

Year 1 Revised Development Review Fee Schedule

Section	Planning and Permitting Fee Schedule	Flat Fees	Variable Fees	Comments
4-01.1.0	GENERAL			
4-01.2.0	Applicable to All Fees			
4-01.2.1	A. Flat rate fees and staff review fees are to be collected prior to staff review of the application, Variable and other fees are collected at the time of approval.			
4-01.2.2	B. All fees are payable to the "City of Tucson."			
4-01.2.3	C. Planning and Development Services Department Zoning fees may be waived for a governmental agency by the City Manager.			
4-01.2.4	D. Any request to vary, waive, or appeal a Planning and Development Services Department fee (other than Zoning fees) is decided by the Mayor and Council.			
4-01.2.5	E. Amendments to the Planning and Permitting Fee Schedule requires approval by the Mayor and Council.			
4-01.2.6	F. Any services not listed in this Fee Schedule, to be charged at the current staff hourly rates (see Hourly Rates section).			
4-01.2.7	G. If any application, project or activity requires significant additional staff time outside the regular scope of work, the City may charge for the additional work based on the standard hourly rate.			
4-01.2.8	H. The fee schedule has been structured to include potential future fee items that may be listed at a \$0.00 amount to be amended after a cost-of-service study.			
4-01.3.0	Refund Policy			
4-01.3.1	A. Staff Review Fees: 80% of staff review fees will be refunded upon request within 180 days of fee payment if an application is withdrawn prior to staff review beginning			
4-01.3.2	B. Research, Analysis and/or Interpretation Fee: 80% of research fee will be refunded upon request within 180 days of fee payment if application is withdrawn prior to research beginning			
4-01.3.3	C. Permit Fees: 80% of permit fees will be refunded upon request within 180 days of fee payment if an application is withdrawn prior to the first inspection			
4-01.3.4	D. Public Process Review Fees: Only refunded for costs not incurred			
4-01.3.5	E. Digital Filing Fees: Not refundable			
4-01.4.0	Terms and Definitions			
4-01.4.1	A. Staff Review includes the review of plans, renderings, designs, layouts, calculations, proposals, and / or any other application or project-related documents submitted to the City.			
4-01.4.2	B. Residential projects are defined as one- and two-family dwellings and their associated structures.			
4-01.4.3	C. Commercial projects are defined as Commercial, Industrial, and Multi-family buildings and their associated structures.			
4-01.4.4	D. Historic: Any building, structure, site, or object that is 50 years of age or older, located within a local or national register historic district or individually listed as historic, will require a Historic Review. Any archaeological resource that is located within a local or national register historic district or individually listed as historic, will require a Historic Review.			
4-01.4.5	E. In calculating fees, all values are rounded up to the nearest fee threshold, except for fees that are based on acreage, which are rounded off to the nearest hundredth of an acre.			
4-01.4.6	F. Acronyms: BCC - Boards Committees and Commissions CofO - Certificate of Occupancy DAIP - Development Area Implementation Plan DDO - Design Development Option HL - Historic Landmark HPZ - Historic Preservation Zone IBC - International Building Code ICC - International Code Council IID - Infill Incentive District LofC - Letter of Completion MH - Mobile / Manufactured Homes MITZ - Major Impact Traffic Zone MP&E - Mechanical, Plumbing, and Electrical		NPZ - Neighborhood Preservation Zone PAD - Planned Area Development PCD - Planned Community Development PDSD - Planning and Development Services Department RNA - Rio Nuevo Area ROW - Right of Way SCZ - Scenic Corridor Zone SNU - Substitution of Non-conforming Use SWF - Small Wireless Facility SWPPP - Storm Water Pollution Prevention Plan TCO - Temporary Certificate of	

Section	Planning and Permitting Fee Schedule	Flat Fees	Variable Fees	Comments
			Occupancy UOD - Urban Overlay District	
4-01.5.0	General Fees			
4-01.5.1	Digital Filing Fee		1% of the total fee, minimum \$17.08	Applies to all activities, inclusive of development applications for all associated City departments.
4-01.5.2	Administrative Review		\$85.39 per hour	For reviews not otherwise specified in this fee schedule
4-01.5.3	Research, Analysis and/or Interpretation Fee - Up to 2 hours of staff time	\$227.70		Includes pre-application submittals
4-01.5.4	Research, Analysis and/or Interpretation Fee - More than 2 hours of staff time		Per hour, minimum 2 hours	Includes pre-application submittals
4-01.5.5	Plan Re-Submittal, beyond first two submittals prior to issuance		25% of original staff review fee	
4-01.5.6	Plan Revision Fee		Per hour, minimum 1 hour, maximum 50% of the total staff review fee	Extensive plan revisions that include more than 50% of project scope require new permit application
4-01.5.7	Staff Review Extension		Per hour, maximum 50% of original staff review fee	
4-01.5.8	Expedited Staff Review - Review completed in half of maximum standard review time		100% of original staff review fee	This fee is charged in addition to the original staff review fee. Expedited review may be obtained upon staff discretion
4-01.5.9	Re-Inspection of a single item, beyond the first two inspections		Per hour, minimum 1 hour	
4-01.5.10	Inspections for which no fee is specifically indicated		Per hour, minimum 1/2 hour	Including inspections related to businesses regulated per Chapter 7 of the Tucson Code
4-01.5.11	Inspections After Regular Business Hours, Weekend and Holidays - Requested or Required		Overtime hourly rate, minimum 2 hours	
4-01.5.12	Work started without Required Permit - Penalty		200% of permit fee	
4-01.5.13	Traffic Control setup without Required Permit - Penalty		100% of permit fee	
4-01.5.14	Use of outside agencies (3rd Party) to provide inspection services			Building permit fees may be reduced no more than 50% (not

