

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

DEVELOPMENT REVIEW FEE SCHEDULE

- 1-05.1.0 GENERAL**
 - 1-05.2.0 DEVELOPMENT SERVICES DEPARTMENT (DSD) FEES**
 - 1-05.3.0 CHANGE OF ZONING FEES**
 - 1-05.4.0 ZONING REVIEW FEES**
 - 1-05.5.0 APPEAL FEES**
 - 1-05.6.0 PRIVATE IMPROVEMENT FEES**
-
-

1-05.0.0 DEVELOPMENT REVIEW FEE SCHEDULE.

1-05.1.0 GENERAL.

- 1.1 Purpose. The purpose of this Standard is to establish appropriate fees which are assessed by the City for development of land within the City of Tucson.
- 1.2 Definitions. None.
- 1.3 Policy. The Tucson Code authorizes the City Manager to establish fees with approval by the Mayor and Council. Under Mayor and Council policy, each City of Tucson fee was approved after public hearing.
- 1.4 General, Applicable to All Fees.
 - A. All fees are collected at the time the application is filed.
 - B. All fees are payable to the City of Tucson.
 - C. Development Services Department Zoning fees may be waived for a governmental agency by the City Manager.
 - D. Any request to vary, waive, or appeal a Development Services Department fee (other than Zoning fees) is decided by the Mayor and Council.

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

1-05.2.0 DEVELOPMENT SERVICES DEPARTMENT (DSD) FEES.

2.1 Community Design Review Committee (CDRC) Fees.

A. Development Plan Review for Change of Zoning

<u>Acres¹</u>				<u>Fee</u>		
0.00	to	2	\$750.00			
2.01	to	10	\$1,250.00	<u>plus</u>		\$100.00 per acre
10.01	to	50	\$2,500.00	<u>plus</u>		\$75.00 per acre
Over 50.1 Acres			\$5,000.00	<u>plus</u>		\$50.00 per acre

B. Development Plan Review for Annexation or as Required by Recorded Subdivision Plat

<u>Acres¹</u>				<u>Fee</u>		
0.00	to	2	\$750.00			
2.01	to	10	\$1,250.00	<u>plus</u>		\$100.00 per acre
10.01	to	50	\$2,500.00	<u>plus</u>		\$75.00 per acre
Over 50.1 Acres			\$5,000.00	<u>plus</u>		\$50.00 per acre

C. Planned Area Development (PAD) Zone Review Fee.

Platting fees per Sec. 1-05.2.1.D.1 of this Standard.

D. Subdivision Plat Review – Tentative and Final Plats.

For all subdivision platting processes:

<u>Acres¹</u>				<u>Fee</u>		
0.00	to	2	\$1,000.00			
2.01	to	10	\$1,500.00	<u>plus</u>		\$100.00 per acre
10.01	to	50	\$2,500.00	<u>plus</u>		\$75.00 per acre
Over 50.1 Acres			\$5,000.00	<u>plus</u>		\$50.00 per acre

2. When the application is for the platting of a cemetery, the review fee is \$750.00 each for tentative and final plats.

E. Request to Modify a Development Standard Requirement.....\$600.00

F. Microfiche Fee (applied to all applications submitted)\$15.00
or 1% of the total filing fee,
whichever is greater

¹Calculation to include the entire site area rounded to the nearest one-tenth of an acre.

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

2.2 Site Plan Review Fees. Site plan review fees are assessed according to the following schedule:

<u>Acres²</u>			<u>Fee</u>		
0.00	to	2	\$750.00		
2.01	to	10	\$1,250.00	<u>plus</u>	\$100.00 per acre
10.01	to	50	\$2,500.00	<u>plus</u>	\$75.00 per acre
Over 50.1 Acres			\$5,000.00	<u>plus</u>	\$50.00 per acre

²Calculation to include the entire site area rounded to the nearest one-tenth of an acre.

2.3 Building Plan Review and Permit Fees.

A. *Building Plan Review Fees.*

1. Building plan review fees and deferred submittal fees per UAC 302.4.2 are 65% of the building permit fee for commercial buildings.
2. Building plan review fees and deferred submittal fees per UAC 302.4.2 are 50% of the building permit fee for residential buildings (Group R-3 and U Occupancies).
3. Model building plan review fee (for Group R-3 or U Occupancies or Swimming Pools) is 50% of the building permit fees plus \$23.00 for each additional exterior design elevation. The plan review fee for each subsequent use of this model plan within 12 months of model plan approval will not exceed \$50.00
4. No plan review fees for electrical, mechanical, and plumbing work will be charged when application for all permits (building, electrical, mechanical, and plumbing) are made in one application.

