



SCHOOL FACILITIES FEES INFORMATION SHEET

This information sheet explains the state law that enables school districts to levy fees in conjunction with new development. The procedures followed by the City of Irvine and the school districts within City limits, for determination of applicability and collection of the fees, are also outlined. If you have any questions after you have read this information, please contact the Community Development Department at 949-724-6308. Questions regarding payment of fees should be directed to the appropriate school district. The address and phone number of each district is noted at the end of this sheet.

GENERAL INFORMATION

Assembly Bill 2926, which became effective January 1, 1987, allows school districts to levy developer fees for new residential, commercial, and industrial construction. These fees may be adjusted bi-annually based on the increase in construction cost index. These fees apply to the expansion or rehabilitation of existing buildings and construction of new buildings within the boundaries of the four school districts serving the City of Irvine. These districts include Irvine Unified School District, Saddleback Valley Unified School District, Santa Ana Unified School District, and Tustin Unified School District. The boundaries of each district are depicted on a map displayed at the Community Development Department. Certain areas within the boundaries of the Irvine Unified School District are exempt from the fee requirements. Fees will not be imposed in conjunction with development within Community Facilities District (CFD) Nos. 85-1 and 86-1. The Irvine Unified School District has the authority to impose special taxes within a CFD to fund school construction and has, therefore, decided not to impose additional fees in conjunction with development in these areas. The CFD boundaries are also depicted on the school district boundaries map.

State law provides that school facility fees for residential shall be based on the amount of "assessable" space within a building. For residential uses, non-enclosed areas such as covered walkways, porches, and overhangs are not included in the fee calculation. Similarly, non-habitable spaces such as chimneys and garages are also excluded. Fees will not be imposed in conjunction with construction of signs, fences, pools, spas, and similar items. For commercial/industrial uses, school facilities fees are based on changeable covered and enclosed space. While the state specifies the manner in which fees are to be calculated, school districts determine the actual fee to be imposed. A copy of the current fee schedule adopted by each district is attached.

Although the school districts are responsible for the collection of fees, the City of Irvine cannot issue building permits for development subject to school fee requirements until the applicant demonstrates that fees have been paid. The City and the school districts have developed the following procedures to ensure that fees are collected when required.

IMPLEMENTATION PROCEDURES

1. A [School Facilities Fee Determination Form](#) shall be submitted in conjunction with the submittal of an application for Code Compliance Review.
2. Staff will determine if fees must be paid to a school district. If required, fees must be paid prior to the issuance of building permits. This determination is based on the nature of the work proposed and the location of the property.
3. If fees are required, the building plan checker will verify the amount of space within the proposed building or expansion. This number will be entered on the School Facilities Fee Determination Form and will serve as the basis for calculation of the required school facilities fee.
4. The school district responsible for collection of the fees will be identified on the School Facilities Determination Form. The location of each district's office and a contact person are given at the end of this information sheet.

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5. Upon receipt of the required fee, the school district will issue a Certificate of Compliance. The original certificate must be presented to the City prior to the issuance of a building permit. The City will verify that the square footage shown on the certificate agrees with the area shown on the building permit. If there is a discrepancy, the City will not issue a building permit until the certificate is amended to reflect the correct amount of floor area.
- a. Note: The Irvine Unified School District must still issue a Certificate of Compliance prior to issuance of a building permit for development within a CFD, even though no fees will be required.

SCHOOL FACILITIES FEE SCHEDULE

IRVINE UNIFIED SCHOOL DISTRICT

Residential Fee *	\$ 5.17 per sq. ft. (Effective June 8, 2024)
Commercial/Industrial Fee	\$ 0.84 per sq. ft.
Commercial/Industrial Self-storage Fee	\$ 0.14 per sq. ft.

(Projects within a Community Facilities District are exempt from fee requirements)

The Irvine Unified School District will **ONLY** accept payment in the form of a **Money Order** or **Cashier's Check**, made payable to IUSD. No personal/business checks or credit cards will be accepted.

SADDLEBACK VALLEY UNIFIED SCHOOL DISTRICT

Residential Fee *	\$ 5.17 per sq. ft. (Effective June 17, 2024)
Commercial/Industrial Fee	\$ 0.84 per sq. ft.
Hotel Motel Fee	\$ 0.367 per sq. ft.
Commercial/Industrial Self-storage Fee	\$ 0.021 per sq. ft.

SANTA ANA UNIFIED SCHOOL DISTRICT

Residential Fee: Level 1 (Additions only) *	\$ 5.17 per sq. ft. (Effective August 12, 2024)
Commercial/Industrial Fee	\$ 0.84 per sq. ft.
Hotel/Motel Fee	\$ 0.83 per sq. ft.
Commercial/Industrial Self-storage fee	\$ 0.047 per sq. ft.

The Santa Ana Unified School District will **ONLY** accept payment in the form of a **Money Order** or **Cashier's Check**, made payable to SAUSD. No personal/business checks or credit cards will be accepted. You will also need a copy of your plans.

TUSTIN UNIFIED SCHOOL DISTRICT

Residential Fee *	\$ 5.17 per sq. ft. (Effective June 21, 2024)
Commercial/Industrial and Senior Housing Fee	\$ 0.84 per sq. ft.

* Residential Projects under 500 sq. ft. are exempt from fee requirements

SCHOOL DISTRICT REPRESENTATIVES

IRVINE UNIFIED SCHOOL DISTRICT

2015 Roosevelt, Irvine, CA 92620

Contact: Adriana Olivas, Facilities Planning Department
949-936-5306

SANTA ANA UNIFIED SCHOOL DISTRICT

1601 East Chestnut, Santa Ana, CA 92701

Contact: Cecile Nunley, Director of Budget
714-558-5895

SADDLEBACK VALLEY UNIFIED SCHOOL DISTRICT

25631 Peter A. Hartman Way, Mission Viejo, CA 92691

Contact: Gina Barraza, Account Clerk I
949-580-3271 or fiscal.services@svusd.org

TUSTIN UNIFIED SCHOOL DISTRICT

300 South "C" Street, Tustin, CA 92780

Contact: Anthony Soria, Chief Financial Officer
714-730-7301, ext. 302