

PLANNING AND PERMITTING FEE SCHEDULE		Flat Fees	Variable Fees	Comments
4-01.1.0	GENERAL			
4-01.2.0	Applicable to All Fees			
4-01.2.1	A. Flat rate fees and staff review fees are collected at the time the application is filed, Variable and other fees are collected at the time of approval.			
4-01.2.2	B. All fees are payable to the "City of Tucson."			
4-01.2.3	C. Planning and Development Services Department Zoning fees may be waived for a governmental agency by the City Manager.			
4-01.2.4	D. Any request to vary, waive, or appeal a Planning and Development Services Department fee (other than Zoning fees) is decided by the Mayor and Council.			
4-01.2.5	E. Amendments to the Planning and Permitting Fee Schedule requires approval by the Mayor and Council.			
4-01.2.6	F. Any services not listed in this Fee Schedule, to be charged at the current staff hourly rates (see Hourly Rates section).			
4-01.2.7	G. If any application, project or activity requires significant additional staff time outside the regular scope of work, the City may charge for the additional work based on the standard hourly rate.			
4-01.3.0	Refund Policy			Based on type of fee
4-01.3.1	A. Staff Review Fees: 80% of staff review fees will be refunded if an application is withdrawn prior to staff review beginning			
4-01.3.2	B. Research, Analysis and/or Interpretation Fee: 80% of research fee will be refunded if application is withdrawn prior to research beginning			
4-01.3.3	C. Permit Fees: 80% of permit fees will be refunded if an application is withdrawn prior to the first inspection			
4-01.3.4	D. Public Process Review Fees: Only refunded for costs not incurred			
4-01.3.5	E. Digital Filing Fees: Not refundable			
4-01.4.0	Terms and Definitions			
4-01.4.1	A. Staff Review includes the review of plans, renderings, designs, layouts, calculations, proposals, and / or any other application or project-related documents submitted to the City.			
4-01.4.2	B. Residential projects are defined as one- and two-family dwellings and their associated structures			
4-01.4.3	C. Commercial projects are defined as Commercial, Industrial, and Multi-family buildings and their associated structures			
4-01.4.4	D. Historic: Any building, structure, site, or object that is 50 years of age or older, located within a local or national register historic district or individually listed as historic, will require a Historic Review. Any archaeological resource that is located within a local or national register historic district or individually listed as historic, will require a Historic Review.			
4-01.4.5	E. In calculating fees, all values are rounded up to the nearest fee threshold, except for fees that are based on acreage, which are rounded off to the nearest hundredth of an acre.			
4-01.4.6	F. Acronyms:			
	BCC - Boards Committees and Commissions		NPZ - Neighborhood Preservation Zone	
	CofO - Certificate of Occupancy		PAD - Planned Area Development	
	DAIP - Development Area Implementation Plan		PCD - Planned Community Development	
	DDO - Design Development Option		PDSB - Planning and Development Services Department	
	HL - Historic Landmark		RNA - Rio Nuevo Area	
	HPZ - Historic Preservation Zone		ROW - Right of Way	
	IBC - International Building Code		SCZ - Scenic Corridor Zone	
	ICC - International Code Council		SNU - Substitution of Non-conforming Use	
	IID - Infill Incentive District		SWF - Small Wireless Facility	
	MH - Mobile / Manufactured Homes		SWPPP - Storm Water Pollution Prevention Plan	
	MITZ - Major Impact Traffic Zone		TCO - Temporary Certificate of Occupancy	
	MP&E - Mechanical, Plumbing, and Electrical		UOD - Urban Overlay District	

PLANNING AND PERMITTING FEE SCHEDULE		Flat Fees	Variable Fees	Comments
4-01.5.0	General Fees			
4-01.5.1	Digital Filing Fee		1% of the total fee, minimum \$16.50	Applies to all activities, inclusive of development applications for all associated City departments.