Section	Planning and Permitting Fee Schedule	Flat Fees	Variable Fees	Comments
				including Special Inspections). The City of Tucson reserves the right to conduct audit inspections of outside agency inspections.
4-01.5.15	Optional Dispute Resolution Process Fee		Subject to current City contract	(Am. Ord. 11068, 5/14/2013)
4-01.5.16	Printing (first page)	\$1.14		
4-01.5.17	Printing (additional page)	\$0.28		
4-01.5.18	Printing E-plans, per sheet	\$5.12		
4-01.6.0	Hourly Rates			
4-01.6.1	Standard Hourly Rate	\$85.39		
4-01.6.2	Overtime Hourly Rate	\$170.78		
4-01.7.0	Public Process Review Fees			
4-01.7.1	Notification - Mailing - 100'	\$85.39		
4-01.7.2	Notification - Mailing - 400'	\$227.70		
4-01.7.3	Notification - Legal Advertisement - Mayor and Council	\$0.00		This fee may change depending on the location and length of the advertisement.
4-01.7.3	Notification - Legal Advertisement - Zoning Examiner, Planning Commission, Board of Adjustment	\$284.63		This fee may change depending on the location and length of the advertisement.
4-01.7.4	Notification - Site Posting		Based on Actual Cost	Site posting is typically done by the applicant. If the City is requested to do the site posting, a fee will be charged.
4-01.7.5	BCC Review	\$0.00		These are advisory committees established by the Mayor and Council or City Manager for the Public Process Review. This would be the cost of review by the BCC and necessary staff support.
4-01.7.6	Mayor and Council Review	\$0.00		For Rezonings, Special Exceptions, and Plan Amendments, Mayor and Council meetings required for project approval are included in the base fee. Additional meetings or

Section	Planning and Permitting Fee Schedule	Flat Fees	Variable Fees	Comments
4-01.7.7	Zoning Examiner Review	\$0.00		hearings requested by the applicant or necessitated by project issues or changes will be charged at these rates. For Rezoning and Special Exceptions, Zoning Examiner meetings required for project approval are included in the base fee. Additional meetings or hearings requested by the applicant or necessitated by project issues or changes will be charged at these rates.
4-01.7.8	Planning Commission Review	\$0.00		For Plan Amendments, Planning Commission meetings required for project approval are included in the base fee. Additional meetings or hearings requested by the applicant or necessitated by project issues or changes will be charged at these rates.
4-01.8.0	Appeals			
4-01.8.1	Appeal of Decision to the Board of Adjustment - Staff Review	\$ 341.55		
4-01.8.2	Appeal of Decision to the Board of Appeals - Staff Review	\$273.24		
4-01.8.3	Appeal of Decision to the Building Official - Staff Review	\$136.62		
4-01.8.4	Appeal of Decision to Mayor and Council - Staff Review	\$683.10		
4-01.8.5	Appeal to the Design Review Board - Staff Review	\$82.80		
4-01.8.6	All Appeals - Public Review			Please refer to Public Process Review Fees section

Section	Planning and Permitting Fee Schedule	Flat Fees	Variable Fees	Comments
4-01.8.7	All Appeals - Public Notification			Please refer to Public Process Review Fees section
4-01.9.0	Assurances			
4-01.9.1	Establishment of Assurance	\$0.00		
4-01.9.2	Substitution of Assurance	\$103.50		(Am. Ord. 11068, 5/14/2013)
4-02.1.0	BUILDING			
4-02.2.0	Building Staff Review Fee			
4-02.2.1	Building Staff Review and Deferred Submittal, per IBC as amended - Residential		50% of building permit fee	
4-02.2.2	Building Staff Review and Deferred Submittal, per IBC as amended - Commercial		65% of building permit fee	
4-02.2.3	Use of outside agencies (3rd Party) to provide building staff review services			Building staff review fees may be reduced no more than 60%
4-02.2.4	Deferred Submittal of Staff Review		25% of building staff review fee	Including but not limited to structural, architectural, energy, for mechanical, plumbing, and electrical work.
4-02.3.0	Model Plans			
4-02.3.1	Building Staff Review and Model Plan Activation		50% of building permit fee + \$23.81 for each additional exterior design elevation	Model Plans are limited to new residential construction and expire after 12 months.
4-02.3.2	Building Staff Review for an active Model Plan approved in a different subdivision or by a jurisdiction having an Intergovernmental Agreement with the City of Tucson	\$310.50	-	
4-02.3.3	Site Plan Staff Review for each use of an active Model Plan	\$56.93		
4-02.3.4	Model Plan Renewal		50% of building permit fee	Model Plans may only be renewed if reviewed under the currently adopted building code edition. Building Valuation must be updated to the current

Section	Planning and Permitting Fee Schedule	Flat Fees	Variable Fees	Comments
				Construction Valuation Table prior to renewal.
4-02.4.0	Building Permit Fees for New Construction			
4-02.4.1	Construction Valuation Table	Base fee	Increment per additional \$1,000	
4-02.4.2	\$1 to \$2,000	\$86.53	\$0.00	
4-02.4.3	\$2,000.01 to \$25,000	\$86.53	\$22.20	
4-02.4.4	\$25,000.01 to \$50,000	\$597.14	\$15.73	
4-02.4.5	\$50,000.01 to \$100,000	\$990.38	\$9.37	
4-02.4.6	\$100,000.01 to \$500,000	\$1,458.88	\$8.00	
4-02.4.7	\$500,000.01 to \$1,000,000	\$4,658.88	\$6.43	
4-02.4.8	\$1,000,000.01 and above	\$7,873.88	\$5.30	
4-02.7.0	Phased Construction			
4-02.7.1	Building Permits for new buildings may be separated into a maximum of two phases for Residential, and four phases for Commercial. Phased construction must be identified prior to submission of first plan package. Phases may be combined at the aggregate value of all phases combined. The percentage identified applies to Building Staff Review Fee and Building Permit Fees. Phased Construction for multiple buildings requires a separate Building Permit for each building. A Letter of Completion may be obtained for initial Phases and a Certificate of Occupancy for the final Phase.			
4-02.7.2	Phased Projects - Residential - Phase 1 - Foundation		25% of building fee	
4-02.7.3	Phased Projects - Residential - Phase 2 - Completion		75% of building fee	
4-02.7.4	Phased Projects - Commercial - Phase 1 – Foundation Only		25% of building fee	Concrete, pilings, caissons, shoring. No above grade construction.
4-02.7.5	Phased Projects - Commercial - Phase 2 – Superstructure		25% of building fee	Wood, concrete, or steel framing, elevator shafts, floors, and roof structures
4-02.7.6	Phased Projects - Commercial - Phase 3 – Building Shell & Core		25% of building fee	Exterior walls, windows, glazing, exterior wall covering, mechanical, plumbing, electrical (no interior wall coverings other than fire rated assemblies)
4-02.7.7	Phased Projects - Commercial - Phase 4 – Interior Fit-out		25% of building fee	Interior finishes, fixtures, appliances, equipment, furniture, millwork, etc.
4-02.8.0	Residential and Commercial Alterations			

