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# MEMORANDUM

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Date: June 25, 2013

To: The Honorable Chairman and Members  
Pima County Board of Supervisors

From: C.H. Huckelberry  
County Administrator 

Re: **Pima County Roadway Development Impact Fee Increases**

The Pima County Roadway Development Impact Fee Ordinance includes an annual increase on July 1 of each year for inflation in costs for roadway construction. In 2003, the increase was based on changes in the Consumer Price Index-Urban, but in 2006 the index was changed to the Engineering New Record-Construction Cost Index because it more accurately measures costs related to roadway construction, including labor and materials.

In May 2012, the Southern Arizona Home Builders Association (SAHBA) requested the scheduled annual increase for the Roadway Development Impact Fee (RDIF) be postponed, in view of the depressed activity in new home construction. On June 19, 2012, the Board of Supervisors approved deferring the annual increase for one year.

In view of the stabilized construction market and signs of an improved overall economy, on July 1, 2013, Pima County will implement the deferred 2012 increase with the 2013 increase. The July 2012 deferred increase was 2.9% and the 2013 increase is 2.4 %. The effect of the increase of the current fee schedule is shown on the attached table, together with the net dollar amount. This two-year adjustment will amount to \$279 for a typical single-family residence. The adjustment to other types of residential and non-residential development is also shown on the attachment.

The Development Services Department fee schedule has a similar annual inflation adjustment of two percent. After being deferred in Fiscal Year (FY) 2011/12 and FY 2012/13, the automatic increase will proceed for FY 2013/14. The anticipated revenue will reduce General Fund support for the Department of Transportation (DOT).

Therefore, on July 1, 2013, the current fee rates for residential and non-residential uses in all existing benefit areas will be increased by 5.3 percent. DOT staff will notify SAHBA, Arizona Builders Alliance, Metropolitan Pima Alliance and other interested parties of the increase. This information will also be posted on our website.

The Honorable Chairman and Members, Pima County Board of Supervisors  
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CHH/dph

Attachment

c: John Bernal, Deputy County Administrator for Public Works

**Pima County Roadway Development Impact Fees  
July 1, 2013 Increases**

	Unit	Current Fees	Increases Deferred in 2012 per BOS		New Fees Effective July 1, 2013	
			Increase Based on 2.9% Increase (April 2012 CCI)	Increase Based on 2.4% Increase (May 2013 CCI)	Net Increase	
<b>Residential</b>						
Standard residential	Per unit	\$5,199	\$5,350	\$5,478	\$279	
Retirement Community	Per unit	\$3,900	\$4,013	\$4,109	\$209	
High Density	Per unit	\$3,900	\$4,013	\$4,109	\$209	
High Density Retirement	Per unit	\$2,911	\$2,996	\$3,068	\$156	
<b>Non-Residential</b>						
General Commercial/Retail	1000 sq. ft.	\$3,055	\$3,143	\$3,219	\$164	
Shopping Center	1000 sq. ft.	\$2,116	\$2,177	\$2,229	\$114	
Mega Shopping Center > 300,000 sq. ft.	1000 sq. ft.	\$5,405	\$5,562	\$5,696	\$290	
Supermarket	1000 sq. ft.	\$4,797	\$4,937	\$5,055	\$258	
Convenience Store w/Gas Pumps	1000 sq. ft.	\$14,621	\$15,045	\$15,406	\$785	
Restaurant	1000 sq. ft.	\$9,136	\$9,401	\$9,627	\$491	
Fast Food with Drive Thru	1000 sq. ft.	\$18,429	\$18,963	\$19,418	\$990	
Fast Food without Drive Thru	1000 sq. ft.	\$14,704	\$15,131	\$15,494	\$790	
Bank with Drive Thru	1000 sq. ft.	\$12,107	\$12,458	\$12,757	\$650	
Big Box retail - freestanding, > 100,000 sf	1000 sq. ft.	\$2,916	\$3,000	\$3,072	\$157	
Mega "Big Box" retail - freestanding, >150,000 sf	1000 sq. ft.	\$5,927	\$6,099	\$6,245	\$318	
Home Improvement Superstore	1000 sq. ft.	\$1,203	\$1,238	\$1,268	\$65	
General Office	1000 sq. ft.	\$1,721	\$1,771	\$1,813	\$92	
Medical Office	1000 sq. ft.	\$4,106	\$4,225	\$4,327	\$220	
Light Industrial	1000 sq. ft.	\$2,187	\$2,251	\$2,305	\$117	
Heavy Industrial	1000 sq. ft.	\$1,370	\$1,410	\$1,443	\$74	
Hotel/Motel	Room	\$1,323	\$1,362	\$1,394	\$71	
Motor Vehicle Sales	1000 sq. ft.	\$1,692	\$1,741	\$1,783	\$91	