

# Development Services

## Fee Schedule

The City of Maricopa has adopted the following Development Fee Schedule to provide clearly described, value-added service to its residents and business partners. This new user fee schedule will assist in streamlining the City's processes and thereby provide a more cost-effective way of meeting the public's needs for services.

The Development Fee Schedule contains in-depth descriptions of what is included with fees collected and is broken down into seven (7) distinct divisions for ease of use as follows. Each section describes the fee structure and services included with those fees.

**Please note that a convenience fee of 2.75% will be applied to payments made thru the online portal.**

***Planning and Zoning Fees*** ***Page 2***

***Engineering Fees*** ***Page 4***

***Building Safety Fees*** ***Page 9***

***Floodplain Use Fees*** ***Page 10***

***Code Enforcement Fees*** ***Page 14***

***Fire & Safety Fees*** ***Page 15***

***Development Impact Fees*** ***Page 20***



Planning and Zoning Fees	
Subdivision	
Pre-Application *	\$334
Pre-Plat	\$1,334 + \$12 per lot
Pre-Plat Extension	51% of original Pre-Plat Fee
Final Plat	\$889 + \$23 per lot
Final Plat Amendment	51% of Final Plat Fee
Final Plat Extension	\$150
Lot Splits/Lot Combination	\$334
Map of Dedications	\$500
Recording Fee	\$278
Minor Land Division	\$556
Development Agreement	0-40 acres - \$1,667 41-80 acres - \$4,167 81+ acres - \$8,333
Development Agreement Amendment	51% of Development Agreement Fee
Addressing	\$56 + \$5 each address
Street Name Change	\$556 + \$5 each address
Improvement Plan Amendment	\$167 per sheet
<i>*Pre-Application fee of \$334 will be applied as a credit if and when a formal Planning and Zoning application is submitted.</i>	
Land Use/Zoning	
General Plan Amendment Major (new)	\$4,000 + \$50 per acre
General Plan Amendment Minor (amendment)	\$2,000 + \$50 per acre
PADs/Major PAD Amendment	\$2,500 + \$50 per acre
Minor PAD Amendment	\$1,667
Minor/Major Development Review Permit: Residential	1,500 + \$50 per acre
Minor/Major Development Review Permit: Non-Residential	\$1,000 + \$50 per acre
Development Review Permit Amendment	51% of Development Review Permit Fee
Rezoning (conventional)	\$2,000 base fee + \$50 per acre \$0 for rezone obsolete Zoning District.
Zoning Text Amendment	\$1,667
Conditional Use Permit	\$1,111
Temporary Use Permit	\$223
Seasonal Sales Permit	\$152



<b>Sign</b>	
Comprehensive Sign Plan	\$1,111
Comprehensive Sign Plan Amendment	50 % of the comprehensive sign plan fee
Sign Permit	\$223
Each Additional	\$56 each
Temporary Sign	\$56 (each event)
Individual Panel Sign	\$31 each
Additional Re-inspection	\$56 each
<b>Miscellaneous</b>	
Administrative Reviews/Zoning/Waiver Permit	\$125
Mobile Vendor Permit	\$56
Annexations	\$556 + \$6 per acre \$2,000 max
Residential Variance	\$278 per request \$56 for additional
Non-Residential Variance	\$1,111 per request \$112 for additional
Administrative Design Review	\$800+ \$125 per hr. over 5 hrs.
Fact Finding	\$112
Expedited Review	Double Application Fee
Group Care Home	\$112
Zoning Verification Letter	\$125
Work Begun Without City Authorization	Up to double current fee/rate



<b>Engineering Fees</b>	
<b>Grading Permit</b>	
50 cubic yards or less	\$56
51 to 100 cubic yards	\$71
101 to 1,000 cubic yards	\$71 for the first 100 cubic yards, plus \$20 for each additional 100 cubic yards or fraction thereof.
1,001 to 10,000 cubic yards	\$246 for the first 1,000 cubic yards, plus \$17 for each additional 1,000 cubic yards or fraction thereof.
10,000 to 100,000 cubic yards	\$391 for the first 10,000 yards, plus \$74 for each additional 10,000 cubic yards or fraction thereof.
100,001 cubic yards or more	\$1,051 for the first 100,000 cubic yards, plus \$41 for each additional 10,000 cubic yards or fraction thereof.
Grading at Risk	1.5 x Application Fee
<b>Plan Review</b>	
<b>Engineering Non-Subdivision Review</b>	
Grading /Drainage Plans	\$228 per sheet; \$101 per hr. after 2nd review
Utility Plans	\$228 per sheet; \$101 per hr. after 2nd review
1st Review	\$350
2nd Review	Included
Additional Review	\$101 per hr.
Miscellaneous Reviews	\$101 per hr.
Expedited City Review	Double Application Fee
Report Review	\$1200
Revisions to approved plans	\$101 per hr.; min. 2 hour review
For use of outside consultants for plan review	Actual Cost x 1.25
<b>Traffic Control Plan (TCP Fees)</b>	
TCP Residential Fee Moving container / Landscape Material / Dumpster	\$58.00
TCP Plan Review Fee	\$100/hour
<b>Traffic Control Inspection fees*</b>	
<i>*TCP fees must be paid prior to issuance of a TCP permit; fees are based on the number of days the permit holder plans to have restrictions in place.</i>	
Roadway or Alley	\$75.00 / per day per direction
24hr Roadway or Alley Restriction Traffic Restriction Exceeds 1/2 Mile in Length	\$100 / per day and direction
Long Term Restriction	\$300 / per week AFTER 28 days
Closures: Arterial Sidewalk Closure	\$100 / per day
Collector Sidewalk Closure	\$50 / per day



