

MAJOR THOROUGHFARE AND BRIDGE FEE PROGRAM  
SAN JOAQUIN HILLS & FOOTHILL/EASTERN TRANSPORTATION CORRIDORS  
INTERPRETATION 90-2

The following circumstances have been reviewed by the Transportation Corridor Agencies Technical Advisory Committee and Boards of Directors and the principles are approved as guidelines for uniform administration of the respective fee programs:

I. GENERAL INFORMATION

City/County Submitting Interpretation: County of Orange

Contact Person: Roger Hohnbaum

County Reference: Aliso Hills Apartments

Index Description: Accessory Buildings for Residential Developments

II. CIRCUMSTANCES

The Orange Coast Group requested fee waivers for 12,321 square feet of accessory structures in the Aliso Hills Apartments. The letter sent by the Orange Coast Group stated that the accessory structures will be used for residents of the complex and are not for general public use.

III. FEE PROGRAM CITATION

"Fees shall be collected prior to issuance of all building permits for new residential structures and commercial/industrial structures which establish new and enlarged floor space."

IV. CONCLUSIONS

Many residential developments provide services to their residents that are restricted only to residents such as recreation buildings, maintenance buildings used for common area maintenance, and pool buildings. These buildings either provide service support or amenities used to enhance the marketability of the projects. Condominium and apartment type projects customarily provide these facilities within each structure; single family and multi family developments may include these in separate buildings. Facilities such as recreational halls that may be open for use by the general public in addition to residents should be charged non-residential rates.

V. PRINCIPLES OF ADMINISTRATION

1. Accessory buildings that will be used only by residents of the residential complex are exempted from corridor fees.
2. Accessory buildings that are open to use by the general public shall be assessed the full non-residential rate.
3. Future conversion of these accessory buildings to any other use shall be subject to full fee assessment at that time.
4. Leasing and management offices/buildings that are located on-site at a condominium or apartment complex are exempted from corridor fees.