Section	Planning and Permitting Fee Schedule	Flat Fees	Variable Fees	Comments
4-02.8.1	Applicants must provide a copy of the contract signed by both contractor and client identifying the value of all work to be performed as a basis for the fee, to be charged in accordance with the current ICC Valuation Table. If this documentation is not available, alterations to existing buildings shall be assigned a valuation based on a percentage of the total building valuation in accordance with the current ICC Valuation Table. The percentage used shall be determined by the level of alteration per the International Existing Building Code as detailed below:			
4-02.8.2	Residential - Level 1 Alteration		5% of standard valuation	Removal and replacement of existing materials and equipment, or fixtures
4-02.8.3	Residential - Level 2 Alteration		15% of standard valuation	Re-configuration of space, the addition or elimination of any door or window, re-configuration or extension of any system, or the installation of any additional equipment
4-02.8.4	Residential - Level 3 Alteration		30% of standard valuation	Alterations where the work area exceeds 50% of the building area
4-02.8.5	Commercial - Level 1 Alteration		5% of standard valuation	Removal and replacement of existing materials and equipment, or fixtures
4-02.8.6	Commercial - Level 2 Alteration		20% of standard valuation	Re-configuration of space, the addition or elimination of any door or window, re-configuration or extension of any system, or the installation of any additional equipment
4-02.8.7	Commercial - Level 3 Alteration		35% of standard valuation	Alterations where the work area exceeds 50% of the building area
4-02.9.0	Trade Permits			
4-02.9.1	Trade Permits include items on the following list. Quantity of items must be identified for each category. A. Electric Clearance Only (no new work) B. Gas Clearance Only (no new work) C. Replace Electric Service Panel (like for like; up to 400 amps) D. Upgrade/Modify Electric Service Panel (up to 400 amps)	\$118.51		Includes up to ½ hour of staff review and permit processing and 2 inspections. Additional time to review or inspect shall be charged at the appropriate hourly rate minimum ½ hour. Items not listed may be required to have a valuation assigned. A general contractor must be identified for multiple trade disciplines.

Section	Planning and Permitting Fee Schedule	Flat Fees	Variable Fees	Comments
	E. New Electrical Circuit (max two 20 amp branches) F. Air Conditioner/Heater Repair/Replace (max 2) G. Fixed Appliance H. Plumbing Fixture Repair/Replace I. Sewer Line/Building Drain Repair/Replace J. Water Heater Installation (like for like) K. Water Heater Installation (modify fuel type) L. Water Service Line Repair/Replace			
4-02.9.2	Trade Permits - 2 or more items		\$118.51 for first item + \$20.70 for each additional item	Time to review or inspect shall be charged at the appropriate hourly rate minimum ½ hour. Items not listed may be required to have a valuation assigned. A general contractor must be identified for multiple trade disciplines.
4-02.9.3	Solar Permits - Photovoltaic Electrical Systems - 1 to 30 PV panels	\$112.82		Includes inverter and panel racking. Additional equipment is subject to Supplementary Equipment fees per section 4-02.8.7.
4-02.9.4	Solar Permits - Photovoltaic Electrical Systems - 31 - 100 PV panels	\$184.23		
4-02.9.5	Solar Permits - Photovoltaic Electrical Systems - 101 or more PV panels		\$184.23 + \$1.04 for each panel over 100	
4-02.9.6	Shade structures and solar tracking equipment		Same as Building Permit Fees for New Construction	
4-02.9.7	Supplementary Equipment for Photovoltaic Electrical Systems		\$25.88 for each additional item	Supplementary equipment includes service upgrades, service panel relocations, electrical vehicle chargers and similar equipment.
4-02.9.8	Site Utility – sewer / water (supply)		3 hours	Supply lines for sewer / water 5' from building footprint to property line.

Section	Planning and Permitting Fee Schedule	Flat Fees	Variable Fees	Comments
4-02.9.9	Private Sewer		Hourly, minimum 2 hours	Review of private sewer plans previously approved by PDEQ.
4-02.10.0	Certificate of Occupancy and Other Miscellaneous Fees			
4-02.10.1	CofO for address without permit issued in prior 360 days	\$68.31		Staff review fee will be charged at the standard hourly rate, as necessary
4-02.10.2	TCO	\$672.75		Valid for 30 days
4-02.10.3	TCO Renewal	\$258.75		Valid for 30 days
4-02.10.4	Annual Permit for Registered Plants (Per facility) < 1,000,000 sq ft	\$1,162.41		
4-02.10.5	Annual Permit for Registered Plants (Per facility) > 1,000,000 sq ft	\$2,324.82		
4-02.10.6	Day Care - Home Occupation (except child care)	\$182.16		
4-02.10.7	Private Swimming Pool		\$672.75 + plan review fee at standard hourly rate, minimum 1 hour	Equipment and optional components such as barbeques, fire pits, pool heaters, etc, are subject to additional Trade Permit fees.
4-02.10.8	Public or Semi-public Swimming Pool		\$1,428.30 + plan review fee at standard hourly rate, minimum 1 hour	Equipment and optional components such as barbeques, fire pits, pool heaters, etc, are subject to additional Trade Permit fees.
4-02.10.9	Swimming Pool having Valuation greater than \$100,000		\$3,601.80 + plan review fee at standard hourly rate, minimum 1 hour	Equipment and optional components such as barbeques, fire pits, pool heaters, etc, are subject to additional Trade Permit fees.
4-02.10.10	Spa		\$310.50 + plan review fee at standard hourly rate, minimum 1/2 hour	Equipment and optional components such as barbeques, fire pits, pool heaters, etc, are subject to additional Trade Permit fees.
4-02.10.11	Masonry Walls		\$15.53 + \$31.05 per 500 square feet of surface area + plan review fee at standard	