Arterial Road Directional Closure	\$2500 / per day per direction
Collector Road Directional Closure	\$1250 / per day per direction
Residential Road Closure	\$500 / per day per direction
<b>Permit Extension Fees</b>	
Permit Extension	
(1 <sup>st</sup> extension)	no charge
(2 <sup>nd</sup> extension)	50 % of review fee
additional extension	up to 50 % of review fee (at City Engineer's discretion)
<b>Inspection</b>	
3rd Party Inspection Fee (at City Engineer discretion)	\$200 per hour
Engineering On-Site/Off-Site Inspection	\$46 base + 5% construction cost
Reapplication	Base Fee
Working without a Permit	Double the Application Fee, Minimum of \$1,010
Inspections Outside Normal Business Hours	\$152 per hr.; 2 hr. minimum



Pavement Cuts	
Utility Sewer/Water installation	\$455 for the first 300 sq ft; plus \$2 for each additional sq ft-no pavement cut
	\$606 for the first 300 sq ft; plus \$4 for each additional sq ft- pavement cut or concrete work
Pavement age*: 0-2 years	\$334 /sq. yd. and mill and overlay <sup>2</sup>
<5 sq. yds.	\$1,667 + \$19 /sq. yd. over 5 sq. yds. and mill and overlay <sup>2</sup>
5 – 100 sq. yds.	\$3,394 + \$15 /sq. yd. over 100 sq. yds. and mill and overlay <sup>2</sup>
>100 sq. yds.	
Pavement age*: 2-4 years	\$233 /sq. yd. <sup>1</sup>
<5 sq. yds.	\$1,162 + \$14 /sq. yd. over 5 sq. yds. <sup>1</sup>
5 – 100 sq. yds.	\$2,409 + \$11 /sq. yd. over 100 sq. yds. <sup>1</sup>
>100 sq. yds.	
Pavement age*: 4-5 years	\$132 /sq. yd. <sup>1</sup>
<5 sq. yds.	\$657 + \$9 /sq. yd. over 5 sq. yds. <sup>1</sup>
5 – 100 sq. yds.	\$1,425 + \$6 /sq. yd. over 100 sq. yds. <sup>1</sup>
>100 sq. yds.	\$253 + \$5 /sq. yd. <sup>1</sup>
Pavement age*: >5 years	
<i>* from the date of City's acceptance of street construction, reconstruction, renovation (major rehabilitation), or street maintenance</i> <sup>1</sup> or mill and overlay <sup>2</sup> or full reconstruction	
Franchise License Agreements & Encroachment Permits	
Encroachment permit application base fee	\$758
Franchise/License agreement base fee for all Chapter 20 licenses, except cable	\$1200
Annual Maintenance Permit	\$1,414
Telecom Per-Foot Fee (Annual)	\$3/LF3
<sup>3</sup> Per foot fee will be adjusted annually in accordance with the percentage change in the CPI. Per foot fee is applied to fiber optic and other communication facilities excluded from the definition of "telecommunication"	
Engineering Disposition of Right of Way or Easement	
ROW or Easement abandonment application fee	\$505 + \$101 per hr.



## Small Wireless Facilities Application

Collocation of a small wireless facility on an existing City-owned pole (streetlight or traffic signal), single or batched application	Per site, sites 1-5 \$101
Collocation of a small wireless facility on an existing City-owned pole (streetlight or traffic signal), batched application	Per site, sites 6-25 \$51
Collocation on a modified or replacement City- owned pole (streetlight or traffic signal)	\$758 per site
Collocation of a small wireless facility on an existing non-City-owned pole, single or batched application	Per site, sites 1-5 \$101
Collocation of a small wireless facility on an existing non-City-owned pole, batched application	Per site, sites 6-25 \$51
Collocation on a modified or replacement non-City- owned pole	\$758 per site
New City-owned pole (streetlight or traffic signal)	\$758 per site
New non-City-owned pole or wireless support structure; no monopoles	\$758 per site
New monopole, or new, modified or replacement City-owned or non-City-owned that does not exceed 50 feet in height	\$1,010 per site
New monopole, or new, modified or replacement City-owned or non-City-owned that exceeds 50 feet in height	Equal to Development Services Department's fee(s) for new cell towers
Collocation of wireless facilities that do not fit the statutory definition of small wireless facilities in ARS 9-591.19	\$1,010 per site





