



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: October 20, 2020

Title: DEVELOPMENT SERVICES FEE ORDINANCE REVISION

Introduction/Background:

PROPOSAL TO AMEND BY ORDINANCE THE PIMA COUNTY DEVELOPMENT SERVICES FEES REQUIRED FOR VARIOUS SERVICES, REPEALING PRIOR DEVELOPMENT SERVICES DEPARTMENT FEE ORDINANCES

Discussion:

THIS REQUEST WAS INITIATED BY DEVELOPMENT SERVICES TO UPDATE FEES FOR SERVICES PROVIDED. THE FEE TABLES HAVE BEEN SIMPLIFIED AND IN SOME CASES BUNDLED BASED UPON CURRENT BUSINESS PRACTICES WITHIN THE DEPARTMENT. THE REVISED FEE ORDINANCE ALSO PROPOSES AN ENTIRELY DIFFERENT METHODOLOGY. RATHER THAN INCLUDE AN AUTOMATIC 2% INCREASE IN FEES EACH FISCAL YEAR AS STATED IN THE CURRENT ORDINANCE, FEE SCHEDULES WOULD BE ADJUSTED EACH YEAR ON JULY 1 BASED UPON THE FOLLOWING:

- A. IF THE DEVELOPMENT SERVICES RESERVE FUND BALANCE ON JULY 1 IS PROJECTED TO BE WITHIN 5% OF THE DEVELOPMENT SERVICES APPROVED TENTATIVE BUDGET AMOUNT FOR THAT FISCAL YEAR, THEN NO FEE SCHEDULE ADJUSTMENT WILL BE APPLIED.
- B. IF THE DEVELOPMENT SERVICES RESERVE FUND BALANCE ON JULY 1 IS PROJECTED TO BE AT LEAST 5 % GREATER THAN THE DEVELOPMENT SERVICES APPROVED TENTATIVE BUDGET AMOUNT FOR THAT FISCAL YEAR, THEN THE FEE SCHEDULES WILL BE REDUCED BY 5%.
- C. IF THE DEVELOPMENT SERVICES RESERVE FUND BALANCE ON JULY 1 IS PROJECTED TO BE AT LEAST 5% LESS THAN THE DEVELOPMENT SERVICES APPROVED TENTATIVE BUDGET AMOUNT, THEN THE FEE SCHEDULES WILL BE INCREASED BY 2%.

PIMA COUNTY DEVELOPMENT SERVICES HAS SENT THE DRAFT FEE REVISION TO COUNTY DEPARTMENTS AND OTHER LOCAL DEVELOPMENT STAKEHOLDER GROUPS FOR REVIEW AND COMMENT. FIVE STAKEHOLDER MEETINGS AND PRESENTATIONS FOR THIS FEE REVISION WERE HELD.

ON SEPTEMBER 30, 2020 THE PLANNING AND ZONING COMMISSION VOTED 8-0 TO RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE THIS PROPOSED FEE ORDINANCE REVISION.

Conclusion:

THE DEVELOPMENT SERVICES FEE ORDINANCE REVISION IS NECESSARY TO ACCOUNT FOR CURRENT BUSINESS PRACTICES WITHIN THE DEPARTMENT WHILE ENSURING FINANCIAL STABILITY.

Recommendation:

APPROVAL TO AMEND BY ORDINANCE THE PIMA COUNTY DEVELOPMENT SERVICES FEES
REQUIRED FOR VARIOUS SERVICES, REPEALING PRIOR DEVELOPMENT SERVICES
DEPARTMENT FEE ORDINANCES

Fiscal Impact:

NEUTRAL

Board of Supervisor District:

☐ 1

☐ 2

☐ 3

☐ 4

☐ 5

☒ All


Department: DEVELOPMENT SERVICES

Telephone: 724-9000

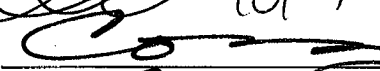
Contact: CARLA BLACKWELL

Telephone: 724-9516

Department Director Signature/Date:

 10/2/2020

Deputy County Administrator Signature/Date:

 10/2/2020

County Administrator Signature/Date:

 10/2/20



PIMA COUNTY

DEVELOPMENT SERVICES

TO: Honorable Board of Supervisors

FROM: Chris Poirier, Deputy Director
Public Works-Development Services Department

A handwritten signature in black ink, appearing to read "Tom Pratzowski", written over the typed name in the "FROM" field.

DATE: October 1, 2020

SUBJECT: DEVELOPMENT SERVICES FEE ORDINANCE REVISION

The above referenced fee ordinance revision is scheduled for the Board of Supervisors' **TUESDAY, October 20, 2020** hearing.

REQUEST: Proposal to Amend by Ordinance the Pima County Development Services fees required for various services, repealing prior Development Services Department Fee Ordinances

OWNER: N/A

APPLICANT: Pima County Development Services Department

DISTRICTS: 1, 2, 3, 4 and 5

STAFF CONTACT: Chris Poirier, Deputy Director

PUBLIC COMMENT TO DATE: As of October 1, 2020, staff has not received any public comments on the proposed fee ordinance revision.

PLANNING AND ZONING COMMISSION RECOMMENDATION: **APPROVAL** (8-0; Commissioners Bain and Tronsdal were absent)

STAFF RECOMMENDATION: **APPROVAL**

CB/lo
Attachments



BOARD OF SUPERVISORS MEMORANDUM

Subject: DEVELOPMENT SERVICES FEE REVISION

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FOR OCTOBER 20, 2020 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS
FROM: Chris Poirier, Deputy Director
Public Works-Development Services Department
DATE: October 1, 2020

Tom Tronsdal

ADVERTISED ITEM FOR PUBLIC HEARING

FEE ORDINANCE REVISION

DEVELOPMENT SERVICES FEE ORDINANCE REVISION

A PROPOSAL TO AMEND BY ORDINANCE THE PIMA COUNTY DEVELOPMENT SERVICES FEES REQUIRED FOR VARIOUS SERVICES, REPEALING PRIOR DEVELOPMENT SERVICES DEPARTMENT FEE ORDINANCES. On motion, the Planning and Zoning Commission voted 8-0 to recommend **APPROVAL** (Commissions Bain and Tronsdal were absent). Staff recommends **APPROVAL**.
(DISTRICTS 1, 2, 3, 4 and 5)

Planning and Zoning Commission Public Hearing Summary (June 24, 2020)

(Due to the COVID-19 pandemic, the Planning and Zoning Commission hearing was conducted telephonically. Chairman Johns and staff were in attendance in-person, the remainder of the commissioners participated by phone, excluding Commissioners Bain and Tronsdal, who were absent.)

Staff delivered the staff report that highlighted the revised fee ordinance and the associated goals of the process including simplification, consolidation and financial stability. A Commissioner asked for clarification as to why this was being brought before the Commission since it was not a change to the Pima County code; staff responded that the Planning and Zoning Commission is the advisory board to Development Services and therefore staff would appreciate the recommendation to the Board of Supervisors. The Board of Supervisors must adopt all fee schedules. A Commissioner asked how much these fees truly affect the industry and their willingness to develop land. Staff clarified that Development Services fees do not significantly impact the development industry to the extent that economic climate, cost of labor and materials and supply/demand impact the industry's development decisions. Another question from the Commission was whether the potential reduction in fees had the potential of significantly affecting the fund

balance, resulting in years of subsequent fee increases to recover the balance. Staff explained that a 5% decrease in fees was not anticipated to significantly impact the fund balance since a decrease would only be applied to fees if the fund balance exceeded the budget. Staff also explained how the addition of the consolidated fees is based upon current operations within the department when a question from the Commission about transparency concerns. The chairman asked whether the proposed fees are an increase or decrease from the current fee tables. Staff clarified that the proposed fees are revenue neutral.

The Chairman opened the public hearing and asked if there was anyone who wished to speak. No one responded and the commission voted to close the public hearing. The Chairman applauded staff for all the effort on this revised fee ordinance

Commissioner Hook made a motion to recommend **APPROVAL** of Zoning Code Text Amendment P20TA00003; Commissioner Matter gave second.

Upon a roll call vote, the motion to recommend **APPROVAL** passed (8-0; Commissioners Bain and Tronsdal were absent).

CB/CP/lo
Attachments

cc: Lauren Ortega, Deputy Director

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

**PUBLIC HEARING
SEPTEMBER 30, 2020**

SUBJECT	DEVELOPMENT SERVICES FEE ORDINANCE REVISION
STATUS / AGENDA ITEMS	Planning and Zoning Commission Public Hearing Fee Ordinance Revision
REQUEST	A Proposal to Amend by Ordinance the Pima County Development Service fees required for various services, repealing prior Development Services Department Fee Ordinances
HEARING DATE	Development Services, September 30, 2020

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the proposed Development Services Fee Ordinance Revision. This ordinance repeals and replaces the existing fee ordinance and its amendments. It also changes fee items on the fee tables.