4-01.5.2	Administrative Review		\$82.50 per hour	For reviews not otherwise specified in this fee schedule
4-01.5.3	Research, Analysis and/or Interpretation Fee - Up to 2 hours of staff time	\$220.00		Includes pre-application submittals
4-01.5.4	Research, Analysis and/or Interpretation Fee - More than 2 hours of staff time		Per hour, minimum 2 hours	Includes pre-application submittals
4-01.5.5	Plan Re-Submittal, beyond first two submittals prior to issuance		25% of original staff review fee	
4-01.5.6	Plan Revision Fee		Minimum half hour, maximum 50% of the total staff review fee	Extensive plan revisions that include more than 50% of project scope require new permit application
4-01.5.7	Staff Review Extension		50% of original staff review fee	
4-01.5.8	Expedited Staff Review - Review completed in half of maximum standard review time		100% of original staff review fee	This fee is charged in addition to the original staff review fee. Expedited review may be obtained upon staff discretion
4-01.5.9	Re-Inspection of a single item, beyond the first two inspections		Per hour, minimum 1 hour	
4-01.5.10	Inspections for which no fee is specifically indicated		Per hour, minimum 1/2 hour	
4-01.5.11	Inspections After Regular Business Hours, Weekend and Holidays - Requested or Required		Overtime hourly rate, minimum 2 hours	
4-01.5.12	Work started without Required Permit - Penalty		200% of permit fee	
4-01.5.13	Traffic Control setup without Required Permit - Penalty		100% of permit fee	
4-01.5.14	Use of outside agencies (3rd Party) to provide inspection services			Building permit fees may be reduced no more than 50% (not including Special Inspections). The City of Tucson reserves the right to conduct audit inspections of outside agency inspections.
4-01.5.15	Optional Dispute Resolution Process Fee		Subject to current City contract	(Am. Ord. 11068, 5/14/2013)
4-01.5.16	Printing (first page)		\$1.10	
4-01.5.17	Printing (additional page)		\$0.27	
4-01.5.18	Printing E-plans, per sheet		\$4.95	
4-01.6.0	Hourly Rates			
4-01.6.1	Standard Hourly Rate		\$82.50	
4-01.6.2	Overtime Hourly Rate		\$165.00	

PLANNING AND PERMITTING FEE SCHEDULE		Flat Fees	Variable Fees	Comments
4-01.7.0	Public Process Review Fees			
4-01.7.1	Notification - Mailing - 100'		\$82.50	
4-01.7.2	Notification - Mailing - 400'		\$220.00	
4-01.7.3	Notification - Legal Advertisement - Mayor and Council		\$0.00	This fee may change depending on the location and length of the advertisement.
4-01.7.3	Notification - Legal Advertisement - Zoning Examiner, Planning Commission, Board of Adjustment		\$275.00	This fee may change depending on the location and length of the advertisement.
4-01.7.4	Notification - Site Posting		Based on Actual Cost	Site posting is typically done by the applicant. If the City is requested to do the site posting, a fee will be charged.
4-01.7.5	BCC Review		\$0.00	These are advisory committees established by the Mayor and Council or City Manager for the Public Process Review. This would be the cost of review by the BCC and necessary staff support.
4-01.7.6	Mayor and Council Review		\$0.00	For Rezoning, Special Exceptions, and Plan Amendments, Mayor and Council meetings required for project approval are included in the base fee. Additional meetings or hearings requested by the applicant or necessitated by project issues or changes will be charged at these rates.
4-01.7.7	Zoning Examiner Review		\$0.00	For Rezoning and Special Exceptions, Zoning Examiner meetings required for project approval are included in the base fee. Additional meetings or hearings requested by the applicant or necessitated by project issues or changes will be charged at these rates.
4-01.7.8	Planning Commission Review		\$0.00	For Plan Amendments, Planning Commission meetings required for project approval are included in the base fee. Additional meetings or hearings requested by the applicant or necessitated by project issues or changes will be charged at these rates.
4-01.8.0	Appeals			
4-01.8.1	Appeal of Decision to the Board of Adjustment - Staff Review		\$330.00	
4-01.8.2	Appeal of Decision to the Board of Appeals - Staff Review		\$264.00	
4-01.8.3	Appeal of Decision to the Building Official - Staff Review		\$132.00	
4-01.8.4	Appeal of Decision to Mayor and Council - Staff Review		\$660.00	
4-01.8.5	Appeal to the Design Review Board - Staff Review		\$80.00	
4-01.8.6	All Appeals - Public Review			Please refer to Public Process Review Fees section
4-01.8.7	All Appeals - Public Notification			Please refer to Public Process Review Fees section
4-01.9.0	Assurances			
4-01.9.1	Establishment of Assurance		\$0.00	
4-01.9.2	Substitution of Assurance		\$100.00	(Am. Ord. 11068, 5/14/2013)

PLANNING AND PERMITTING FEE SCHEDULE		Flat Fees	Variable Fees	Comments
4-02.1.0	BUILDING			
4-02.2.0	Building Staff Review Fee			
4-02.2.1	Building Staff Review and Deferred Submittal, per IBC as amended - Residential		50% of building permit fee	
4-02.2.2	Building Staff Review and Deferred Submittal, per IBC as amended - Commercial		65% of building permit fee	
4-02.2.3	Use of outside agencies (3rd Party) to provide building staff review services			Building staff review fees may be reduced no more than 60%
4-02.2.4	Deferred Submittal of Staff Review		25% of building staff review fee	Including but not limited to structural, architectural, energy, for mechanical, plumbing, and electrical work.