Section	Planning and Permitting Fee Schedule	Flat Fees	Variable Fees	Comments
4-02.10.12	Wood and Metal Fences		hourly rate, minimum ½ hour \$25.88 + \$5.18 per 100 linear feet + plan review fee at standard hourly rate, minimum ½ hour	
4-02.11.0	Demolition			
4-02.11.1	Billboard Demolition	\$170.78		This fee applies to the structural review and inspections. Additional sign review fees apply; refer to Sign Permit Fees section.
4-02.11.2	Interior and/or Exterior Demolition		\$77.63 per 5,000 sq ft of area to be demolished, per floor	For exterior demolitions, any building, structure, site, or object that is 50 years or older, located within a local or national register historic district, or individually listed as historic, will require additional fees for Historic Review, as listed in the Historic Fees section.
4-02.12.0	MH - Manufactured homes, modular buildings, recreational vehicles, and tiny houses			
4-02.12.1	Residential MH units on permanent foundation, per foundation	\$52.37		Separate permit required from the State of Arizona Department of Housing – Manufactured Housing Division
4-02.12.2	Commercial and Industrial MH buildings	\$77.63		Separate permit required from the State of Arizona Department of Housing – Manufactured Housing Division
4-02.12.3	Temporary construction trailers and offices, per building	\$103.50		
4-02.12.4	Additions and Renovations to MH		Same as Building Staff Review and Permit Fee	
4-03.1.0	SITE REVIEW			
4-03.2.0	Grading Plan and Associated Reviews			

Section	Planning and Permitting Fee Schedule	Flat Fees	Variable Fees	Comments	
4-03.2.1	Grading and SWPPP Review, per sheet - first two submittals	\$208.35		Includes first two submissions for staff review prior to permit issuance	
	Grading and SWPPP Review, per sheet - additional submittals		\$85.39 per hour, minimum 1 hour		
4-03.2.2	Other Reviews, per each: i. Drainage Report ii. Geotechnical Report iii. Environmental Resources Report iv. Hillside Development Zone Review v. Letter of Map Revision	\$208.35		Includes first two submissions for staff review prior to permit issuance. Fees are referenced in Chapter 26-11.2(J)	
	Differential Grading		\$85.39 per hour, minimum 2 hours		
4-03.3.0	Floodplain Fees				
4-03.3.1	Floodplain Use Permit - Staff Review	\$51.75		Also applies to Floodplain Use Permits issued by the Department of Transportation.	
4-03.3.2	Floodplain Delineation - Staff Review	\$51.75			
4-03.3.3	Floodplain Use Report - Staff Review	\$155.25			
4-03.3.4	Floodplain Use Report Resubmittal - Staff Review	\$310.50			
4-03.3.5	Flood Zone Status - Staff Review	\$15.53			
4-03.3.6	Elevation Certificate	\$41.40			
4-03.4.0	Grading Permits				
4-03.4.1	Grading Permit Calculation Table	0 - 2 Acres	2.01 - 10 acres	10.01 - 50 acres	50.01 acres or greater
	1 - 1,000 cubic yards - First 100 cubic yards	\$ 113.85	\$ 108.16	\$ 102.47	\$ 91.08
	1 - 1,000 cubic yards - Each additional 100 cubic yards	\$ 42.69	\$ 40.56	\$ 38.43	\$ 34.16
	1,001 - 10,000 cubic yards - First 1,001 cubic yards	\$ 498.09	\$ 473.19	\$ 448.29	\$ 398.48
	1,001 - 10,000 cubic yards - Each additional 1,000 cubic yards	\$ 42.69	\$ 40.56	\$ 38.43	\$ 34.16
	10,001 - 100,000 cubic yards - First 10,001 cubic yards	\$ 882.34	\$ 838.23	\$ 794.10	\$ 705.87
	10,001 - 100,000 cubic yards - Each additional 10,000 cubic yards	\$ 170.78	\$ 162.24	\$ 153.70	\$ 136.62
	100,001 cubic yards or more - First 10,001 cubic yards	\$ 2,419.31	\$ 2,298.35	\$ 2,177.38	\$ 1,935.45
	100,001 cubic yards or more - Each additional 100,000 cubic yards	\$ 170.78	\$ 162.24	\$ 153.70	\$ 136.62

Section	Planning and Permitting Fee Schedule	Flat Fees	Variable Fees	Comments
4-03.5.0	Site Plan Staff Review Fees			
4-03.5.1	Site Plan - Staff Review - 0 - 2.00 acres	\$1,060.88		Projects that require no more than 6 hours of plan review may be charged at hourly rates.
4-03.5.2	Site Plan - Staff Review - 2.01 - 10.00 acres		\$1,630.13+ \$113.85 per acre	
4-03.5.3	Site Plan - Staff Review - 10.01 - 50.00 acres		\$3,053.25+ \$85.39 per acre	
4-03.5.4	Site Plan - Staff Review - 50.01 acres or greater		\$5,899.50+ \$56.93 per acre	
4-03.5.5	All Site Plan Staff Reviews - Design Professional Review	\$77.63		Applicable when reviewing a Privacy Mitigation or Architectural Variation Plan required by a Flexible Lot Development. (Am. Ord. 11068, 5/14/2013)
4-03.5.6	Site Plan - Staff Review - PAD Requirements	\$0.00		
4-03.5.7	Site Plan - Staff Review - HPZ / HL Requirements	\$0.00		
4-03.5.8	Site Plan - Staff Review - IID / UOD Requirements	\$0.00		Includes RNA
4-03.5.9	Site Plan - Staff Review - NPZ Requirements	\$0.00		
4-03.6.0	Special District Review Fees			
4-03.6.1	HPZ - Minor - Staff Review	\$113.85		Includes demolition applications for intrusions
4-03.6.2	HPZ – Major – Staff Review	\$182.16		
4-03.6.3	All HPZ – Public Notification and BCC Review			Any required notifications and BCC review will be charged according to the Public Process Fees section.
4-03.6.4	NPZ – Modifications and Improvements ≤ 400SF Gross Floor Area – Staff Review	\$25.88		These are improvements such as fences that do not have square footage.
4-03.6.5	NPZ – Modifications and Improvements ≤ 400SF Gross Floor Area – Design Professional Review		\$77.63 per hour	These are improvements such as fences that do not have square footage. All projects will be charged 1 hour of Design Professional Review.

