



**STAFF REPORT**  
**10/22/2025**

**TO:** Honorable Mayor and City Council Members

**FROM:** Kendra Reif, Community Development Director

**SUBJECT:** Approve Resolution No. 2025-49 Approving an Inflation Adjustment for the Transportation Uniform Mitigation Fee (TUMF) for Calendar Year 2026.

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**STAFF RECOMMENDATION:**

Staff recommends that the City Council approve Resolution No. 2025-49 approving an inflation adjustment in TUMF rates effective January 1, 2026.

**EXECUTIVE SUMMARY:**

Resolution No. 2025-49 establishes an inflation adjustment for the Transportation Uniform Mitigation Fee (TUMF) for Calendar Year 2026 reflecting the annual Consumer Price Index (CPI) increase by 2.03% for the Riverside-San Bernardino-Ontario metropolitan area. This is a City Council action item when an action by the Coachella Valley Association of Governments (CVAG) Executive Committee approves adjusting the TUMF rates for a calendar or fiscal year.

**BACKGROUND:**

The TUMF was established in 1989 as a one-time impact fee charged on all new development occurring within the CVAG region. TUMF funds are applied to transportation-related facilities and infrastructure required to address new growth within the Coachella Valley and are intended to compliment revenue generated through Riverside County's Measure A sales tax. The current TUMF rates were adopted in 2018. CVAG is requesting that cities administratively implement the TUMF adopted by CVAG for the corresponding calendar year.

**DISCUSSION/ANALYSIS:**

At the April 28, 2025 CVAG meeting, the CVAG Executive Committee approved adjusting the TUMF rates for Calendar Year 2026 by 2.03% rise in CPI. The comparison of current and proposed increase in fees is shown below in Table 1.

**Table 1 –  
TUMF Increase Effective January 1, 2026**

<i>TUMF Category</i>	<i>Current Rate</i>	<i>Proposed Rate</i>	<i>Difference</i>
<b><u>Residential (per dwelling unit)</u></b>			
Single family detached	\$2,840	<b>\$2,900</b>	\$60
Multi-family attached	\$1,635	<b>\$1,670</b>	\$35
Nursing/congregate care	\$605	<b>\$615</b>	\$10
Transit oriented single family	\$2,415	<b>\$2,465</b>	\$50
Transit oriented multi-family	\$1,395	<b>\$1,425</b>	\$30
<b><u>Non-Residential (per 1,000 sq. ft)</u></b>			
Retail	\$7,385	<b>\$7,535</b>	\$150
Office	\$2,935	<b>\$2,995</b>	\$60
Industrial	\$1,490	<b>\$1,520</b>	\$30
Fuel - gas (per dispensing unit)	\$10,585	<b>\$10,800</b>	\$215
Fuel - electric (per dispensing unit)	\$110	<b>\$110</b>	\$0
Hotel (per room)	\$4,315	<b>\$4,400</b>	\$85
Golf course (per acre)	\$1,130	<b>\$1,155</b>	\$25

**ALTERNATIVES:**

1. Adopt Resolution No. 2025-49.
2. Take no action.
3. Continue this item and provide staff with direction.

**FISCAL IMPACT:**

The total projected collection for TUMF is unknown and is dependent on future development activity. The TUMF CPI adjustment will increase the fee by 2.03% compared to the current fee.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends Alternative #1.

**Attachments:**

1. Resolution No. 2025-49  
Exhibit A: Revised TUMF Rates
2. May 1, 2025 CVAG Notice of TUMF Inflation Adjustment