4-02.3.0	Model Plans			
4-02.3.1	Building Staff Review and Model Plan Activation		50% of building permit fee + \$23.00 for each additional exterior design elevation	Model Plans are limited to new residential construction and expire after 12 months.
4-02.3.2	Building Staff Review for an active Model Plan approved by a jurisdiction having an Intergovernmental Agreement with the City of Tucson	\$300.00		
4-02.3.3	Site Plan Staff Review for each use of an active Model Plan	\$55.00		
4-02.3.4	Model Plan Renewal		50% of building permit fee	Model Plans may only be renewed if reviewed under the currently adopted building code edition. Building Valuation must be updated to the current Construction Valuation Table prior to renewal.
4-02.4.0	Building Permit Fees for New Construction			
4-02.4.1	Construction Valuation Table	Base fee	Increment per additional \$1,000	
4-02.4.2	\$1 to \$2,000	\$83.60	\$0.00	
4-02.4.3	\$2,000.01 to \$25,000	\$83.60	\$21.45	
4-02.4.4	\$25,000.01 to \$50,000	\$576.95	\$15.73	
4-02.4.5	\$50,000.01 to \$100,000	\$860.75	\$11.00	
4-02.4.6	\$100,000.01 to \$500,000	\$1,320.00	\$8.25	
4-02.4.7	\$500,000.01 to \$1,000,000	\$4,510.00	\$6.73	
4-02.4.8	\$1,000,000.01 and above	\$7,216.00	\$5.19	
4-02.7.0	Phased Construction			
4-02.7.1	Building Permits for new construction may be separated into a maximum of two phases for Residential, and four phases for Commercial. Phased construction must be identified prior to submission of first plan package. Phases may be combined at the aggregate value of all phases			
4-02.7.2	Phased Projects - Residential - Phase 1 - Foundation		25% of building fee	
4-02.7.3	Phased Projects - Residential - Phase 2 - Completion		75% of building fee	
4-02.7.4	Phased Projects - Commercial - Phase 1 - Foundation Only		25% of building fee	Concrete, pilings, caissons, shoring. No above grade construction.
4-02.7.5	Phased Projects - Commercial - Phase 2 - Superstructure		25% of building fee	Wood, concrete, or steel framing, elevator shafts, floors, and roof structures
4-02.7.6	Phased Projects - Commercial - Phase 3 - Building Shell & Core		25% of building fee	Exterior walls, windows, glazing, exterior wall covering, mechanical, plumbing, electrical (no interior wall coverings other than fire rated assemblies)
4-02.7.7	Phased Projects - Commercial - Phase 4 - Interior Fit-out		25% of building fee	Interior finishes, fixtures, appliances, equipment, furniture, millwork, etc.
