CITY OF ONTARIO
BUILDING DEPARTMENT

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

The school district 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 permit issuance and are based on fixture units.

The following fees are effective January 1, 2020
(Subject to future review and adjustment)

TABLE A – GENERAL CITY DEVELOPMENT IMPACT FEES

	Per Unit
Detached Dwellings	$ 32,623
Attached Dwellings	24,392
High Density Dwellings	18,122
Mobile Home Dwellings	23,567
Commercial Lodging Units	4,888
	Per Sq. Ft.
Retail/Service Uses	$7.505
Restaurants	7.989
Office Uses	6.351
Business Park Uses	6.671
Industrial Uses	3.460
Institutional Uses	6.557

TABLE B – ONTARIO RANCH DEVELOPMENT IMPACT FEES

(May be modified by Construction Agreement with NMC Builders LLC.)

	Per Unit	**+ Habitat Mitigation (per net acre)**
Detached Dwellings	$39,876*	$4,320
Attached Dwellings	27,225*	4,320
High Density Dwellings	19,950*	4,320
Commercial Lodging Units	8,886	4,320
	Per Sq. Ft.	
Retail/Service Uses	$17.445	4,320
Restaurants	17.929	4,320
Office Uses	13.134	4,320
Business Park Uses	11.876	4,320
Industrial Uses	7.264	4,320
Institutional Uses	11.916	4,320

***Includes the three-year $500 discount per Resolution number 2017-102**

Rev. 11/21/19 lr

Definitions for Development Fees

Detached Dwelling Unit – Any residential building containing one dwelling unit on one parcel of land, including a single family residence, single family residential condominium or detached townhome, and a manufactured unit on an individual lot.

Attached Dwelling Unit - Apartments, townhomes, condominiums or any other residential unit that is attached to any other residential unit; usually corresponding to an allowable land use designation of Low Medium Density Residential (LMDR) and Medium Density Residential (MDR) or Mixed Use (MU).

High Density Residential – Any residential units with density ranges of more than 25 units per acre; usually corresponding to an allowable land use designation of High Density Residential (HDR) or Mixed Use (MU).

Mobile Home – (General City only) Additional spaces developed at an existing Mobile Home park or the spaces developed on an undeveloped parcel zoned for Mobile Home use where a structure designed for human habitation and for being moved on a street or highway will be located.

Commercial Lodging - A building with the primary use as either a hotel, motel or residence inn or a building containing six (6) or more rooms intended to be used for sleeping purposes by guests.

Retail/Services Uses – Any building with a primary use of general retail sales and/or services; usually corresponding to uses in the Neighborhood Commercial (NC), General Commercial (GC), Office Commercial (OC) land use designations and, in some cases, the Hospitality (HOS) and Mixed Use (MU) designations.

Restaurants – Establishments primarily engaged in providing food services (full service and limited service) to patrons. Food and drink may be consumed on premises, taken out or delivered to customer's location. These establishments may provide this type of food service to patrons in combination with selling alcoholic beverages, providing carryout services, or presenting live entertainment.

Office Uses – A building with primarily office uses. This includes office uses, such as banks, other financial institutions, professional and medical offices; usually corresponding to uses in the General Commercial (GC), Office Commercial (OC), and Mixed Use (MU) land use designations.

Business Park Uses – Primarily office or commercial uses or multi-tenant/flex space buildings within the Business Park land use designation.

Industrial Uses – A building with the primary use of warehouse, manufacturing, storage, or distribution, including multi-tenant buildings designed for industrial uses within the Industrial land use designation.

Institutional Uses – Buildings used as private schools, private meeting places, churches and other places of worship; occurring in any land use designation.

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 including all easements, but excluding dedications necessary for street and flood control rights-of-way and/or other dedications, calculated to the nearest one hundredths of an acre.

Mobile Home – **(General City Only)** A mobile home space within a mobile home park.

Structured Parking- An off-street parking facility, on 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 a detailed Affordable Housing Agreement specifying terms for the allowable housing costs or rents, maintenance, occupancy, construction, design, and aesthetic standards.