

Planning, Construction, & Maintenance

Proposition K Program (http://eng.lacity.org/projects/prop_k/index.htm)
 Bids/RFP's (<https://www.laparks.org/proposal>)
 Park Projects & Planning (<https://www.laparks.org/planning/park-improvements>)

Additional Links

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PARK FEES

BACKGROUND

Ordinance 184,505 (Parks Dedication and Fee Update ordinance) was passed by City Council on September 7, 2016 with an effective date of January 11, 2017. The ordinance requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee for the purpose of developing park and recreational facilities. Residential projects that propose one or more additional dwelling units will be subject to the new Park Fee unless they meet one of the exceptions listed in Los Angeles Municipal Code Section 12.33 C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

Residential projects that are vested per Los Angeles Municipal Code Sections 12.24.T.2, 12.26.A.3, 12.32.Q, or 17.15 prior to the effective date of Ordinance 184,505 (January 11, 2017) will not be subject to the Park Fee. Vested entitlement projects will still be subject to applicable Recreation and Park Fee provisions that were effective on the vesting date of the entitlement. These provisions shall be applicable for the life of the entitlement, provided that the fee is paid prior to the recordation of a final map or effectuation of a zone change, and that the project does not lose its vested rights.

USE OF PARK FEES

Any land required to be dedicated, or Park Fees required to be paid, can only be used to acquire new parkland or fund capital improvements at existing park facilities, which will serve residents of the residential development that dedicated the land or paid the fees. Park Fees are not permitted to be used to offset park operation and maintenance costs, to purchase materials and supplies, or to replace equipment.

PARK FEE APPLICATIONS AND INSTRUCTIONS

Effective January 11, 2017, the Department of Recreation and Parks (RAP) will be responsible for calculating the required park fees owed by each residential development project, including subdivision projects, pursuant to Ordinance 184,505 and issuing the fee calculation letters to applicants. RAP will also be responsible for calculating the required fees for vested projects that are not subject to a park fee pursuant to Ordinance 184,505 but were subject to the Recreation and Park Fee provisions that were effective prior to January 11, 2017.

General Application Instructions:

Applicants should refer to the General Application Instructions (PF-1000-I) (https://www.laparks.org/sites/default/files/planning/PF-1000-I_General%20Application%20Instructions-NEW.pdf) for all residential projects subject to the provisions of Los Angeles Municipal Code Section 12.33.

Park Fee Calculation Application and Instructions:

All residential projects are required to fill out the Park Fee Calculation Application (PF-1001) (https://www.laparks.org/sites/default/files/planning/PF-1001_Park%20Fee%20Calculation%20Application%20dtd%2004.11.2022.pdf), including vested projects that are not subject to a park fee pursuant to Ordinance 184,505 but were subject to the Recreation and Park Fee provisions that were effective prior to January 11, 2017, in order for the Department of Recreation and Parks to determine if the project is subject to park fees and to calculate the fee that is required to be paid.

- Subdivision Projects - Per LAMC 12.33, E.6, the park fee for residential subdivisions shall be calculated and collected prior to final subdivision map approval.
- Non-Subdivision Projects - Per LAMC 12.33, E.6, the park fee shall be calculated and collected prior to the issuance of the Certificate of Occupancy. Your Department of Building and Safety inspector MUST send "Verification" in the Automated Certificate of Occupancy System to Department of Recreation and Parks staff before an application can be processed.

Affordable Housing Checklist:

New residential dwelling units which are rented or sold to persons or household of very-low, low, or moderate income may be eligible to receive an affordable housing exemption for the park fee and land dedication requirement (Los Angeles Municipal Code Section 12.33 G). In projects with a mix of market-rate and affordable housing units, only the affordable housing units are eligible to receive this exemption. Applicants requesting an exemption for affordable housing units need to fill out the Affordable Housing Checklist (PF-5000) (https://www.laparks.org/sites/default/files/planning/PF-5000_Affordable%20Housing%20Checklist.pdf).

