

Proposed

**ORDINANCE NUMBER 2020--**

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

WHEREAS, A.R.S. §11-863(C), A.R.S. §11-808(B), A.R.S. §11-251.08 and the adopted International Building Code allows for the adoption of building and zoning fees and fees for services; and

WHEREAS, 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. §11-251.08;

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

**SECTION 1.** That Ordinance No. 1997-46, {plus amendments in other ordinances} are hereby deleted in their entirety.

**SECTION 2.** That 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.** That 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 based on 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.

**SECTION 5.** That this ordinance is effective January 1, 2021.

PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona, this \_\_\_\_\_

day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Chair, Board of Supervisors

ATTEST:

Date Signed: \_\_\_\_\_

\_\_\_\_\_  
Clerk, Board of Supervisors

APPROVED AS TO FORM:

\_\_\_\_\_  
Civil Deputy County Attorney

\_\_\_\_\_  
Executive Secretary, Pima County  
Planning and Zoning Commission



**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
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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  
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**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  
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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%



DEVELOPMENT SERVICES DEPARTMENT FEES  
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**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  
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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  
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**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**  
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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 <sup>d</sup>	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