4-02.8.0	Residential and Commercial Alterations			
4-02.8.1	Applicants must provide a copy of the contract signed by both contractor and client identifying the value of all work to be performed as a basis for the fee, to be charged in accordance with the current ICC Valuation Table. If this documentation is not available, alterations to existing buildings shall be assigned a valuation based on a percentage of the total building valuation in accordance with the current ICC Valuation Table. The percentage used shall be determined by the level of alteration per the International Existing Building Code as detailed below:			
4-02.8.2	Residential - Level 1 Alteration		5% of standard valuation	Removal and replacement of existing materials and equipment, or fixtures
4-02.8.3	Residential - Level 2 Alteration		15% of standard valuation	Re-configuration of space, the addition or elimination of any door or window, re-configuration or extension of any system, or the installation of any additional equipment
4-02.8.4	Residential - Level 3 Alteration		30% of standard valuation	Alterations where the work area exceeds 50% of the building area
4-02.8.5	Commercial - Level 1 Alteration		5% of standard valuation	Removal and replacement of existing materials and equipment, or fixtures
4-02.8.6	Commercial - Level 2 Alteration		20% of standard valuation	Re-configuration of space, the addition or elimination of any door or window, re-configuration or extension of any system, or the installation of any additional equipment
4-02.8.7	Commercial - Level 3 Alteration		35% of standard valuation	Alterations where the work area exceeds 50% of the building area

PLANNING AND PERMITTING FEE SCHEDULE		Flat Fees	Variable Fees	Comments
4-02.9.0	Trade Permits			
4-02.9.1	Trade Permits include items on the following list. Quantity of items must be identified for each category. a. Electric Service Upgrade, Replacement, or new installation (up to 400 amp) b. Electrical Equipment Installation c. Fixed Appliance Installation d. New Electrical Circuit e. Plumbing Fixture Replacements f. Water Heater Installation g. Water Service Line h. Sewer Line/Building Drain Repair i. Residential Mechanical Equipment Installation		\$114.50	Includes up to 1/2 hour of staff review and permit processing and 2 inspections. Additional time to review or inspect shall be charged at the appropriate hourly rate minimum 1/2 hour. Items not listed may be required to have a valuation assigned. A general contractor must be identified for multiple trade disciplines.
4-02.9.2	Trade Permits - 2 or more items		\$114.50 for first item + \$20 for each additional item	Time to review or inspect shall be charged at the appropriate hourly rate minimum 1/2 hour. Items not listed may be required to have a valuation assigned. A general contractor must be identified for multiple trade disciplines.
4-02.9.3	Solar Permits - Photovoltaic Electrical Systems - 1 to 30 PV panels		\$109.00	Includes inverter and panel racking. Additional equipment is subject to Supplementary Equipment fees per section 4-02.8.7.
4-02.9.4	Solar Permits - Photovoltaic Electrical Systems - 31 - 100 PV panels		\$178.00	
4-02.9.5	Solar Permits - Photovoltaic Electrical Systems - 101 or more PV panels		\$178 + \$1 for each panel over 100	
4-02.9.6	Shade structures and solar tracking equipment		Same as Building Permit Fees for New Construction	
4-02.9.7	Supplementary Equipment for Photovoltaic Electrical Systems		\$25 for each additional item	Supplementary equipment includes service upgrades, service panel relocations, electrical vehicle chargers and similar equipment.
4-02.10.0	Certificate of Occupancy and Other Miscellaneous Fees			
4-02.10.1	CofO for address without permit issued in prior 360 days		\$66.00	Staff review fee will be charged at the standard hourly rate, as necessary
4-02.10.2	TCO		\$650.00	Valid for 30 days
4-02.10.3	TCO Renewal		\$250.00	Valid for 30 days
4-02.10.4	Annual Permit for Registered Plants (Per facility) < 1,000,000 sq ft		\$1,123.10	
4-02.10.5	Annual Permit for Registered Plants (Per facility) > 1,000,000 sq ft		\$2,246.20	
4-02.10.6	Day Care - Home Occupation (except child care)		\$176.00	
4-02.10.7	Private Swimming Pool		\$650 + plan review fee at standard hourly rate	Equipment and optional components such as barbeques, fire pits, pool heaters, etc, are subject to additional Trade Permit fees.
4-02.10.8	Public or Semi-public Swimming Pool		\$1,380 + plan review fee at standard hourly rate	Equipment and optional components such as barbeques, fire pits, pool heaters, etc, are subject to additional Trade Permit fees.
4-02.10.9	Swimming Pool having Valuation greater than \$100,000		\$3,480 + plan review fee at standard hourly rate	Equipment and optional components such as barbeques, fire pits, pool heaters, etc, are subject to additional Trade Permit fees.
4-02.10.10	Spa		\$300 + plan review fee at standard hourly rate	Equipment and optional components such as barbeques, fire pits, pool heaters, etc, are subject to additional Trade Permit fees.
4-02.10.11	Masonry Walls		\$15 + \$30 per 500 square feet of surface area + plan review fee at standard hourly rate	
4-02.10.12	Wood and Metal Fences		\$25 + \$5 per 100 linear feet + plan review fee at standard hourly rate	

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4-02.11.0	Demolition			
4-02.11.1	Billboard Demolition		\$165.00	This fee applies to the structural review and inspections. Additional sign review fees apply; refer to Sign Permit Fees section.
