

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 21.4
(ID # 30259)

MEETING DATE:
Tuesday, June 23, 2026

FROM : TLMA-BUILDING AND SAFETY

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/ BUILDING AND SAFETY DEPARTMENT: PUBLIC HEARING on the Proposed Development Deposit Based Fee (DBF) Productive Hourly Rates for FY 25/26 and FY26/27. CEQA Statutorily Exempt. All Districts [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

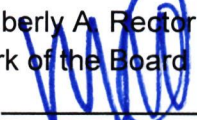
1. Conduct a public hearing on the proposed productive hourly rates for Deposit Based Fees (DBF) for the Transportation and Land Management Agency (TLMA) - Building and Safety Department; and
2. Adopt the proposed FY 25/26 to FY 26/27 productive hourly rates for Deposit Based Fees (DBF).

ACTION: Set for Hearing

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: June 23, 2026
xc: Building & Safety

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$0	\$0	\$0	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: N/A			Budget Adjustment: N/A	
			For Fiscal Year: 25/26 – 26/27	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Ordinances 671 and 457 provide for the Board’s review and approval of Deposit Based Fee (DBF) productive hourly rates. The DBF productive hourly rate is applied to all deposit-based land use cases.

The Transportation and Land Management Agency (TLMA) utilizes hourly Deposit Based Fees (DBF) to recover staff costs associated with processing development applications. DBF rates are established based on a grouping by job classifications for the Transportation, Counter Services, Planning, and Building & Safety work groups.

TLMA took Transportation, Counter Services and Planning rates for board approval in December 2024. Building and Safety rates were held off at that time in anticipation for the department to absorb the increased cost through increased revenues. However, due to increase in complexity of the building codes, meeting the demands of our customers of a higher service levels as well as a significant increase in staffing, ISF and consultant costs since 2017, the Building and Safety Department is unable to sustain a balanced budget.

The last rate increase for Building and Safety was 5.8 percent (5.8%) in March of 2017 (FY16-17). With the goal of becoming more “Business Friendly”, Building and Safety has been able to avoid DBF rate increases over the past nine years through achieving cost efficiencies. However, the inflation rate has increased by 8.7% in 2022, the highest increase in 40 years. The Internal Service Fund (ISF) increases to Building and Safety has been \$316K or 69% over the past nine years. The consultant costs for Plan Check, Inspection and Counter services have gone up significantly as well.

If the rates are not increased, the departments will not be able to fully recover their costs and will have to draw from their fund balance. As a result, we are asking that the Board approve the DBF rate increase that averages 20.9% for FY 25/26, an additional 2.5% effective February 4, 2027 across the different classifications. Building and Safety DBF rate increases are averaging about 2.3% annually for the past nine (9) years.

The Auditor-Controller has approved the methodology for development of the rates. The rate changes are statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15273(A)(1) of the CEQA Guidelines.

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Impact on Residents and Businesses

Development applicants will see increased fees in the Building and Safety work groups.

Additional Fiscal Information

TLMA is proposing its first rates adjustment in nine (9) years.

The proposed rate increases are reasonable, given that they have not been adjusted since FY 16/17, but costs have significantly increased over the years. The expected revenue increase in FY 26/27 from the rate increase is approximately \$2 million for the DBF program.

TLMA Building and Safety Department intends to bring annual rate adjustments to the Board in future fiscal years.

ATTACHMENTS

ATTACHMENT A: Proposed DBF Rates

ATTACHMENT B: Executive Summary


Crystal Carrillo, Senior Management Analyst 6/17/2026


Aaron Gettis, Chief Deputy County Counsel 6/3/2026

Attachment A

Proposed DBF Rates - TLMA Building and Safety Department

FY25/26

FY26/27 - Eff 2/4/27

CLASS	FY 16/17 Approved REG. RATE	FY 16/17 Approved OT RATE	FY 25/26 Proposed REG. RATE	FY 25/26 Proposed OT RATE	% Increase	FY 26/27 Proposed REG. RATE	FY 26/27 Proposed OT RATE	% Increase
CLERICAL	\$56	\$66	\$73	\$81	29.8%	\$75	\$83	2.5%
MGMT/SUPERVISORY	\$198	\$231	\$251	\$282	26.8%	\$257	\$289	2.5%
PROFESSIONAL	\$183	\$206	\$211	\$228	15.4%	\$217	\$234	2.5%
TECHNICAL	\$163	\$180	\$191	\$210	17.1%	\$196	\$215	2.5%
COUNTER-LAND USE TECHNICIAN	N/A		\$125	\$139	N/A	\$128	\$142	2.5%
					20.9%			2.5%
	Weighted Average				Weighted Average			Weighted Average
	5.80%				20.9%			2.5%



