



CITY OF COVINA

DEVELOPMENT IMPACT FEES

Thank you for choosing Covina for your development and/or construction project! This handout has been developed to give you information on development impact fees, which projects are subject to these fees, when these fees will be due, and the costs of these fees. As always, if you have any questions, please feel free to ask us.

Why are development impact fees necessary?

New residential, commercial and industrial development growth within the City imposes an increase in service demands upon public infrastructure, including police, fire, street/traffic, library, parkland, etc. Given the limited amount of property tax and other tax revenues available to local government, the City must find alternative revenue sources to fund new construction and reconstruction of public infrastructure to service new residences and businesses in the community.

What projects are subject to development impact fees?

Residential developments where new dwelling units are created as a result are subject to development impact fees. Development impact fees will not be charged to projects merely involving the replacement, reconstruction, improvement or expansion of pre-existing residential units where no new dwelling units are created (i.e.: room additions, replacement or reconstruction after fire, earthquake or disaster, home improvements or refurbishments, etc.) Addition of an Accessory Dwelling Unit (ADU) is not subject to development impact fees.

Commercial and industrial developments where new square footage is created as a result are subject to development impact fees. Development impact fees will not be charged to projects merely involving the replacement, reconstruction or improvement of pre-existing commercial/industrial square footage (i.e.: replacement or reconstruction after fire, earthquake or disaster, improvements or refurbishments, etc.) To the extent that a replacement, reconstruction or improvement project results in new square footage, development impact fees shall be charged upon the additional square footage.

When are development impact fees due?

Residential development impact fees are due prior to the date of final inspection, or the date the certificate of occupancy is issued, whichever occurs first. For residential projects containing more than one dwelling unit, all development impact fees shall be paid prior to the date the first dwelling unit within the project receives its final inspection or certificate of occupancy, whichever occurs first.

Commercial and industrial development impact fees are due prior to the City's issuance of a building permit for any phase of the project.

Please see back of handout for development impact fee breakdown.

TOTAL IMPACT FEES BY LAND USE

	Land Use	Impact Fee Per Unit or Square Foot (S.F.)
A.	Single-Family	
A.1	Single Family Residential New Unit(s)/Lot(s), No Subdivision	\$11,594 per dwelling unit/lot
A.2	Single Family Residential* New Unit(s)/Lot(s), With a subdivision Tentative Parcel Map or Tentative Tract Map	\$5,422 per dwelling unit/lot PLUS Park Impact Fee Calculation as listed below
B.	Multi-Family Residential	
B.1	Multiple Family Residential New Unit(s)/Lot(s), No Subdivision (i.e. new rental apartments)	\$9,008 per dwelling unit/lot
B.2	Multiple Family Residential New Unit(s)/Lot(s), With a subdivision Tentative Parcel Map or Tentative Tract Map (i.e. new for sale units, such as condominiums, townhomes, etc.)	\$4,249 per dwelling unit/lot PLUS Park Impact Fee as listed below
C.	Commercial Uses	\$6.253 per building S.F. (added or created)
D.	Office Uses	\$5.721 per building S.F. (added or created)
E.	Industrial Uses	\$2.173 per building S.F. (added or created)

Park Impact Fee Calculation Per Covina’s “Quimby Act” ordinance (Covina Municipal Code, Chapter 16.28.030)

For residential projects involving the subdivision of land, park impact fees are calculated as follows:

1. # of dwelling units X 3.02 (occupancy factor) X .003 (park area standard) = (acres of park to be dedicated).
2. (acres of park to be dedicated) X \$610,000 (per acre fair market value of park land) = ?
 (in lieu of Quimby Fee).
3. Add the total of step 2 to the additional amount per dwelling unit to arrive at your development impact fee amount.

This handout is meant for informational purposes only. Official development impact fees will be calculated by a representative of the City upon submission of your project. Any questions can be directed to the City of Covina Planning Division at (626) 384-5450.