Section	Planning and Permitting Fee Schedule	Flat Fees	Variable Fees	Comments
4-03.6.6	NPZ – Modifications and Improvements between 401SF and 800SF Gross Floor Area – Staff Review	\$155.25		
4-03.6.7	NPZ – Modifications and Improvements between 401SF and 800SF Gross Floor Area – Design Professional Review		\$77.63 per hour	All projects will be charged 1 hour of Design Professional Review.
4-03.6.8	NPZ – Modifications and Improvements > 800 SF – Staff Review		\$155.25 for the first 800SF of Gross Floor Area plus \$77.63 for each additional 400SF of Gross Floor Area. Not to exceed \$1009.13.	
	NPZ – Modifications and Improvements – 800 SF - Design Professional		\$77.63 per hour	All projects will be charged 1 hour of Design Professional Review.
4-03.6.10	All NPZ – Public Notification and BCC Review	Per Section 4-01.7 Public Notice		Any required notifications and BCC Review will be charged according to the Public Process Fees section.
4-03.6.11	IID / UOD – Minor – Staff Review	\$258.75		Includes RNA reviews
4-03.6.12	I-D / UOD-- Minor - Design Professional Review		\$77.63 per hour	
4-03.6.13	IID / UOD – Major – Staff Review	\$517.50		
4-03.6.14	I-D / UOD-- Major - Design Professional Review		\$77.63 per hour	
4-03.6.15	All IID / UOD – Public Notification and BCC Review	Per Section 4-01.7 Public Notice		Any required notifications and BCC review will be charged according to the Public Process Fees section.
4-03.7.0	Historic Review Fees			
4-03.7.1	Historic – Any applications – Staff Review – Minor	\$113.85		Any building, structure, site, or object located within a national register historic district, or individually listed or eligible for listing as historic, will require a Historic Review. Only applies to reviews outside of a HPZ, otherwise, HPZ fees apply.

Section	Planning and Permitting Fee Schedule	Flat Fees	Variable Fees	Comments
4-03.7.2	Historic – Any applications – Staff Review – Major	\$182.16		Any building, structure, site, or object located within a national register historic district, or individually listed or eligible for listing as historic, will require a Historic Review. Only applies to reviews outside of a HPZ, otherwise, HPZ fees apply.
4-03.7.3	Historic – Any applications – Public Notification and BCC Review	Per Section 4-01.7 Public Notice		Any required notifications and BCC Review will be charged according to the Public Process Fees section.
4-03.8.0	Design Development Option (DDO)			
4-03.8.1	DDO – Landscaping and Screening – Staff Review	\$341.55		
4-03.8.2	DDO – Setback and Height – Single Family Residential – Staff Review	\$256.16		
4-03.8.3	DDO – Setback and Height – Multi-Family Residential – Staff Review	\$256.16		
4-03.8.4	DDO - Setback and Height - Commercial - Staff Review	\$256.16		
4-03.8.5	All DDO - Public Notification and BCC Review	Per Section 4-01.7 Public Notice		Any required notifications and BCC Review will be charged according to the Public Process Fees section.
4-03.9.0	Subdivision Plat Fees			
4-03.9.1	Subdivision Plat 0 - 2.00 acres	\$1,138.50		Calculation to include the entire site area rounded to the nearest one-tenth of an acre.
4-03.9.2	Subdivision Plat 2.01 - 10.00 acres		\$1,707.75+ \$113.85 per acre	Calculation to include the entire site area rounded to the nearest one-tenth of an acre.
4-03.9.3	Subdivision Plat 10.01 - 50.00 acres		\$2,846.25+ \$85.39per acre	Calculation to include the entire site area rounded to the nearest one-tenth of an acre.

Section	Planning and Permitting Fee Schedule	Flat Fees	Variable Fees	Comments
4-03.9.4	Subdivision Plat 50.01 acres or more		\$5,692.50+ \$56.93 per acre	Calculation to include the entire site area rounded to the nearest one-tenth of an acre.
4-03.9.5	All Subdivision Plats - Design Professional Review			Applicable when reviewing a Privacy Mitigation or Architectural Variation Plan required by a Flexible Lot Development. (Am. Ord. 11068, 5/14/2013)
4-04.1.0	SIGN FEES			
4-04.2.0	Sign Plan Staff Review Fees			For historic landmark signs, refer to Historic Review Fees section.
4-04.2.1	Permanent Signs - Billboard Demolition - Staff Review	\$170.78		
4-04.2.2	Permanent Signs - Change of Copy - Staff Review	\$85.39		
4-04.2.3	Permanent Signs - Repair - Staff Review	\$256.16		
4-04.2.4	Permanent Signs - 1 to 10 Signs - Staff Review	\$341.55		
4-04.2.5	Permanent Signs - More than 10 Signs - Staff Review	\$597.71		
4-04.2.6	Sign Review - HPZ / HL Requirements	\$170.78		
4-04.2.7	Sign Review - NPZ Requirements	\$85.39		
4-04.2.8	Sign Review - IID / UOD Requirements	\$256.16		Includes RNA
4-04.2.9	Sign Review - PAD Requirements	\$341.55		
4-04.2.10	Sign Review - SCZ Requirements	\$341.55		
4-04.2.13	Sign Review - Electrical Requirements	\$85.39		
4-04.2.14	Sign Review - Outdoor Lighting Code Requirements	\$85.39		
4-04.2.15	Sign Review - New Freeway Sign / Billboard Requirements	\$512.33		
4-04.2.16	Sign Review - Pedestrian Business District Requirements	\$170.78		
4-04.2.17	Sign Review - Structural Requirements	\$170.78		
4-04.3.0	Sign Permit Fees			