This request was initiated by Development Services to update fees for services provided based upon current business practices within the department. In recent years, Development Services has been delegated development review services from various Pima County agencies such as Pima County Regional Wastewater Reclamation and Pima County Department of Transportation. Because these services are now offered within Development Services it is necessary to now amend the fee ordinance accordingly. In addition to accounting for the new services provided, simplification and consolidation are also achieved in this fee revision update.

Rather than include an automatic 2% increase in fees each fiscal year as stated in the current ordinance, the revised fee ordinance proposes an entirely different methodology. Fee schedules would be adjusted each year on July 1 based upon the following:

- A. If the Development Services Reserve Fund balance on July 1 is projected to be within 5 percent of the Development Services approved Tentative Budget amount for that fiscal year, then no fee schedule adjustment will be applied.
- B. If the Development Services Reserve Fund balance on July 1 is projected to be at least 5 percent greater than the Development Services approved Tentative Budget amount for that fiscal year, then the fee schedules will be reduced by 5 percent.
- C. If the Development Services Reserve Fund balance on July 1 is projected to be at least 5 percent less than the Development Services approved Tentative Budget amount, then the fee schedules will be increased by 2 percent.

BACKGROUND

As an enterprise fund, Development Services maintains a Reserve Fund when revenues exceed expenditures as has been the case in recent years. Preserving the reserve fund balance is important to ensure that operational costs can be covered in the event of declining revenues that may not cover expenditures. When the fee revision effort began in early 2020, it was important to acknowledge that the development industry is cyclical and subject to volatility depending on economic conditions and various other factors. As a result, it was determined that an methodology needed to be developed that would account for current market performance and Reserve Fund balance.

Departmental and Stakeholder Review and Comment

Pima County Development Services has sent the draft fee revision to county departments and other local development stakeholder groups for review and comment. Stakeholder meetings and presentations for this fee revision were held on the following dates:

February 27, 2020

June 16, 2020

August 20, 2020

September 9, 2020

September 15, 2020

Staff received questions from the Southern Arizona Home Builders Association (SAHBA) that were answered via a teleconference that included representatives from the Metropolitan Pima Alliance (MPA). The questions received were related to the budget process, year audit timeframe and discussion regarding the methodology used to determine if staffing levels are adequate.

The agencies that have been contacted and engaged throughout the public outreach process are SAHBA, MPA and the Chamber of Commerce. The membership of these three stakeholder agencies comprehensively account for the stakeholders in the private development industry such as engineers, architects and developers. A comprehensive list of comments is attached.

Public Comment

As of submittal of this fee ordinance revision for the Planning & Zoning Commission public hearing, staff has not received other public comment.

Respectfully Submitted,

Carla Blackwell
Development Services Director

PLANNING AND ZONING COMMISSION FINDINGS
September 30, 2020

Subject: **DEVELOPMENT SERVICES FEE ORDINANCE REVISION**

Staff recommends: **APPROVAL**

P&Z recommends: **APPROVAL** (8-0; Commissioners Bain & Tronsdal were absent)

Owner: n/a

Agents: n/a

Public Comments:

Staff conducted outreach to community stakeholders. One Comment Letter from the Southern Arizona Homebuilders Association was received in support of the fee revision ordinance.

Public Hearing Summary (September 30, 2020)

(Due to the COVID-19 pandemic, the Planning and Zoning Commission hearing was conducted telephonically. Chairman Johns and staff were in attendance in-person, the remainder of the commissioners participated by phone.)

Staff delivered the staff report that highlighted the revised fee ordinance and the associated goals of the process including simplification, consolidation and financial stability. A Commissioner asked for clarification as to why this was being brought before the Commission since it was not a change to the Pima County code; staff responded that the Planning and Zoning Commission is the advisory board to Development Services and therefore staff would appreciate the recommendation to the Board of Supervisors. The Board of Supervisors must adopt all fee schedules. A Commissioner asked how much these fees truly affect the industry and their willingness to develop land. Staff clarified that Development Services fees do not significantly impact the development industry to the extent that economic climate, cost of labor and materials and supply/demand impact the industry's development decisions. Another question from the Commission was whether the potential reduction in fees had the potential of significantly affecting the fund balance, resulting in years of subsequent fee increases to recover the balance. Staff explained that a 5% decrease in fees was not anticipated to significantly impact the fund balance since a decrease would only be applied to fees if the fund balance exceeded the budget. Staff also explained how the addition of the consolidated fees is based upon current operations within the department when a question from the Commission about transparency concerns. The chairman asked whether the proposed fees are an increase or decrease from the current fee tables. Staff clarified that the proposed fees are revenue neutral.

The Chairman opened the public hearing and asked if there was anyone who wished to speak. No one responded and the commission voted to close the public hearing. The Chairman applauded staff for all the effort on this revised fee ordinance

Commissioner Hook made a motion to recommend **APPROVAL** of Development Services Fee Ordinance Revision; Commissioner Matter gave second.

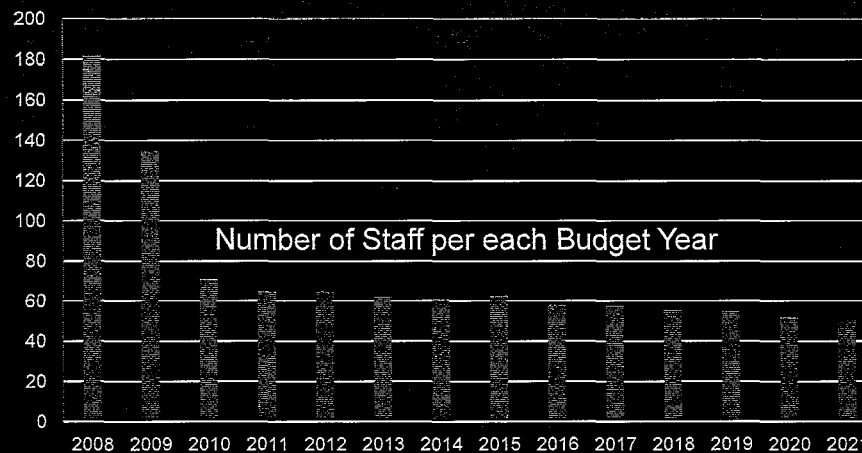
Upon a roll call vote, the motion to recommend **APPROVAL** passed (8-0; Commissioners Bain and Tronsdal were absent).

Proposed New Fee Schedule

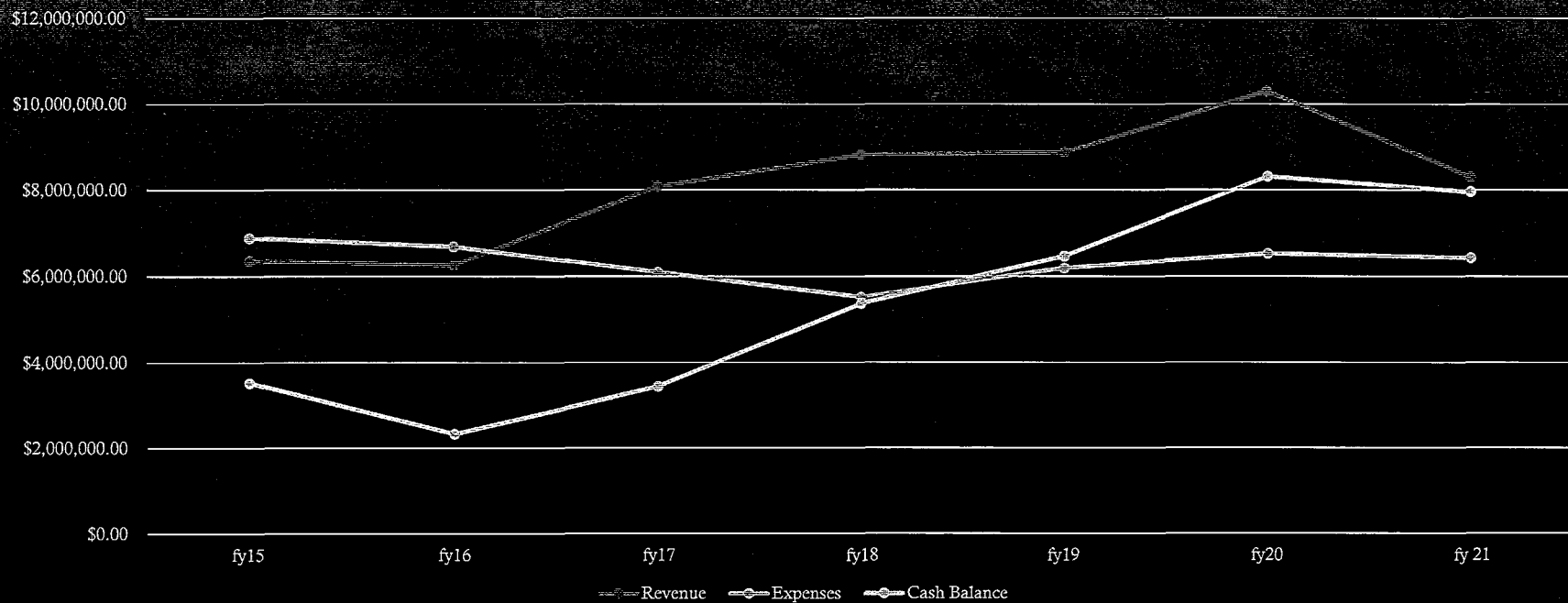


Set the Stage

- ◆ The Pima County Development Services Enterprise Fund was established in 1985 based on a legal settlement to segregate permit fees from the General Fund (tax revenues)
- ◆ The Enterprise Fund is for the operation of Pima County Development Services
- ◆ Personnel (50 FTE) represents 73% of the annual budget of expenditures but when operating transfers are added the percentage drops to 53%