B. *Building Permit Fees.*

TABLE 3-A – BUILDING PERMIT FEES

<u>Total Valuation</u>	<u>Fee</u>
\$1.00 to \$500.00	\$26.00
\$501.00 to \$2,000.00	\$26.00 for the first \$500.00 plus \$3.30 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$76.00 for the first \$2,000.00 plus \$15.00 for each additional \$1,000, or fraction thereof, to and including \$25,000.00

2.3 Building Plan Review and Permit Fees (Cont'd)

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

\$25,001.00 to \$50,000.00	\$425.00 for the first \$25,000.00 plus \$11.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$700.00 the first \$50,000.00 plus 8.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,100.00 for the first \$100,000.00 plus \$6.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,500.00 the first \$500,000.00 plus \$5.10 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$6,150.00 for the first \$1,000,000.00 plus \$4.10 for each additional \$1,000.00, or fraction thereof

C. Other Inspections and Fees.

1. Inspections outside of normal business hours (minimum charge – two hours)..... \$54.00*
2. Reinspection fees assessed under provisions of Section 305.8 \$54.00*
3. Inspections for which no fee is specifically indicated (minimum charge – one-half hour) \$54.00*
4. Additional plan review required by changes, additions, or revisions to plans (minimum charge – one half hour)..... \$54.00*
5. For use of outside consultants for plan checking and inspections, or both Actual costs**
6. Housing Code compliance inspections under provisions of Sec. 16-27 of The Neighborhood Protection Ordinance, each\$87.00

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, and hourly wages and fringe benefits of the employees involved.

**Actual costs include administrative and overhead costs.

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

2.4 Electrical Plan Review and Permit Fees.

- A. *Electrical Plan Review Fees.* The plan review fee for electrical permits is 25% of the total electrical permit fee.
- B. *Electrical Permit Fees.*

TABLE 3-B – ELECTRICAL PERMIT FEES

Permit Issuance

- 1. For the issuance of each electrical permit..... \$26.00
- 2. For the issuing of each supplemental permit for which the original permit has not expired, been canceled, or finalized.....\$8.00

System Fee Schedule

(Note: The following do not include permit-issuing fee.)

1. New Residential Buildings

The following fees shall include all wiring and electrical equipment in or on each building or other electrical equipment on the same premises constructed at the same time

Multifamily. For new multifamily buildings (apartments and condominiums) having three or more dwelling units constructed at the same time, not including the area of garages, carports, and accessory buildings, per square foot (0.09_{m2}).....\$0.055

Single- and two-family. For new single- and two-family residential buildings constructed at the same time and not including the area of garages, carports, and accessory buildings, per square foot (0.09_{m2}).....\$0.061

For other types of residential occupancies and for alterations, additions, and modifications to existing residential buildings, use the Unit Fee Schedule.

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

2.4 Electrical Plan Review and Permit Fees. (Cont'd)

2. Private Swimming Pools

For new private, in-ground swimming pools for single-family and multifamily occupancies, including a complete system of necessary branch circuit wiring, bonding, grounding, under-water lighting, water pumping, and other similar electrical equipment directly related to the operation of a swimming pool, each pool\$54.00

3. Carnivals and Circuses

Carnivals, circuses, or other traveling shows or exhibitions utilizing transportable-type rides, booths, displays, and attractions.

For electrical generators and electrically driven rides, each \$26.00

For mechanically driven rides and walk-through attractions or displays having electric lighting, each\$8.00

For permanently installed rides, booths, displays, and attractions, use the Unit Fee Schedule.

4. Temporary Power Service

For a temporary service pole or pedestal, including all pole or pedestal-mounted receptacle outlets and appurtenances, each \$26.00

For a temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative lights, Christmas tree sales lots, fireworks stands, etc., each \$13.00

Unit Fee Schedule

(Note: The following do not include permit-issuing fee.)

1. Receptacle, Switch, and Light Outlets

For receptacle, switch, light, or other outlets at which current is used or controlled, except services, feeders, and meters:

First 20 fixtures, each \$1.20

Additional fixtures, each \$0.80

Note: For multioutlet assemblies, each 5 feet (1524 mm) or fraction thereof may be considered as one outlet.

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

2.4 Electrical Plan Review and Permit Fees. (Cont'd)

2. Lighting Fixtures

For lighting fixtures, sockets, or other lamp-holding devices:

First 20 fixtures, each \$1.20

Additional fixtures, each \$0.80

For pole or platform-mounted lighting fixtures, each \$1.20

For theatrical-type lighting fixtures or assemblies, each..... \$1.20

3. Residential Appliances

For fixed residential appliances or receptacle outlets for same, including wall-mounted electric ovens; counter-mounted cooking tops; electric ranges; self-contained room, console, or through-wall air conditioners; space heaters; food waste grinders; dishwashers; washing machines; water heaters; clothes dryers; or other motor-operated appliances not exceeding 1 horsepower (HP) (746W) in rating, each..... \$5.00

Note: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus.

4. Nonresidential Appliances

For nonresidential appliances and self-contained factory-wired nonresidential appliances not exceeding 1 horsepower (HP), kilowatt (kW), or kilovolt-ampere (kVA), in rating, including medical and dental devices; food, beverage, and ice cream cabinets; illuminated show cases; drinking fountains; vending machines; laundry machines; or other similar types of equipment, each..... \$5.00

Note: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus.

