Consulting ("Consultant") to prepare the cost allocation plan and cost-of-services studies for the City on a rotating basis by department;

WHEREAS, for the 2024 to 2025 fiscal year (FY 2024-25), the consultant prepared cost-of-service studies for the City's Library and Recreation and Senior Services Departments as well as for certain other City departments upon their request ("Cost Studies");

City of Newport Beach

WHEREAS, statutory fees are mandated or capped by another authority, such as the state;

WHEREAS, changes in the Consumer Price Index ("CPI") are from the current period of February of the prior year to February of the current year;

WHEREAS, full cost recovery of increased short-term lodging permit fees for initial applications and renewals, as established by Resolution No. 2024-29, will be fully phased in with full cost recovery effective FY 2025-26; and

WHEREAS, the City Council desires to adopt a modified Schedule of Rents, Fines and Fees ("SRFF") that reflects: (i) revised rental rates, fines, and fees (collectively "charges") in accordance with the Cost Studies to reflect changes in the costs-of-service; (ii) new charges applicable to the library lecture hall and other miscellaneous new charges; and, (iii) adjustments for changes in CPI.

NOW, THEREFORE, the City Council of the City of Newport Beach resolves as follows:

Section 1: The City Council does hereby adopt the modified SRFF, including all "FY25/26 Fee" amounts, as set forth in Exhibit 1, which is attached hereto and incorporated herein by reference.

Section 2: The charges listed in the modified SRFF shall remain at the "FY24/25 Fee" amounts through June 30, 2024, shall be set at the "FY 25/26 Fee" amounts effective July 1, 2025, and thereafter shall be adjusted for CPI in accordance with this resolution.

Section 3: All new rents, fines, and fees set forth in the SRFF shall have an implementation date of July 1, 2025, and thereafter shall be adjusted for CPI in accordance with this resolution.

Section 4: Direct pass through, actual, and statutory fees in the SRFF may be updated by the Finance Director as necessary to ensure recovery of all cost, without further action by the City Council.

Section 5: The City Council hereby reaffirms all CPI adjustments to the SRFF that have been implemented prior to the adoption of this resolution.

City of Newport Beach

Section 6: All charges within the SRFF that are subject to CPI adjustment shall be automatically adjusted to reflect the percentage change from February of the prior year to February of the current year, as it may be prorated from the approval date of charge, in the cost of doing business measured by the CPI. CPI shall mean the Los Angeles-Long Beach-Anaheim, CA Area, All Urban Consumers, All Items, Base Period (1982-84=100), or successor index, as published by the United States Department of Labor, Bureau of Labor Statistics. The automatic CPI adjustments to charges shall occur annually for three consecutive years, following the date the charges take effect. After the third consecutive annual CPI adjustment, automatic CPI adjustments shall cease until the charge is updated and adopted, upon which automatic CPI adjustments will resume the following year. For charges listed in the SRFF that are not adjusted by a separate resolution, automatic CPI adjustments shall occur on July 1 of the year following their adoption date and thereafter occur annually indefinitely. This adjustment shall not apply to any fee that is subject to Proposition 218 (California Constitution Articles XIIIC and XIID and California Government Code Section 53750).

Section 7: The recitals provided in this resolution are true and correct and are incorporated into the operative part of this resolution.

Section 8: If any section, subsection, sentence, clause or phrase of this resolution is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this resolution. The City Council hereby declares that it would have passed this resolution, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 9: The City Council finds the adoption of this resolution is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

City of Newport Beach

Section 10: This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the vote adopting the resolution.

ADOPTED this 29th day of April, 2025.

Joe Stapleton
Mayor

ATTEST:

Leilani I. Brown
City Clerk

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

Aaron C. Harp
City Attorney

Attachment(s): Exhibit 1 – 2025 Update to SRFF

City of Newport Beach

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss.
CITY OF NEWPORT BEACH }

I, Leilani I. Brown, City Clerk of the City of Newport Beach, California, do hereby certify that the whole number of members of the City Council is seven; the foregoing resolution, being Resolution No. 2025-17 was duly introduced before and adopted by the City Council of said City at a regular meeting of said Council held on the 29th day of April, 2025; and the same was so passed and adopted by the following vote, to wit:

AYES: Mayor Joe Stapleton, Mayor Pro Tem Lauren Kleiman, Councilmember Michelle Barto, Councilmember Noah Blom, Councilmember Robyn Grant, Councilmember Sara J. Weber, Councilmember Erik Weigand
NAYS: None

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of said City this 30th day of April, 2025.