Summary of Revenue and Expenses 2015 to 2021



* Includes renovation costs

** Includes repayment of general fund loan

Pima County Development Services Proposed Fee Schedule

- ◆ Existing Ordinance, Fee Schedule 1997-46: Fees automatically increase by 2% annually since 1997.
- ◆ New Ordinance would determine how fees will be adjusted based upon the Cash Reserve Balance at the end of each fiscal year or by June of each year.
- ◆ The Cash Reserve Balance will be measured against the proposed budget for the next fiscal year to determine whether fees remain the same, go up or go down.
- ◆ If fees increase then capped at 2%
- ◆ If fees decrease then capped at 5%

Pima County Development Services Example

- ◆ If the fy22 Budget is \$7.5 million.
 - ◆ If cash balance is within 5% of budget either over or under: \$7,125,000 to \$7,875,000, there is no change.
 - ◆ If the cash balance is greater than 105% of budget or over \$7,875,000 then the fees are reduced by 5%
 - ◆ If the cash balance is less than \$7,125,000 or 95% of the budget, the fees will be increased by 2%.



- Proposed Budget
- Financial Projections

March

- Budget Recommended
- Cash Balance estimate

April

- Budget Adoption
- Set Fees

May

Pima County Development Services Proposed Fee Tables

GOALS

1. Reduction in the number of fee items.
2. Standardize Fee calculations where possible.
3. Fee items were bundled and reduced to reflect efficiency.
4. The DSD hourly fee was standardized to \$94 per hour.

Planning Fee Table Highlights

- Fees items have been collapsed from 56 to 32 line items.
- The public hearing and cultural review fees are wrapped into base
- Fees have been standardized per public body (i.e. Design Review Committee)
- We endeavored to “round down”
- Deleted fee differential of 5 to 10 acres

Planning Fee Table

Notice of Public Hearings

Each advertised public hearing	\$855
Each unadvertised public hearing with notice to property owners	\$329

Comprehensive Plan Amendment

4. Five (5) acres or less	\$3,336
a. per acre fee for each acre over five (5) acres	\$149
b. Maximum fee not to exceed	\$19,078

Combination Comprehensive Plan Amendment and Rezoning

5. Combination comprehensive plan amendment and rezoning filing fee	\$3,873
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Site Analysis Rezoning Fees (fees include public hearings, site analysis and cultural resources)

6. Rezoning Fee – Five (5) acres or less	
a. Rural Designations	\$5,052
b. Residential or Overlay Designations	\$6,333
1. per acre fee for each acre over five (5) acres	\$256
c. Business or Industrial Designations	\$6,759
1. per acre fee for each acre over five (5) acres	\$425
d. Maximum fee not to exceed	\$30,427

Planning Fee Table

Non-Site Analysis Rezoning Fees (fees include public hearings and cultural resources)

7. Rezoning Fee – Five (5) acres or less	
a. Rural Designations	\$3,130
b. Residential or Overlay Designations	\$4,411
1. per acre fee for each acre over five (5) acres	\$256
c. Business or Industrial Designations	\$4,837
1. per acre fee for each acre over five (5) acres	\$425
d. Maximum fee not to exceed	\$30,427

Other Rezoning Actions (Public Hearing Fees assessed in addition to the following)

8. Zoning plan application with subdivision plat	\$1,281
9. Zoning plan application with request for plat waiver	See rezoning fees
10. Historic zoning application (Chapter 18.63)	\$1,281

Rezoning Time Extension Fees (Public Hearing Fees assessed in addition to the following)

11. Fee amount or 75% of the applicable rezoning fee as required by this schedule, whichever is greater	\$1,643
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Modification or Waiver of Rezoning Conditions

12. Each condition or condition subsection for rural, residential, or overlay designations that are five (5) acres or less	\$425
13. Each condition or condition subsection for rural, residential, or overlay designations greater than five (5) acres; specific plan, business; or industrial designations	\$1,281

Specific Plans (fees include public hearings, site analysis and cultural resources)

14. Base fee for development area	\$11,232	
15. Per acre fee each acre of development	\$172	
16. Base fee for natural open space area	\$1,488	
17. Per acre fee for each acre of natural open space	\$57	
18. Maximum fee (excluding public hearings) not to exceed	\$53,401	
19. General amendment of an adopted specific plan (percent applicable fees in this subsection)		25%

Amendment Language of Zoning Ordinance Text

20. Amendment language of zoning ordinance text	\$2,134
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Planning Fee Table

Special Board of Supervisors' Actions (Public Hearing Fees assessed in addition to the following)

- | | |
|--|-------|
| 21. All Special Actions | \$855 |
| <i>(including, but not limited to: lot split requests when not part of a rezoning or specific plan, HDZ variance or special use permit, BOZO exception, billboard use permit and other special actions that are heard before the Board of Supervisors not specifically listed)</i> | |

Major Streets & Scenic Routes Plan Amendments

- | | |
|--|---------|
| 22. Major streets & scenic routes plan amendment | \$1,640 |
|--|---------|

Continuances or changes of advertised application

- | | |
|---|-------|
| 23. For each continuance or change of advertised application at applicants' request | \$426 |
|---|-------|

Design Review Committee Submittals

- | | |
|-----------------------------------|---------|
| 24. Cluster design submittal..... | \$1,922 |
| 25. HDZ exception | \$855 |
| 26. All other | \$493 |

Use Permits Requiring Conditional Use Procedures (fees include public hearings)

- | | |
|------------------------------|---------|
| 27. Type I Conditional Use | \$1,019 |
| 28. Type II Conditional Use | \$1,874 |
| 29. Type III Conditional Use | \$2,400 |

Board of Adjustment Filing (fees include public hearings)

- | | |
|------------------|---------|
| 30. MSR | \$296 |
| 31. Standard Fee | \$1,151 |

Interpretation, Appeals and Verification/Use Permits

- | | |
|---|-------|
| 32. Appeals, verifications, /use permit certification – written certification and requests for interpretation or appeals by Planning Official, Building Official, Addressing Official, Chief Zoning Inspector or Director | \$100 |
|---|-------|

Rezoning Fee Scenario

- ◆ P20RZ00002 Bohlman – E Old Vail Road
- ◆ 5 acres RH to CR-4 for residential subdivision
- ◆ No site analysis

Current Fee Methodology		Proposed Fee (simply collapsing fees)	
2 advertised public hearings	\$1710		
Rezoning base fee	\$2563		
Cultural review	\$ 138		
Total fee	\$4411	Total fee	\$ 4411

Comp Plan Fee Scenario

- ◆ P19CA00005 – Mortgage Equities XVI LLC – South Sorrel Lane Plan Amendment
- ◆ 68.42 acres from LIU 1.2 to LIU 3.0

Current Fee Methodology		Proposed Fee (simply collapsing fees)	
2 advertised public hearings	\$1710	Collapsed Fee	\$3336
Comp Plan base fee	\$2975		
Per Acre over 10	\$8705	Per Acre over 5	\$9450
Cultural review	\$ 138		
Total fee	\$13,528	Total fee	\$ 12,786

Site Development Highlights

- Review fees will include first 3 reviews (current fees only include 2 reviews)
- Maintaining option for stand-alone submittals: TIS, Landscape Plans
- PDEQ fees remain the same for incorporated and unincorporated Pima County due to ADEQ rate setting
- RWRD fees
 - Will be consolidated for unincorporated reviews
 - Will remain the same for incorporated reviews based upon existing RWRD fee schedule

Tentative Plat Average from 2017-2020

Existing Fee Schedule

New Fee Schedule

<u>109 Lot Average</u>	<u>Total</u>
Initial Submittal Base Fee	\$623
Per Lot Fee (\$63)	\$6,867
3 rd Submittal TP review	\$1,123.50
Addressing Base Fee	\$172
Addressing Per Sheet Fee (used 3 sheets for analysis)	\$87
3 rd Submittal Addressing review	\$38.85
Landscaping Base Fee	\$557
Landscaping Per Sheet (used 3 sheets for analysis)	\$450
3 rd Submittal Landscaping Review	\$151.05
Wastewater Base Fee	\$166
Wastewater Per Sheet 1 st Review (used 3 sheets for analysis)	\$150
Wastewater Per Sheet 2 nd Review	\$150
Wastewater Per Sheet 3 rd Review	\$117
Recreation Area Plan Review	\$300
Traffic Impact Study	\$459
Archaeological Report	N/A
TOTAL:	\$11,411.40