5. Power Apparatus

For motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other apparatus, as follows:

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

2.4 Electrical Plan Review and Permit Fees. (Cont'd)

Rating in horsepower (HP), kilowatts (kW), kilovolt-amperes (kVA), or kilovolt amperes-reactive (kVAR):

Up to and including 1, each.....	\$5.00
Over 1 and not over 10, each.....	\$13.00
Over 10 and not over 50, each.....	\$27.00
Over 50 and not over 100, each.....	\$54.00
Over 100, each.....	\$81.00

Notes:

1. For equipment or appliances having more than one motor, transformer, heater, etc., the sum of the combined ratings may be used.
2. These fees include all switches, circuit breakers, contactors, thermostats, relays, and other directly related control equipment.

6. Busways

For trolley and plug-in type busways, each 100 feet (30480mm) or fraction thereof..... \$8.00

Note: An additional fee is required for lighting fixtures, motors, and other appliances that are connected to trolley and plug-in type busways. A fee is not required for portable tools.

7. Signs, Outline Lighting, and Marquees

For signs, outline lighting systems, or marquees supplied from one branch circuit, each..... \$27.00

For additional branch circuits within the same sign, outline lighting systems, or marquee, each..... \$5.00

8. Services

For services of 600 volts or less and not over 200 amperes in rating, each..... \$33.00

For services of 600 volts or less and over 200 amperes to 1000 amperes, each..... \$68.00

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

2.4 Electrical Plan Review and Permit Fees. (Cont'd)

For services over 600 volts or over 1,000 amperes in rating,
each \$136.00

9. Miscellaneous Apparatus, Conduits, and Conductors

For electrical apparatus, conduits, and conductors for which
a permit is required but for which no fee is herein set forth \$20.00

Note: This fee is not applicable when a fee is paid for
one or more services, outlets, fixtures, appliances, power
apparatus, busways, signs, or other equipment.

C. *Other Inspections and Fees.*

1. Inspections outside of normal business hours, per hour
(minimum charge – two hours)..... \$54.00*
2. Reinspection fees assessed under provisions of Section
305.8, per inspection \$54.00*
3. Inspections for which no fee is specifically indicated, per
hour (minimum charge – one-half hour) \$54.00*
4. Additional plan review required by changes, additions,
or revisions to plans for which an initial review has been
completed (minimum charge – one-half hour)..... \$54.00*

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, and hourly wages and fringe benefits of the employees involved.

2.5 Mechanical Plan Review and Permit Fees.

A. *Mechanical Plan Review Fees.* The plan review fee for mechanical permits is 25% of the total mechanical permit fee.

B. *Mechanical Permit Fees.*

TABLE 3-C – MECHANICAL PERMIT FEES

Permit Issuance and Heaters

1. For the issuance of each mechanical permit \$26.00
2. For issuing each supplemental permit for which the
original permit has not expired, been canceled, or finalized \$8.00

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

2.5 Mechanical Plan Review and Permit Fees. (Cont'd)

Unit Fee Schedule

(Note: The following do not include permit-issuing fee.)

1.	Furnaces	
	For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3 kW).....	\$16.00
	For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 kW).....	\$20.00
	For the installation or relocation of each floor furnace, including vent.....	\$16.00
	For the installation or relocation of each suspended heater, recessed wall heater, or floor-mounted unit heater	\$16.00
2.	Appliance Vents	
	For the installation, relocation, or replacement of each appliance vent installed and not included in an appliance permit.....	\$8.00
3.	Repairs or Additions	
	For the repair of, alteration of, or addition to each heating appliance, refrigeration, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by the Mechanical Code	\$15.00
4.	Boilers, Compressors, and Absorption Systems	
	For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW) or each absorption system to and including 100,000 Btu/h (29.3 kW)	\$16.00
	For the installation or relocation of each boiler or compressor over 3 horsepower (10.6kW) to and including 15 horsepower (52.7 kW) or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	\$30.00
	For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW) or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW).....	\$41.00

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

2.5 Mechanical Plan Review and Permit Fees. (Cont'd)

	For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (175 kW) or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW).....	\$61.00
	For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW) or each absorption system over 1,750,000 Btu/h (512.9 kW).....	\$100.00
5.	Air Handlers	
	For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto.....	\$12.00
	Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler, or absorption unit for which a permit is required elsewhere in the Mechanical Code.	
	For each air-handling unit over 10,000 cfm (4719 L/s).....	\$20.00
6.	Evaporative Coolers	
	For each evaporative cooler other than portable type	\$12.00
7.	Ventilation and Exhaust	
	For each ventilation fan connected to a single duct.....	\$8.00
	For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit.....	\$12.00
	For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$12.00
8.	Incinerators	
	For the installation or relocation of each domestic-type incinerator	\$20.00
	For the installation or relocation of each commercial or industrial-type incinerator.....	\$16.00

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

2.5 Mechanical Plan Review and Permit Fees. (Cont'd)

- 9. Miscellaneous
For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories or for which no other fee is listed in the table..... \$12.00

C. *Other Inspections and Fees.*

- 1. Inspections outside of normal business hours, per hour (minimum charge – two hours)..... \$54.00*
- 2. Reinspection fees assessed under provisions of Section 305.8, per inspection \$54.00*
- 3. Inspections for which no fee is specifically indicated, per hour (minimum charge – one-half hour) \$54.00*
- 4. Additional plan review required by changes, additions, or revisions to plans or to plans for which an initial review has been completed (minimum charge – one-half hour)..... \$54.00*

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, and hourly wages and fringe benefits of the employees involved.