Leilani I. Brown
City Clerk
Newport Beach, California

City of Newport Beach

Development Impact Fee Schedule
Fees Effective January 12, 2025 per Council Resolution 2024-83

Fee Category	Development Type			
	Residential Fee[1,2,3,5,7]	Commercial Fee[1,2,3,4,6]	Office Fee[1,2,3,4,6]	Industrial Fee[1,2,3,4,6]
Recreation	$4.70	-	-	-
Police	$1.01	$0.74	$1.14	$0.40
Fire	$1.73	$1.82	$2.79	$0.99
Water	$0.90	$0.91	$0.62	$0.77
Sewer	$0.56	$0.70	$0.51	$0.49

1. All fees are assessed per square foot.
2. The fees shall be adjusted annually for inflation based on the California Construction Cost Index ("CCCI") one year after the effective date of Resolution No. 2024-83. The fees shall be paid prior to issuance of any certificate of occupancy with the total amount owed adjusted for inflation as provided by state law.
3. If a development project will be constructed in phases, and separate building permits and certificates of occupancy will be issued for each phase, the fees shall be calculated based on the development characteristics of the entire development project. Payment of the fees may be made separately for each phase, provided the amount paid for each phase shall be in proportion that each phase represents of the total development project. The amount owed for each phase shall be adjusted for inflation as of the date of payment of the fees for that phase.
4. For nonresidential development projects, the fees shall be assessed based on the gross floor area (including all ancillary spaces and rooms such as basements, storage rooms, mechanical rooms, and similar areas) of the development pursuant to Chapter 20.70 (Definitions) of the NBMC. The fees shall apply to new construction of nonresidential development projects and additions to existing buildings. In the case of an addition, the fees shall apply to the net increase in floor area (credit shall be given for the existing use).
5. For residential development projects, the fees shall be assessed based on the gross floor area (including all ancillary spaces and rooms such as gyms, clubhouses, lobbies, leasing offices and similar areas) of the development pursuant to Chapter 20.70 (Definitions) of the NBMC. The fees shall apply to the following types of residential development:
   a. New housing projects and subsequent additions constructed on any site identified in Section 20.80.025 (Housing Opportunity Overlay Zoning Districts maps), pursuant to Sections 20.28.050 (Housing Opportunity (HO) Overlay Zoning Districts), or pursuant to General Plan Policy LU 4.4.
   b. New housing projects entitled and constructed in conjunction with a General Plan amendment or other legislative amendment.
   c. New housing projects constructed pursuant to State or Federal streamlining provisions that allow residential development beyond or in excess of the dwelling unit limits specified in Sections 20.28.050 (Housing Opportunity (HO) Overlay Zoning Districts) and 20.80.025 (Housing Opportunity Overlay Zoning Districts maps) of the NBMC or that are intended to circumvent local zoning and General Plan requirements related to density or land use type, unless expressly prohibited by State or Federal law.
6. The following types of nonresidential development are exempt from these fees:
   a. Retail sales, cultural institutions, eating and drinking establishments (fast casual, take-out, fast food, full-service, bars/lounges/nightclubs, wine tasting rooms and similar uses), boat rentals

and sales, and vehicles sales uses, all of which are defined in Section 20.70 (Definitions) of the NBMC.

b. Visitor Accommodations as defined in Section 20.70 (Definitions) of the NBMC.
c. Short-term lodging units may be subject to development impact fees as a residential use.
d. Temporary uses.
e. Tax exempt educational uses.
f. Tax exempt religious facilities.
g. Tax exempt welfare or public social service facilities.
h. Governmental facilities.
i. Other types of development which the City Council determines by resolution is exempt.

7. The following types of residential development are exempt from these fees:
   a. Accessory dwelling units or junior accessory dwelling units.
   b. Temporary, transitional or permanent supportive housing and emergency shelters.
   c. Gross floor area of a development that is devoted entirely to dwelling units that are affordable to moderate- or lower-income households. For projects that include a mix of market rate and affordable dwelling units, only the gross floor area of the affordable dwelling units themselves shall be exempt (i.e., the gross floor area within the walls of the affordable dwelling unit).
   d. Other types of development which the City Council determines by resolution is exempt.