## ROW Use Fees

Collocation on an existing, modified, replacement or new City-owned pole (traffic signal)	Per site \$101 per year
Collocation on an existing, modified, replacement or new non-City-owned pole	Per site \$51.00 per year
New, modified or replacement City-owned or non-City-owned pole that exceeds 50 feet in height	Varies: An annual amount equal to the direct and actual cost of managing the ROW <sup>4</sup>
New or modified monopole	Varies: An annual amount equal to the direct and actual cost of managing the ROW <sup>4</sup>
Collocation of wireless facilities that do not fit the statutory definition of small wireless facilities in ARS 9-591.19	Varies: An annual amount equal to the direct and actual cost of managing the ROW <sup>4</sup>
Late payment fee	Per site 4% of ROW use fee
Blanket Permit – For Emergency Work in the ROW	\$1,455 per year citywide
Site License Renewal – other than monopole	\$758 per site
Site License Renewal – monopole	\$1,010 per site
Site License Renewal – collocation of wireless facilities that do not fit the statutory definition of small wireless facilities in ARS. 9-591.19	\$1,010 per site
<sup>4</sup> The fee is that amount that is the direct and actual City cost of managing the rights-of-way on a per site, per year basis in an amount not to exceed \$2,500.	
<i>Note: Unless otherwise noted, for this section only, these fees apply only to Small Wireless Facilities as defined in A.R.S. § 9-591. This list of fees is designed to comply with A.R.S. § 9-591 – 9-599, and the City will charge users with additional generally applicable fees for work in the City's rights-of-way, including, but not limited to fees for building and traffic control permits.</i>	





## Building Safety Fees

*Note: new commercial valuation fees are based on occupancy and construction type (structure) refer to current ICC valuation table.*

### Plan Review

General Plan Review	66% of Permit Fee
Residential Revisions & Commercial Revisions (Changes/revisions to approved plans, deferred submittals, 3rd and subsequent review and other misc. reviews)	\$112 per hr. 1/2 hour minimum
Plot Plan Review (residential standard plans, residential swimming pools, manufactured housing and factory-built buildings.)	\$56
Expedited Commercial Building Plan Review Fee (based upon staff capabilities)	1/2 of original general plan review permit fee + general plan review fee
Temporary /Partial C of O	\$334

### Permits

Major TI >50 % of area disturbed (as determined by the building official)	40 % of area building valuation
Minor TI <50 % of area disturbed (as determined by the building official)	20 % of area building valuation
Carport Fee (structure opened on more than two sides)	30% of U occupancy & construction type
Residential Permit Issuance Fee	\$50
Commercial Permit Issuance Fee	5% of total project valuation, with a cap of \$2,500
Residential Minor Mechanical, Electric, and Plumbing Permits	\$56
Major Mechanical, Plumbing and Electrical Permits	Based on project valuation
Work Performed without Permit	Double the Permit Fee
Residential Solar	\$300
Residential In ground Pool and/or Spa	\$300
Above Ground Pool and/or Spa	\$150
Commercial Pool and/or Spa	fees based on project valuation (Refer to page 11)

### Demolition Permits

Residential	\$167
Commercial	\$334

### Permit Renewal Fees

Permit Extension	50% of permit fee
Permit Renewal Fees	50% of permit fee (after 1st extension) 100% full permit fee (after 1 year upon building official discretion)



<b>Inspection Fees</b>	
Initial Inspection Fee	Included with permit fee
First re-inspection to verify corrections	No additional charge, included with permit fee
Re-inspection fee	150
<i>Commercial</i> Inspection outside normal business hours <i>(Monday through Friday based upon staff availability)</i>	\$170 per hour, 2-hour minimum
Group Home Inspection	\$75