Recreation Credit Application and Instructions:

In lieu of paying the park fee:

1. Land may be dedicated to the City of Los Angeles for public park and recreational purposes, at the City's option. The Department of Recreation and Parks shall determine whether the proposal complies with the Department's standards and requirements.
 - If applying for recreation credit for the dedication of land to the City, applicants must submit the Recreation Credit Application (PF-3001) (https://www.laparks.org/sites/default/files/planning/PF-3001_Recreation%20Credit%20Application-NEW.pdf) and the Land Dedication Instructions (PF-3004-I) (https://www.laparks.org/sites/default/files/planning/PF-3004-I_Recreation%20Credit%20Instructions%20-%20Land%20Dedication.pdf).
 - This request requires administrative approval by RAP staff, conceptual approval by the RAP Facility Repair and Maintenance Task Force, and the preliminary and final approval by the RAP Board of Commissioners. All acquisitions require all environmental assessments, including Phase I and/or Phase II if needed, pre-acquisition inspections, an appraisal and due diligence activities related to the acquisition of the proposed land dedication. See process roughly outlined here (<https://www.laparks.org/sites/default/files/planning/Option%201%20Recreation%20Credit%20-%20Land%20Dedication%E2%80%93%20LAMC%2012.33%2C%20Section%20D.pdf>).
2. The City may permit improvements to be made to land dedicated as a City park or recreational facility. The Department of Recreation and Parks shall determine whether the proposal complies with the Department's standards and requirements.
 - If applying for recreation credit for improvements made to a City park or recreational facility, applicants must submit the Recreation Credit Application (PF-3001) (https://www.laparks.org/sites/default/files/planning/PF-3001_Recreation%20Credit%20Application-NEW.pdf) and the Park Improvements Instructions (PF-3003-I) (https://www.laparks.org/sites/default/files/planning/PF-3003-I_Recreation%20Credit%20Instructions%20-%20Improvements.pdf).
 - Applicants will be required to enter into a contract outlining the construction requirements for the proposed improvements and to guarantee the value of the improvements via a Certificate of Deposit. See the "Improvements to Dedicated Parkland Contract" template here (<https://www.laparks.org/sites/default/files/planning/DRAFT%20-%20Improvements%20to%20Dedicated%20Parkland%20Contract.pdf>).
 - This request requires administrative approval by and coordination with RAP staff and RAP Board approval. City Council approval may be required if the contract to construct said improvements has a term longer than 3 years. See process roughly outlined here (<https://www.laparks.org/sites/default/files/planning/Recreation%20Credits%20Option%202%20-%20E2%80%93%20LAMC%2012.33%2C%20Section%20H.1.pdf>).
3. Where facilities for park and recreational purposes are provided in a proposed residential development and such facilities will be privately owned and maintained by the future owners of the development, the areas occupied by such facilities may be partially credited against the requirement of dedication of land for park and recreational purposes or the payment of a park fee.
 - If applying for recreation credit for privately owned and maintained park and recreational facilities and amenities, applicants must submit the Recreation Credit Application (PF-3001) (https://www.laparks.org/sites/default/files/planning/PF-3001_Recreation%20Credit%20Application-NEW.pdf) and follow the guidelines as detailed in Recreation Credit Exhibit Instructions (PF-3002-I) (https://www.laparks.org/sites/default/files/planning/PF-3002-I_Recreation%20Credit%20Exhibit%20Instructions.pdf) and the Recreation Credit Cost Estimate Sheet Instructions (PF-3006-I) (https://www.laparks.org/sites/default/files/planning/PF-3006-I_Recreation%20Credit%20Cost%20Estimate%20Instructions.pdf) when preparing the Recreation Credit Cost Estimate Sheet and Recreation Credit Exhibits for submittal. When preparing the Recreation Credit Cost Estimate Sheet, use the Recreation Credit Cost Estimate Sheet (PF-3010-E) (<https://www.laparks.org/sites/default/files/planning/PF-3010-E%20-%20Recreation%20Credit%20Cost%20Estimate%20Sheet.xlsx>) as a template.
 - For Publicly Accessible, Privately Owned Recreation Areas, applicants will be required to record a Covenant and Agreement (<https://www.laparks.org/sites/default/files/planning/Covenant%20and%20Agreement%20-Recreational%20Credits%20%28Publicly-Accessible%20Park%20Facilities%29.pdf>) over their property and to enter into an Operation and Maintenance Agreement (<https://www.laparks.org/sites/default/files/planning/Publicly%20Accessible%20Recreation%20Credit%20O%26M%20Agreement%20-%20DRAFT.pdf>).
 - For Privately Accessible, Privately Owned Recreation Areas, applicants will be required to record a Covenant and Agreement (<https://www.laparks.org/sites/default/files/planning/Covenant%20and%20Agreement%20-Recreational%20Credits%20%28Non-Public%20Park%20Facilities%29.pdf>) over their property and to enter into an Operation and Maintenance Agreement (<https://www.laparks.org/sites/default/files/planning/Privately%20Accessible%20Recreation%20Credit%20O%26M%20Agreement%20-%20DRAFT.pdf>).
 - These types of recreation credit requests require the administrative approval by RAP staff, approval of the RAP Board of Commissioners and City Council.

Early Consultation Meeting Request Form:

For residential subdivision projects of more than 50 units, applicants shall meet with the Department of Recreation and Parks and the Department of City Planning prior to the submittal of a tract map application (Los Angeles Municipal Code 12.33, Section D.1). Applicants of residential subdivision projects of more than 50 units are required to fill out the Early Consultation Meeting Request Form (PF-2001) (https://www.laparks.org/sites/default/files/planning/PF-2001_Early%20Consultation%20Form_0.pdf) and return the completed form to the Department of Recreation and Parks. Following the Early Consultation Meeting, the Department of Recreation and Parks will provide written verification of the consultation to the project applicant within 10 days of the meeting.

Park Fee Refund Request Form:

Pursuant to Los Angeles Municipal Code Section 12.33 I.4, applicants requesting a refund of Park Fees shall submit a claim for a refund with the Department of Recreation and Parks. Upon the Department's determination, the fee payer may receive a refund, without interest, of the fees paid. However, the portion of any fee revenue received by the City as reimbursement of its costs in administering the provisions of LAMC 12.33 shall not be refunded. The fee payer shall submit an application for a refund to the City within one year of payment. Failure to timely submit the required application for refund shall constitute an absolute waiver of any right to the refund.

Applicants requesting a refund of Park Fees refund are required to fill out the Park Fee Refund Request Form (PF-6000)

(https://www.laparks.org/sites/default/files/planning/PF-6000_Park%20Fee%20Refund%20Request%20Form.pdf) and return the completed form to the Department of Recreation and Parks.

Application Filing Process:

1. Via Mail: Applications and additional attachments can be mailed to: Department of Recreation and Parks, ATTN: Park Fees, 221 N. Figueroa Street, 4th Floor, Suite 400, Los Angeles, CA 90012.
2. Electronically: Applications and additional attachments can be submitted electronically to rap.parkfees@lacity.org (mailto:rap.parkfees@lacity.org).

PARK FEE SCHEDULE

Pursuant to Los Angeles Municipal Code Section 12.33, all new, non-exempt, residential dwelling units shall be required to dedicate land, pay a fee or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents. The fee amount depends on the type of residential development project (Subdivision or Non-Subdivision). The Department shall collect these fees pursuant to Los Angeles Municipal Code Section 19.17 and the Park Fees Section of the Department of Recreation and Parks' Rate and Fee Schedule (https://www.laparks.org/sites/default/files/planning/Park%20Fees%20-%20Rates%20and%20Fees%20-%20Revised%2005.22_0.pdf).

Project Types	Fee Per Each Non-Exempt Dwelling Unit (Effective July 1, 2022)
Residential Subdivision Projects	\$16,642
Non-Subdivision Residential Projects	\$8,157

The park fee schedule above shall be effective from July 1, 2023 to June 30, 2023. Park Fees that are not paid by June 30, 2023 shall be subject to recalculation at the new fee rate effective on July 1, 2023.

PARK FEE SCHEDULE (FOR PROJECTS WITH VESTED RIGHTS ACQUIRED PRIOR TO JANUARY 11, 2017)

Residential projects that are vested per Los Angeles Municipal Code Sections 12.24 T.2, 12.26 A.3, 12.32 Q, or 17.15 prior to the effective date of Ordinance 184,505 (January 11, 2017) will not be subject to the Park Fee and will be subject to applicable Recreation and Park Fee provisions that were effective on the vesting date of the entitlement. The rate for the Quimby Fee for vested projects are as follows:

Los Angeles Municipal Code Section 17.12 H stated:

H. Indexing. (Amended by Ord. No. 184,505, Eff. 1/11/17.)

In order that the fees levied pursuant to this section keep pace with the cost of land, the fees shall be periodically increased (or decreased as follows: The fee shall be increased (or decreased) as of March 1 of each year by the amount of the percent of increase (or decrease) in value of existing single-family dwellings to October of the preceding year over the prior year as determined by the Real Estate Research Council of California. To reflect this revised fee, a new fee table shall be published by the Advisory Agency before March 1 of each year and this table shall automatically supersede the table published the previous year.

The Third Quarter 2021 Report published by the Real Estate Research Council of Southern California indicates a positive 17.1% annual percentage change in home prices for the Los Angeles County from October 2020 to October 2021. In accordance with Section 17.12 H, the rates are revised as follows as of March 1, 2022:

Zone	Fee Per Dwelling Unit (Effective March 1, 2022)
A, RA, RE, RS, R1	\$4,342
RU, RZ, RW1, R2	
RW2, RD, R3, RAS3	\$6,520
R4, RAS4	\$8,890
R5	\$12,525
ALL OTHER ZONES	\$8,890

The park fee schedule above shall be effective from March 1, 2022 to February 28, 2023. Park Fees that are not paid by February 28, 2023 shall be subject to recalculation at the March 1, 2023 fee rate.

FORMULA FOR LAND DEDICATIONS

Pursuant to Los Angeles Municipal Code Section 12.33 D, Residential Subdivision projects with more than 50 residential dwelling units may be required by the City to dedicate land to the City for park and recreation purposes. The amount of land to be dedicated is calculated pursuant to the formula detailed in Los Angeles Municipal Code Section 12.33 D.2:

- **LD = (DU x P) x F**
 - LD = Land to be dedicated in acres.
 - DU = Total number of new market-rate dwelling units.
 - P = Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.
 - **P = 2.88**
 - F = Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.
 - **F = 0.00251 (2.51 acres of park land per 1,000 residents)**

Pursuant to Los Angeles Municipal Code Section 12.33 H.1, Residential Subdivision projects with less than 50 residential dwelling units may offer to dedicate land to the City for park and recreation purposes in lieu of paying Park Fees. The amount of land to be dedicated is calculated pursuant to the formula detailed in Los Angeles Municipal Code Section 12.33 H.1(a):

- **LD = (DU x P) x F₁**
 - **LD** = Land to be dedicated in acres.
 - **DU** = Total number of new market-rate dwelling units.
 - **P** = Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.
 - **P = 2.88**
 - **F₁** = Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.
 - **F₁ = 0.00251 (2.51 acres of park land per 1,000 residents)**

Pursuant to Los Angeles Municipal Code Section 12.33 H.1, Non-subdivision Residential projects may offer to dedicate land to the City for park and recreation purposes in lieu of paying Park Fees. The amount of land to be dedicated is calculated pursuant to the formula detailed in Los Angeles Municipal Code Section 12.33 H.1(a):

- **LD = (DU x P) x F₂**
 - **LD** = Land to be dedicated in acres.
 - **DU** = Total number of new market-rate dwelling units.
 - **P** = Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.
 - **P = 2.88**
 - **F₂** = Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.
 - **F₂ = 0.00123 (1.23 acres of park land per 1,000 residents)**

CONTACT US

Applicants can make an appointment for the following services in the BuildLA Appointment System: <https://appointments.lacity.org/apptsys/Public/Account> (<https://appointments.lacity.org/apptsys/Public/Account>)

- General Questions about Park Fees and LAMC 12.33
- Early Consultation Meeting Requests
- Covenant and Agreement Signatures by RAP Staff
- Recorded Covenant and Agreement Drop Off
- Park Fee Payment Drop Off (only applies to applicants paying with a cashier's or certified check)

Applicants can also contact Department of Recreation and Parks staff by email at rap.parkfees@lacity.org (<mailto:rap.parkfees@lacity.org>) or by phone at (213) 202-2682.

PARK FEE PAYMENT

EFFECTIVE APRIL 11, 2022, RAP WILL BE TRANSITIONING TO THE CITY OF LOS ANGELES' UNIVERSAL CASHIERING SYSTEM PAYMENT PLATFORM.

Universal Cashiering System (UCS) Payments

Eligible applicants will have the option to pay via ACH payment or Credit Card payment on the City of Los Angeles' Universal Cashiering System payment platform. Applicants will receive an email from eng.lapermits@lacity.org (<mailto:eng.lapermits@lacity.org>) with the "Department of Recreation and Parks" listed in the subject line. The encrypted link in the email will direct the applicant to the City of Los Angeles' Universal Cashiering System payment platform. RAP does not accept American Express Credit Card payments.

Check Payments

Applicants not eligible to pay via ACH or Credit Card on the Universal Cashiering System payment platform shall be issued a Park Fee Calculation Letter and required to pay via Cashier's or Certified Check. Park Fee check payments **MUST** be paid to the Department of Recreation and Parks. Checks should be made payable to the Department of Recreation and Parks. Please attach a copy of the Park Fee Calculation Application to your payment.

APPLICANTS CAN MAKE AN APPOINTMENT TO DROP OFF PAYMENTS IN THE BUILDLA APPOINTMENT SYSTEM: <https://appointments.lacity.org/apptsys/Public/Account> (<https://appointments.lacity.org/apptsys/Public/Account>)

PARK FEE PAYMENTS CAN ALSO BE MAILED TO 221 N. FIGUEROA ST, 4TH FLOOR, LOS ANGELES, CA 90012.

PARK FEE ANNUAL REPORT

Pursuant to Los Angeles Municipal Code Section 12.33 I.2, within 180 days after the last day of each fiscal year, the Department of Recreation and Parks shall report to the Board of Commissioners of Recreation and Parks on the amount of the fee income (including interest income), expenditures, status of the trust fund account, and interfund transfers. The Department of Recreation and Parks shall also report on each of the park and recreational facilities on which fees were committed in the last fiscal year and the appropriate date by which construction of the park and recreational facilities will commence. The City shall maintain accounts and prepare reports in accordance with California Government Code Section 66001 or successor section.

FY20-21 Park Fee Annual Report (<https://www.laparks.org/sites/default/files/planning/Park%20Fee%20Info%20BR%20FY%202021.pdf>)

FY19-20 Park Fee Annual Report (<https://www.laparks.org/sites/default/files/planning/Park%20Fee%20Annual%20Report%20FY2020.pdf>)

FY18-19 Park Fee Annual Report (<https://www.laparks.org/sites/default/files/planning/Park%20Fee%20Annual%20Report%20FY%202019.pdf>)

FY17-18 Park Fee Annual Report (<https://www.laparks.org/sites/default/files/planning/Park%20Fee%20Report-Information%20Only%20%2811-08-2018%29%20-%20signed.pdf>)

FY16-17 Park Fee Annual Report (https://www.laparks.org/sites/default/files/planning/Park%20Fee%20Annual%20Report%20for%20Fiscal%20Year%202016-2017_Informational%20Report.pdf)

ABOUT US

A Department of Parks was included in the City's first Freeholder Charter, adopted in 1889. Placed under its jurisdiction were parks and public land that had been set aside for the perpetual use of the community in the original Spanish land grants.

[CONTINUED...] (<https://www.laparks.org/department/who-we-are>)

ADDITIONAL LINKS

- Recreation & Parks Directory (<https://www.laparks.org/dos>)
- 311 Information (<https://www.laparks.org/311>)
- Maps & Driving Directions (<https://www.laparks.org/maplocator>)
- Park Rangers / LAPD Security Services (<https://www.laparks.org/ranger>)

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(<https://www.instagram.com/lacityparks>)

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