<u>109 Lot Average</u>	<u>Total</u>
Initial Submittal Base Fee	\$800
Per Lot Fee (\$80)	\$8,720
3 rd Submittal TP review	included
Addressing Base Fee	included
Addressing Per Sheet Fee	included
3 rd Submittal Addressing review	included
Landscaping Base Fee	included
Landscaping Per Sheet	included
3 rd Submittal Landscaping Review	included
Wastewater Base Fee	included
Wastewater Per Sheet 1 st Review	included
Wastewater Per Sheet 2 nd Review	included
Wastewater Per Sheet 3 rd Review	included
Recreation Area Plan Review	included
Traffic Impact Study	included
Archaeological Report	Included
TOTAL:	\$9,520.00



PIMA COUNTY
DEVELOPMENT SERVICES

Development Concept Plan Average from 2017-2020

Existing Fee Schedule

<u>Average Building SqFt 20,000</u>	<u>Total</u>
Initial Submittal Base Fee	\$233
Per Square Foot Fe (\$0.13)	\$2,600
3 rd Submittal DCP review	\$424.95
Addressing Base Fee	\$172
Addressing Per Sheet Fee (used 3 sheets for analysis)	\$87
3 rd Submittal Addressing review	\$38.85
Landscaping Base Fee	\$557
Landscaping Per Sheet (used 3 sheets for analysis)	\$450
3 rd Submittal Landscaping Review	\$151.05
Wastewater Base Fee	N/A PMOC
Wastewater Per Sheet 1 st Review	N/A
Wastewater Per Sheet 2 nd Review	N/A
Wastewater Per Sheet 3 rd Review	N/A
Recreation Area Plan Review	N/A
Traffic Impact Study	\$459
Archaeological Report	N/A
TOTAL:	\$5,172.85

New Fee Schedule

<u>Average Building SqFt 20,000</u>	<u>Total</u>
Initial Submittal Base Fee	\$800
Per Square Foot Fee (\$0.22)	\$4,400
3 rd Submittal DCP review	included
Addressing Base Fee	included
Addressing Per Sheet Fee	included
3 rd Submittal Addressing review	included
Landscaping Base Fee	N/A
Landscaping Per Sheet	N/A
3 rd Submittal Landscaping Review	N/A
Wastewater Base Fee	N/A PMOC
Wastewater Per Sheet 1 st Review	N/A
Wastewater Per Sheet 2 nd Review	N/A
Wastewater Per Sheet 3 rd Review	N/A
Recreation Area Plan Review	N/A
Traffic Impact Study	included
Archaeological Report	N/A
TOTAL:	\$5,200.00



PIMA COUNTY

DEVELOPMENT SERVICES

Site Construction Plan (Two or more Engineering Disciplines)

Existing Fee Schedule

<u>P19SC00005 (Grading, Paving & Sewer)</u>	<u>Total</u>
Initial Submittal Base Fee	\$169
Per Sheet Fee (\$131)	\$1,792
3 rd Submittal SC review	\$294
Type II Grading Inspection Base Fee	\$197
Type II Grading Inspection Per Cubic Yard Fee	\$328
Addressing Base Fee	N/A
Addressing Per Sheet Fee	N/A
3 rd Submittal Addressing review	N/A
Wastewater Base Fee	\$166
Wastewater Per Sheet 1 st Review (7 sewer related sheets)	\$350
Wastewater Per Sheet 2 nd Review (7 sewer related sheets)	\$350
Wastewater Per Sheet 3 rd Review	N/A
Recreation Area Plan Review	N/A
Traffic Impact Study	N/A
Archaeological Report	N/A
TOTAL:	\$3,646.00

New Fee Schedule

<u>P19SC00005 (Grading, Paving & Sewer)</u>	<u>Total</u>
Initial Submittal Base Fee	\$200
Per Sheet Fee (\$175)	\$2,450
3 rd Submittal SC review	included
Type II Grading Inspection Base Fee	\$197
Type II Grading Inspection Per Cubic Yard Fee	\$328
Addressing Base Fee	N/A
Addressing Per Sheet Fee	N/A
3 rd Submittal Addressing review	N/A
Wastewater Base Fee	included
Wastewater Per Sheet 1 st Review	included
Wastewater Per Sheet 2 nd Review	included
Wastewater Per Sheet 3 rd Review	included
Recreation Area Plan Review	N/A
Traffic Impact Study	N/A
Archaeological Report	N/A
TOTAL:	\$3,175.00



PIMA COUNTY
DEVELOPMENT SERVICES

Building Highlights

- Modification percentage against the ICC Building Valuation Data Table simplified
 - For first 1,000 square feet: 2.14% from 2.141%
 - For additional square footage above 1,000 square feet: 1.15% from 1.152 %
 - Modifiers will remain constant
- Building costs still rely on the ICC Building Valuation Data Table updated annually
- Eliminated additional fee for multiple exterior elevations on model plans
- Standardized the hourly fee and base permit fee
- Standardized appeal fees for zoning, building and planning

Building Fee Table

◆ General Items

- | | | |
|-----|--|---------|
| 1. | Base fee for all permits requiring an inspection (includes records maintenance, payment account charges, inspection and permit issuance) | \$94 |
| 2. | Base fee for all permits not requiring an inspection (includes records maintenance, payment account charges and permit issuance) | \$53 |
| 3. | Inspections outside of normal business hours (minimum charge: two hours) per hour | \$94 |
| 4. | Re-inspection fee | \$94 |
| 5. | Additional plan review (minimum charge: one hour) per hour | \$94 |
| 6. | Special investigation fee (wind/fire/structural damage, etc.) | \$94 |
| 7. | Registered plant annual permit (1-1,000,000 sq ft) | \$936 |
| 8. | Registered plant annual permit (greater than 1,000,000 sq ft) | \$1,874 |
| 9. | Certificates of Occupancy | \$94 |
| 10. | Minimum permit renewal/extension fee | \$186 |
| 11. | 180 Day temporary manufactured home extension | \$296 |
| 12. | Work commenced prior to building permit issuance shall be subject to an additional 25% of the permit fee. | |

◆ Buildings/Structures

1. Buildings: Fees for buildings (to include zoning) shall be determined by applying the most recent square foot construction costs table, published by the International Code Council multiplied by:
 - a. 2.14% for the first 1000 square feet
 - b. 1.15% for square feet greater than 1000 (See table in appendix at end of this document)
2. Shell buildings shall be assessed 80% of the Buildings fee (item 13).
3. Tenant Improvements or remodels shall be assessed 40% of the Buildings fee (item 13).
4. Model Buildings: Fees for model plans shall be 20% of the Buildings fee (item 13)
5. Sites off models shall be assessed 80% of the Buildings fee (item 13).



PIMA COUNTY
DEVELOPMENT SERVICES

Building Fee Table

1.	Conversion of approved model from other jurisdiction to County shall be assessed 5% of the Buildings fee (item 13).	
2.	Manufactured buildings/recreational vehicles (with utility connections)	\$37
◆		
◆	<u>Other Work</u>	
1.	Permanent Signs (per square feet)	\$4.47
2.	Temporary signs per square feet (\$2.00
3.	Walls/fences (per lineal feet)	\$0.34
4.	Minor electrical work (service upgrade, electrical reconnect, addition of up to five circuits, residential photovoltaic installations, etc.)	\$37
5.	Moderate electrical work (re-wiring of single family dwelling or equivalent)	\$337
6.	Major electrical work (re-wiring of commercial/industrial facility or equivalent)	\$1,684
7.	Minor mechanical/plumbing work (water heater, residential air conditioner unit, gas/water/drain line replacement or equivalent)	\$37
8.	Moderate mechanical/plumbing work (multiple mechanical units/ducts, commercial hoods, cooling towers, re-piping of single family dwelling or equivalent)	\$270
9.	Major mechanical/plumbing work (large-scale mechanical/plumbing installations in commercial/ industrial facility or equivalent)	\$1,347
10.	Other minor structures (small water tanks, residential antennas, flagpoles, portable spas, etc)	\$153
11.	Other major structures (cell towers, commercial antennas, large water/fuel tanks, etc.)	\$611
12.	Native plant preservation review for single lots	\$113
13.	Type I grading permit	\$90
14.	Type I grading permit with HDZ	\$320
◆	<u>Zoning Use Permits</u>	
1.	Zoning Use Permit with Notice	\$296
2.	Zoning Use Permit without Notice	\$99