<b>Building Permit Fee Schedule</b>	
<i>Refer to current ICC valuation table <a href="https://www.iccsafe.org/search_gcse/?q=valuation">https://www.iccsafe.org/search_gcse/?q=valuation</a></i>	
\$1.00 to \$500.00	\$56
\$501.00 to \$2,000.00	\$56 for the first \$500; plus \$4 for each additional \$100 or fraction thereof to and including \$2,000
\$2,001.00 to \$25,000.00	\$107 for the first \$2,000; plus \$16 for each additional \$1,000 or fraction thereof to and including \$25,000
\$25,001.00 to \$50,000.00	\$465 for the first \$25,000; plus \$12 for each additional \$1,000 or fraction thereof to and including \$50,000
\$50,001.00 to \$100,000.00	\$745 for the first \$50,000; plus \$8 for each additional \$1,000 or fraction thereof to and including \$100,000
\$100,001.00 to \$500,000.00	\$1,134 for the first \$100,000; plus \$7 for each additional \$1,000 or fraction thereof to and including \$500,000
\$500,001.00 to \$1,000,000.00	\$3,623 for the first \$500,000; plus \$6 for each additional \$1,000 or fraction thereof to and including \$1,000,000
\$1,000,001.00 and up	\$6,261 for the first \$1,000,000; plus \$5 for each additional \$1,000 or fraction thereof



Floodplain Use Permits	
Complexity 1 – Minor, non-complex residential property development	\$250
Complexity 2 – Single family residential, mobile/manufactured building, commercial/industrial development	\$465
Complexity 3 – Residential subdivision, commercial/industrial center, other complex residential or commercial development	\$635
Clearance Review – Incidental Use	\$100
Clearance Review – No Development Activity in Floodplain	\$50.
Clearance Review – Perimeter Floodplain and Exemptions	\$0
Permit Amendment or Modification	\$150
Post Construction Fee – Associated with Floodplain Inquiry Case	\$150 plus Complexity 1, 2, or 3
Floodplain Use Permit – Extractions of Sand and Gravel	
Permit Application	\$12,800
Non-compliance Engineering Review	\$1,600
Permit Renewal (5 year)	\$6,400
Major Amendment	\$7,440
Minor Amendment	\$3,700
Administrative Amendment	\$50
Variance – Floodplain Administrator, Floodplain Review Board	
Residential/Commercial/Industrial (posting required)	\$2,600



Continuance of Hearing – Applicants request	\$3,000
New Posting Required	\$170
Variance – Floodplain Delineation Review	
CLOMR/LOMR (MT1)	\$880
CLOMR/LOMR (MT2)	\$3,000
Review of Floodplain Study	\$1,500
Variance – Appeals	
Appeals, Interpretation	\$250



Code Enforcement and Abatement	
Code Enforcement Violation	
1st Violation	\$100
2nd Violation in Same Year	\$200
3+ Violation in Same Year	\$400
Shopping Cart Permit	\$250 annual < 30,000 sq ft \$500 annual > 30,000 sq ft



<b>Fire &amp; Safety</b>	
<b>Plan Review</b>	
Basic Plan Reviews for life safety reviews or modifications. Permit fees are based on the type of life safety review	11% of applicable permit fee
Required re-submittal beyond two: Hourly Fee	\$101 per hr.
Re-inspections, required due to work not being ready or inspection failures: Hourly Fee	\$101 per hr.
Expedited plan review (based on staff availability) Double the plan review fee.	\$202 per hour fee
Outsourced Plan Review fee: Actual Cost+16%.	Actual Cost of plan review fee +16%
<b>Plat Plan Review</b>	
Plan Review Base Fee	\$101 per hr.
For Residential plats of less than 1,000 units:	\$202
For Residential plats of 1,001 to 1,999 units:	\$303
For Residential plats of 2000 units or more:	\$404
<b>Underground Fire Main Systems</b>	
Underground Fire Main Installation	\$370 new systems 0-750 feet \$140 for each additional 750 feet or fraction of
Modifications to existing water line:	\$101
Fire Flow Test	\$95
Temporary Water Systems with Hydrants Temporary Water Systems with Hydrants Revision	\$370 new system & 500 feet of above ground piping 50% of original fee
<b>Automatic Fire Sprinklers</b>	
<b>New Installation</b>	
Commercial Fire Sprinkler System Installation 1 - 400 Sprinkler Heads Each additional 1-400 heads or fraction thereof	\$333 \$333
Commercial Fire Sprinkler System Installation High pile storage-rack systems/in-rack storage	\$342





<b>Tenant Improvement</b>	
Commercial Fire Sprinkler System Modification, T.I. 1 - 400 Sprinkler Heads Each additional 1-400 heads or fraction thereof	\$166 \$166
<b>Residential</b>	
Residential Fire Sprinklers Installation 0-5000 Square feet 5001- 10,000 Square feet 10,001 square feet and above	\$350 \$495 \$530
Residential Fire Sprinklers Modification 1- 20 heads Over 21 heads	\$170 \$350
<b>Fire Alarm System</b>	
<b>New Installation</b>	
Base Fire Alarm System or Fire Protection Monitoring System- Installation	\$215 per submittal and up to 10 initiating devices (includes FACP, annunciator panels. Power supply, boosters, dialers and monitoring equipment)
Fire Alarm System Notification Devices Fire Alarm Initiating Devices	\$5 per device (over 10 devices)
<b>Modifications of Existing System</b>	
1-5 devices:	\$101
6-10 devices:	\$152
Over 10 up to 100 devices:	\$253
<b>False Fire Alarm Fees</b>	
False activation of an alarm within 12-month period	
1st - 2nd	N/A
3rd - 5th	\$51 per occurrence