2.6 Plumbing Plan Review and Permit Fees.

- A. *Plumbing Plan Review Fees.* The plan review fee for plumbing permits is 25% of the total plumbing permit fee.
- B. *Plumbing Permit Fees.*

TABLE 3-D – PLUMBING PERMIT FEES

Permit Issuance	
1.	For the issuance of each plumbing permit..... \$26.00
2.	For issuing each supplemental permit for which the original permit has not expired, been canceled, or finalized \$8.00

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

2.6 Plumbing Plan Review and Permit Fees. (Cont'd)

Unit Fee Schedule

(Note: The following do not include permit-issuing fee.)

1. Fixtures and Vents

For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping, and backflow protection thereof)..... \$11.00

For repair or alteration of drainage or vent piping, each fixture..... \$5.00

2. Sewers, Disposal Systems, and Interceptors

For each building sewer and each trailer park sewer \$27.00

For each cesspool \$41.00

For each private sewage disposal system..... \$81.00

For each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps \$22.00

Rainwater systems – per drain (inside building) \$11.00

3. Water Piping and Water Heaters

For installation, alteration, or repair of water piping or water-treating equipment, or both, each \$5.00

For each water heater including vent..... \$13.00

For vents only, see Table 3-C

4. Gas Piping Systems

For each gas piping system of one to five outlets \$7.00

For each additional outlet over five, each..... \$1.20

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

2.6 Plumbing Plan Review and Permit Fees. (Cont'd)

5.	Lawn Sprinklers, Vacuum Breakers, and Backflow Protection Devices	
	For each lawn sprinkler system on any one meter, including backflow protection devices thereof	\$16.00
	For atmospheric-type vacuum breakers or backflow protection devices not included in Item 1:	
	1 to 5 devices	\$13.00
	Over 5 devices, each	\$2.40
	2 inches (50.8mm) and smaller	\$13.00
	Over 2 inches (50.8 mm)	\$27.00
6.	Swimming Pools	
	For each swimming pool or spa:	
	Public pool	\$100.00
	Public spa	\$66.00
	Private pool	\$66.00
	Private spa	\$33.00
7.	Miscellaneous	
	For each appliance or piece of equipment regulated by the Plumbing Code but not classed in other appliance categories or for which no other fee is listed in this code	\$11.00
C.	<i>Other Inspections and Fees.</i>	
1.	Inspections outside of normal business hours, per hour (minimum charge – two hours)	\$54.00*
2.	Reinspection fees assessed under provisions of Section 305.8, per inspection	\$54.00*

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

2.6 Plumbing Plan Review and Permit Fees. (Cont'd)

- | | | |
|----|--|----------|
| 3. | Inspections for which no fee is specifically indicated, per hour (minimum charge – one-half hour) | \$54.00* |
| 4. | Additional plan review required by changes, additions, or revisions to plans or to plans for which an initial review has been completed (minimum charge – one-half hour) | \$54.00 |

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, and hourly wages and fringe benefits of the employees involved.

2.7 Grading Plan Review and Permit Fees

A. *Grading Plan Review Fees.*

First Review: Per sheet (twenty-four (24) by thirty-six (36) inches (includes one back-check)	\$183.00
---	----------

B. *Other Grading Plan Review Fees.*

Additional plan review required by changes, additions, or revisions to plans or to plans for which an initial review and one back-check has been completed	\$54.00*
--	----------

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, and hourly wages and fringe benefits of the employees involved.

C. *Grading Permit Fees.*

TABLE 3-H – GRADING PERMIT FEES¹

1 to 1,000 cubic yards	\$80.00 for the first 100 cubic yards, <u>plus</u> \$30.00 for each additional 100 cubic yards or fraction thereof.
1,001 to 10,000 cubic yards	\$350.00 for the first 1,000 cubic yards, <u>plus</u> \$30.00 for each additional 1,000 cubic yards or fraction thereof.
10,001 to 100,000 cubic yards	\$620.00 for the first 10,000 cubic yards, <u>plus</u> \$120.00 for each additional 10,000 cubic yards or fraction thereof.

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

2.7 Grading Plan Review and Permit Fees (Cont'd)

100,001 cubic yards or more	\$1,700.00 for the first 100,000 cubic yards, <u>plus</u> \$120.00 for each additional 100,000 cubic yards or fraction thereof.
Valuation Based Permit Option	
\$500,001.00 to \$1,000,000.00	\$3,500.00 the first \$500,000.00 plus \$5.10 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$6,150.00 for the first \$1,000,000.00 plus \$4.10 for each additional \$1,000.00, or fraction thereof

D. *Other Grading Permit Inspections and Fees.*

1. Inspection outside of normal business hours, per hour (minimum charge – two hours) \$54.00²
2. Reinspection fees assessed under provisions of Section 305.8, per inspection \$54.00²
3. Inspections for which no fee is specifically indicated, per hour (minimum charge – one-half hour) \$54.00

¹The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.

²Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, and hourly wages and fringe benefits of the employees involved.

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

2.8 Manufactured Home (MH) and Recreational Vehicle (RV) Space Fees.

A. *Residential.*

1. MH units on permanent foundation (each foundation):

a. Plan check fee\$46.00

B. *Manufactured Commercial and Industrial Buildings.* Valuation is calculated as for a site built structure on installation value, and fees are in accordance with Sec. 1-05.2.3, Sec. 1-05.2.4, Sec. 1-05.2.5, and Sec. 1-05.2.6.

C. *Other Inspections and Fees*..... See Sec. 1-05.2.3.C

2.9 Demolition Permit Fees. Same as Building Permit Fees.

2.10 Swimming Pool and Spa Plan Review and Permit Fees. Same as Building Plan Review and Permit Fees.

2.11 Solar Permit Fees. Same as Building Permit Fees.

2.12 Fire Sprinkler Plan Review and Permit Fees. Same as Building Plan Review and Permit Fees.

2.13 Wall and Fence Plan Review and Permit Fees. Same as Building Plan Review and Permit Fees.

2.14 Fire Alarm Plan Review and Permit Fees. Same as Building Plan Review and Permit Fees. (Does not include electrical permits, if applicable.)

2.15 Tent and Canopy Plan Review and Permit Fees.

A. *Tent and Canopy Plan Review Fees.*

1. If occupancy type is M-1, plan review fees are 50% of permit fee.

2. If occupancy type is other than M-1, plan review fees are 65% of permit fee.

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

2.15 Tent and Canopy Plan Review and Permit Fees. (Cont'd)

B. *Tent and Canopy Permit Fees.*

1. Same as building permit fees based on valuations in table:

<u>Size</u>	<u>Square Footage</u>	<u>Canopy Valuation</u>	<u>Tent Valuation</u>
20 x 20	400	No Building Permit Required	Minimum \$618
20 x 40	800	No Building Permit Required	Minimum \$618
30 x 30	900	Minimum \$618	Minimum \$618
30 x 50	1,500	Minimum \$618	Minimum \$618
40 x 40	1,600	\$741.60	\$964.10
40 x 60	2,400	\$741.60	\$964.10
60 x 60	3,600	\$2,017.80	\$2,254.70
60 x 80	4,800	\$2,017.80	\$2,254.70
60 x 100	6,000	\$2,017.80	\$2,254.70
100 x 100	10,000	\$4,326.00	\$4,696.80

NOTE: Fees in the table above do not include applicable electrical fees.

2.16 Installation and Removal Fees for Gasoline, Fuel, or Other Tanks.

A. *Installation.*

Mechanical Permit.....	\$26.00
<u>plus</u>	
For each tank installed	\$109.00

B. *Removal.*

1 Tank (\$1,000 valuation).....	\$42.00
2 Tanks (\$1,500 valuation).....	\$59.00
3 Tanks (\$2,000 valuation).....	\$76.00
4-5 Tanks (\$2,500-\$3,000 valuation)	\$91.00

Please contact the Development Services Department (DSD) for fees for the removal of more than five tanks.

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

2. Computer Generated Reports

Standard Weekly Report, each	\$25.00
Standard Monthly Report, each	\$40.00
Standard Yearly Report, each	\$200.00
Customization or analysis of report information, per hour.....	\$50.00
	(1 hour minimum fee)

¹See Sec. 2.19.G

CHANGE OF ZONING FEES.

3.1 General, Applicable to All Fees.

- A. All fees are collected at the time the application is filed.
- B. All fees are payable to the City of Tucson.
- C. Development Services Department fees zoning fees may be waived for a governmental agency by the City Manager.
- D. Any request to vary, waive, or appeal a Development Services Department fee is decided by the Mayor and Council.
- E. Requests by potential applicants for notification lists for the various review procedures, for their private use, shall be accompanied by a fee which is assessed according to the following schedule. If the list was requested prior to the filing of an official application for a Development Services review process, which requires public notification, the notification fee will not be charged at the time of application provided the list is less than thirty (30) days old at the time of application.
 - 1. Notification area surrounding the subject site \$200.00
- F. Applications for all reviews, except Home Occupation – Day Care, shall include payment of a mMicrofiche fee \$15.00 or 1% of total filing fee, whichever is greater
- G. In calculating fees which are based on acreage, the acreage is to be rounded off to the nearest hundredth of an acre.
- H. Variable Fees. In the fee schedule, when a fee amount is listed as variable, please call Development Services at 791-5550 for the current fee. These fees are listed as variable, because they can vary from case to case or because they are fees paid to an outside vender. For example:

3.1 General, Applicable to All Fees. (Cont'd)

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

1. *Current Aerial Photograph Fee.* This fee is based on an annual contract with a private aerial photography firm.
2. *Legal Advertisement.* This fee covers the cost of advertisement in a newspaper of general circulation and is dependent upon the amount charged by the outside vender.
3. *Ordinance Display Ad or Resolution Display Ad.* This fee covers the cost of publishing the ordinance or resolution in a newspaper of general circulation, should the ordinance or resolution be adopted.