Building Fee Scenario for a Large Commercial

Use	Sq. Ft.	ICC Value (sq. ft.)	Current Fee	Proposed
Merc	1240	\$ 95.77	\$ 2,315.22	\$ 2,313.80
Business	2445	\$ 134.99	\$ 5,137.23	\$ 5,131.98
S1 storage	17316	\$ 62.56	\$ 13,098.21	\$ 13,077.17
Min. Fee			\$ 88.00	\$ 94.00
Total			\$ 20,638.66	\$ 20,616.95

Building Fee Scenario for a New Home off Model

<u>Use</u>	<u>Sq. Ft.</u>	<u>ICC Value</u> <u>(sq. ft.)</u>	<u>Current Fee</u>	<u>Proposed</u>
R3	2587	\$ 122.46	\$ 4,860.71	\$ 4,855.60
U garage	1042	\$ 48.73	\$ 1,074.42	\$ 1,073.52
Total			\$ 5,935.13	\$ 5,929.12
Model @ 20%			\$ 1,187.03	\$ 1,185.82
Site permit built from model @ 80%			\$ 4,748.10	\$ 4,743.30
Min. Fee			\$ 88.00	\$ 94.00
Total site permit fee			\$ 4,836.10	\$ 4,837.30



PIMA COUNTY
DEVELOPMENT SERVICES

Addressing Highlights

- For unincorporated Pima County:
 - Addressing fee will be included in consolidated fee structure with subdivision plat or site construction fees
- New standard appeal fee applies to Appeal to the Addressing Official
- Fee Differentiation based on time and effort
 - New street name or new address require less time and effort than changing an established street name or address
- Minor Land Division review fees now in Addressing fee table
- For miscellaneous items, one standard hourly fee

Addressing Fees

General Items

- | | |
|---|---------------|
| 1. Hourly fee for all Addressing not defined in Table 4 | \$94 per hour |
|---|---------------|

Single lot items

- | | |
|---|-------|
| 1. New address assignment (per numbered address or unit identifier) | \$94 |
| 2. Address change | \$141 |

Street Naming

- | | |
|----------------------------------|-------|
| 1. New Street name assignment | \$574 |
| 2. Change Street name assignment | \$561 |

Subdivision Plats & Development Plans Other Jurisdictions Only

- | | |
|---|-------|
| 1. Initial Submittal (includes 2nd submittal) | |
| a. Base Fee | \$172 |
| b. Per Sheet Fee | \$29 |

Minor Land Division

- | | |
|-----------------------------|-------|
| 1. Lot Splits (per lot fee) | \$199 |
|-----------------------------|-------|

Schedule

- ◆ Final Draft and Comments due for staff report by August 30 2020
- ◆ Planning and Zoning Commission by September 30, 2020
- ◆ Board of Supervisors by October 20, 2020
- ◆ Effective Date: January 1, 2021

Questions and Comments

Please email your questions and comments to

Lauren.Ortega@pima.gov



PIMA COUNTY
DEVELOPMENT SERVICES

Fee Revision Presentation 8/27/2020

Staff:

Carla Blackwell, Lauren Ortega, Joseph Godoy, Chris Poirier, Stacey Reeves, Thomas Drzazgowski, Mark Masek, Robin Freiman

Guests:

Regina Beem, Thrac Paulette, Michael Guymon, Jeff Grobstein, Caller 520-310-2479, Kimberly York, Shawn Cote, Tanya Washington, Brent Davis, Allyson Solomon, David Godlewski, John Ward, Paula Hinman, Russl Salmon

Carla Blackwell did an introduction and thanked stakeholders for attending. The stakeholder groups represented on the call were MPA, SAHBA, and the Tucson Chamber of Commerce.

Carla then mentioned that this presentation and the redlined fee schedule/tables are posted on the website. Carla and the DSD team then presented on the various elements of the proposed fee revision.

Questions/Comments from attendees:

1. What prevents the Department from arbitrarily increasing the budget or hiring excessive staff to prevent fee decreases. Can you please speak to that?

Carla Blackwell answered: Good question, there are a few situations that would increase staff which is the biggest driver of expenses. If DSD took over Subdivision INpsection from DOT, additional staff would be needed however we would not consider adding staff without the appropriate revenue. DSD needs a sustainable budget and has developed a culture of controlling our expenses and leveraging technology. DSD has invested in staff and has awarded higher salaries if staff absorb additional duties. This is preferred over hiring additional staff. The department never wants to go back to 183 full time employees because that staff number was due to a lot of inefficiencies. DSD wants to avoid bringing on people that would then lead to layoffs.

2. On occasion we submit the TIS prior to the submittal of the Tentative Plat. How will these fees be addressed?

Joseph Godoy answered: We will still have separate line item for Traffic Impact Study if the customer only submits this for review. So while we are now offering a consolidated fee, there is still the opportunity to submit a la carte project documents...which provides flexibility for the customer to choose the best process for their individual project.

DEVELOPMENT SERVICES DEPARTMENT FEES
Effective January 1, 2021

TABLE 1 – PUBLIC HEARING, REVIEW & PROCESSING FEES

Notice of Public Hearings

1. Each advertised public hearing \$855
2. Each unadvertised public hearing with notice to property owners \$329

Comprehensive Plan Amendment

3. Five (5) acres or less \$3,336
 - a. per acre fee for each acre over five (5 acres) \$149
 - b. Maximum fee not to exceed \$19,078

Combination Comprehensive Plan Amendment and Rezoning

4. Combination comprehensive plan amendment and rezoning filing fee \$3,873

Site Analysis Rezoning Fees (fees include public hearings, site analysis and cultural resources)

5. Rezoning Fee – Five (5) acres or less
 - a. Rural Designations \$5,052
 - b. Residential or Overlay Designations \$6,333
 1. per acre fee for each acre over five (5) acres \$256
 - c. Business or Industrial Designations \$6,759
 1. per acre fee for each acre over five (5) acres \$425
 - d. Maximum fee not to exceed \$30,427

Non-Site Analysis Rezoning Fees (fees include public hearings and cultural resources)

6. Rezoning Fee – Five (5) acres or less
 - a. Rural Designations \$3,130
 - b. Residential or Overlay Designations \$4,411
 1. per acre fee for each acre over five (5) acres \$256
 - c. Business or Industrial Designations \$4,837
 1. per acre fee for each acre over five (5) acres \$425
 - d. Maximum fee not to exceed \$30,427

Other Rezoning Actions (Public Hearing Fees assessed in addition to the following)

7. Zoning plan application with subdivision plat \$1,281
8. Zoning plan application with request for plat waiver See rezoning fees
- 9.. Historic zoning application (Chapter 18.63) \$1,281

Rezoning Time Extension Fees (Public Hearing Fees assessed in addition to the following)

10. Fee amount or 75% of the applicable rezoning fee as required by this schedule, whichever is greater \$1,643

Modification or Waiver of Rezoning Conditions

11. Each condition or condition subsection for rural, residential, or overlay designations that are five (5) acres or less \$425
- 12.. Each condition or condition subsection for rural, residential, or overlay designations greater than five (5) acres; specific plan, business; or industrial designations \$1,281



DEVELOPMENT SERVICES DEPARTMENT FEES
Effective January 1, 2021

Specific Plans (fees include public hearings, site analysis and cultural resources)

13. Base fee for development area	\$11,232
14. Per acre fee each acre of development	\$172
15. Base fee for natural open space area	\$1,488
16. Per acre fee for each acre of natural open space	\$57
17. Maximum fee (excluding public hearings) not to exceed	\$53,401
18. General amendment of an adopted specific plan (percent applicable fees in this subsection)	25%

Amendment Language of Zoning Ordinance Text

19. Amendment language of zoning ordinance text	\$2,134
---	---------

Special Board of Supervisors' Actions (Public Hearing Fees assessed in addition to the following)

20. All Special Actions	\$855
<i>(including, but not limited to: lot split requests when not part of a rezoning or specific plan, HDZ variance or special use permit, BOZO exception, billboard use permit and other special actions that are heard before the Board of Supervisors not specifically listed)</i>	

Major Streets & Scenic Routes Plan Amendments

21. Major streets & scenic routes plan amendment	\$1,640
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Continuances or changes of advertised application

22. For each continuance or change of advertised application at applicants' request	\$426
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Design Review Committee Submittals

23. Cluster design submittal	\$1,922
24. HDZ exception	\$855
25. All other	\$493

Use Permits Requiring Conditional Use Procedures (fees include public hearings)

26. Type I Conditional Use	\$1,019
27. Type II Conditional Use	\$1,874
28. Type III Conditional Use	\$2,400

Board of Adjustment Filing (fees include public hearings)

29. MSR	\$296
30. Standard Fee	\$1,151

Interpretation, Appeals and Verification/Use Permits

31. Appeals, verifications, /use permit certification – written certification and requests for interpretation or appeals by Planning Official, Building Official, Addressing Official, Chief Zoning Inspector or Director	\$100
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DEVELOPMENT SERVICES DEPARTMENT FEES
Effective January 1, 2021