Attachment B - Executive Summary

TLMA Building & Safety Rates



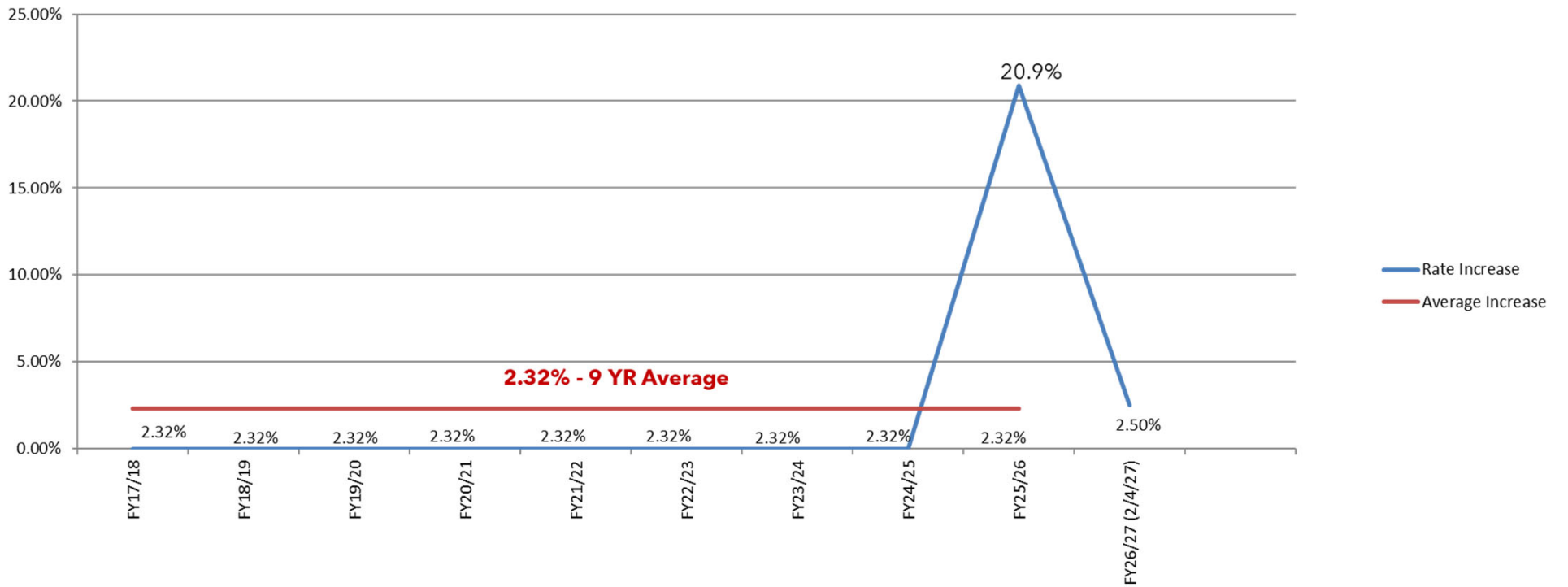
- First rates adjustment proposed in nine (9) years
- Last rates increase was in March 2017 (FY 16/17)

FY 25/26 - Proposed	20.90%
FY 26/27 - Proposed 2/4/27	2.50%
FY 16/17 - Approved	5.80%
FY 12/13 - Approved	2.00%

In the past nine (9) years:

- The inflation rate has increased by 8.7%, the highest increase in 40 years
- 57.3% increase in Salaries
- 55% increase in Internal service providers (ISF)
- The consultant costs for Inspection, Plan Examiner and Permit Technician services have increased over time

Year to Year Rate Change from FY 16/17 to FY 26/27



Wage Increases from FY 16/17 to FY 26/27

Total increase for LIUNA, SEIU, and MGMT is **57.3%** each.



Year to Year ISF Rates Increase from FY 16/17 to FY 25/26

Total increase from FY16/17 to FY 25/26 is 55%.