<b>Automatic Extinguisher System</b>	
<b>Automatic Hood Extinguishing System</b>	
Commercial Cooking Suppression (install)	\$370
Commercial Cooking Suppression (additional)	\$215
Commercial Cooking Suppression (modification)	\$170
<b>Halon, Dry Chemical, Carbon Dioxide or Clean Agent</b>	
1-5,000 Square Feet:	\$354
Each additional 5000 Square feet or fraction thereof:	\$202
Special Hazard System Modification	\$205
<b>Fire Pumps</b>	
Commercial Pumps and related equipment	\$500
Commercial Pumps (additional)	\$300
<b>Standpipes</b>	
Up to four risers:	\$253
Each additional riser:	\$101
Modifications of existing system (per riser)	\$101
<b>Inspections</b>	
<b>Business Inspections</b>	
Second re-inspection (violations cleared)	\$51
Second re-inspection (violations NOT cleared)	\$76
Third re-inspection (violations NOT cleared)	\$152 and code enforcement citation
<b>Construction Inspections</b>	
Re-inspection	\$51
Stop Work Order	Citation from code enforcement
After hour's Inspection ( 2 hr. minimum)	\$152 (\$76 per hour)
Work commencing without permit	Double the application fee
Waiting time or no show	\$101 per hr. after 30 mins
<b>Inspections mandated by State or Federal Law</b>	
Hazardous work inspection:	\$101
Day Care-Commercial:	\$101
Day Care- Residential:	\$101
Adult Care Facility:	\$101
Mobile Food Units	\$51



<b>Hazardous Materials</b>	
Aboveground Fuel Storage Tank	\$152
Aboveground Fuel Storage Tank Removal	\$101
New installation- spray room, dip tank or booth	\$101 per hr.
New installation	\$100
Flammable- combustible installation up 1,000 gallons tank	\$200
Flammable- combustible installation 1,000 to 5,000 gallons	\$500
Hazardous Materials Inventory Assessment Fee	\$100 per hr.
Operational Permit for Hazmat or High Pile Storage	\$500 per yr.
<b>Compressed Gases</b>	
Compressed Gas System Installation	\$455
System Modification not exceeding 50% of system	\$260
Carbon Dioxide (CO2) Beverage System	\$195
Firefighting Air System Installation	\$760
Firefighting Air System Modification Not Exceeding 50% of system	\$490
Liquified Petroleum Gases (LPG) System Installation	\$280
Liquified Petroleum Gases (LPG) System Installation Review	\$200
Liquified Petroleum System Modification	\$190
LPG Consumer Exchange Review	\$200
LPG Consumer Exchange Review Additional Site	\$100
Flammable or combustible liquids installation of single above ground tank inspection:	\$202
Hazardous Materials Inventory Assessment Review Fee HMIS or HMMP:	\$101 per hr.
Hazardous Materials Container, Tank or Process Review Fee:	\$101 per hr.



<b>Miscellaneous</b>	
<b>Educational Facilities</b>	
Private	\$76
State Sponsored	Waived
<b>Access Gates</b>	
Fire apparatus-Manual	\$76
Fire apparatus-Automatic Access Gates	\$101
<b>Fireworks/Pyrotechnics</b>	
New Location	\$253
<b>Tents &amp; Canopies</b>	
Single Tent:	\$152
Each additional tent:	\$101
Amusement Events, Trade Shows, Vehicle Displays. (for events >1,000 aggregate) Includes site plan and emergency action plan review. Site inspection at hourly rate. All other permits and fees apply.	\$202
<b>Fire Suppression, Special Events, EMS, and Out of District Responses</b>	
For additional resources, standby personnel and apparatus refer to operations fee schedule	Refer to AZ State Cooperative Agreement most current rates
Tire Storage-Used Tire Facilities	\$101
Fire Protection Equipment Contractor's License	\$86