TABLE 2—SUBDIVISION & DEVELOPMENT REVIEW FEES

Tentative Subdivision Plat

1. Initial Submittal (includes 3rd submittal)
 - a. Base Fee \$800
 - b. Plus Per Lot Fee (or Per Unit Fee if condominium)(or Per Block Fee if block plat) \$80
 - c. Per Acre Fee if zoning is TR, CB-1, CB-2, RVC, MU, CI-1, CI-2, CI-3 or CPI \$160
2. 4th & Subsequent Submittals (percent of Initial Submittal fee) 15%

Final Subdivision Plat

3. Initial Submittal (includes 3rd submittal)
 - a. Base Fee \$800
 - b. Per Lot Fee (or Per Unit Fee if condominium)(or Per Block Fee if block plat) \$80
4. 4th & Subsequent Submittals (percent of Initial Submittal fee) 15%

Development Concept Plan

5. Initial Submittal (includes 3rd submittal)
 - a. Base Fee \$800
 - b. Per Square Foot of Floor Area Fee (up to a max of 60,000 square feet) \$0.22
6. 4th & Subsequent Submittals (percent of Initial Submittal fee) 15%
7. Hourly Plan Review Fee for projects where square footage is not applicable \$94

Landscape Plan/Native Plant Preservation Plan (Stand Alone Submittals only)

8. Initial Submittal (includes 3rd submittal)
 - a. Flat Fee \$650
9. 4th & Subsequent Submittals (percent of Initial Submittal fee) 15%

Site Construction Plan (One Engineering Discipline) (Disciplines include grading, paving, sewer, drainage)

10. Initial Submittal (includes 3rd Submittal)
 - a. Base Fee \$200
 - b. Per Sheet Fee (includes all sheets) \$140
11. 4th & Subsequent Submittals (percent of Initial Submittal fee) 15%
12. Type II Grading Permit Fee (500 cubic yards or less)
 - a. Base fee \$45
 - b. Plus Per Cubic Yard \$0.31
13. Type II Grading Permit Fee (greater than 500 cubic yards)
 - a. Base fee \$201
 - b. Plus Per Cubic Yard \$0.08



DEVELOPMENT SERVICES DEPARTMENT FEES
Effective January 1, 2021

Site Construction Plan (Two or more Disciplines) (Disciplines include grading, paving, sewer, drainage)

- 14. Initial Submittal (includes 3rd Submittal)
 - a. Base Fee \$200
 - b. Per Sheet Fee (includes all sheets)..... \$175
- 15. 4th & Subsequent Submittals (percent of Initial Submittal fee) 15%

Technical Reports/Documents (Stand Alone Submittals only)

- 16. Report/Document \$350

Modification of Subdivision Street Standards

- 17. Modification Request Submittal Fee (per each modification) \$493

Assurances

- 18. Substitute Assurances \$314

Time Extensions

- 19. One Year Time Extension - Development Plan, Tentative Plat, Landscape Plan, Native Plant Preservation Plan, Improvement Plan and Type II Grading Permit (percent of Initial Submittal fee for each extended plan)..... 25%

DEVELOPMENT SERVICES DEPARTMENT FEES
Effective January 1, 2021

TABLE 3—BUILDING AND ZONING PERMITS

General Items

1. Base fee for all permits requiring an inspection (includes records maintenance, payment account charges, inspection and permit issuance) \$94
2. Base fee for all permits not requiring an inspection (includes records maintenance, payment account charges and permit issuance) \$53
3. Inspections outside of normal business hours (minimum charge: two hours) per hour \$94
4. Re-inspection fee \$94
5. Additional plan review (minimum charge: one hour) per hour \$94
6. Special investigation fee (wind/fire/structural damage, etc.) \$94
7. Registered plant annual permit (1-1,000,000 sq ft) \$936
8. Registered plant annual permit (greater than 1,000,000 sq ft) \$1,874
9. Certificates of Occupancy \$94
10. Minimum permit renewal/extension fee \$186
11. 180 Day temporary manufactured home extension \$296
12. Work commenced prior to building permit issuance shall be subject to an additional 25% of the permit fee.

Buildings/Structures

13. Buildings: Fees for buildings (to include zoning) shall be determined by applying the most recent square foot construction costs table, published by the International Code Council multiplied by:
 - a. 2.14% for the first 1000 square feet
 - b. 1.15% for square feet greater than 1000 (See table in appendix at end of this document)
14. Shell buildings shall be assessed 80% of the Buildings fee (item 13).
15. Tenant Improvements or remodels shall be assessed 40% of the Buildings fee (item 13).
16. Model Buildings: Fees for model plans shall be 20% of the Buildings fee (item 13)
17. Sites off models shall be assessed 80% of the Buildings fee (item 13).
18. Conversion of approved model from other jurisdiction to County shall be assessed 5% of the Buildings fee (item 13).
19. Manufactured buildings/recreational vehicles (with utility connections) \$37

Other Work

20. Permanent Signs (per square feet) \$4.47
21. Temporary signs (per square feet) \$2.00
22. Walls/fences (per lineal feet) \$0.34
23. Minor electrical work (service upgrade, electrical reconnect, addition of up to five circuits, residential photovoltaic installations, etc.) \$37
24. Moderate electrical work (re-wiring of single family dwelling or equivalent) \$337
25. Major electrical work (re-wiring of commercial/industrial facility or equivalent) \$1,684
26. Minor mechanical/plumbing work (water heater, residential air conditioner unit, gas/water/drain line replacement or equivalent) \$37
27. Moderate mechanical/plumbing work (multiple mechanical units/ducts, commercial hoods, cooling towers, re-piping of single family dwelling or equivalent) \$270
28. Major mechanical/plumbing work (large-scale mechanical/plumbing installations in commercial/industrial facility or equivalent) \$1,347



DEVELOPMENT SERVICES DEPARTMENT FEES
Effective January 1, 2021

29. Other minor structures (small water tanks, residential antennas, flagpoles, portable spas, etc)	\$153
30. Other major structures (cell towers, commercial antennas, large water/fuel tanks, etc.)	\$611
31. Native plant preservation review for single lots	\$113
32. Type I grading permit	\$90
33. Type I grading permit with HDZ	\$320

Zoning Use Permits

34. Zoning Use Permit with Notice	\$296
35. Zoning Use Permit without Notice	\$99

DEVELOPMENT SERVICES DEPARTMENT FEES
Effective January 1, 2021

TABLE 4—ADDRESSING FEES

General Items

1. Hourly fee for all Addressing requests not defined in Table 4 (one hour minimum).....\$94

Single lot items

1. New address assignment (per numbered address or unit identifier) \$94
2. Address change \$141

Street Naming

3. New Street name assignment} \$574
4. Change Street name assignment \$861

Subdivision Plats & Development Plans Other Jurisdictions Only

5. Initial Submittal (includes 2nd submittal)
 - a. Base Fee \$172
 - b. Per Sheet Fee \$29

Minor Land Division

6. Lot Splits (per lot fee) \$199

DEVELOPMENT SERVICES DEPARTMENT FEES

Effective January 1, 2021

Appendix B: Table 3 Square Foot Construction Costs

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	246.61	238.50	232.82	223.18	209.86	203.80	216.12	191.69	184.50
A-1 Assembly, theaters, without stage	225.65	217.54	211.85	202.22	189.15	183.09	195.16	170.98	163.79
A-2 Assembly, nightclubs	191.96	186.56	182.12	174.70	164.94	160.39	168.64	149.29	144.33
A-2 Assembly, restaurants, bars, banquet halls	190.96	185.56	180.12	173.70	162.94	159.39	167.64	147.29	143.33
A-3 Assembly, churches	226.69	218.58	212.89	203.26	191.60	185.54	196.20	173.43	166.24
A-3 Assembly, general, community halls, libraries, museums	190.63	182.52	175.84	167.20	153.09	148.07	160.14	134.97	128.78
A-4 Assembly, arenas	224.65	216.54	209.85	201.22	187.15	182.09	194.16	168.98	162.79
B Business	197.81	190.62	184.70	175.70	160.65	154.63	168.95	141.15	134.99
E Educational	209.43	202.23	196.97	188.01	175.28	166.43	181.55	153.08	148.70
F-1 Factory and industrial, moderate hazard	117.60	112.19	105.97	101.84	91.54	87.26	97.61	75.29	70.95
F-2 Factory and industrial, low hazard	116.60	111.19	105.97	100.84	91.54	86.26	96.61	75.29	69.95
H-1 High Hazard, explosives	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	N.P.
H234 High Hazard	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	63.56
H-5 HPM	197.81	190.62	184.70	175.70	160.65	154.63	168.95	141.15	134.99
I-1 Institutional, supervised environment	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
I-2 Institutional, hospitals	330.92	323.73	317.81	308.81	292.72	N.P.	302.06	273.22	N.P.
I-2 Institutional, nursing homes	229.68	222.49	216.58	207.57	193.53	N.P.	200.83	174.02	N.P.
I-3 Institutional, restrained	224.86	217.67	211.75	202.75	188.96	181.94	196.00	169.45	161.29
I-4 Institutional, day care facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
M Mercantile	142.95	137.54	132.11	125.68	115.38	111.83	119.62	99.73	95.77
R-1 Residential, hotels	199.70	192.92	186.99	179.78	164.90	160.43	179.93	148.60	143.96
R-2 Residential, multiple family	167.27	160.49	154.56	147.35	133.71	129.23	147.50	117.40	112.76
R-3 Residential, one- and two-family ^a	155.84	151.61	147.83	144.09	138.94	135.27	141.72	130.04	122.46
R-4 Residential, care/assisted living facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
S-1 Storage, moderate hazard	108.99	103.58	97.35	93.22	83.14	78.87	88.99	66.89	62.56
S-2 Storage, low hazard	107.99	102.58	97.35	92.22	83.14	77.87	87.99	66.89	61.56
U Utility, miscellaneous	85.30	80.55	75.51	71.75	64.72	60.49	68.56	51.18	48.73