RESOLUTION NO. 2024-83

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, ADOPTING THE DEVELOPMENT IMPACT FEE NEXUS STUDY FOR THE CITY OF NEWPORT BEACH AND ESTABLISHING DEVELOPMENT IMPACT FEES FOR NONRESIDENTIAL AND RESIDENTIAL DEVELOPMENT (PA2021-127)

WHEREAS, Section 200 of the City of Newport Beach ("City") Charter vests the City Council with the authority to make and enforce all laws, rules and regulations with respect to municipal affairs subject only to the restrictions and limitations contained in the Charter and the State Constitution, and the power to exercise, or act pursuant to any and all rights, powers, and privileges, or procedures granted or prescribed by any law of the State of California;

WHEREAS, pursuant to Government Code Section 66000, *et seq*. ("Mitigation Fee Act"), which governs the establishment of Development Impact Fees ("DIFs"), the City is duly authorized to impose DIFs for purposes of defraying all or a portion of the costs of public facilities related to new development occurring within the City;

WHEREAS, pursuant to the Mitigation Fee Act, local agencies are required to make specific findings when imposing fees to mitigate impacts of development projects and ensure the fees are justified and used appropriately;

WHEREAS, Newport Beach will continue to experience additional development and expansion based on population and employment growth projections from the Southern California Association of Governments and as identified in the City's General Plan 6th Cycle Housing Element;

WHEREAS, new development, especially projects involving an addition or a change of use will increase demand for public services and the facilities required to deliver them;

WHEREAS, Assembly Bill 602 ("AB 602") amended the Mitigation Fee Act in 2021 and emphasized the need to adopt a DIF Nexus Study ("Nexus Study") at a public hearing prior to the adoption of any new or increased DIF;

WHEREAS, AB 602 requires in part that the Nexus Study identify the existing level of service for each public facility, identify new levels of service, include an explanation of why the new levels of service are more appropriate, and include information to support the required findings for adoption of new or increased DIFs;

City of Newport Beach

WHEREAS, the City retained the professional services of Willdan Financial Services to prepare the required Nexus Study as set forth in Exhibit "A," which is attached hereto and incorporated herein by reference;

WHEREAS, the Nexus Study provides a quantified basis to support each DIF and the legal support for the required findings to justify the amount of each DIF, based on the level of service of public facilities, and the project burdens on those facilities caused by prospective development in the City;

WHEREAS, the City's Capital Improvement Program for Fiscal Year 2024-25 through 2029-30 and 2024 Facilities Financing Plan indicate the approximate location, size, time of availability, and cost estimates for all facilities or improvements to be financed by the City's DIFs;

WHEREAS, the City Council held a study session on August 27, 2024, allowing an early opportunity for the public to provide input on the Nexus Study's findings and City staff's recommendations on the proposed DIFs; and

WHEREAS, a duly noticed public hearing was held by the City Council on November 12, 2024, in the Council Chambers located at 100 Civic Center Drive, Newport Beach, California. A notice of time, place and purpose of the public hearing was given in accordance with California Government Code Section 6000 *et seq.*, California Government Code Section 54950 *et seq.* ("Ralph M. Brown Act"), and the Mitigation Fee Act. Evidence, both written and oral, was presented to, and considered by, the City Council at this public hearing.

NOW, THEREFORE, the City Council of the City of Newport Beach resolves as follows:

Section 1: The City Council does hereby adopt the Development Impact Fee Nexus Study and Fiscal Year 2024-25 Development Impact Fee Schedule, both of which are attached hereto as Exhibits "A" and "B," respectively, and incorporated herein by reference.

City of Newport Beach

Section 2: Ordinance Nos. 2024-__, 2024-__, and 2024-__, adopted contemporaneously with this resolution, authorize the City to apply the development impact fees for Recreation, Police, Fire, Water, and Sewer Facilities provided herein. Additionally, based on the Nexus Study and consistent with the requirements of the Mitigation Fee Act, the City Council does hereby find, as fully set forth in the Nexus Study, the following:

a. That the purpose of the impact fees has been identified;
b. That the use of the fees has been identified;
c. That there is a reasonable relationship between the use and the type of project on which it is imposed; and
d. That there is a reasonable relationship between the need for public improvements and the type of project on which it is imposed.

Section 3: The Fiscal Year 2024-25 Development Impact Fee Schedule set forth in Exhibit "B" shall be adjusted annually for inflation based on the California Construction Cost Index ("CCCI") one year after the effective date of this resolution.