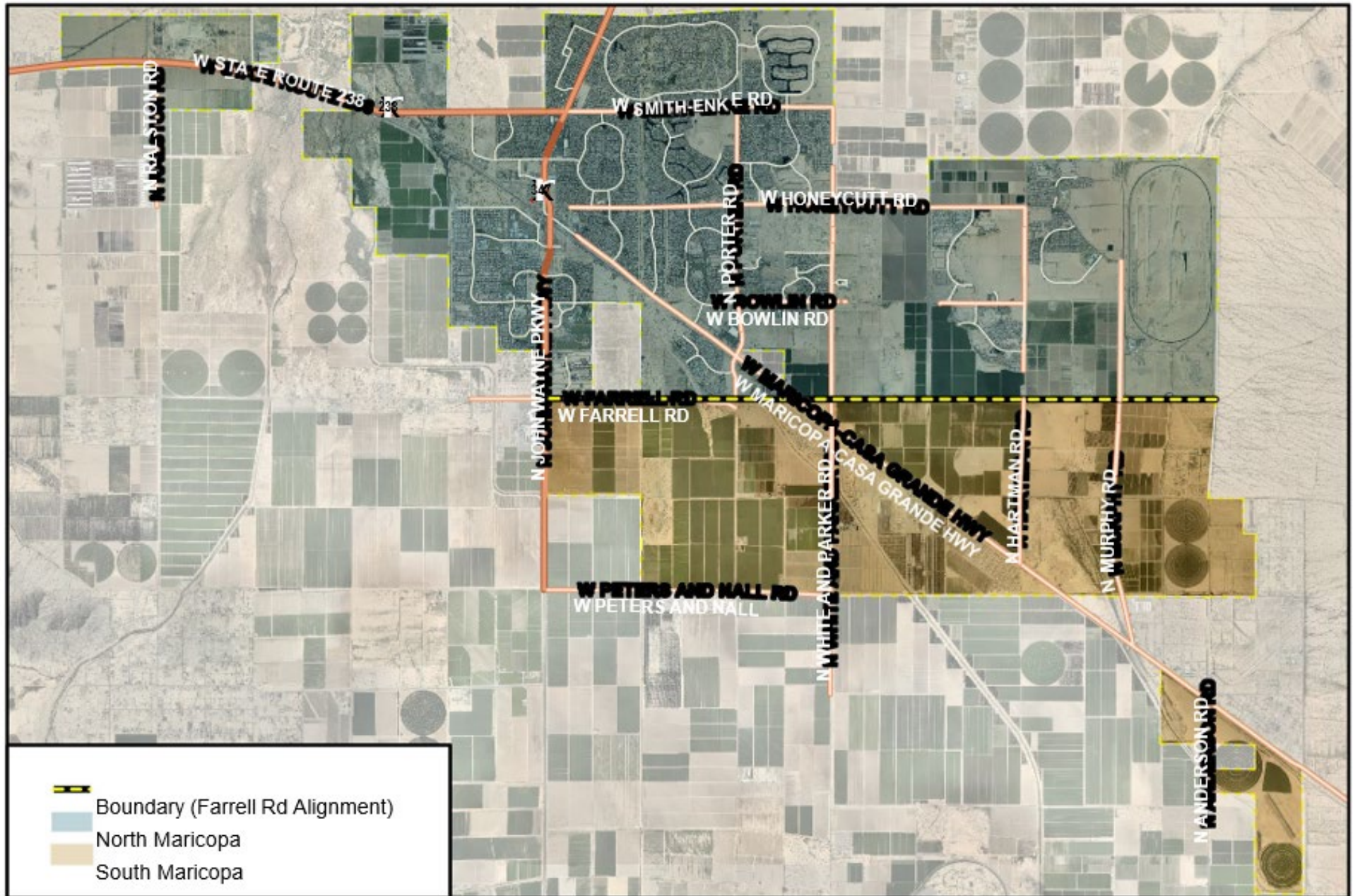
## Development Impact Fees

Fee Schedule Effective July 1, 2024							
Resolution 24-14							
Area	Land Use	Parks & Recreation	Libraries	Police	Fire	Streets	Total Fee
NORTH MARICOPA	<b>Residential Development Fees (per Housing Unit)</b>						
	Single Family Unit	\$ 791.00	\$ 248.00	\$ 613.00	\$ 946.00	\$ 5,942.00	\$ 8,540.00
	Multi-Family Unit	\$ 643.00	\$ 201.00	\$ 553.00	\$ 1,247.00	\$ 4,247.00	\$ 6,891.00
	<b>Nonresidential Development Fees (per 1,000 Square Feet, unless otherwise noted)</b>						
	Light Industrial	\$ 29.00	\$ 9.00	\$ 78.00	\$ 129.00	\$ 1,918.00	\$ 2,162.00
	Industrial Park	\$ 21.00	\$ 7.00	\$ 54.00	\$ 89.00	\$ 1,327.00	\$ 1,498.00
	Manufacturing	\$ 35.00	\$ 11.00	\$ 76.00	\$ 126.00	\$ 1,871.00	\$ 2,118.00
	Warehousing	\$ 6.00	\$ 2.00	\$ 27.00	\$ 45.00	\$ 673.00	\$ 754.00
	Assisted Living	\$ 18.00	\$ 6.00	\$ 209.00	\$ 175.00	\$ 1,172.00	\$ 1,580.00
	Hotel (per room)	\$ 18.00	\$ 5.00	\$ 685.00	\$ 574.00	\$ 3,936.00	\$ 5,218.00
	Motel (per room)	\$ 4.00	\$ 1.00	\$ 287.00	\$ 241.00	\$ 1,650.00	\$ 2,183.00
	School	\$ 51.00	\$ 5.00	\$ 628.00	\$ 821.00	\$ 1,976.00	\$ 3,481.00
	Community College	\$ 76.00	\$ 8.00	\$ 652.00	\$ 852.00	\$ 2,049.00	\$ 3,637.00
	Church	\$ 8.00	\$ 2.00	\$ 171.00	\$ 196.00	\$ 674.00	\$ 1,051.00
	Day Care	\$ 41.00	\$ 13.00	\$ 2,379.00	\$ 1,991.00	\$ 10,502.00	\$ 14,926.00
	Hospital	\$ 52.00	\$ 16.00	\$ 538.00	\$ 450.00	\$ 3,011.00	\$ 4,068.00
	General Office	\$ 60.00	\$ 19.00	\$ 147.00	\$ 258.00	\$ 4,269.00	\$ 4,752.00
	Research & Dev Center	\$ 60.00	\$ 19.00	\$ 150.00	\$ 264.00	\$ 4,363.00	\$ 4,856.00
	Business Park	\$ 56.00	\$ 18.00	\$ 169.00	\$ 296.00	\$ 4,899.00	\$ 5,438.00
	Commercial / Retail	\$ 39.00	\$ 12.00	\$ 1,849.00	\$ 1,548.00	\$ 10,617.00	\$ 14,065.00