4-02.11.2	Interior and/or Exterior Demolition		\$75 per 5,000 sq ft of area to be demolished, per floor	For exterior demolitions, any building, structure, site, or object that is 50 years or older, located within a local or national register historic district, or individually listed as historic, will require additional fees for Historic Review, as listed in the Historic Fees section.
4-02.12.0	MH - Manufactured homes, modular buildings, recreational vehicles, and tiny houses			
4-02.12.1	Residential MH units on permanent foundation, per foundation		\$50.60	Separate permit required from the State of Arizona Department of Housing - Manufactured Housing Division
4-02.12.2	Commercial and Industrial MH buildings		\$75.00	Separate permit required from the State of Arizona Department of Housing - Manufactured Housing Division
4-02.12.3	Temporary construction trailers and offices, per building		\$100.00	
4-02.12.4	Additions and Renovations to MH		Same as Building Staff Review and Permit Fee	

PLANNING AND PERMITTING FEE SCHEDULE		Flat Fees	Variable Fees	Comments	
4-03.1.0	SITE REVIEW				
4-03.2.0	Grading Plan and Associated Reviews				
4-03.2.1	Grading and SWPPP Review, per sheet - first two submittals		\$201.30	Includes first two submissions for staff review prior to permit issuance	
	Grading and SWPPP Review, per sheet - additional submittals		\$82.50 per hour, minimum 1 hour	Additional submittals?	
4-03.2.2	Other Reviews, per each:		\$201.30	Includes first two submissions for staff review prior to permit issuance. Fees are referenced in Chapter 26-11.2(J)	
	i. Drainage Report				
	ii. Geotechnical Report				
	iii. Environmental Resources Report				
	iv. Hillside Development Zone Review				
	v. Letter of Map Revision				
4-03.3.0	Floodplain Fees				
4-03.3.1	Floodplain Use Permit - Staff Review	\$	50.00	Also applies to Floodplain Use Permits issued by the Department of Transportation.	
4-03.3.2	Floodplain Delineation - Staff Review	\$	50.00		
4-03.3.3	Floodplain Use Report - Staff Review	\$	150.00		
4-03.3.4	Floodplain Use Report Resubmittal - Staff Review	\$	300.00		
4-03.3.5	Flood Zone Status - Staff Review	\$	15.00		
4-03.3.6	Elevation Certificate	\$	40.00		
4-03.4.0	Grading Permits				
4-03.4.1	Grading Permit Calculation Table	0 - 2 acres	2.01 - 10 acres	10.01 - 50 acres	50.01 acres or greater
4-03.4.2	1 - 1,000 cubic yards - First 100 cubic yards	\$110.00	\$104.50	\$99.00	\$88.00
4-03.4.3	1 - 1,000 cubic yards - Each additional 100 cubic yards	\$41.25	\$39.19	\$37.13	\$33.00
4-03.4.4	1,001 - 10,000 cubic yards - First 1,001 cubic yards	\$481.25	\$457.19	\$433.13	\$385.00
4-03.4.5	1,001 - 10,000 cubic yards - Each additional 1,000 cubic yards	\$41.25	\$39.19	\$37.13	\$33.00
4-03.4.6	10,001 - 100,000 cubic yards - First 10,001 cubic yards	\$852.50	\$809.88	\$767.25	\$682.00
4-03.4.7	10,001 - 100,000 cubic yards - Each additional 10,000 cubic yards	\$165.00	\$156.75	\$148.50	\$132.00
4-03.4.8	100,001 cubic yards or more - First 10,001 cubic yards	\$2,337.50	\$2,220.63	\$2,103.75	\$1,870.00
4-03.4.9	100,001 cubic yards or more - Each additional 100,000 cubic yards	\$165.00	\$156.75	\$148.50	\$132.00
4-03.5.0	Site Plan Staff Review Fees				
4-03.5.1	Site Plan - Staff Review - 0 - 2.00 acres		\$1,025.00	Projects that require no more than 6 hours of plan review may be charged at hourly rates.	
