



MILLS ACT FEES ADJUSTMENT

Community & Economic Development Department

City Council

March 19, 2024

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BACKGROUND

- 1976 – Mills Act enacted by State
 - Allows for cost recovery
- 2004 – City Council establishes City Mills Act Program
 - Fees have varied over the course of program
- May 10, 2023 – Financial Performance and Budget Committee referred fees to CHB
- July 19, 2023 - CHB Reviewed Fees
 - 30% cost recovery recommended



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MILLS ACT FEES

Resolution No.	Approval Date	Fee Type	Fee Amount	Cost Recovery	Maximum Contracts Allowed	Number of Contracts Awarded
21001	August 9, 2005	Application Fee	\$53 (\$42 base fee + \$11 document imaging)	100%	7	2005 - 6 2006 - 8 2007 - 7 2008 - 6 2009 - 4 2010 - 9 Average - 6.7
		Contract/Review Initiation Fee	\$572	100%		
21960	July 12, 2010	Application Fee	\$114 (\$73 base fee + \$41 document imaging)	70%	10	2011 - 1
		Contract/Review Initiation Fee	\$418	70%		
22227	June 21, 2011	Application Fee	\$137 (\$86 base fee + \$51 document imaging)	80%	10	2012 - 2 2013 - 5 2014 - 4 2015 - 5 Average - 4
		Contract/Review Initiation Fee	\$489	80%		
22904	September 8, 2015	Application Fee	\$404 (\$189 base fee + \$189 document imaging + 14% City Surcharge [\$261])	90%	10 until 2021 20 in 2022	2016 - 1 2017 - 5 2018 - 6 2019 - 7 2020 - 11 2021 - 7 2022 - 18 2023 - 17 Average - 7.9
		Contract/Review Initiation Fee	\$3,274 (\$2,872 base fee + 14% City Surcharge [\$402])	90%		
24003	June 20, 2023	Application Fee	\$404 (\$189 base fee + \$189 document imaging + 14% City Surcharge [\$261])	15%	20	None at time of report submission
		Contract/Review Initiation Fee	\$5,774 (\$2,872 base fee + 14% City Surcharge [\$402])	86%		



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OTHER LOCAL JURISDICTIONS

Jurisdiction	Fee Type	Fee Amount	Approximate Cost Recovery	Fee Goal	Maximum Contracts Allowed	Number of Contracts Awarded (Last 5 years)
Anaheim	None	\$0	0%	Encourage preservation	No Max	2018 - 10 ; 2019 - 6; 2020 - 8; 2021 - 9; 2022 - 12
Corona	Processing Fee	\$2,138	100%	Full cost recovery	No Max	2018 - 3; 2019 - 1; 2020 - 0; 2021 - 1; 2022 - 0
Glendale	Application fee - Property valuation up to \$750,000	\$1,333.75	Unknown*	Incentivize program for lower value properties.	No Max	2018 - 2; 2019 - 9; 2020 - 1; 2021 - 4; 2022 - 5
	Application fee - Property valuation \$750,000 to \$1,000,000	\$2,134	Unknown*			
	Application fee - Property valuation \$1,000,001 to \$1,400,000	\$3,201	Unknown*			
	Application fee - Property valuation \$1,400,001 or above	\$3,734.50	Unknown*			
Long Beach	Pre-application eligibility determination	\$237.60	12%	Incentivize the program.	12 - SFR 3 - Duplex/Triplex 4 - MFR 1 - Non-residential	2018 - 19; 2019 - 11; 2020 - 13; 2021/22 - Program on hold
	Application	\$2,700	43%			
Ontario	Application Fee - Homeowner	\$214	3%	Encourage landmark designation and adaptive reuse	No Max	2018 - 1 ; 2019 - 4; 2020 - 1; 2021 - 4; 2022 - 1
	Application Fee - Non-homeowner	\$703	10%			
Pasadena	Contract Signing Fee - SFR	\$1,298.50	Unknown*	Partial Cost recovery, adjusted annually based in CPI	26 (20 SFR, 6 MFR)	2018 - 22; 2019 - 23; 2020 - 21; 2021 - 15; 2022 - 15
	Contract Signing Fee - MFR	\$2,597	Unknown*			
Pomona	Application Fee	1% of property value	5-7%	Incentivize program, low-income community.	No Max	2018 - 1; 2019 - 0; 2020 - 4; 2021 - 5; 2022 - 11
Redlands	Application Fee	\$480	100%	Full Cost Recovery	7	2018 - 1; 2019 - 1; 2020 - 0; 2021 - 0; 2022 - 1



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PROPOSED MILLS ACT FEE

For 2023/2024 Fiscal Year:

Fee Type	Current Adopted Program Cost	Recovery Percentage	Proposed Fee Amount
Application Fee	\$420	30%	\$126
Contract/Review Initiation Fee	\$3,191	30%	\$957
Proposed Fee Total, without 14% City Surcharge			\$1,083

If current fee Study is adopted:

Fee Type	Projected Program Cost	Recovery Percentage	Proposed Fee Amount
Application Fee	\$2,554	30%	\$766
Contract/Review Initiation Fee	\$3,359	30%	\$1,008
Proposed Fee Total			\$1,774



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STRATEGIC PLAN ALIGNMENT



Strategic Priority No. 2 – Community Well Being

Goal No. 2.3 - Strengthen neighborhood identities and improve community health and the physical environment through amenities and programs that foster an increased sense of community and enhanced feelings of pride and belonging citywide.

Cross-Cutting Threads



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RECOMMENDATION

That the City Council:

1. Conduct a public hearing on the City of Riverside's Proposed Mills Act Fee reduction; and
2. Adopt a Resolution approving the Proposed Mills Act fees, retroactive to January 1, 2024.



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