Section	Planning and Permitting Fee Schedule	Flat Fees	Variable Fees	Comments
4-04.3.1	Permanent Signs - New Sign - Permit Valuation Table	Fee per permit		
4-04.3.2	\$1 to \$2,000	\$85.39		
4-04.3.3	\$2,000.01 to \$5,000	\$128.08		
4-04.3.4	\$5,000.01 to \$8,000	\$170.78		
4-04.3.5	\$8,000.01 to \$12,000	\$256.16		
4-04.3.6	\$12,000.01 to \$15,000	\$341.55		
4-04.3.7	\$15,000.01 to \$20,000	\$384.24		
4-04.3.8	\$20,000.01 to \$30,000	\$426.94		
4-04.3.9	\$30,000.01 to \$40,000	\$469.63		
4-04.3.10	\$40,000.01 and above	\$640.41		
4-04.3.11	Permanent Signs - Sign Repair - Permit	\$170.78		
4-04.3.12	Permanent Signs - Template Fee as a result of Master Sign Program - Permit	\$256.16		
4-04.4.0	Master Sign Program			
4-04.4.1	Master Sign Program - Permanent Signs - Staff Review	\$341.55		More than one modification may be requested in the same application for the same fee.
4-04.4.2	Master Sign Program - Portable Signs - Staff Review	\$170.78		More than one modification may be requested in the same application for the same fee.
4-04.4.3	Master Sign Program - Public Notification and BCC Review			Any required notifications and BCC Review will be charged according to the Public Process Fees section.
4-04.4.4	Master Sign Program - Design Professional Review		\$77.63 per hour, 4 hours minimum	
4-05.1.0	REZONING, MODIFICATIONS, PLAN AMENDMENTS, AND SPECIAL EXCEPTIONS			
4-05.2.0	Staff Review Fee Calculation Table			
4-05.2.2	SR, RX-1, RX-2, IR, RH, SH: Up to 30 acres		\$910.80 + \$113.85 per acre	
4-05.2.3	SR, RX-1, RX-2, IR, RH, SH: More than 30 acres		\$1,707.75+ \$85.39 per acre	
4-05.2.4	R-1, MH-1, P, O-1: Up to 30 acres		\$2,277+ \$199.24 per acre	
4-05.2.5	R-1, MH-1, P, O-1: More than 30 acres		\$3,130.88+ \$170.78 per acre	
4-05.2.6	R-2, MH-2, RV, O-2, NC, RVC: Up to 30 acres		\$2,846.25+ \$284.63 per acre	
4-05.2.7	R-2, MH-2, RV, O-2, NC, RVC: More than 30 acres		\$4,554+ \$227 per acre	

Section	Planning and Permitting Fee Schedule	Flat Fees	Variable Fees	Comments
4-05.2.8	R-3, O-3, C-1, MU: Up to 30 acres		\$3,700.13+ \$341.55 per acre	
4-05.2.9	R-3, O-3, C-1, MU: More than 30 acres		\$5,407.88+ \$284.63 per acre	
4-05.2.10	C-2, C-3, OCR-1, OCR-2, PI, I-1, I-2: Up to 30 acres		\$4,554+ \$683.10 per acre	
4-05.2.11	C-2, C-3, OCR-1, OCR-2, PI, I-1, I-2: More than 30 acres		\$7,969.50+ \$569.25 per acre	
4-05.2.12	HL	\$341.55		
4-05.2.13	HPZ		\$341.55 + \$51.75 per acre	
4-05.2.14	NPZ		\$341.55 + \$51.75 per acre	
4-05.2.15	IID / UOD		\$341.55 + \$51.75 per acre	
4-05.2.16	PAD Zone		\$22,770+ \$227.70 per acre	
4-05.2.17	PCD Zone		\$22,770+ \$227.70 per acre	
4-05.2.18	PCD Development Area Implementation Plan		\$22,770+ \$227.70 per acre	
Rezoning, Modifications, Plan Amendments, and Special Exceptions Fees				
4-05.3.0				
4-05.3.1	PDSD Director Special Exception Procedure	\$284.63		Uses identified in use Table 4.8; PCD Administrative Modification; PAD Minor Modification
4-05.3.2	PDSD Directors Decision with Full Review	\$853.88		Minor change to site plan, condition, DP or Plat; PCD Development Area Implementation Plan; Rezoning minor amendment to PDP
4-05.3.3	Zoning Examiner Special Exception Procedure		75% of staff review fee	Uses identified in use Table 4.8; Expansions of nonconforming uses; Substitutions of nonconforming uses; PCD Minor Amendment
4-05.3.4	Mayor & Council Special Exception Procedure		100% of staff review fee	Uses identified in use Table 4.8
4-05.3.5	Zoning Examiner Legislative Procedure		100% of staff review fee	Rezoning; PAD rezoning; PCD rezoning; PCD major amendment; Overlay Zone including Historic Landmark and HPZ Boundary; Change of zoning request, remanded by M&C to ZE for new Public Hearing

Section	Planning and Permitting Fee Schedule	Flat Fees	Variable Fees	Comments
4-05.3.6	Minor Change – Mayor & Council Public Meeting	\$1,138.50		Rezoning minor change to conditions, site plan, DP, plat
4-05.3.7	Major Change – Mayor & Council Public Hearing		100% of staff review fee	Rezoning Major Amendment to Conditions or PDP, Reactivation of Expired Rezoning Case
4-05.3.8	Time Extension Public Meeting		33% of staff review fee	
4-05.3.9	Time Extension Public Hearing		75% of staff review fee	
4-05.3.10	Land Use Plan Adoption and Amendment Procedure		40% of staff review fee	
4-05.3.11	Additional Meeting/Hearing	\$0		
	Refunds on Change of Zoning Fees			
4-05.3.12	Minimal amount of staff review (within 20 days of application)		100% of the staff review fee	
4-05.3.13	After staff review		60% of the staff review fee	
4-05.3.14	After staff report but prior to public hearing ad		40% of the staff review fee	
4-05.3.15	After public hearing ad but prior to public hearing		25% of the staff review fee	
4-05.3.16	After zoning examiner public hearing		100% of ordinance display ad fee	
4-05.4.0	Modification and In-Lieu			
	Parking Design	\$683.10		
4-05.4.1	Modification Request			
	Technical Standard	\$683.10		
4-05.4.2	Modification Request			
4-05.5.0	Protected Development Right Plans			
4-05.5.1	Protected Development - Non-Phased Development Review		\$569.25 + 30% of the original development review fee paid	
4-05.5.2	Protected Development - Phased Development Review		\$569.25 + 50% of the original development review fee paid	In no instance shall the application and percentage fee for a PDR request exceed the amount of the original development review fee. (Am. Ord. 11068, 5/14/2013)
4-05.6.0	Temporary Use			
4-05.6.1	Temporary Use Permit - Staff Review - Residential	\$91.08		(Am. Ord. 11068, 5/14/2013)