Section 4: The Community Development Director or, if appealed, the City Council shall interpret the total amount of the fees owed in accordance with the Fiscal Year 2024-25 Development Impact Fee Schedule set forth in Exhibit "B" and the Development Impact Fee Guidelines which is attached as Exhibit "C," and incorporated herein by reference.

Section 5: The fees identified in the Fiscal Year 2024-25 Development Impact Fee Schedule set forth in Exhibit "B," shall apply to all land use and building permit applications that are not deemed complete by the Community Development Department prior to the effective date of this resolution.

Section 6: The recitals provided in this resolution are true and correct and are incorporated into the operative part of this resolution.

City of Newport Beach

Section 7: If any section, subsection, sentence, clause or phrase of this resolution is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this resolution. The City Council hereby declares that it would have passed this resolution, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 8: The City Council finds the introduction and adoption of this resolution is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

City of Newport Beach

Section 9: This resolution shall be effective 60 calendar days after its adoption by the City Council, and the City Clerk shall certify the vote adopting the resolution.

ADOPTED this 12th day of November, 2024.

Will O'Neill
Mayor

ATTEST:

Leilani I. Brown
City Clerk

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

Aaron C. Harp
City Attorney

Click box below for full Resolution with Attachments

Attachments: Exhibit A – Development Impact Fee Nexus Study
Exhibit B – Fiscal Year 2024-25 Development Impact Fee Schedule
Exhibit C – Development Impact Fee Guidelines

City of Newport Beach

RESOLUTION NO. 2024-75

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, ESTABLISHING THE FAIR MARKET VALUE PER ACRE TO BE USED IN ASSESSING IN LIEU PARK DEDICATION FEES PURSUANT TO SECTION 19.52.070 (FEE IN LIEU OF DEDICATION) OF THE NEWPORT BEACH MUNICIPAL CODE AND RESCINDING RESOLUTION NO. 2020-95

WHEREAS, Chapter 19.52 (Park Dedications and Fees) of the Newport Beach Municipal Code ("NBMC") establishes a parkland dedication standard of five acres per thousand population expected to reside in new residential subdivisions in the City of Newport Beach ("City");

WHEREAS, Section 19.52.050(B) (Determination of Land or Fee – In Lieu Fee) of the NBMC requires the subdivider pay an in lieu fee equal to the value of land required for dedication for subdivisions containing 50 lots or less;

WHEREAS, Section 19.52.050(C) (Determination of Land or Fee – Both Dedication and Fee) of the NBMC allows the decision-making body to require land dedication, an in lieu fee, or a combination of the two for subdivisions containing more than 50 lots;

WHEREAS, Section 19.52.070 (Fee in Lieu of Dedication) of the NBMC establishes that when a fee is required to be paid in lieu of land dedication, that fee shall be equal to the acreage of land which would otherwise be required to be dedicated, multiplied by the fair market value per acre as established by periodic appraisal prepared by the City ("In Lieu Park Dedication Fee");

WHEREAS, the City has retained a qualified appraiser to update and establish the fair market value per acre;

WHEREAS, the results of the appraisals of two park sites, one commercial industrial property, and one mixed-use property in the City have established an average value of $5,343,100 as the fair market value per acre;

WHEREAS, said fair market value would establish an In Lieu Park Dedication Fee of $59,575.57 per new residential unit created by an approved subdivision;

Section 6: If any section, subsection, sentence, clause or phrase of this resolution is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this resolution. The City Council hereby declares that it would have passed this resolution, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 7: This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the vote adopting the resolution.

ADOPTED this 8th day of October, 2024.

Will O'Neill
Mayor

ATTEST:

Leilani I. Brown
City Clerk

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

Aaron C. Harp
City Attorney

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss.
CITY OF NEWPORT BEACH }

I, Leilani I. Brown, City Clerk of the City of Newport Beach, California, do hereby certify that the whole number of members of the City Council is seven; the foregoing resolution, being Resolution No. 2024-75 was duly introduced before and adopted by the City Council of said City at a regular meeting of said Council held on the 10th day of October, 2024; and the same was so passed and adopted by the following vote, to wit:

AYES: Mayor Will O'Neill, Mayor Pro Tem Joe Stapleton, Councilmember Brad Avery, Councilmember Noah Blom, Councilmember Robyn Grant, Councilmember Lauren Kleiman, Councilmember Erik Weigand
NAYS: None

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of said City this 11th day of October, 2024.

