

CITY OF ONTARIO
Development Agency

Development impact fees (**including storm drainage fees**) will be collected for all construction projects at the time of issuance of building permits, or in the case of habitat mitigation, prior to grading permit issuance.

For the Old Model Colony, (excluding the New Model Colony area annexed on November 30, 1999) those fees are set as outlined in Table A below.

For the New Model Colony development fees, those fees are set as outlined in Table B below. The school fees are to be paid directly to the school districts.

The IEUA fees will be collected by the Building Department at the time of plumbing permits and are based on fixture units.

Effective March 1, 2008 (Subject to future review and adjustment)

TABLE A – OLD MODEL COLONY DEVELOPMENT IMPACT FEES

	Per unit
Single Family Detached	\$ 26,441
Single Family Attached (duplex)	18,976
Multiple Family	17,055
Mobile Homes	14,343
Commercial Lodging	3,682
	Per Sq. Ft.
Commercial Uses	\$ 12.687
Restaurants	12.778
Office	5.954
Industrial	2.979

TABLE B – NEW MODEL DEVELOPMENT IMPACT FEES
(May be modified by Construction Agreement with NMC Builders LLC.)

	Per Unit +	Habitat Mitigation (per net acre)
Single Family Detached	\$ 37,703	\$4,320
Multiple Family	22,864	4,320
Commercial Lodging	7,868	4,320
	Per Sq. Ft.	
Commercial Uses	\$ 20.472	4,320
Restaurants	20.563	4,320
Office Uses	13.251	4,320
Industrial	7.045	4,320

Definitions for Development Fees:

Single family detached – Any residential building containing one dwelling unit, including a single family residence and single family detached condominiums.

Single family attached – Any residential building containing two dwelling units (e.g. duplex) on one parcel of land and not part of a larger complex.

Multiple family – Any residential building containing three or more dwelling units, including condominiums, town homes, and apartments.

Commercial Lodging –

1. Any hotel, motel or residence inn.
2. A building containing six (6) or more rooms intended or designed to be used for sleeping purposes by guests.

Commercial – Any retail services (e.g. printing, copying, postal supply, film processing, etc.) or institutional use (e.g. private schools, child care facilities, etc.)

Industrial – Any warehouse, manufacturing, storage or distribution use/facility, including multi-tenant buildings designed for industrial uses and business park uses. Includes buildings used as churches and commercial parking facilities.

Office – Entire buildings used exclusively for office use. Includes banks/other financial institutions.

Restaurant – An establishment engaged in the cooking and preparation of food and beverages for on-site consumption. Does not include establishments where the cooking of food is not required or take-out only (e.g. sandwich shops, coffee houses, ice cream shops, etc.)

Square feet/Building area – The area within the exterior walls of a building, exclusive of the vent shafts and courts. When no exterior walls are provided, the square footage shall be the usable area under the roof or floor above. Exterior hardscaped areas (e.g. parking, walkways, courtyards) covered by a roof shall be excluded.

Net Acreage – The net area of a parcel, excluding dedications necessary for street and flood control rights of way and other dedications but including easements. For purposes of calculating fees, acreage shall be taken to the 100th decimal point (e.g. 23.18 acres).

Mobile home – A mobile home space within a mobile home park.

Structured parking – Two or more levels built for the parking requirements of a specified Development. Excludes parking facilities operated for commercial purposes.

Multi-story building – A building for commercial use that is four or more stories or commercial lodging that is five or more stories.

Affordable housing units – New residential housing units that are subject to an Affordable Housing Agreement.