Section	Planning and Permitting Fee Schedule	Flat Fees	Variable Fees	Comments
4-05.6.2	Temporary Use Permit - Staff Review - Commercial	\$182.16		Includes portable donation bins (Am. Ord. 11068, 5/14/2013)
4-05.6.3	Mobile Vendor (aka Peddler) - Staff Review	\$170.78		Applies to both initial permit application and renewals. (Ord. 11068, 5/14/2013)
4-05.7.0	Variance - Board of Adjustment (B/A)			
4-05.7.1	Variance Involving Construction - Residential - Staff Review	\$227.70		More than one variance may be requested in the same application for the same fee. (Am. Ord. 11068, 5/14/2013)
4-05.7.2	Variance Involving Construction - Commercial - Staff Review	\$683.10		More than one variance may be requested in the same application for the same fee. (Am. Ord. 11068, 5/14/2013)
4-05.7.3	Variance Not Involving Construction - Residential/Commercial - Staff Review	\$341.55		More than one variance may be requested in the same application for the same fee.
4-05.7.4	All Variances – Public Notification and BCC Review			Any required notifications and BCC Review will be charged according to the Public Process Fees section.
4-05.8.0	Zoning Determination, Certification of Zoning, Nonconforming Use (confirmation and substitution)			
4-05.8.1	Zoning Administrator Determination - Research, Analysis and Interpretation Fee			Refer to Research, Analysis and Interpretation Fee under General section. (Am. Ord. 11068, 5/14/2013)
4-05.8.2	Certification of Zoning - Research, Analysis and Interpretation Fee			Refer to Research, Analysis and Interpretation Fee under General section. (Am. Ord. 11068, 5/14/2013)
4-05.8.3	Confirmation of Non-conforming Use - Research, Analysis and Interpretation Fee			Refer to Research, Analysis and Interpretation Fee under General section. (Am. Ord. 11068, 5/14/2013)
4-05.8.4	Medical Marijuana Cultivation and Dispensary Application - Research,			Refer to Research, Analysis and

Section	Planning and Permitting Fee Schedule	Flat Fees	Variable Fees	Comments
4-05.8.5	Analysis and Interpretation Fee SNU - Same Land Use Class - Research, Analysis and Interpretation Fee			Interpretation Fee under General section. Refer to Research, Analysis and Interpretation Fee under General section. (Am. Ord. 11068, 5/14/2013)
4-05.8.6	SNU - Different Land Use Class			Refer to Special Exceptions section. (Am. Ord. 11068, 5/14/2013)
4-06.1.0	FIRE			
4-06.2.0	FIRE CONSTRUCTION PERMIT FEES			
4-06.3.0	Fire Review Fees			
4-06.3.1	New Construction - Building Permits - New Commercial and Commercial Additions - Staff Review		3% of building permit fee	Includes pre-submittals and development plans. Includes Multi-Family Residential.
4-06.3.2	New Construction - Building Permits - Commercial Alterations - Staff Review		2.5% of building permit fee	
4-06.3.3	New Construction - Building Permits - New Commercial and Commercial Additions and Alterations - Inspections		2% of building permit fee	
4-06.3.4	New Construction – Water Plan Review	\$258.75		Includes review and “mylar” signature.
4-06.4.0	Automatic Extinguishing Systems			
4-06.4.1	Special Hazard System - New Installation or Modification, per 5,000 sq ft	3 hours		Clean Agent, Dry Chemical, CO2, Carbon Dioxide, and other Special Extinguishing Systems.
4-06.4.2	Cooking Suppression System - New or Modification	2 hours		
4-06.4.3	Fire Sprinkler System - New	2 hours + \$.01/sf		
4-06.4.4	Fire Sprinkler System - Underground Fire Line (Supply)	3 hours		
4-06.4.5	Fire Sprinkler System Modification	2 hours + \$2.33/head (over 20 heads)		
4-06.4.6	Fire Sprinklers 13D, per 5,000 sq ft	3 hours		
4-06.4.7	Fire Sprinkler Systems Standpipe or In Rack Storage System	3 hours		
4-06.4.8	Commercial Fire Pumps and Related Equipment	6 hours		

Section	Planning and Permitting Fee Schedule	Flat Fees	Variable Fees	Comments
4-06.5.0	Fire Alarm Systems			
4-06.5.1	Building Fire Alarm System - New	4 hours + \$.01/sf		
4-06.5.2	Dedicated Function Fire Alarm System - New	4 hours + \$.01/sf		
4-06.5.3	Fire Alarm Systems - Modification, < 20 devices	2 hours		For 21 or more fire alarm devices. Permit fee will be treated as a new system.
4-06.5.4	Fire Protection System - Monitoring - New or Modification	2 hours		
4-06.6.0	Above Ground (AST) and Underground (UST) Storage Tanks			
4-06.6.1	Above Ground Tank, No Underground Piping – Install	4 hours		Additional Trade Permit(s) may be required; refer to Trade Permits section.
4-06.6.2	Above Ground Tank, With Underground Piping – Install	4 hours		Additional Trade Permit(s) may be required; refer to Trade Permits section.
4-06.6.3	Above Ground Tank – Removal	2 hours		Additional Trade Permit(s) may be required; refer to Trade Permits section.
4-06.6.4	Underground Ground Tank - Install	4 hours		Additional Trade Permit(s) may be required; refer to Trade Permits section.
4-06.6.5	Underground Ground Tank - Removal	4 hours		Additional Trade Permit(s) may be required; refer to Trade Permits section.
4-06.6.6	AST/UST Tank – Modification	2 hours		Additional Trade Permit(s) may be required; refer to Trade Permits section.
4-06.7.0	Other Fire Construction Permits			
4-06.7.1	Other Construction Permits Not Listed Above	2 hours		
4-06.8.0	FIRE OPERATIONAL PERMITS			
4-06.8.1	General Operational Permits			
4-06.8.2	Operational Permits not Listed Below	2 hours		
4-06.9.0	State Licensed Facility Operational Permits			
4-06.9.1	State Licensed Facility - Annual Hospitals, Group	1 hour + \$10.35/bed		