3.2 Change of Zoning– Initial Application. Change of zoning applications require payment of a fee which includes the staff review fee, current aerial photo fee, Zoning Examiner public hearing fee, ordinance display ad fee, and microfiche fee. On change of zoning requests to multiple zones, the staff review fee is calculated separately for each requested zone. Those amounts derived by the separate calculations are then added together, and the sum is the required fee.

Change of Zoning

A. Staff Review. Change of Zoning to:

SR, RX-1, RX-2, IR, RH, SH	0-30 acres	\$800.00 plus	\$100.00 per acre
	Greater than 30 acres	\$1,500.00 plus	\$75.00 per acre
R-1, MH-1, P, O-1	0-30 acres	\$2,000.00 plus	\$175.00 per acre
	Greater than 30 acres	\$2,750.00 plus	\$150.00 per acre
R-2, MH-2, RV, O-2, NC, RVC	0-30 acres	\$2,500.00 plus	\$250.00 per acre
	30 acres	\$4,000.00 plus	\$200.00 per acre
R-3, O-3, C-1, MU	0-30 acres	\$3,250.00 plus	\$300.00 per acre
	30 acres	\$4,750.00 plus	\$250.00 per acre
C-2, C-3, OCR-1, OCR-2, PI, I-1, I-2	0-30 acres	\$4,000.00 plus	\$600.00 per acre
	30 acres	\$7,000.00 plus	\$500.00 per acre
Planned Area Development (PAD) Zone		\$20,000.00 plus	\$200.00 per acre

- B. Current Aerial Photograph – For All Zones Variable¹
- C. Zoning Examiner Public Hearing Fee for all zones includes the following.
 1. Legal Advertisement..... Variable¹
 2. Notification of Property Owners around Project Site \$200.00

3.2 Change of Zoning– Initial Application (Cont'd)

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

D. Ordinance Display Ad. All adopted change of zoning ordinances are required to be published in a newspaper of general circulation. To cover that cost, change of zoning applications are to include the payment of a fee as follows.

For All Zones Variable¹

E. Microfiche Fee\$15.00

3.3 Change of Zoning Fees – Time Extension Request. A request to extend the time period that is required for complying with conditions of change of zoning requires payment of a fee as follows.

A. No Hearing Required The fee is equal to 33% of the staff review fee that would be required for a new change of zoning case under the current fee schedule

B. Hearing Required The fee is equal to 75% of the staff review fee that would be required for a new change of zoning case under the current fee schedule, plus

1. Current Aerial Photograph..... Variable²

2. Legal Advertisement..... Variable²

3. Notification of Property Owners around Project Site
For All Zones \$200.00

4. Microfiche Fee \$15.00

3.4 Change of Zoning Fees – Change to a Request (including the PAD Zone). A request to amend the concept plan which was submitted as part of a change of zoning application, the conditions of change of zoning, or the approved development plan shall include payment of fees as follows.

A. *Minor Change, Development Services Director Decision, to a change of zoning Concept Plan, change of zoning Condition, and/or Approved change of zoning Development Plan/Subdivision Plat.*

1. Staff Review\$750.00

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

3.4 Change of Zoning Fees – Change to a Request (including the PAD Zone) (Cont’d).

B. Minor Change, Mayor and Council Decision, to a change of zoning Concept Plan, change of zoning Condition, and/or Approved Development Plan/Subdivision Plat.

- 1. Staff Review\$1,000.00
- 2. Current Aerial Photograph..... Variable³
- 3. Notification of Property around Project Site \$200.00
- 4. Microfiche Fee \$15.00

²See Sec. 2.19.G

C. *Major Change, Mayor and Council Decision, to a change of zoning Concept Plan, change of zoning Condition, and/or Approved change of zoning Development Plan/Subdivision Plat Requiring a Public Hearing.*

- 1. Staff Review Fees are equal to the staff reviews fees for a new change of zoning under the current fee schedule.
- 2. Current Aerial Photograph..... Variable³
- 3. Legal Advertisement..... Variable³
- 4. Notification of Property Owners around Project Site \$200.00
- 5. Microfiche Fee \$15.00

D. *Change of zoning Requests Remanded, by the Mayor and Council, to the Zoning Examiner for a New Public Hearing.* Payment of a fee equal to the staff review fee and public hearing fee that would be necessary for a new change of zoning under the current fee schedule is required.

3.5 Change of Zoning Fees – Request for Rehearing or Continued Hearing. A request by the applicant for a new change of zoning hearing or for a delay in an advertised hearing (which necessitates readvertising) requires payment of a new public hearing fee as listed for the Zoning Examiner Public Hearing, including the legal advertisement and notification fees.

3.6 Change of Zoning – Refunds on Applications. Fees, or portions thereof, which are paid as part of the change of zoning application, are refunded when an application is withdrawn, as follows.