Leilani I. Brown
City Clerk
Newport Beach, California

CITY OF NEWPORT BEACH CALIFORNIA

CITY OF NEWPORT BEACH

PUBLIC WORKS DEPARTMENT
1 CIVIC CENTER DRIVE
P.O. BOX 1768, NEWPORT BEACH, CA 92659-1768
(949) 644-3311

MEMORANDUM

TO: PLANNING DEPARTMENT

FROM: TRAFFIC ENGINEER

DATE: June 11, 2025

SUBJECT: REVISED FAIR SHARE FEES – UPDATE 2025

Per City Ordinance 94-19, the Fair Share Fees are to be adjusted effective July 1 of each year based on the Consumer Price Index (the Los Angeles – Long Beach – Anaheim, All Urban Consumer Index). For 2025, the fee will be revised 3.0%, from $271.49/trip to $279.63/trip.

A revised Fair Share Fee Summary Table of various land uses as defined by the 1996 NBTAM is attached for your use.

If you have any questions regarding the new fee or help with fee calculations, please contact me at ext. 3326.

Brad Sommers
City Traffic Engineer

Attachment

I:\Users\PBW\Shared\TRAFFIC\Fair Share Fee\fairsharememo2025.doc

FAIR SHARE FEE SUMMARY TABLE

06.11.25

FAIR SHARE FEE SUMMARY TABLE				
	Fair Share Fee Per Trip			$279.63
	USE	GEN RATE	UNIT	FEE/UNIT
1	Res-Low (SFD)	11.00	DU	$3,076
2	Res-Medium (SFA)	8.60	DU	$2,405
3	Apartment	6.50	DU	$1,818
4	Elderly Residential	4.00	DU	$1,119
5	Mobile Home	6.00	DU	$1,678
6	Motel	10.10	ROOM	$2,824
7	Hotel	10.50	ROOM	$2,936
8	Resort Hotel	6.00	ROOM	$1,678
9	Regional Commercial	22.00	TSF	$6,152
10	General Commercial	40.00	TSF	$11,185
11	Comm./Recreation	40.00	ACRE	$11,185
12	Resort Commercial	35.00	TSF	$9,787
13	Restaurant	66.90	TSF	$18,708
14	Family Restaurant	177.87	TSF	$49,739
15	Fast Food Restaurant	142.00	TSF	$39,708
16	Auto Dealer/Sales	47.91	TSF	$13,397
17	Yacht Club	50.00	TSF	$13,982
18	Health Club	40.00	TSF	$11,185
19	Tennis Club	44.30	CRT	$12,388
20	Marina	0.50	SLIP	$140
21	Theater	1.50	SEAT	$419
22	Newport Dunes	5.70	ACRE	$1,594
23	General Office	13.00	TSF	$3,635
24	Medical Office	45.00	TSF	$12,584
25	R & D	9.50	TSF	$2,657
26	Industrial	5.00	TSF	$1,398
27	Mini-Storage/Warehouse	2.61	TSF	$730
28	Pre-School/Day Care	67.00	TSF	$18,736
29	Elementary/Private School	1.00	STU	$280
30	Junior/High School	1.40	STU	$391
31	Civic Center/Museum	32.00	TSF	$8,948
32	Library	41.80	TSF	$11,689
33	Post Office	86.80	TSF	$24,272
34	Hospital	11.40	BED	$3,188
35	Nursing/Conv. Home	2.70	PAT	$755
36	Church	7.70	TSF	$2,153
37	Youth Ctr/Service	4.00	TSF	$1,119
38	Park	6.00	ACRE	$1,678
39	Regional Park	5.00	ACRE	$1,398
40	Golf Course	6.00	ACRE	$1,678
41	Resort Golf Course	3.00	ACRE	$839

San Joaquin Hills Transportation Corridor Agency

Foothill/Eastern Transportation Corridor Agency

Transportation Corridor Agencies™

MAJOR THOROUGHFARE AND BRIDGE FEE PROGRAM
FY 2026 RATES

EFFECTIVE JULY 1, 2025 – JUNE 30, 2026

SAN JOAQUIN HILLS TRANSPORTATION CORRIDOR AGENCY

ZONE A:

Single Family	$6,722/unit
Multi-Family	$3,915/unit
Non-Residential	$9.01/sq. ft.

