



Impact Fees

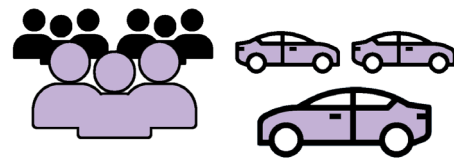
Whenever there is a new development or a change in use of an existing project, the City of Tucson collects impact fees to pay for the cost (or a portion of the cost) of providing public services in the development area. Impact fees are a funding mechanism used to help cover the cost of facilities and infrastructure needed to serve new development.

How Do Impact Fees Work?

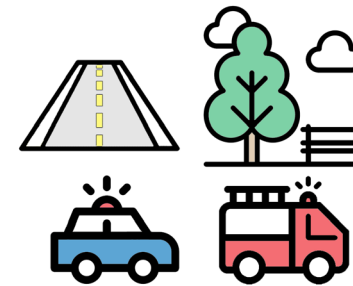
New Development in Tucson



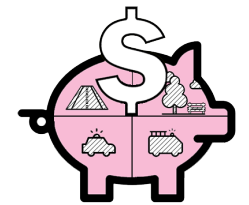
New Residents and Visitors as a Result of Development



Increase of People Requires More Services



Impact Fees Collected to Cover Growth



How Are Impact Fees Calculated?

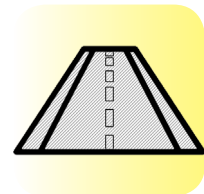
Housing Unit

Infrastructure Needed for Each Housing Unit

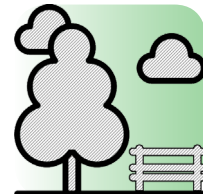
Cost for All Infrastructure



X



Roads Needed



Parks Needed



Police Services and Equipment Needed



Fire Services and Equipment Needed

X



=

IMPACT FEES

How Are Impact Fees Used?

Identify Needs



Services needed in an area are identified.

Create Project List



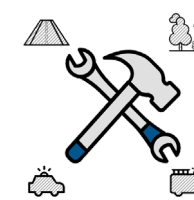
City department and Mayor & Council create a list of streets, parks, police, and fire projects needed to serve new growth. Once adopted, the project list is set for 5 years.

Collect Money



Developers or builders pay impact fees. Money is collected by Planning & Development Services when building permits are issued.

Build Projects



Transportation, Parks, Police, and Fire use Impact Fees to build projects from the list. If the money is not spent within 10 years, Impact Fees must be refunded.



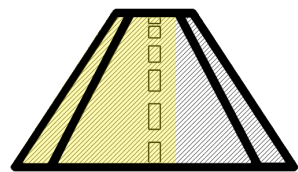
Impact Fees in Practice



Project	Single-Family Housing New Home Sierra Morado (Civano) Ward 4	Multi-Family Housing Casitas De Cafe 45 N. Brown Ave. Ward 2	Office Trinity Site (Phase I) 434 East University Blvd Ward 6	Commercial Popeye's Restaurant 3060 N. Campbell Ave. Ward 3	Commercial Hobby Lobby 4160 S. Landing Way Ward 1	Industrial Chamberlain Manufacturing Center 2850 E. Drexel Rd. Ward 5	Total per Service
Size	1 Unit	34 Units	25,147 sq. ft.	2,478 sq. ft.	54,000 sq. ft.	305,714 sq. ft.	
Streets	\$4,838	\$87,720	\$95,483.16	\$10,610.80	\$233,389	\$246,212.04	\$678,233
Parks	\$1,935	\$35,088	\$955.59	\$94.16	\$2,779.50	\$15,579.17	\$56,432.42
Police	\$379	\$7,820	\$8,072.19	\$795.44	\$17,494.50	\$98,057.15	\$132,618.28
Fire	\$303	\$6,222	\$3,948.08	\$389.05	\$8,556.50	\$47,959.42	\$67,378.05
Admin Fee	\$50	\$850	\$50	\$50	\$50	\$50	\$1,100
Total Fees	\$7,505	\$137,700	\$108,509.02	\$11,939.45	\$262,249.50	\$407,857.78	\$935,760.75

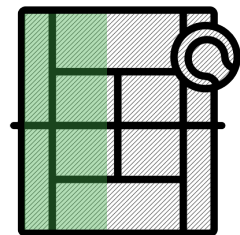
What Will the Impact Fees Cover?

All the projects above could pay for the following public services:



\$678,233

68% of a 1 Lane Mile of a Roadway



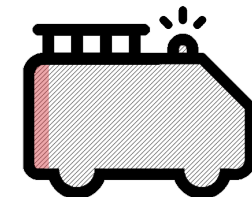
\$56,432.42

40% of a Tennis Court



\$132,618.28

2 Police Vehicles, 21% of a 3rd Vehicle



\$67,378.05

9% of a 750 Gallon Pumper

For more information on the Impact Fee update process, contact Elisa Hamblin, AICP at Elisa.Hamblin@tucsonaz.gov