



## Conduct a Public Hearing to Introduce and Adopt the TUMF Program Ordinance Amending Development Fees

### Public Works Department

City Council  
May 5, 2026

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## BACKGROUND

1. The City of Riverside is a Member Jurisdiction of the Western Riverside Council of Governments (WRCOG).
2. Initial WRCOG Transportation Uniform Mitigation Fee (TUMF) Nexus Study was completed in 2002 and intended to fund improvements to arterial roadways of regional significance known as the Regional System of Highways and Arterials (RSHA) or the TUMF Network.
3. City adopted Ordinance No. 6658 on March 25, 2003.



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## BACKGROUND

4. Chapter 16.68 of the Municipal Code is the current implementing ordinance.
5. WRCOG and the member agencies have made amendments since the implementation of the original TUMF program.
6. The most recent fee schedule became effective on April 1, 2025, after the WRCOG Executive Committee approved the 2024 Nexus Study and recommended TUMF Participating Jurisdictions update their fees.



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## WRCOG EXECUTIVE COMMITTEE

1. On December 1, 2025, the WRCOG Executive Committee approved the implementation of an automatic CCI adjustment for all TUMF land uses tied to the September indices of the National Association of Realtors and Engineering News Record .
2. 5% cap of any annual adjustment.
3. An automatic CCI adjustment ensures that fee levels keep pace with increases in cost of constructing transportation projects and avoids large increases at comprehensive TUMF Nexus Study updates.
4. The new fee schedule becomes effective on July 1, 2026.



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## FISCAL IMPACT

1. Adoption of the ordinance and resolution is necessary to remain compliant with the TUMF program.
2. Failure to do so could result in loss of TUMF return funding (currently put towards the Third Street Grade Separation) and could contribute towards substantial traffic congestion in the City and Western Riverside County.



## FISCAL IMPACT

Proposed TUMF Increases			
Fee Category	FY 2026/27 Current Fee	FY 2026/27 Proposed Fee	% Change
Industrial (per square foot)	\$2.33	\$2.39	2.6%
Multi-Family Residential (per unit)	\$7,816	\$8,021	2.6%
Retail Commercial (per square foot)	\$7.72	\$7.92	2.6%
Service Commercial (per square foot)	\$4.89	\$5.02	2.6%
Service Class A & B Officer (per square foot)	\$2.45	\$2.51	2.4%
Single Family Residential	\$12,380 – 1,800 SF or less \$13,927 – 1,801-2,300 SF \$15,476 – 2,301-2,700 SF \$19,344 – 2,701 SF or more	\$12,705 – 1,800 SF or less \$14,292 – 1,801-2,300 SF \$15,881 – 2,301-2,700 SF \$19,851 – 2,701 SF or more	2.6%



## RECOMMENDATIONS

1. That the City Council conduct a public hearing to Introduce and Adopt an Ordinance, amending and updating Chapter 16.68 – Transportation Uniform Mitigation Fee of the Riverside Municipal Code; and
2. Adopt a Resolution amending the applicable Transportation Uniform Mitigation Fees applicable to all development in the City of Riverside



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