4-03.5.2	Site Plan - Staff Review - 2.01 - 10.00 acres		\$1,575 + \$110 per acre		
4-03.5.3	Site Plan - Staff Review - 10.01 - 50.00 acres		\$2,950 + \$82.50 per acre		
4-03.5.4	Site Plan - Staff Review - 50.01 acres or greater		\$5,700 + \$55 per acre		

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4-03.5.5	All Site Plan Staff Reviews - Design Professional Review		\$75.00	Applicable when reviewing a Privacy Mitigation or Architectural Variation Plan required by a Flexible Lot Development. (Am. Ord. 11068, 5/14/2013)
4-03.5.6	Site Plan - Staff Review - PAD Requirements		\$0.00	
4-03.5.7	Site Plan - Staff Review - HPZ / HL Requirements		\$0.00	
4-03.5.8	Site Plan - Staff Review - IID / UOD Requirements		\$0.00	Includes RNA
4-03.5.9	Site Plan - Staff Review - NPZ Requirements		\$0.00	
4-03.6.0	Special District Review Fees			(Am. Ord. 11068, 5/14/2013)
4-03.6.1	HPZ - Minor - Staff Review		\$110.00	Includes demolition applications for intrusions
4-03.6.2	HPZ - Major - Staff Review		\$176.00	
4-03.6.3	All HPZ - Public Notification and BCC Review			Any required notifications and BCC review will be charged according to the Public Process Fees section.
4-03.6.4	NPZ - Exterior Modificaitons and Improvements ≤ 400SF Gross Floor Area - Staff Review		\$25.00	Exterior modifications are improvements such as fences that do not have square footage.
4-03.6.5	NPZ - Exterior Modificaitons and Improvements ≤ 400SF Gross Floor Area - Design Professional Review		\$75 per hour	Exterior modifications are improvements such as fences that do not have square footage. All projects will be charged 1 hour of Design Professional Review.
4-03.6.6	NPZ - Improvements between 401SF and 800SF Gross Floor Area - Staff Review		\$150.00	
4-03.6.7	NPZ - Improvements between 401SF and 800SF Gross Floor Area - Design Professional Review		\$75 per hour	All projects will be charged 1 hour of Design Professional Review.
4-03.6.8	NPZ - Improvements > 800 SF - Staff Review		\$150 for the first 800SF of Gross Floor Area plus \$75 for each additional 400SF of Gross Floor Area. Not to exceed \$975.	
	NPZ - Improvements > 800 SF - Design Professional		\$75 per hour	All projects will be charged 1 hour of Design Professional Review.
4-03.6.10	All NPZ - Public Notification and BCC Review	Per Section 4-01.7 Public Notice		Any required notifications and BCC Review will be charged according to the Public Process Fees section.
4-03.6.11	IID / UOD - Minor - Staff Review		\$250.00	Includes RNA reviews
4-03.6.12	IID / UOD - Minor - Design Professional Review (HOURLY?)		\$75 per hour	
4-03.6.13	IID / UOD - Major - Staff Review		\$500.00	
4-03.6.14	IID / UOD - Major - Design Professional Review (HOURLY?)		\$75 per hour	

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4-03.6.1.5	All IID / UOD - Public Notification and BCC Review	Per Section 4-01.7 Public Notice		Any required notifications and BCC review will be charged according to the Public Process Fees section.
4-03.7.0 Historic Review Fees				
4-03.7.1	Historic - Any applications - Staff Review - Minor		\$110.00	Any building, structure, site, or object located within a national register historic district, or individually listed or eligible for listing as historic, will require a Historic Review. Only applies to reviews outside of a HPZ, otherwise, HPZ fees apply.
4-03.7.2	Historic - Any applications - Staff Review - Major		\$176.00	Any building, structure, site, or object located within a national register historic district, or individually listed or eligible for listing as historic, will require a Historic Review. Only applies to reviews outside of a HPZ, otherwise, HPZ fees apply.
4-03.7.3	Historic - Any applications - Public Notification and BCC Review	Per Section 4-01.7 Public Notice		Any required notifications and BCC Review will be charged according to the Public Process Fees section.
4-03.8.0 Design Development Option (DDO)				
4-03.8.1	DDO - Landscaping and Screening - Staff Review		\$330.00	
4-03.8.2	DDO - Setback and Height - Single Family Residential - Staff Review		\$247.50	
4-03.8.3	DDO - Setback and Height - Multi-Family Residential - Staff Review		\$247.50	
4-03.8.4	DDO - Setback and Height - Commercial - Staff Review		\$247.50	
4-03.8.5	All DDO - Public Notification and BCC Review	Per Section 4-01.7 Public Notice		Any required notifications and BCC Review will be charged according to the Public Process Fees section.