ORDINANCE NUMBER 2020--

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ADOPTING FEES REQUIRED FOR VARIOUS SERVICES PROVIDED BY THE DEVELOPMENT SERVICES DEPARTMENT; REPEALING PRIOR DEVELOPMENT SERVICES DEPARTMENT FEE ORDINANCES.

THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA FINDS THAT:

1. A.R.S. §11-863(C), A.R.S. §11-808(B), A.R.S. §11-251.08 and the adopted International Building Code allow for the adoption of building and zoning fees and fees for services.
2. The Pima County Board of Supervisors has adopted ordinances establishing building and zoning fees pursuant to A.R.S. §11-863(C), A.R.S. §11-808(B), A.R.S. § 11-251.05, and A.R.S. §11-251.08.

IT IS ORDAINED by the Board of Supervisors of Pima County, Arizona that:

SECTION 1. Ordinance No. 1997-46 and any ordinance setting fees for building and zoning related permits or services provided by Pima County Development Services that is inconsistent with this Ordinance, are repealed in their entirety.

SECTION 2. The fee schedules set forth in Tables 1 through 4 attached to this Ordinance as Exhibit A and incorporated by this reference are adopted.

SECTION 3. The Building Valuation Data Table published by the International Code Council and adjusted annually, attached to this Ordinance as Exhibit B and incorporated by this reference is adopted.

SECTION 4. That the fee schedules referenced in Section 2 will be adjusted each year on July 1 as follows:

- a. If the Development Services Reserve Fund balance on July 1 is projected to be within 5 percent of the Development Services approved Tentative Budget amount for that fiscal year, then no fee schedule adjustment will be applied.
- b. If the Development Services Reserve Fund balance on July 1 is projected to be at least 5 percent greater than the Development Services approved tentative budget amount for that fiscal year, then each fee in the fee schedules will be reduced by 5 percent.

- c. If the Development Services Reserve Fund balance on July 1 is projected to be at least 5 percent less than the Development Services approved tentative budget amount, then each fee in the fee schedules will be increased by 2 percent.

SECTION 5. This ordinance is effective January 1, 2021.

PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona, this _____
day of _____, 2020.

Chairman, Pima County Board of Supervisors


ATTEST:

Clerk, Board of Supervisors

APPROVED AS TO FORM:



Civil Deputy County Attorney
Lesley M. Lukach



Executive Secretary, Pima County
Planning and Zoning Commission

Exhibit A

DEVELOPMENT SERVICES DEPARTMENT FEES
Effective January 1, 2021

TABLE 1 – PUBLIC HEARING, REVIEW & PROCESSING FEES

Notice of Public Hearings

- | | |
|---|-------|
| 1. Each advertised public hearing | \$855 |
| 2. Each unadvertised public hearing with notice to property owners..... | \$329 |

Comprehensive Plan Amendment

- | | |
|---|----------|
| 3. Five (5) acres or less..... | \$3,336 |
| a. per acre fee for each acre over five (5) acres | \$149 |
| b. Maximum fee not to exceed..... | \$19,078 |

Combination Comprehensive Plan Amendment and Rezoning

- | | |
|---|---------|
| 4. Combination comprehensive plan amendment and rezoning filing fee | \$3,873 |
|---|---------|

Site Analysis Rezoning Fees (fees include public hearings, site analysis and cultural resources)

- | | |
|---|----------|
| 5. Rezoning Fee – Five (5) acres or less | |
| a. Rural Designations | \$5,052 |
| b. Residential or Overlay Designations..... | \$6,333 |
| 1. per acre fee for each acre over five (5) acres | \$256 |
| c. Business or Industrial Designations | \$6,759 |
| 1. per acre fee for each acre over five (5) acres | \$425 |
| d. Maximum fee not to exceed..... | \$30,427 |

Non-Site Analysis Rezoning Fees (fees include public hearings and cultural resources)

- | | |
|---|----------|
| 6. Rezoning Fee – Five (5) acres or less | |
| a. Rural Designations | \$3,130 |
| b. Residential or Overlay Designations..... | \$4,411 |
| 1. per acre fee for each acre over five (5) acres | \$256 |
| c. Business or Industrial Designations | \$4,837 |
| 1. per acre fee for each acre over five (5) acres | \$425 |
| d. Maximum fee not to exceed..... | \$30,427 |

Other Rezoning Actions (Public Hearing Fees assessed in addition to the following)

- | | |
|---|-------------------|
| 7. Zoning plan application with subdivision plat..... | \$1,281 |
| 8. Zoning plan application with request for plat waiver | See rezoning fees |
| 9.. Historic zoning application (Chapter 18.63)..... | \$1,281 |

Rezoning Time Extension Fees (Public Hearing Fees assessed in addition to the following)

- | | |
|---|---------|
| 10. Fee amount or 75% of the applicable rezoning fee as required by this schedule, whichever is greater | \$1,643 |
|---|---------|

Modification or Waiver of Rezoning Conditions

- | | |
|--|---------|
| 11. Each condition or condition subsection for rural, residential, or overlay designations that are five (5) acres or less | \$425 |
| 12.. Each condition or condition subsection for rural, residential, or overlay designations greater than five (5) acres; specific plan, business; or industrial designations | \$1,281 |

DEVELOPMENT SERVICES DEPARTMENT FEES

Effective January 1, 2021

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17. Maximum fee (excluding public hearings) not to exceed	\$53,401
18. General amendment of an adopted specific plan (percent applicable fees in this subsection).....	25%

Amendment Language of Zoning Ordinance Text

19. Amendment language of zoning ordinance text.....	\$2,134
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Special Board of Supervisors' Actions (Public Hearing Fees assessed in addition to the following)

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<i>(including, but not limited to: lot split requests when not part of a rezoning or specific plan, HDZ variance or special use permit, BOZO exception, billboard use permit and other special actions that are heard before the Board of Supervisors not specifically listed)</i>	

Major Streets & Scenic Routes Plan Amendments

21. Major streets & scenic routes plan amendment.....	\$1,640
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Continuances or changes of advertised application

22. For each continuance or change of advertised application at applicants' request.....	\$426
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Design Review Committee Submittals

23. Cluster design submittal.....	\$1,922
24. HDZ exception	\$855
25. All other	\$493

Use Permits Requiring Conditional Use Procedures (fees include public hearings)

26. Type I Conditional Use.....	\$1,019
27. Type II Conditional Use.....	\$1,874
28. Type III Conditional Use.....	\$2,400

Board of Adjustment Filing (fees include public hearings)

29. MSR.....	\$296
30. Standard Fee	\$1,151

Interpretation, Appeals and Verification/Use Permits

31. Appeals, verifications, /use permit certification – written certification and requests for interpretation or appeals by Planning Official, Building Official, Addressing Official, Chief Zoning Inspector or Director	\$100
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DEVELOPMENT SERVICES DEPARTMENT FEES
Effective January 1, 2021

TABLE 2—SUBDIVISION & DEVELOPMENT REVIEW FEES

Tentative Subdivision Plat

1. Initial Submittal (includes 3rd submittal)
 - a. Base Fee.....\$800
 - b. Plus Per Lot Fee (or Per Unit Fee if condominium)(or Per Block Fee if block plat)\$80
 - c. Per Acre Fee if zoning is TR, CB-1, CB-2, RVC, MU, CI-1, CI-2, CI-3 or CPI\$160
2. 4th & Subsequent Submittals (percent of Initial Submittal fee) 15%

Final Subdivision Plat

3. Initial Submittal (includes 3rd submittal)
 - a. Base Fee.....\$800
 - b. Per Lot Fee (or Per Unit Fee if condominium)(or Per Block Fee if block plat)..\$80
4. 4th & Subsequent Submittals (percent of Initial Submittal fee) 15%