<u>Status Of Case</u>	<u>Amount of change of zoning Fee Refund</u>
Minimal Amount of Staff Review (Within 20 Days of Application)	100%, of the staff review fee, the Zoning Examiner public hearing fee, and the ordinance display ad fee

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

3.6 Change of Zoning – Refunds on Applications (Cont'd)

After Staff Review	60% of the staff review fee, 100% of the Zoning Examiner public hearing fee, and 100% of the ordinance display ad fee
After Staff Report but Prior to Public Hearing Ad	40% of the staff review fee, 100% of the Zoning Examiner public hearing fee, and 100% of the ordinance display ad fee
After Public Hearing Ad but Prior to Public Hearing.	25% of the staff review fee and 100% of the ordinance display ad fee
After Zoning Examiner Public Hearing	100% of the ordinance display ad fee

3.7 Plan Amendment Fees. Requests to amend adopted plan policies applicable to a specific site require payment of a fee which includes the staff review fee, public hearing fee, resolution display ad fee, and microfiche fee as follows.

- A. Staff Review \$500 or 40% of the staff review fee that would be required for a change of zoning case under the current fee schedule, whichever is greater

- B. Public Hearing.
 - 1. Legal Advertisement.
 - a. Neighborhood or area plan amendment (two hearings) Variable¹
 - b. *General Plan* amendment (three hearings) Variable¹
 - 2. Notification of Property Owners and Neighborhood Associations shall be to one of the following.
 - a. Neighborhood or area plan amendment – Notification of affected neighborhood associations and property owners within 300' of amendment site Variable¹
 - b. *General Plan* amendment – Notification of all registered neighborhood associations Variable¹

3.7 Plan Amendment Fees (Cont'd)

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

- C. Resolution Display Ad Variable¹
- D. Microfiche Fee (see Sec. 1-05.3.1.F).
- E. Appeal of Planning Director Decision on a Plan Amendment\$0

¹See Sec. 3.1.H.

1-05.4.0 Zoning Review Fees

1-05.4.1 Board of Adjustment (B/A) Fees.

A. *Variances Involving Construction.* Applications for variances involving construction require payment of a fee. The fee shall include the staff review fee, legal advertisement fee, notification fee, and microfiche fee.

- 1. Staff Review
 - a. Residential projects (Single Family, Duplex).....\$200.00
 - b. Non-residential projects (3-4 Family and above, Commercial, Industrial).....\$600.00
- 2. Legal Advertisement..... Variable⁴
- 3. Notification of Property Owners around Project Site \$200.00
- 4. Microfiche Fee\$15.00

B. *Variances Not Involving Construction.* Applications for variances not involving construction, and Appeals of Zoning Administrator determinations require payment of a fee. The fee shall include the staff review fee, legal advertisement fee, notification fee, and microfiche fee.

- 1. Staff Review\$300.00
- 2. Legal Advertisement..... Variable⁴
- 3. Notification of Property Owners around Project Site \$200.00
- 4. Microfiche Fee\$15.00

C. *Request for Continuance or Rehearing.* Each request granted for continuance or rehearing of a matter not initiated by the Board requires payment of a fee which includes the following.

- 1. Legal Advertisement..... Variable⁴

⁴See Sec. 2.19.G.

1-05.4.1 Board of Adjustment (B/A) Fees.(Cont'd)

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

2. Notification of Property Owners around Project Site \$200.00

D. *General Application on Board of Adjustment Fees.*

1. More than one variance may be requested in the same application for the same fee.
2. No fee, or portion thereof, is refundable after a case has been advertised and notice mailed to property owners.

4.2 Design Development Option (DDO) (Lot Development Option) Fees.

A. *Residential Development.*

1. Single Yard Modification.
 - a. Per single-family lot, attached or detached unit.....\$160.00
 - b. Notification to Property Owners around project site\$75.00
 - c. For each multifamily unit for which a modification is requested.....\$320.00
 - d. Notification to Property Owners around project site\$75.00
2. Multiple Yard Modification.
 - a. Per single-family lot, attached or detached unit.....\$224.00
 - b. Notification to Property Owners around project site\$75.00
 - c. For each multifamily unit for which a modification is requested\$320.00
 - d. Notification to Property Owners around project site\$75.00

B. *Nonresidential Development.*

1. Single Yard Modification. Per single nonresidential structure on one lot.....\$160.00
 - a. Notification to Property Owners around project site.....\$75.00
2. Multiple Yard Modification. Per single nonresidential structure on one lot.....\$224.00
 - a. Notification to Property Owners around project site.....\$75.00

4.2 Design Development Option (DDO) (Lot Development Option) Fees.(Cont'd)

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

- C. *Wall and Fence Height Modification, Per Lot*.....\$200.00
 - a. Notification to Property Owners around project site\$75.00
- D. Applications pursuant to LUC Sec. 5.3.5
 - 1. Staff/DRB Review.....\$300.00
 - 2. Microfiche Fee (see Sec. 1-05.3.1.F).
- E. All DDO Applications – Notification to property owners within 50’ of the Project Site and neighborhood association Variable⁵