SOUTH MARICOPA	<b>Residential Development Fees (per Housing Unit)</b>						
	Single Family Unit	\$ 791.00	\$ 248.00	\$ 613.00	\$ 2,650.00	\$ 5,942.00	\$ 10,244.00
	Multi-Family Unit	\$ 643.00	\$ 201.00	\$ 553.00	\$ 3,493.00	\$ 4,247.00	\$ 9,137.00
	<b>Nonresidential Development Fees (per 1,000 Square Feet, unless otherwise noted)</b>						
	Light Industrial	\$ 29.00	\$ 9.00	\$ 78.00	\$ 361.00	\$ 1,918.00	\$ 2,395.00
	Industrial Park	\$ 21.00	\$ 7.00	\$ 54.00	\$ 250.00	\$ 1,327.00	\$ 1,659.00
	Manufacturing	\$ 35.00	\$ 11.00	\$ 76.00	\$ 352.00	\$ 1,871.00	\$ 2,344.00
	Warehousing	\$ 6.00	\$ 2.00	\$ 27.00	\$ 127.00	\$ 673.00	\$ 836.00
	Assisted Living	\$ 18.00	\$ 6.00	\$ 209.00	\$ 491.00	\$ 1,172.00	\$ 1,896.00
	Hotel (per room)	\$ 18.00	\$ 5.00	\$ 685.00	\$ 1,607.00	\$ 3,936.00	\$ 6,251.00
	Motel (per room)	\$ 4.00	\$ 1.00	\$ 287.00	\$ 674.00	\$ 1,650.00	\$ 2,617.00
	School	\$ 51.00	\$ 5.00	\$ 628.00	\$ 1,801.00	\$ 1,976.00	\$ 4,461.00
	Community College	\$ 76.00	\$ 8.00	\$ 652.00	\$ 1,869.00	\$ 2,049.00	\$ 4,654.00
	Church	\$ 8.00	\$ 2.00	\$ 171.00	\$ 550.00	\$ 674.00	\$ 1,405.00
	Day Care	\$ 41.00	\$ 13.00	\$ 2,379.00	\$ 5,579.00	\$ 10,502.00	\$ 18,513.00
	Hospital	\$ 52.00	\$ 16.00	\$ 538.00	\$ 1,262.00	\$ 3,011.00	\$ 4,880.00
	General Office	\$ 60.00	\$ 19.00	\$ 147.00	\$ 723.00	\$ 4,269.00	\$ 5,217.00
	Research & Dev Center	\$ 60.00	\$ 19.00	\$ 150.00	\$ 739.00	\$ 4,363.00	\$ 5,331.00
	Business Park	\$ 56.00	\$ 18.00	\$ 169.00	\$ 829.00	\$ 4,899.00	\$ 5,971.00
	Commercial / Retail	\$ 39.00	\$ 12.00	\$ 1,849.00	\$ 4,336.00	\$ 10,617.00	\$ 16,853.00





# Development Impact Fee Areas



Information shown on this map is for general reference and should be verified using recorded documents. It should not be used to replace a site survey.

