



FEES FOR SCHOOL DISTRICTS

City of Murrieta – Development Services Department
1 Town Square, Murrieta CA 92562

January 2022

The purpose of this Information Bulletin is to explain how the City of Murrieta determines “assessable space” for residential buildings, and “chargeable covered and enclosed space” for commercial or industrial buildings, for the purpose of assessing school fees, in accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code.

I. DEFINITION

A. Construction

Under the California Government Code, construction means new construction and reconstruction of existing building for residential, commercial or industrial facilities.

B. Building Area

Under the California Building Code (CBC) Section 502, building area is defined as the area included within surrounding exterior walls (or exterior walls and fire walls) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above. The area within the thickness of exterior walls is included in the calculation of the building area.

II. RESIDENTIAL CONSTRUCTION

In the case of residential single-family and multi-family construction, the school fee is determined at the residential rate of the “assessable space.”

The California Government Code defines the “assessable space” as all of the square footage within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, detached accessory structure or similar area.

The “assessable space” is determined by calculating the “building area” for the building under consideration, excluding the following floor areas:

- Balcony/Court
- Exterior exit balcony (CBC, Chapter 10)
- Garage/Carport
- Deck/Porch/Gazebo
- Laundry room (detached)
- Patio (enclosed, unenclosed)
- Pool equipment room (detached)

Documents Referenced in this Information Bulletin

- Fees for Building Permits, [IB-106](#)
- School District Map, [TD-125](#)

- Shed (detached)
- Solarium
- Storage room (detached)
- Swimming pool, shower, spa
- Utility room not within building envelope
- Unenclosed ground floor walkways

III. COMMERCIAL/INDUSTRIAL CONSTRUCTION

In the case of commercial or industrial (non-residential) construction, the school fee is determined at the commercial (non-residential) rate of the “chargeable covered and enclosed space.”

The California Government Code defines the “chargeable covered and enclosed space” as the covered and enclosed space determined to be within the perimeter of a commercial or industrial structure, not including any storage areas incidental to the principal use of the construction, garage, parking structure, unenclosed walkway, or utility or disposal area.

The California Government Code further states that “commercial or industrial construction includes, but is not limited to, any hotel, inn, motel, tourist home or other lodging for which the maximum term of occupancy for guests does not exceed 30 days, but does not include any residential hotel.” Residential hotel means any building containing six or more guest rooms or efficiency (dwelling) units, intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by guests, which is also the primary residence of those guests.

The “chargeable covered and enclosed space” is determined by calculating the “building area” for the building under consideration, excluding the following:

- Court
- Equipment room (mechanical/electrical)
- Exterior exit balcony
- Parking structure/Garage
- Shaft Floor Opening
- Storage (incidental to the principal use)
- Utility room
- Unenclosed walkways

IV. MIXED USE (RESIDENTIAL & COMMERCIAL)

Where the building occupancy is mixed and includes both residential and commercial occupancies, the school fees shall be based on the summation of “assessable space” at the residential rate for the residential occupancy and, “chargeable covered and enclosed space” at the commercial rate for the commercial/industrial (non-residential) occupancy.

In multi-family residential facilities, spaces such as the leasing office, laundry rooms, recreation rooms, exercise rooms, or similar spaces which are incidental uses of the residential occupancy, are charged at the residential rate.

V. CHANGE OF OCCUPANCY

Where the occupancy classification of a space is changed to residential occupancy from commercial/industrial (non-residential) occupancy, the school fees shall be based on the “assessable space” at the residential rate for the residential occupancy.

VI. RESIDENTIAL CARE FACILITY (ELDERLY)

Any development project for the new construction of senior citizen housing, a residential care facility for the elderly, or a multilevel facility (residential facility with an intermediate care facility, a skilled nursing facility, or a general acute care hospital) for the elderly, is subject to the limits and conditions applicable in the case of commercial or industrial development.

VII. PHASING OF PROJECTS (PARTIAL PERMITS)

When the applicant proposes to phase the construction of a development, the school fees shall be paid upon issuance of the permit for the first phase that includes the building, such as frame. The chargeable square footage will be reconfirmed and may be adjusted on future phases of the project.

VIII. DEMOLITION CREDIT

The City will report to the appropriate school district the applicable “assessable space” or, the “chargeable covered and enclosed space” for the new development.

When the scope of development includes demolition of an existing building or portion thereof, the appropriate school district will determine any and all credits and will adjust the school fees accordingly. For further information regarding the applicable demolition credit, contact the appropriate school district.

IX. EXCLUSIONS

The following facilities are exempt from payment for school fees:

- Any facility used exclusively for religious purposes that is thereby exempt from property taxation under California law.
- Any facility used exclusively as a private full-time day school as described in Section 48222 of the Education Code..
- Any facility that is owned and occupied by one or more agencies of federal, state, or local government.
- Residential construction with a resulting increase in assessable space that does not exceed 500 square feet. (California Education Code, Section 17620(a)(1)(C)).

X. SCHOOL FEE RATE

The City of Murrieta determines “assessable space” for residential buildings, and “chargeable covered and enclosed space” for commercial or industrial buildings, for the purpose of assessing school impact fees. The fee amounts are calculated by and paid to the appropriate high school and elementary school districts, or unified school district.

To calculate the fee, the school district will need a City of Murrieta computer generated report called “Construction Permit (School Board),” which documents the chargeable square footage. The chargeable square footage breakdown for Residential/Non-Residential is displayed on this report.

Please contact the applicable school district(s) for instruction on paying school fees. An appointment may be required.

- **Murrieta Valley Unified School District**
www.murrieta.k12.ca.us
951-696-1600, X1080
- **Perris Union High School District**
www.puhsd.org
951-943-6369
- **Menifee Union School District**
www.menifeeusd.org
951-672-1851

Once the school fees are paid, you will need to submit a receipt or Certificate of Compliance from the school district at the time of Permit Issuance.