

TIME & MATERIALS PROGRAM

Fact Sheet



The City of Moreno Valley offers a Time & Materials Program (T&M) that provides eligible development projects the opportunity for significant savings on post-entitlement Planning, Building & Safety, Land Development and Fire Prevention fees.

THE CITY'S FEE SCHEDULE GENERATES SOME FEES BASED ON BUILDING SIZE. While the schedule reflects the actual project review costs for most customers, the City recognizes that the proportionate review time per square foot relationship may not calculate for larger facilities. Under T&M, large scale projects can take advantage of project efficiencies and achieve equitable fees based on direct project-related time and expenses, generating substantial savings when compared to the City's fixed fee schedule.

ELIGIBILITY CRITERIA

The T&M Program applies to non-residential plan check applications, inspections, and other post-entitlement expenses. Program eligibility is based on the following criteria:

BUILDING VALUATION:	Minimum valuation of \$25 million. Valuation is estimated by the City's Building & Safety office, based on project type and size.
IMPROVEMENT VALUATION:	If a project's building valuation does not meet the \$25 million threshold, the City may consider the added value of the public improvements conditioned for developer installation with the project. Valuation is determined by the City's Land Development office, based on the development engineer's project cost estimate.
JOB CREATION:	Of 150 or more, regardless of minimum project valuation. Job creation is not a factor if a project's minimum valuation threshold is met.
DIRECTOR'S DISCRETION:	Based on Economic Development Action Plan priorities.

HOW IT WORKS

CUSTOMER ACCOUNTS:

Deposit an Initial Advance of \$100,000 or 50% of the Fixed Fee estimate, whichever is less, prior to submittal of the first plan check application.

Maintain a minimum total balance of \$10,000 or 10% of the Initial Advance, whichever is less.

CITY OFFICES:

Do not collect separate fees, but charge each Customer Account for work, consultants, and materials.

Issue monthly statements for Customer Accounts.

Refund surplus Customer Account funds after the project is completed.