Section	Planning and Permitting Fee Schedule	Flat Fees	Variable Fees	Comments
	Home, Behavioral Health Facility			
4-06.9.2	State Licensed Facility - Annual - Care Facility or Preschool, per 50 persons	1 hour		
4-06.9.3	State Licensed Schools - Private or Charter (Charters under 5,000 sq ft), per 10 classrooms	2 hours + 1 hour each additional 10 classrooms		
4-06.9.4	State Licensed Facility - Inspections - Other Facilities (not listed above)	1 hour		
4-06.10.0	Special Event Operational Permits			
4-06.10.1	Special Event	2 hours		50% of the fee will be waived for Non-Profits. Includes Extension of Premises.
4-06.10.2	Temporary Tent, Membrane Structures, Special Event Structures	2 hours		Additional Trade Permit(s) may be required; refer to Trade Permits section.
4-06.10.3	Temporary Tent, Membrane Structures, Special Event Structures (each additional)	1 hour		Additional Trade Permit(s) may be required; refer to Trade Permits section.
4-06.10.4	Fireworks Display	6 hours		
4-06.10.5	Consumer Fireworks	\$86.42		
4-06.10.6	Pyrotechnics	Per hour, minimum 2 hours		
4-06.11.0	Fire Code Appeal			
4-06.11.1	Fire Code Official Appeal	3 hours		
4-07.1.0	TRANSPORTATION			
4-07.1.1	Applicable to all fees in Section 4-07, TRANSPORTATION, A permit shall expire for work not started within thirty (30) days or completed within sixty (60) days after issuance of a permit, and a new permit shall be required before beginning or completing the work.			
4-07.1.2	Fog Seal		Fee per Private Improvement Agreements (PIA)	
4-07.1.3	Repair of Sidewalk by Abutting Owners; Failure to Repair Permit	\$ 129.38		Permit is required, but the fee is waived.
4-07.1.4	Home Developer Driveways and Sidewalks - Annual Permit, per lot		\$77.63 barricade fee + (\$46.58x Number of lots)	Includes review, barricades, and excavation
4-07.1.5	Utilities - Annual Permit	\$ 12,420.00		Public utilities may apply for and receive an annual permit for short-term multiple

Section	Planning and Permitting Fee Schedule	Flat Fees	Variable Fees	Comments
				location work for a one-time annual payment of \$12,420.00per year. Currently pro-rated as a 6-month fee
4-07.1.6	Scooters - Annual Fee	\$15,525.00		
4-07.1.7	Short-term bicycle parking in lieu, per space	\$103.50		
4-07.1.8	Long-term bicycle parking in lieu, per space	\$207.00		
4-07.1.9	Private Improvement Agreement Plan Review, per sheet	\$0.00		Includes first two submissions for staff review prior to permit issuance
4-07.1.10	Private Improvement Agreement - Inspection Fee		5% of the estimated improvement cost as certified by the engineer of record	The fee for a Private Improvement Agreement shall be paid prior to final approval of the agreement by the City. (Am. Ord. 11068, 5/14/2013)
4-07.1.11	Barricade Fee	\$77.63/30 days		The city may request a permit holder to report the project's completion status every thirty (30) days. Projects with an estimated completion time beyond a multiple of thirty (30) days shall be rounded to the next highest multiple of thirty (30) days for permitting purposes.
4-07-1.12	Expedited Staff Review		100% of review fee	If the request for permit is submitted less than seventy-two (72) hours in advance of the proposed commencement of the work. (Ord. No. 10140, § 2, 4-12-05)
4-07.2.0	Public ROW Staff Review			
4-07.2.1	Staff Review - 1-200 Lineal Feet	\$5.18		
4-07.2.2	Staff Review - 201-500 Lineal Feet	\$5.18		
4-07.2.3	Staff Review - 500-2,500 Lineal Feet	\$5.18		
4-07.2.4	Staff Review - Over 2,500 Lineal Feet	\$5.18		

Section	Planning and Permitting Fee Schedule	Flat Fees	Variable Fees	Comments
4-07.2.5	Staff Review - Bike	\$5.18		
4-07.2.6	Staff Review - Bus	\$5.18		
4-07.2.7	Staff Review - Floodplain / Drainage	\$51.75 without report, \$207.00 with report		
4-07.2.8	Staff Review - Irrigation / Vegetation	\$5.18		
4-07.2.9	Staff Review - Landscape	\$5.18		
4-07.2.10	Staff Review - Parking	\$5.18		
4-07.2.11	Staff Review - Real Estate	\$5.18		
4-07.2.12	Staff Review - Streetcar	\$5.18		
4-07.2.13	Staff Review - Stripe / Sign or Traffic Engineering	\$5.18		
4-07.2.14	Staff Review - Traffic Calming	\$5.18		
4-07.2.15	Staff Review - Traffic Control Plan	\$51.75		In cases where a traffic control plan is required by the MUTCD, a traffic control plan review fee of \$51.75 shall be collected in addition to the permit fee.
4-07.2.16	Major Impact Traffic Zone (MITZ) District / ROW Management	\$5.18		
4-07.3.0	Public ROW Permit			
4-07.3.1		1 - 500 Lineal Feet	500 - 2,500 Lineal Feet	Over 2,500 Lineal Feet
4-07.3.2	30 Days	\$129.38	\$144.90	\$165.60
4-07.3.3	90 Days	\$388.13	\$434.70	\$496.80
4-07.3.4	Annual	\$1,552.50	\$1,738.80	\$1987.20
4-07.4.0	Small Wireless Facility Fees			
4-07.4.1	Collocation - Annual Fee, per SWF	\$51.75		Pro-rated first year. State Mandated - Per SWF
4-07.4.2	Collocation - Application Fee - 1 to 5 applications, per SWF	\$103.50		State Mandated - Per SWF 1-5
4-07.4.3	Collocation - Application Fee - 6 to 25 applications, per SWF	\$51.75		State Mandated - Per SWF 6-25 (ARS 9-593(K))
4-07.4.4	New Monopoles, Wireless Facilities, or Utility Poles not exempt under ARS 9-592(I,J) or 9-593©, per site	\$1,035.00		State Mandated - Per site (ARS 9-594€(3))
4-07.4.5	New, Replacement or Modified Authority Utility Pole, per site	\$776.25		State Mandated - Per site (ARS 9-592(L))

Section	Planning and Permitting Fee Schedule	Flat Fees	Variable Fees	Comments
4-07.4.6	Pole Attachment - Annual Fee, per Authority Utility Pole used	\$51.75		State Mandated Per Authority Utility Pole used (ARS 9-592©)
4-07.4.7	Pole Reservation	\$517.50		For 90 days
4-07.4.8	Power Sharing Electrical Inspection	\$517.50		
4-07.4.9	Annual Power Sharing Fees		Total Power Reimbursement = ((MPR (KWH)*Wireless Provider Usage) / Total Annual Usage)) * Total Annual Cost * 1.15	
4-07.4.10	Revision of Issued Permit	\$388.13		
4-07.4.11	Public ROW Permit for Small Cell	\$129.38		