Development Concept Plan

5. Initial Submittal (includes 3rd submittal)
 - a. Base Fee.....\$800
 - b. Per Square Foot of Floor Area Fee (up to a max of 60,000 square feet)\$0.22
6. 4th & Subsequent Submittals (percent of Initial Submittal fee) 15%
7. Hourly Plan Review Fee for projects where square footage is not applicable\$94

Landscape Plan/Native Plant Preservation Plan (Stand Alone Submittals only)

8. Initial Submittal (includes 3rd submittal)
 - a. Flat Fee.....\$650
9. 4th & Subsequent Submittals (percent of Initial Submittal fee) 15%

Site Construction Plan (One Engineering Discipline) (Disciplines include grading, paving, sewer, drainage)

10. Initial Submittal (includes 3rd Submittal)
 - a. Base Fee.....\$200
 - b. Per Sheet Fee (includes all sheets)\$140
11. 4th & Subsequent Submittals (percent of Initial Submittal fee) 15%
12. Type II Grading Permit Fee (500 cubic yards or less)
 - a. Base fee.....\$45
 - b. Plus Per Cubic Yard.....\$0.31
13. Type II Grading Permit Fee (greater than 500 cubic yards)
 - a. Base fee.....\$201
 - b. Plus Per Cubic Yard.....\$0.08



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Site Construction Plan (Two or more Disciplines) (Disciplines include grading, paving, sewer, drainage)

- 14. Initial Submittal (includes 3rd Submittal)
 - a. Base Fee.....\$200
 - b. Per Sheet Fee (includes all sheets)\$175
- 15. 4th & Subsequent Submittals (percent of Initial Submittal fee) 15%

Technical Reports/Documents (Stand Alone Submittals only)

- 16. Report/Document.....\$350

Modification of Subdivision Street Standards

- 17. Modification Request Submittal Fee (per each modification)\$493

Assurances

- 18. Substitute Assurances\$314

Time Extensions

- 19. One Year Time Extension - Development Plan, Tentative Plat, Landscape Plan, Native Plant Preservation Plan, Improvement Plan and Type II Grading Permit (percent of Initial Submittal fee for each extended plan) 25%

TABLE 3—BUILDING AND ZONING PERMITS

General Items

1. Base fee for all permits requiring an inspection (includes records maintenance, payment account charges, inspection and permit issuance) \$94
2. Base fee for all permits not requiring an inspection (includes records maintenance, payment account charges and permit issuance) \$53
3. Inspections outside of normal business hours (minimum charge: two hours) per hour \$94
4. Re-inspection fee \$94
5. Additional plan review (minimum charge: one hour) per hour \$94
6. Special investigation fee (wind/fire/structural damage, etc.) \$94
7. Registered plant annual permit (1-1,000,000 sq ft) \$936
8. Registered plant annual permit (greater than 1,000,000 sq ft) \$1,874
9. Certificates of Occupancy \$94
10. Minimum permit renewal/extension fee \$186
11. 180 Day temporary manufactured home extension \$296
12. Work commenced prior to building permit issuance shall be subject to an additional 25% of the permit fee.

Buildings/Structures

13. Buildings: Fees for buildings (to include zoning) shall be determined by applying the most recent square foot construction costs table, published by the International Code Council multiplied by:
 - a. 2.14% for the first 1000 square feet
 - b. 1.15% for square feet greater than 1000 (See table in appendix at end of this document)
14. Shell buildings shall be assessed 80% of the Buildings fee (item 13).
15. Tenant Improvements or remodels shall be assessed 40% of the Buildings fee (item 13).
16. Model Buildings: Fees for model plans shall be 20% of the Buildings fee (item 13)
17. Sites off models shall be assessed 80% of the Buildings fee (item 13).
18. Conversion of approved model from other jurisdiction to County shall be assessed 5% of the Buildings fee (item 13).
19. Manufactured buildings/recreational vehicles (with utility connections) \$37

Other Work

20. Permanent Signs (per square feet) \$4.47
21. Temporary signs (per square feet) \$2.00
22. Walls/fences (per lineal feet) \$0.34
23. Minor electrical work (service upgrade, electrical reconnect, addition of up to five circuits, residential photovoltaic installations, etc.) \$37
24. Moderate electrical work (re-wiring of single family dwelling or equivalent) \$337
25. Major electrical work (re-wiring of commercial/industrial facility or equivalent) \$1,684
26. Minor mechanical/plumbing work (water heater, residential air conditioner unit, gas/water/drain line replacement or equivalent) \$37
27. Moderate mechanical/plumbing work (multiple mechanical units/ducts, commercial hoods, cooling towers, re-piping of single family dwelling or equivalent) \$270

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28. Major mechanical/plumbing work (large-scale mechanical/plumbing installations in commercial/ industrial facility or equivalent)	\$1,347
29. Other minor structures (small water tanks, residential antennas, flagpoles, portable spas, etc).....	\$153
30. Other major structures (cell towers, commercial antennas, large water/fuel tanks, etc.).....	\$611
31. Native plant preservation review for single lots.....	\$113
32. Type I grading permit	\$90
33. Type I grading permit with HDZ.....	\$320

Zoning Use Permits

34. Zoning Use Permit with Notice	\$296
35. Zoning Use Permit without Notice	\$99

TABLE 4—ADDRESSING FEES

General Items

1. Hourly fee for all Addressing requests not defined in Table 4 (one hour minimum)..... \$94

Single lot items

1. New address assignment (per numbered address or unit identifier) \$94
2. Address change \$141

Street Naming

3. New Street name assignment) \$574
4. Change Street name assignment \$861

Subdivision Plats & Development Plans Other Jurisdictions Only

5. Initial Submittal (includes 2nd submittal)
 - a. Base Fee \$172
 - b. Per Sheet Fee \$29

Minor Land Division

6. Lot Splits (per lot fee) \$199

Exhibit B

DEVELOPMENT SERVICES DEPARTMENT FEES

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Exhibit B International Code Council Building Valuation Data Table

Appendix B: Table 3 Square Foot Construction Costs

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	246.61	238.50	232.82	223.18	209.86	203.80	216.12	191.69	184.50
A-1 Assembly, theaters, without stage	225.65	217.54	211.85	202.22	189.15	183.09	195.16	170.98	163.79
A-2 Assembly, nightclubs	191.96	186.56	182.12	174.70	164.94	160.39	168.64	149.29	144.33
A-2 Assembly, restaurants, bars, banquet halls	190.96	185.56	180.12	173.70	162.94	159.39	167.64	147.29	143.33
A-3 Assembly, churches	226.69	218.58	212.89	203.26	191.60	185.54	196.20	173.43	166.24
A-3 Assembly, general, community halls, libraries, museums	190.63	182.52	175.84	167.20	153.09	148.07	160.14	134.97	128.78
A-4 Assembly, arenas	224.65	216.54	209.85	201.22	187.15	182.09	194.16	168.98	162.79
B Business	197.81	190.62	184.70	175.70	160.65	154.63	168.95	141.15	134.99
E Educational	209.43	202.23	196.97	188.01	175.28	166.43	181.55	153.08	148.70
F-1 Factory and industrial, moderate hazard	117.60	112.19	105.97	101.84	91.54	87.26	97.61	75.29	70.95
F-2 Factory and industrial, low hazard	116.60	111.19	105.97	100.84	91.54	86.26	96.61	75.29	69.95
H-1 High Hazard, explosives	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	N.P.
H234 High Hazard	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	63.56
H-5 HPM	197.81	190.62	184.70	175.70	160.65	154.63	168.95	141.15	134.99
I-1 Institutional, supervised environment	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
I-2 Institutional, hospitals	330.92	323.73	317.81	308.81	292.72	N.P.	302.06	273.22	N.P.
I-2 Institutional, nursing homes	229.68	222.49	216.58	207.57	193.53	N.P.	200.83	174.02	N.P.
I-3 Institutional, restrained	224.86	217.67	211.75	202.75	188.96	181.94	196.00	169.45	161.29
I-4 Institutional, day care facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
M Mercantile	142.95	137.54	132.11	125.68	115.38	111.83	119.62	99.73	95.77
R-1 Residential, hotels	199.70	192.92	186.99	179.78	164.90	160.43	179.93	148.60	143.96
R-2 Residential, multiple family	167.27	160.49	154.56	147.35	133.71	129.23	147.50	117.40	112.76
R-3 Residential, one- and two-family ^d	155.84	151.61	147.83	144.09	138.94	135.27	141.72	130.04	122.46
R-4 Residential, care/assisted living facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
S-1 Storage, moderate hazard	108.99	103.58	97.35	93.22	83.14	78.87	88.99	66.89	62.56
S-2 Storage, low hazard	107.99	102.58	97.35	92.22	83.14	77.87	87.99	66.89	61.56
U Utility, miscellaneous	85.30	80.55	75.51	71.75	64.72	60.49	68.56	51.18	48.73