ZONE B:

Single Family	$5,909/unit
Multi-Family	$3,039/unit
Non-Residential	$6.65/sq. ft.

FOOTHILL/EASTERN TRANSPORTATION CORRIDOR AGENCY

ZONE A:

Single Family	$6,756/unit
Multi-Family	$3,943/unit
Non-Residential	$9.39/sq. ft.

ZONE B:

Single Family	$4,806/unit
Multi-Family	$2,802/unit
Non-Residential	$5.44/sq. ft.

On July 1 of each year, the fee rate schedule will increase by:

San Joaquin Hills TCA	2.667%
Foothill/Eastern TCA	2.206%

125 Pacifica, Suite 100, Irvine, CA 92618-3304 • (949) 754-3400 Fax (949) 754-3467

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Transportation Corridor Agencies | The Toll Roads

Major Thoroughfare and Bridge Fee Program Frequently Asked Questions

April 2025

When are fees due? Can a builder pay the fees prior to pulling of a building permit to avoid an increase in the fee amount?

The fees are due at the time the permit for the building structure is issued. Fees should not be collected on preliminary permits such as grading or foundation permits. Fees should be paid to the TCA member agency issuing the permit. The fee rate applied is the rate in effect on the day of permit issuance. Fees cannot be paid prior to issuance of a permit to avoid a fee increase.

What are the criteria for determining whether a single family or multi-family rate is applicable for residential projects?

In 1992, the TCA adopted an interpretation of the Fee Program (Interpretation 92-1) which clarified the criteria for determining the correct category (single family or multi-family) for residential projects. A new structure generally is considered a residential unit if it contains spaces for living, sleeping, bathroom, and kitchen/ kitchen hookups (sink, stove/oven or hookups, dishwasher/ refrigerator space, etc.) Please contact the TCA if you have questions regarding classification of a structure as a residential unit.

When a new residential unit is added, or created from an existing structure, the two sets of criteria for classifying units (irrespective of zoning) are:

Single Family	Multi-Family
(1) Separate lot	(1) No separate lot
(2) Detached	(2) Attached
(3) 1,500 square feet or larger	(3) Less than 1,500 square feet

Individual units will be classified as “single family” if they exhibit two or more characteristics of that category, and units will be classified as “multi-family” if they exhibit two or more characteristics of that category.

The possibility exists, based on this method of categorizing units that both single family and multi-family units will occur within the same tract/development.

How are fees calculated for an Accessory Dwelling Unit (ADU)?

Effective January 1, 2020, if an ADU is determined to be a residential unit (living space, bathroom, and kitchen, or kitchen hookups), and is 750 square feet or greater, then it should be classified and assessed fees at the multi-family residential rate in proportion to the existing primary dwelling unit. For example, if a single family dwelling is 1675 square feet and a new ADU of 850 square feet is proposed to be built, divide the square footage of the ADU by the square footage of the existing primary dwelling unit (850 / 1675 = 0.507463 at least six decimal points) and multiply this proportion times the current multi-family dwelling rate for the applicable zone to determine the fees due. If an ADU is less than 750 square feet, then fees are not due. If an ADU square footage is equal to or greater than the primary unit square footage, then the full multi-family dwelling rate should be used.

Is credit given for demolition of a structure?

Yes. Reconstruction of non-residential buildings on the same legal building site (although not necessarily in the same footprint) as the demolished structure are exempt from paying fees, provided the structure is the same square footage or less than the demolished structure. If the new non-residential structure is larger than the demolished structure, fees would be collected for the net square footage increase. Credit is given for demolition (by unit, not by square footage) of residential units (single or multi-family) on the same lot. Calculation of the demolition credit should use the rate applicable to the issue date of the new construction permit.

When are fees increased? What determines the amount of the fee increase?

The fees are currently increased by a fixed percentage on July 1st of each year. The percentages are:

Foothill/Eastern Areas of Benefit:	2.206%
San Joaquin Hills Areas of Benefit:	2.667%

How are fees charged for a hotel?

A hotel is assessed at the non-residential rate for the gross square feet, including each floor of multiple story buildings. A timeshare facility also is assessed at the non-residential rate for the gross square feet.

Are fees due for the addition of a building mezzanine?

Per the Fee Program, any expansion of a non-residential structure is subject to fees for the net increase of gross square feet.

Which projects are exempt from payment of fees?