4.3 Substitution of Nonconforming Use (SNU) Fees.

- A. If Hearing is Not Required\$320.00
- B. If Hearing is Required.....75% of what the staff review fee for a change of zoning would be if this were a change of zoning to the applicable zone that is normally needed for the proposed use, plus
 - 1. Legal Advertisement.....Variable⁶
 - 2. Current Aerial Photograph..... Variable⁶
 - 3. Notification of Property Owners around Project Site \$200.00
 - 4. Microfiche fee.....\$15.00

4.4 Temporary Use Permit (TUP) Fees.

- A. Residential\$80.00
- B. Nonresidential\$160.00
- C. Appeal of Decision to the Board of Adjustment.
 - 1. Staff Review \$200.00
 - 2. Legal Advertisement..... Variable⁶
 - 3. Notification of Property Owners around Project Site \$200.00
 - 4. Microfiche Fee \$15.00

⁶See Sec. 2.19.G.

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

4.5 Special Exception Land Use Fees. There are three types of Special Exception Land Use processes. Payment of fees for each process is as follows.

A. *DSD Director Decision.* The required fee includes payment of the staff review fee, notification fee, and microfiche fee.

- 1. Staff Review\$250.00
- 2. Notification of Property Owners around Project Site \$200.00
- 3. Microfiche Fee\$15.00

B. *Zoning Examiner Decision.* The required fee includes payment of the staff review fee, notification fee, legal advertisement fee, aerial photo fee, and microfiche fee.

- 1. Staff Review The fee is equal to 75% of what would be required for a change of zoning request based on the zoning of the property
- 2. Legal Advertisement..... Variable⁷
- 3. Notification of Property Owners around Project Site \$200.00
- 4. Current Aerial Photograph..... Variable⁷
- 5. Microfiche Fee\$15.00

4.6 Hillside Development Zone (HDZ), Scenic Corridor Zone (SCZ), Environmental Resource Zone (ERZ) and Watercourse Amenities, Safety and Habitat (WASH) Review Fees

- A. Staff Review \$300.00
- B. Notification to Property Owners Variable⁵
- C. Appeal of Decision to Mayor and Council \$175.00
 - plus
 - 1. Notification to Property Owners around Project Site.....\$200.00
 - 2. Microfiche Fee.....\$15.00

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

4.6 Hillside Development Zone (HDZ), Scenic Corridor Zone (SCZ), Environmental Resource Zone (ERZ) and Watercourse Amenities, Safety and Habitat (WASH) Review Fees
(Cont;d)

D. Public Hearing (if required by Mayor and Council) for Consideration of Appeal.

- | | |
|--|-----------------------|
| 1. Legal Advertisement | Variable ⁵ |
| 2. Notification to Property Owners around Project Site | \$200.00 |
| 3. Microfiche Fee | \$15.00 |

4.7 Historic Preservation Zone (HPZ) Review Fees.

- | | | |
|----|---|----------|
| A. | Minor Review, including Demolition Applications for Intrusions..... | \$100.00 |
| B. | Historic Preservation Zone Review..... | \$160.00 |
| C. | Demolition Applications Decided by the Planning Director | \$160.00 |

D. Demolition Applications and Any Other Applications Decided by the Mayor and Council.

- | | | |
|----|--|-----------------------|
| 1. | Staff Review | \$500.00 |
| 2. | Public Hearing Fee includes the following. | |
| a. | Legal Advertisement..... | Variable ⁹ |
| b. | Notification of Property Owners around Project Site..... | \$200.00 |

⁸See Sec. 2.19.G.

- | | | |
|----|--|----------|
| E. | Appeal of Development Services Director's Decision | \$160.00 |
| F. | Microfiche Fee | \$15.00 |

4.9 Development Review Board (DRB) Fees.

Applications Requiring DRB Review, with the Exception of Project Design Option Applications	\$160.00
--	----------

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

4.9 Development Review Board (DRB) Fees. (Cont'd)

4.10	<u>Day Care – Home Occupation (except Child Care) Application Fee</u>	\$160.00
4.11	<u>Certification of Zoning Fee</u>	\$135.00
4.12	<u>Confirmation of Nonconforming Use Fee</u>	\$200.00
4.13	<u>Optional Dispute Resolution Process Fee</u>	Subject to current City contract

1-05.5.0 **APPEAL FEES**

1-05.5.1 Appeal of Decision to the Board of Adjustment.

- | | | |
|----|--------------------------|-----------------------|
| 1. | Legal Advertisement | Variable ⁹ |
| 2. | Notification as required | Variable ⁹ |

1-05.5.2 Appeal of Decision to the Mayor and Council

- | | | |
|----|--------------------------|-----------------------|
| A. | Legal Advertisement | Variable ⁹ |
| B. | Notification as required | Variable ⁹ |

1-05.6.0 PRIVATE IMPROVEMENT FEES

Applications for Private Improvement Agreements shall pay a fee of five (5) percent of the estimated cost of the improvement as certified by the engineer of record for the applicant provided that the estimated cost is accepted and approved by the DSD. The fee for a Private Improvement Agreement shall be paid prior to final approval of the agreement by the City.

⁹See Sec. 2.19.G.