



Perris council OKs development-fee increase

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By MELISSA EISELEIN / The Press-Enterprise

PERRIS - The price of new homes in Perris could be on the rise if developers pass along recently adopted fee increases required by the city.

Council members adopted a resolution Tuesday that increases development impact fees, the first hike in such rates in more than a decade. Officials said the funds are needed to pay for emergency services, government facilities, parks, and roads.

Fees for single-family homes will nearly double, jumping from \$5,335 to \$10,664 when the rates go into effect May 1. About \$8,525 of the fees are earmarked for the construction of new roads and parks.

City officials said the increase is comparable to ones in neighboring cities and is long overdue. In neighboring Moreno Valley, officials increased fees for single-family homes from \$6,686 to \$13,625 in January.

Borre Winckel, executive officer for the Building Industry Association's Riverside County chapter, and association lawyer James Pugh told the Perris City Council on Tuesday that the study the fees were based on was flawed. They urged officials to postpone the vote.

"Simply put, it's legally inadequate," Pugh told the council.

Perris attorney Eric Dunn said the fees and the study, which was based on 2000 Census figures and the city's 2005 general plan, is legally sound.

Fee increases

Development impact fees in Perris will increase effective May 1. The increased cost could push up the purchase price of new homes or the rent of an apartment in new complexes.

Housing unit: Single-family housing (per home)

Current fee: \$5,335

New fee: \$10,664

Housing unit: Multi-family housing (per unit)

Current fee: \$3,559 for dwellings with 2-4 units; \$3,347 for dwellings with 5 or more units

New fee: \$8,828

Difference: \$5,269 for dwellings with 2-4 units;

"We disagree with their legal opinion," Dunn told the council.

Mick Pattinson, CEO of Barratt American Inc., told the council that new development, such as Barratt's Villages of Avalon off the Ramona Expressway, helped the city go from a \$3 million debt to an \$11 million surplus.

"I'm forecasting a downturn in Perris prosperity if the City Council passes the fees," Pattinson said.

Councilman Al Landers said he believed the appeals were a stall tactic by developers and the building association to prevent the city from increasing its fees.

"I want to do the right thing for the BIA and the developers ... but we've got a job to do here, too," Landers said. "I don't think we should be intimidated by litigation."

City Manager Hector Apodaca agreed.

"We've not had an increase since 1993, and this can no longer be ignored," he said.

Reach Melissa Eiselein at (951) 567-2409 or meiselein@PE.com

\$5,491 for dwellings with 5 or more units

Housing unit: Commercial projects (per 1,000 sq. ft.)

Current fee: \$1,157

New fee: \$1,947

Housing unit: Industrial projects (per 1,000 sq. ft.)

Current fee: \$1,440

New fee: \$1,947

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