Please consult the permitting agency and/or TCA to confirm if an exemption applies to your project. The following are examples of projects that may be exempt from fees.

- Projects that provide documentation of exemption from property taxes.
- On-site leasing offices and common structures in residential tracts such as a pool building, provided that the use is limited to residents.
- Governmental structures such as fire stations and schools, to the extent that they shall not be used for generating revenue or commercial purposes.
- Parking structures built for the parking of vehicles used for travel to and from the nonresidential development served by the structure. Fully enclosed (not open to the elements) square footage within non-residential parking structures is not exempt. Structures used for the repair, maintenance, cleaning, sale, rental or display of vehicles, or for the storage of vehicles at the site of the development, are not exempt.
- Structures that are permanently open to the elements – meaning that they do not have 4 walls, a door, and a roof (examples include gas station canopies, restaurant outdoor patio dining areas, etc.).

What about self-storage projects? How are the fees charged?

Fees are collected for the gross square feet of the project which includes all enclosed storage units. If there is a manager's residence on site, a residential fee (instead of non-residential fee) would be collected for that portion of the project. The criteria for classifying residential units would apply in determining whether the manager's residence was a single family or multi-family unit.

How should fees be calculated for a senior citizen housing project?

The only exception to the collection rules for senior housing is for congregate care projects. For example, senior apartments are charged at the multi-family rate; a convalescent hospital would be charged at the non-residential rates. A congregate care facility is a licensed community care facility offering long-term accommodations for senior citizens along with a full range of related services, such as a common dining area, doctor's office, beauty salon, administrative offices, exercise room, etc. For those projects that qualify under this definition, please refer to Fee Program Interpretation 87-1 or contact TCA for details.

If the congregate care facility is housed in a single-family structure, the project is subject to single family residential rates. Any future conversions of this type of facility to any other use shall be subject to full fee assessment at that time.

How does a builder appeal the fees?

The builder must pay the fees in protest and file an appeal to the Agencies' Chief Executive Officer (CEO) within ten (10) days following the date on which the fee is required to be paid. To file an appeal, the builder must send a petition and supporting evidence on why the fees were not due or how they were calculated incorrectly to the TCA Administrative Offices. The CEO will hear the appeal and issue a decision. Decisions of the CEO may be appealed to the Board of Directors.

What if there is an overpayment of fees?

The builder or the member agency needs to submit a request for repayment of fees. Documentation of the reason for the overpayment and copies of the receipt for the payment of fees must be submitted. The TCA will review the request and, if approved, will issue a refund check.

What if the permit expires and the builder comes in to renew it? Are fees due?

If a permit has expired, credit will be given for the fees already paid and the difference will be assessed. For example, if the fee amount per square foot was $4.00 when the original permit was issued and, at the request for renewal, the fees are $4.25 per square foot, 25 cents per square foot would be due.

What if the permit is extended? Are fees due?

If the permit does not expire and is extended with no lapse, no fees are due. However, as a matter of practice, after the permit has been extended twice, fees will be recomputed, and the difference charged.

To where should member agencies send fee payments?

Checks should be made payable to "San Joaquin Hills Transportation Corridor Agency" or "Foothill Eastern Transportation Corridor Agency" according to the zone for which the fees are collected. All payments and the corresponding remittance forms should be collected by member agencies and sent directly to our trust company at the following address:

Altrice Briscoe
Representative, Client Processing
BNY Mellon
Client Financial Management
500 Ross Street, Room 154-1000
Pittsburgh, PA 15262

Our office also must be provided with summary sheets that include the following information by corridor: date the permit

was issued, amount received, whom it was collected from, permit location (including city, zone, lot, block, tract, address, as applicable) and building permit number.
If you prefer to wire the funds, please use the following wire instructions.

