



PUBLIC
FINANCE
ADVISORS

INFRASTRUCTURE IMPROVEMENT PLAN (IIP) & DEVELOPMENT IMPACT FEES (DIF)

APRIL 2024

FEES REVIEWED

- IIP AND DIF FOR THE FOLLOWING SERVICES:
 - PARKS AND RECREATION
 - LIBRARIES
 - POLICE
 - FIRE
 - STREETS

DEVELOPMENT FEES

REQUIRED ELEMENTS (ARIZONA REVISED STATUTES 9-463.05):

- CALCULATE EXISTING AND PROJECTED SERVICE UNITS.
- CALCULATED SERVICE UNIT EQUIVALENCY OR CONVERSION RATIO FOR VARIOUS TYPES OF LAND USES, INCLUDING RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL.
- PROVIDE DESCRIPTION OF EXISTING PUBLIC SERVICES TO MEET EXISTING NEEDS AND LOS CHANGES TO EXISTING USERS.
- PROVIDE AN ANALYSIS OF EXISTING FACILITIES INCLUDING CAPACITY, THE LEVEL OF CURRENT USAGE, AND COMMITMENTS FOR USAGE OF CAPACITY.
- IDENTIFY NEW FACILITIES, INCLUDING A FORECAST OF THE COSTS OF INFRASTRUCTURE, IMPROVEMENTS, REAL PROPERTY, FINANCING, ENGINEERING, AND ARCHITECTURAL SERVICES.

DEVELOPMENT FEES

REQUIRED ELEMENTS (ARIZONA REVISED STATUTES 9-463.05):

- ESTABLISH THE PROPORTIONALITY OF EXISTING AND FUTURE FACILITIES USED BY NEW DEVELOPMENT ACTIVITY.
- DETERMINE THE PROJECTED DEMAND FOR NECESSARY PUBLIC SERVICES OR FACILITY EXPANSIONS REQUIRED BY NEW SERVICE UNITS FOR A PERIOD NOT TO EXCEED TEN YEARS.
- CREATE A FORECAST OF REVENUES GENERATED BY NEW SERVICE UNITS OTHER THAN DEVELOPMENT FEES.

FINDINGS

NORTH SERVICE AREA DEVELOPMENT IMPACT FEE CALCULATIONS:

	DEMAND UNIT	PROPOSED PARK DIF	PROPOSED LIBRARY DIF	PROPOSED POLICE DIF	PROPOSED FIRE DIF	PROPOSED ROAD DIF	TOTAL FEE	EXISTING FEE	INCREASE / (DECREASE)
Single Family	HU	\$791	\$248	\$613	\$946	\$5,942	\$8,540	\$5,473	\$3,067
Multi-Family	HU	\$643	\$201	\$553	\$1,247	\$4,247	\$6,891	\$3,989	\$2,902
Light Industrial	KSF	\$29	\$9	\$78	\$129	\$1,918	\$2,162	\$1,417	\$745
Industrial Park	KSF	\$21	\$7	\$54	\$89	\$1,327	\$1,498	\$964	\$534
Manufacturing	KSF	\$35	\$11	\$76	\$126	\$1,871	\$2,118	\$1,140	\$978
Warehousing	KSF	\$6	\$2	\$27	\$45	\$673	\$754	\$481	\$273
Assisted Living	KSF	\$18	\$6	\$209	\$175	\$1,172	\$1,580	\$793	\$787
Hotel	KSF	\$18	\$5	\$685	\$574	\$3,936	\$5,218	NA**	NA**
Motel	KSF	\$4	\$1	\$287	\$241	\$1,650	\$2,183	NA**	NA**
Church*	KSF	\$8	\$2	\$171	\$196	\$674	\$1,051	\$718	\$333
Day Care	KSF	\$41	\$13	\$2,379	\$1,991	\$10,502	\$14,926	\$8,492	\$6,434
Hospital	KSF	\$52	\$16	\$538	\$450	\$3,011	\$4,068	\$2,053	\$2,015
General Office	KSF	\$60	\$19	\$147	\$258	\$4,269	\$4,752	\$2,769	\$1,983
Research & Dev Center	KSF	\$60	\$19	\$150	\$264	\$4,363	\$4,856	\$3,201	\$1,655
Business Park	KSF	\$56	\$18	\$169	\$296	\$4,899	\$5,438	\$3,495	\$1,943
Commercial/Retail	KSF	\$39	\$12	\$1,849	\$1,548	\$10,617	\$14,065	\$6,867	\$7,198

*Church figures based on the Synagogue category. ITE does not gather employee data for the Church category.

**The amount of impact fees for hotels and motels is based on the number of rooms. The amount of impact fees for churches is based on the number of employees.

FINDINGS

SOUTH SERVICE AREA DEVELOPMENT IMPACT FEE CALCULATIONS:

	DEMAND UNIT	PROPOSED PARK DIF	PROPOSED LIBRARY DIF	PROPOSED POLICE DIF	PROPOSED FIRE DIF	PROPOSED ROAD DIF	TOTAL FEE	EXISTING FEE	INCREASE / (DECREASE)
Single Family	HU	\$791	\$248	\$613	\$2,650	\$5,942	\$10,244	\$6,243	\$4,001
Multi-Family	HU	\$643	\$201	\$553	\$3,493	\$4,247	\$9,137	\$4,508	\$4,629
Light Industrial	KSF	\$29	\$9	\$78	\$361	\$1,918	\$2,395	\$1,794	\$601
Industrial Park	KSF	\$21	\$7	\$54	\$250	\$1,327	\$1,659	\$1,221	\$438
Manufacturing	KSF	\$35	\$11	\$76	\$352	\$1,871	\$2,344	\$1,439	\$905
Warehousing	KSF	\$6	\$2	\$27	\$127	\$673	\$836	\$614	\$222
Assisted Living	KSF	\$18	\$6	\$209	\$491	\$1,172	\$1,896	\$1,003	\$893
Hotel	KSF	\$18	\$5	\$685	\$1,607	\$3,936	\$6,251	NA**	NA**
Motel	KSF	\$4	\$1	\$287	\$674	\$1,650	\$2,617	NA**	NA**
Church*	KSF	\$8	\$2	\$171	\$550	\$674	\$1,405	\$913	\$492
Day Care	KSF	\$41	\$13	\$2,379	\$5,579	\$10,502	\$18,513	\$10,884	\$7,629
Hospital	KSF	\$52	\$16	\$538	\$1,262	\$3,011	\$4,880	\$2,591	\$2,289
General Office	KSF	\$60	\$19	\$147	\$723	\$4,269	\$5,217	\$3,511	\$1,706
Research & Dev Center	KSF	\$60	\$19	\$150	\$739	\$4,363	\$5,331	\$4,058	\$1,273
Business Park	KSF	\$56	\$18	\$169	\$829	\$4,899	\$5,971	\$4,441	\$1,530
Commercial/Retail	KSF	\$39	\$12	\$1,849	\$4,336	\$10,617	\$16,853	\$8,763	\$8,090

*Church figures based on the Synagogue category. ITE does not gather employee data for the Church category.

**The amount of impact fees for hotels and motels is based on the number of rooms, not the number of employees.

THANK YOU

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