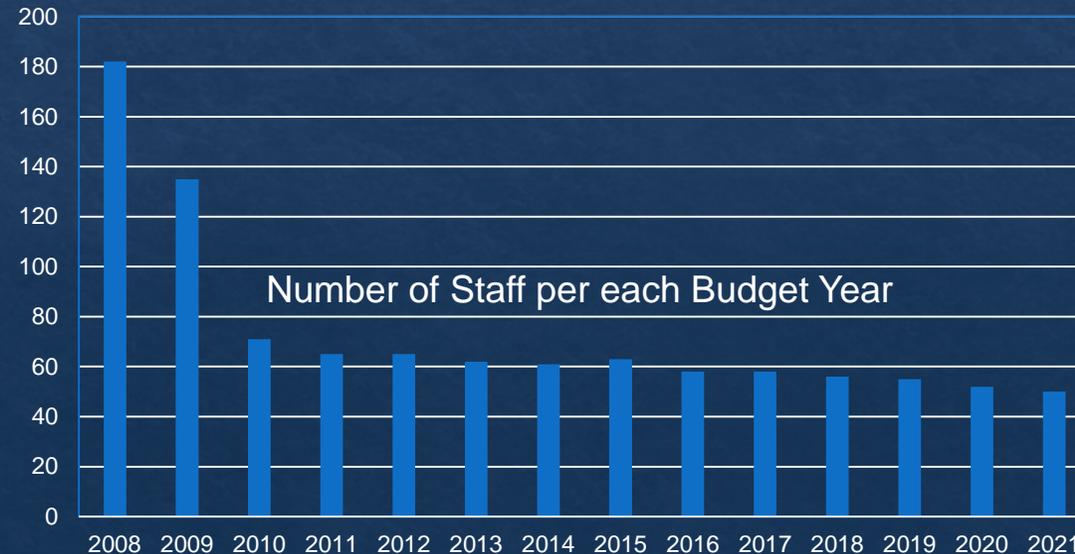


Proposed New Fee Schedule

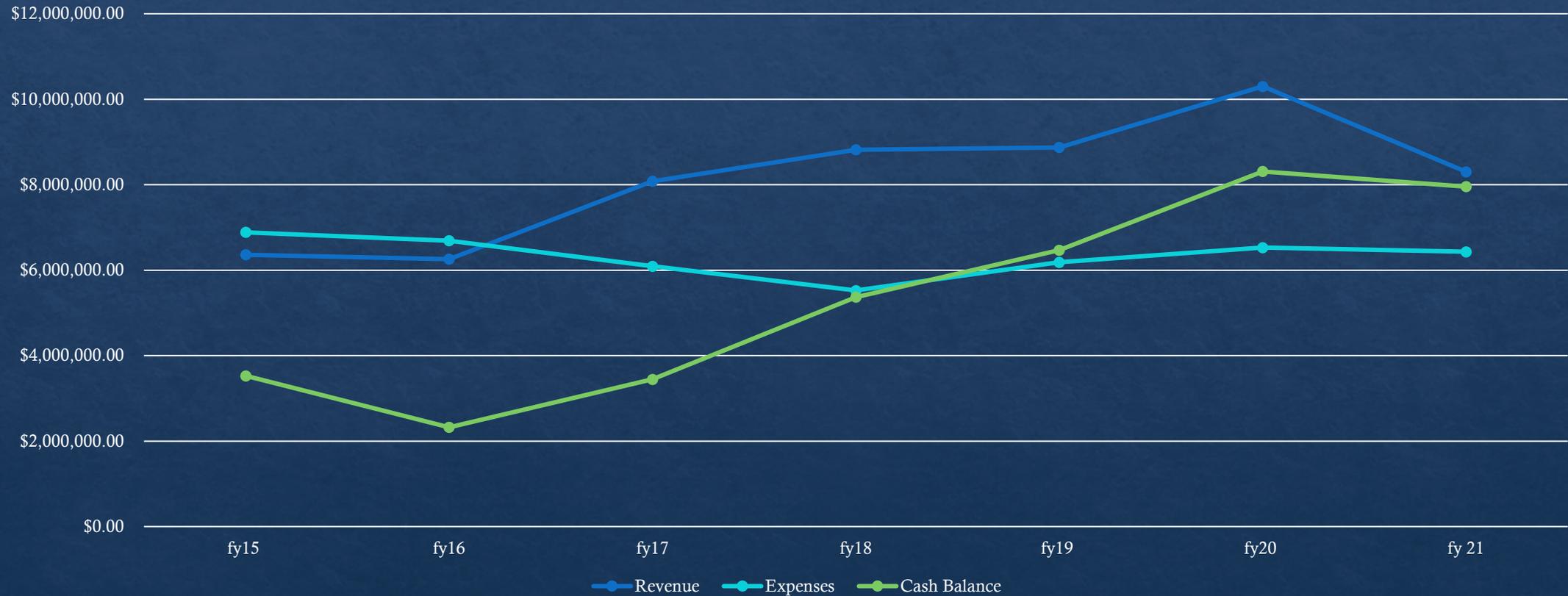


Set the Stage

- ◆ 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

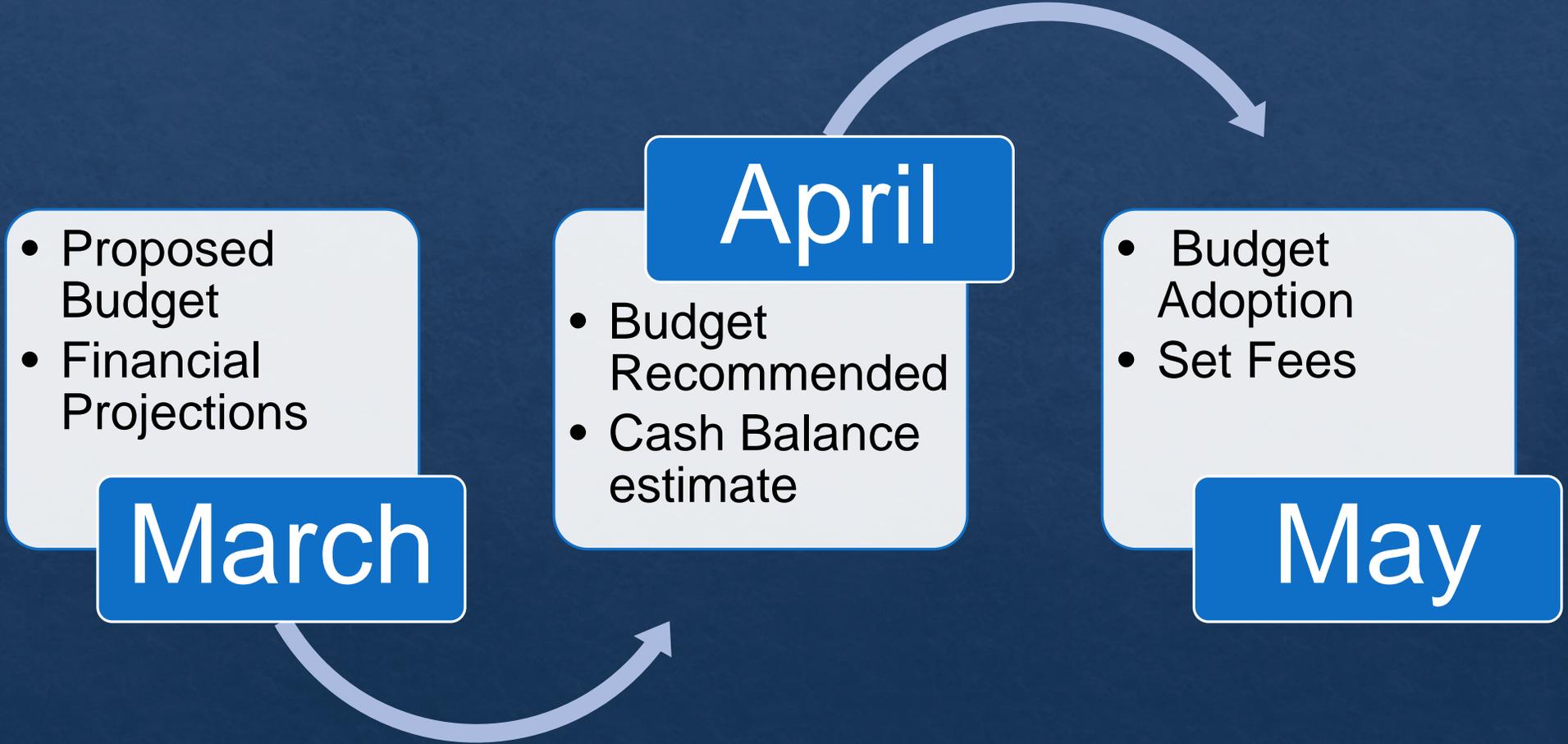
- ◆ Existing Ordinance, Fee Schedule 1997-46: Fees automatically increase by 2% annually since 1997.
- ◆ New Ordinance would determine how fees will be adjusted based upon the Cash Reserve Balance at the end of each fiscal year or by June of each year.
- ◆ The Cash Reserve Balance will be measured against 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%.







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
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Continuances or changes of advertised application

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

Development Concept Plan Average from 2017-2020

Existing Fee Schedule

New 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

<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

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



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

- 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:
 - 2.14% for the first 1000 square feet
 - 1.15% for square feet greater than 1000 (See table in appendix at end of this document)
- Shell buildings shall be assessed 80% of the Buildings fee (item 13).
- Tenant Improvements or remodels shall be assessed 40% of the Buildings fee (item 13).
- Model Buildings: Fees for model plans shall be 20% of the Buildings fee (item 13)
- Sites off models shall be assessed 80% of the Buildings fee (item 13).



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

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** \$861

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