For Foothill/Eastern Transportation Corridor fees:

The Bank of New York Mellon
ABA# 021000018
Account# 1146428400
Reference: FE Revenue DIF Account
Attn: Janette San Luis, 415-263-2439

For San Joaquin Hills Transportation Corridor fees:

The Bank of New York Mellon
ABA# 021000018
Account# 7397028400
Reference: SJH Revenue DIF Account
Attn: Janette San Luis, 415-263-2439

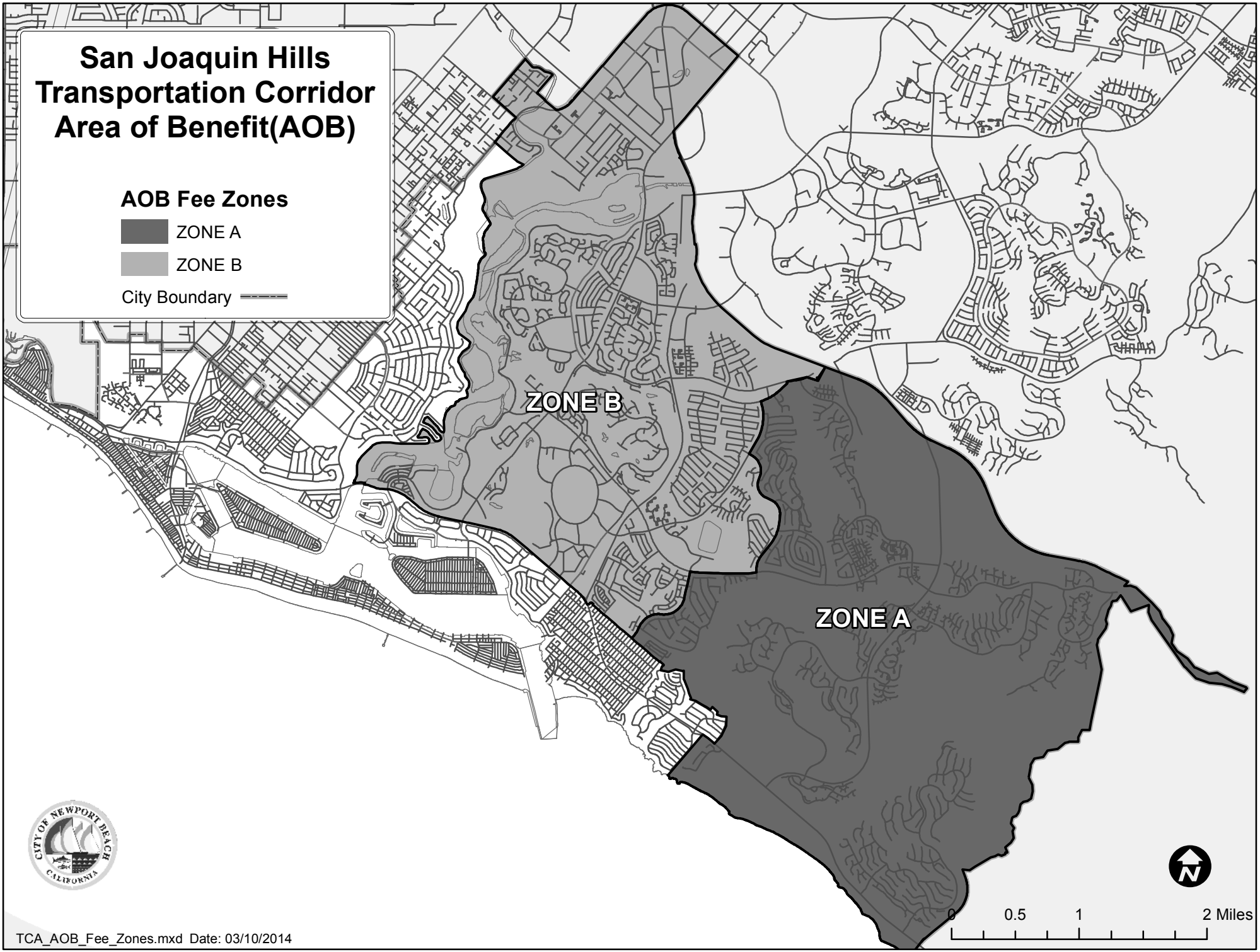
Who should be contacted if there are questions on the administration of the program or program rules?

Please contact the TCA. You can reach:

Greg Walker at (949) 754-3438 or by e-mail at gwalker@thetollroads.com, or

Andrew Seibly, at (949) 754-3425 or by e-mail at aseibly@thetollroads.com

If we are not available, please leave a message and we will get back to you as soon as possible.


San Joaquin Hills Transportation Corridor Area of Benefit(AOB)
AOB Fee Zones
ZONE A
ZONE B
City Boundary
ZONE B
ZONE A
CITY OF NEWPORT BEACH CALIFORNIA
N
0 0.5 1 2 Miles
TCA_AOB_Fee_Zones.mxd Date: 03/10/2014