3/30/2020

11" x 8.5"

H:\Projects\Economic and Community Development\2020\Development Impact Fee\

0 0.67 1.33 Miles  
1 inch = 1.33 Miles

## LAND USE DEFINITIONS

### RESIDENTIAL DEVELOPMENT

The residential development categories are based on definitions from the U.S. Census Bureau. Maricopa will collect development fees from all new residential units. One-time development fees are assessed per residential unit.

#### Single-Family Units:

1. **Single-family detached** is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides.

2. **Single-family attached (townhouse)** is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.

3. **Mobile home** includes both occupied and vacant mobile homes, to which no permanent rooms have been added. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.

#### Multi-Family Units:

1. **2+ units (duplexes and apartments)** are units in structures containing two or more housing units, further categorized as units in structures with “2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments.”

2. **Boat, RV, Van, Etc.** includes any living quarters occupied as a housing unit that does not fit the other categories (e.g., houseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, railroad cars, and the like are included only if they are occupied as a current place of residence.

### NONRESIDENTIAL DEVELOPMENT

The nonresidential development categories are based on definitions from Trip Generation, Institute of Transportation Engineers, 10<sup>th</sup> Edition, 2017. Nonresidential development categories represent general groups of land uses that share similar average weekday vehicle trip generation rates and employment densities. Maricopa will collect development fees from all new nonresidential development. One-time development fees are assessed per 1,000 square feet of floor area, or per room for Hotel and Motel.





**Assisted Living:** An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. It commonly has separate living quarters for residents. Its services typically include dining, housekeeping, social and physical activities, medication administration, and transportation. Alzheimer's and ALS care are commonly offered by these facilities, though the living quarters for these patients may be located separately from the other residents. Assisted care commonly bridges the gap between independent living and nursing homes. In some areas of the country, assisted living residences may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required.

**Business Park:** A business park consists of a group of flex-type or incubator one- or two-story buildings served by a common roadway system. The tenant space is flexible and lends itself to a variety of uses; the rear side of the building is usually served by a garage door. Tenants may be start-up companies or small mature companies that require a variety of space. The space may include offices, retail and wholesale stores, restaurants, recreational areas and warehousing, manufacturing, light industrial, or scientific research functions. The average mix is 20 to 30 percent office/commercial and 70 to 80 percent industrial/warehousing.

**Church:** A church is a building in which public worship services are held. A church houses an assembly hall or sanctuary; it may also house meeting rooms, classrooms, and, occasionally, dining, catering, or party facilities.

**Commercial / Retail:** Establishments primarily selling merchandise, eating/drinking places, and entertainment uses. By way of example, *Commercial / Retail* includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, and movie theaters.

**Community College:** This land use includes two-year junior, community, and technical colleges.

**Day Care:** A day care center is a facility where care for pre-school age children is provided, normally during the daytime hours. Day care facilities generally include classrooms, offices, eating areas and playgrounds. Some centers also provide after-school care for school-age children.

**General Office:** A general office building houses multiple tenants; it is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services, such as a bank or savings and loan institution, a restaurant, or cafeteria and service retail facilities.

**Hospital:** A hospital is any institution where medical or surgical care and overnight accommodations are provided to non-ambulatory and ambulatory patients. However, the term "hospital" does not refer to medical clinics (facilities that provide diagnoses and outpatient care only) or nursing homes (facilities devoted to the care of persons unable to care for themselves).

**Hotel:** A hotel is a place of lodging that provides sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool, fitness room), and/or other retail and service shops.



**Industrial Park:** An industrial park contains a number of industrial or related facilities. It is characterized by a mix of manufacturing, service, and warehouse facilities with a wide variation in the proportion of each type of use from one location to another. Many industrial parks contain highly diversified facilities— some with a large number of small businesses and others with one or two dominant industries.

**Light Industrial:** A light industrial facility is a free-standing facility devoted to a single use. The facility has an emphasis on activities other than manufacturing and typically has minimal office space. Typical light industrial activities include printing, material testing, and assembly of data processing equipment.

**Manufacturing:** A manufacturing facility is an area where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary substantially from one facility to another. In addition to the actual production of goods, manufacturing facilities generally also have office, warehouse, research, and associated functions.

**Motel:** A motel is a place of lodging that provides sleeping accommodations and often a restaurant. Motels generally offer free on-site parking and provide little or no meeting space and few (if any) supporting facilities. Exterior corridors accessing rooms—immediately adjacent to a parking lot— commonly characterize motels.

**Research & Dev Center:** A research and development center is a facility or group of facilities devoted almost exclusively to research and development activities. The range of specific types of businesses contained in this land use category varies significantly. Research and development centers may contain offices and light fabrication areas.

**School:** A school includes elementary schools, middle school/junior high schools, high schools, private schools, and charter schools.

**Warehousing:** A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas.