

# Development Services Fee Schedule Update

September 2, 2025





# Purpose of the Development Fees

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- Ensure fees accurately reflect the cost of the service.
- Align with regional comparables.
  - Avondale, Goodyear, Mesa, Gilbert, Peoria, Chandler, Casa Grande, Queen Creek.
- Promote fairness and transparency.
- Maintain competitiveness while covering staff costs.





# Department Fees

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- Planning and Zoning
- Engineering
- Building Safety
- Code Compliance
- Fire Safety



# Planning and Zoning - Key Changes

- New or Revised Fee Changes:
  - Pre-Plat Extension (revised to a flat fee)
  - Map of Dedication (revised to a flat fee)
- Fee Increases for:
  - Administrative Design Review (increase based on comparable)
  - Zoning Verification Letter (increase based on comparable)





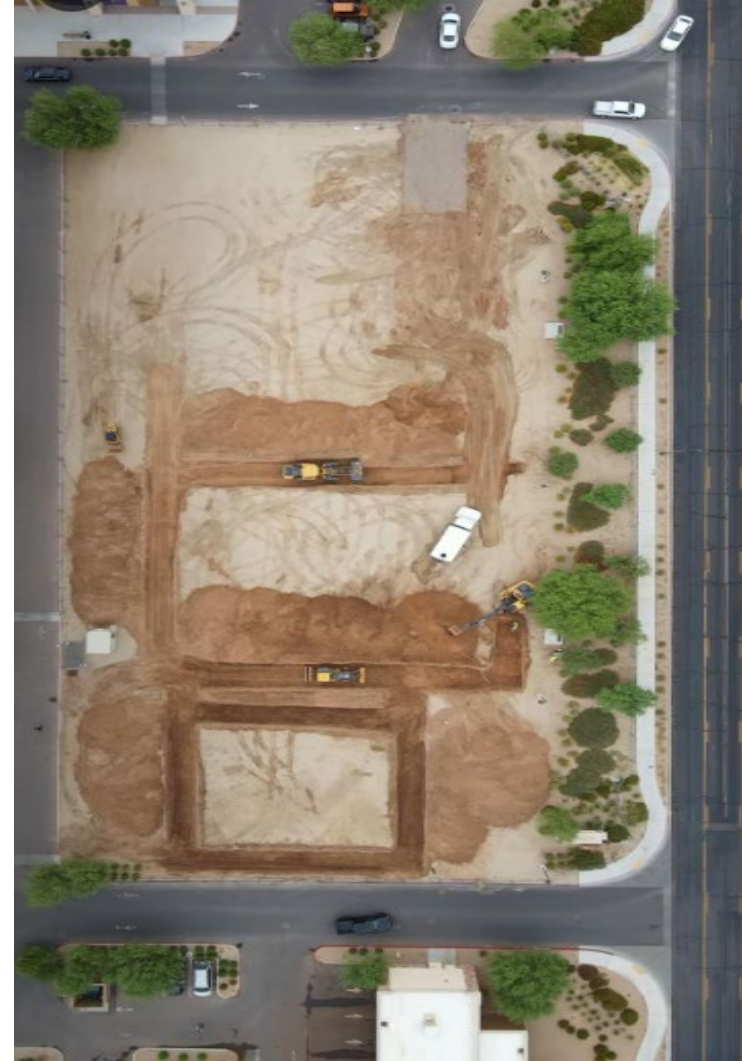
# Engineering - Key Changes

- Plan Review Fee Adjustments:
  - Increases sheet and report review fees (based on comparable)
  - New Traffic Control Plan (TCP) fee structure (based on comparable)
  - Daily charges for roadway restrictions (based on comparable)
- New Inspection and Permit Extension Fees:
  - 3<sup>rd</sup> party inspection expedited fee added



# Engineering – Continued

- Pavement Cut Fee Updates:
  - Tiered pricing by surface type and square footage
- Franchise/ROW Use:
  - Fee structure updates and clearer definitions (based on comparable)



# Building Safety – Key Changes

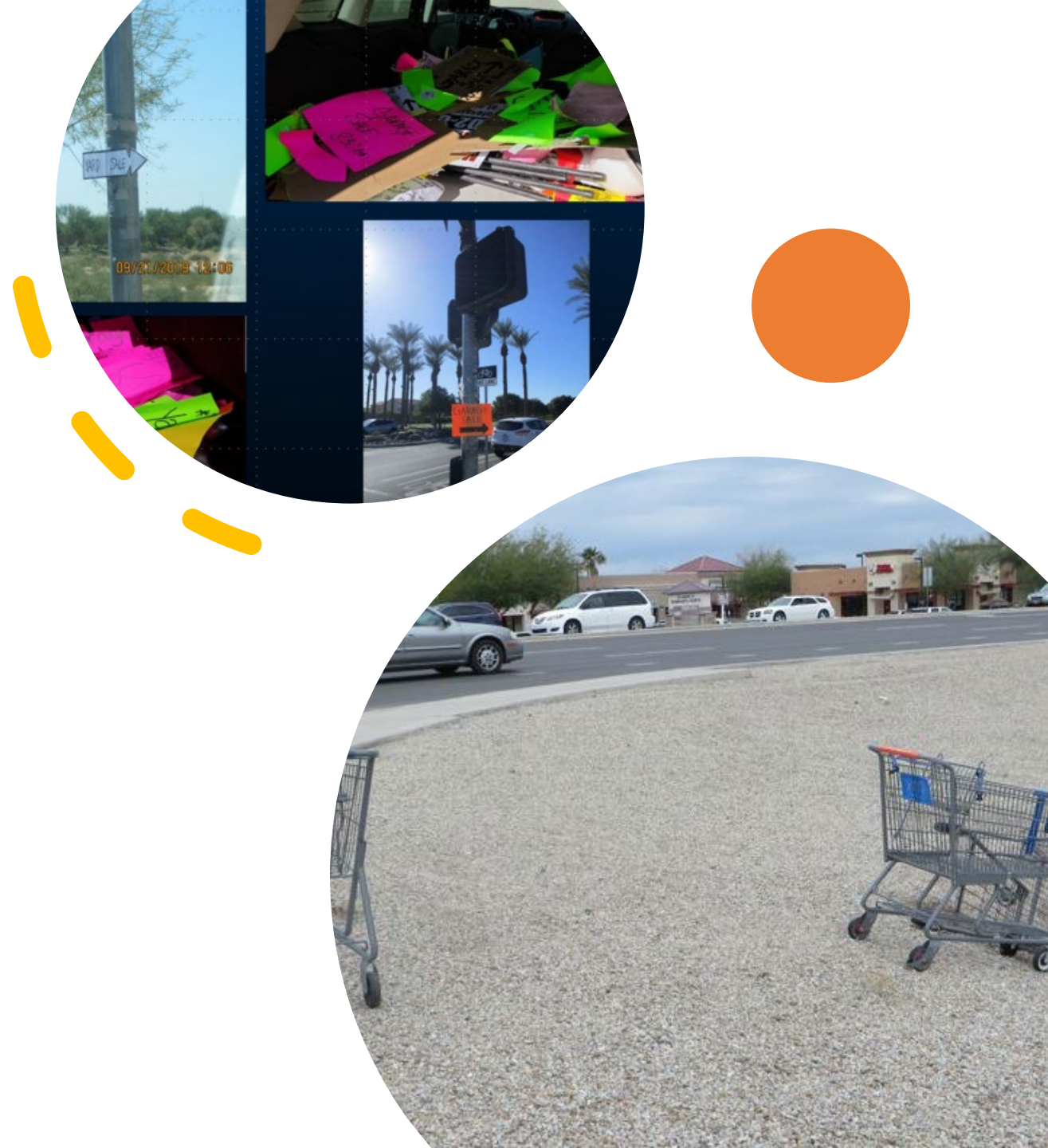
- Valuation method updated per ICC tables
- New Fees for:
  - Plan revisions & expedited reviews
  - Commercial & Residential Pools, Carports, Solar
  - Tenant Improvements (TI) – Major & Minor
- Revised inspection and extension fees





# Code Compliance – Key Changes

- Violation fee simplified  
(rounded values)
- New Shopping Cart Permit Fee  
(tiered by SF)





# Fire Safety – Key Changes

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- Clarified wording for Outsourced 3<sup>rd</sup> party plan review
- Clarified wording for Fire Main Line Revisions
- Clarified wording for inspection delays



# Public Outreach

- Since June 30, 2025, and in accordance with A.R.S. Section 9-499.15, the Notice of Proposed Fees for the Development Services Department has been posted on the City's website for the minimum required 60 days.

A graphic for a public notice. It features a background image of a building with a glass roof. Overlaid on this is a dark blue rectangular box containing the text 'PUBLIC NOTICE: PROPOSED FEE SCHEDULE UPDATES' in white, bold, sans-serif capital letters. Below this box is a white rectangular box containing the text 'Proposed Fee Schedule Changes - 2025' in a smaller, black, sans-serif font. The entire graphic is set against a light blue background with yellow dashed lines and a yellow circle at the bottom right.

## PUBLIC NOTICE: PROPOSED FEE SCHEDULE UPDATES

Proposed Fee Schedule  
Changes - 2025



# Summary of Fee Changes

- Alignment with industry standards and clearer fee structures.
- Addition of new fees, previously omitted to increase efficiency (i.e., shopping cart fee).
- Inclusion of fees to account for staff time allotted.



Questions?

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