



# Roadway Development Impact Fee Update

July 1, 2025

# BACKGROUND

- Pima County began collecting residential impact fees in 1996 and non-residential fees in 2003
- Transportation Impact Fee implemented under new Statute (ARS 11-102) in early 2020
- Updates required every 5 years per Statute
- Fees are used for capital improvement projects that increase the capacity of a road
- Fees may not be used for maintenance or operational expenses



## Required Reports

Report	Public Hearing	Board Approval
Land Use Assumptions (LUA)	January 7, 2025	February 18, 2025
Infrastructure Improvement Plan (IIP)	January 7, 2025	February 18, 2025
Streets Impact Fee Study	May 6, 2025	Requested July 1, 2025

# Construction Cost Increases

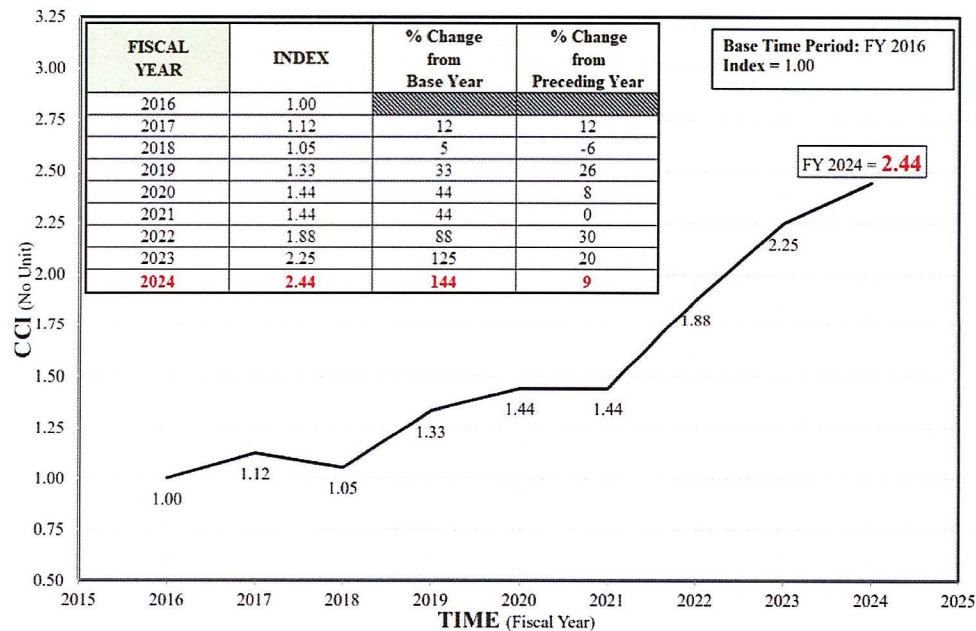
- Roadway Construction Costs increased over 80% since project costs were estimated (2019)



Arizona Department  
of Transportation

## CONSTRUCTION COST INDEX

(Posting Date: 07/24/2024)



# Proposed Fees

Land Use Category	Current Fee	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
		Oct 2025 - Sept 2026	Oct 2026 - Sept 2027	Oct 2027 - Sept 2028	Oct 2028- Sept 2029	Oct 2029- Sept 2030
Single Family Residential	\$8,523	\$9,149	\$9,775	\$10,401	\$11,028	\$11,654
Multi-Family Residential	\$4,827	\$5,127	\$5,428	\$5,728	\$6,028	\$6,328
Senior Housing	\$2,535	\$2,762	\$2,989	\$3,217	\$3,444	\$3,671
Assisted/Congregate Care	\$1,545	\$1,682	\$1,818	\$1,955	\$2,092	\$2,228
Mobile Home/Park	\$3,965	\$4,613	\$5,262	\$5,910	\$6,559	\$7,207
Hotel/Motel	\$2,269	\$2,449	\$2,629	\$2,809	\$2,989	\$3,169
Retail	\$5,442	\$6,070	\$6,698	\$7,326	\$7,954	\$8,582
Services	\$14,635	\$14,914	\$15,193	\$15,472	\$15,750	\$16,029



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		Oct 2025 - Sept 2026	Oct 2026 - Sept 2027	Oct 2027 - Sept 2028	Oct 2028 - Sept 2029	Oct 2029 - Sept 2030
High-Traffic Retail/Services	\$27,365	\$28,573	\$29,781	\$30,988	\$32,196	\$33,404
Industrial	\$1,307	\$1,467	\$1,626	\$1,786	\$1,945	\$2,105
Hospital/Clinic	\$6,448	\$7,091	\$7,734	\$8,376	\$9,019	\$9,662
Recreational	\$12,843	\$12,639	\$12,434	\$12,230	\$12,026	\$11,821
General Office	\$4,594	\$5,295	\$5,995	\$6,696	\$7,397	\$8,098
Medical/Dental/Vet Office	\$13,785	\$15,230	\$16,674	\$18,119	\$19,564	\$21,008
Public Schools	\$2,496	\$2,553	\$2,610	\$2,667	\$2,724	\$2,781
Charter/Private Schools	\$5,604	\$5,853	\$6,102	\$6,351	\$6,600	\$6,850





**PIMA COUNTY**  
TRANSPORTATION

# QUESTIONS