4-03.9.0 Subdivision Plat Fees				

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4-03.9.1	Subdivision Plat 0 - 2.00 acres		\$1,100.00	Calculation to include the entire site area rounded to the nearest one-tenth of an acre.
4-03.9.2	Subdivision Plat 2.01 - 10.00 acres		\$1,650 + \$110 per acre	Calculation to include the entire site area rounded to the nearest one-tenth of an acre.
4-03.9.3	Subdivision Plat 10.01 - 50.00 acres		\$2,750 + \$82.50 per acre	Calculation to include the entire site area rounded to the nearest one-tenth of an acre.
4-03.9.4	Subdivision Plat 50.01 acres or more		\$5,500 + \$55 per acre	Calculation to include the entire site area rounded to the nearest one-tenth of an acre.
4-03.9.5	All Subdivision Plats - Design Professional Review			Applicable when reviewing a Privacy Mitigation or Architectural Variation Plan required by a Flexible Lot Development. (Am. Ord. 11068, 5/14/2013)
4-04.1.0 SIGN FEES				
4-04.2.0 Sign Plan Staff Review Fees				
For historic landmark signs, refer to Historic Review Fees section.				
4-04.2.1	Permanent Signs - Billboard Demolition - Staff Review		\$165.00	
4-04.2.2	Permanent Signs - Change of Copy - Staff Review		\$82.50	
4-04.2.3	Permanent Signs - Repair - Staff Review		\$247.50	
4-04.2.4	Permanent Signs - 1 to 10 Signs - Staff Review		\$330.00	
4-04.2.5	Permanent Signs - More than 10 Signs - Staff Review		\$577.50	
4-04.2.6	Sign Review - HPZ / HL Requirements		\$165.00	
4-04.2.7	Sign Review - NPZ Requirements		\$82.50	
4-04.2.8	Sign Review - IID / UOD Requirements		\$247.50	Includes RNA
4-04.2.9	Sign Review - PAD Requirements		\$330.00	
4-04.2.10	Sign Review - SCZ Requirements		\$330.00	
4-04.2.13	Sign Review - Electrical Requirements		\$82.50	
4-04.2.14	Sign Review - Outdoor Lighting Code Requirements		\$82.50	
4-04.2.15	Sign Review - New Freeway Sign / Billboard Requirements		\$495.00	
4-04.2.11	Sign Review - Pedestrian Business District Requirements		\$165.00	
4-04.2.12	Sign Review - Structural Requirements		\$165.00	
	Sign Review - HLS Requirements		\$330.00	
4-04.3.0 Sign Permit Fees				
Permanent Signs - New Sign - Permit Valuation Table				
4-04.3.1	\$1 to \$2,000		\$82.50	
4-04.3.2	\$2,000.01 to \$5,000		\$123.75	
4-04.3.3	\$5,000.01 to \$8,000		\$165.00	
4-04.3.4	\$8,000.01 to \$12,000		\$247.50	
4-04.3.5	\$12,000.01 to \$15,000		\$330.00	
4-04.3.6	\$15,000.01 to \$20,000		\$371.25	
4-04.3.7	\$20,000.01 to \$30,000		\$412.50	
4-04.3.8	\$30,000.01 to \$40,000		\$453.75	
4-04.3.9	\$40,000.01 and above		\$618.75	
4-04.3.11	Permanent Signs - Sign Repair - Permit		\$165.00	
4-04.3.12	Permanent Signs - Template Fee as a result of Master Sign Program - Permit		\$247.50	
4-04.4.0 Master Sign Program				
4-04.4.1	Master Sign Program - Permanent Signs - Staff Review		\$330.00	More than one modification may be requested in the same application for the same fee.
4-04.4.2	Master Sign Program - Portable Signs - Staff Review		\$165.00	More than one modification may be requested in the same application for the same fee.
4-04.4.3	Master Sign Program - Public Notification and BCC Review			Any required notifications and BCC Review will be charged according to the Public Process Fees section.
4-04.4.4	Master Sign Program - Design Professional Review		\$75 per hour, 4 hours minimum	

PLANNING AND PERMITTING FEE SCHEDULE		Flat Fees	Variable Fees	Comments
4-05.1.0	REZONING, MODIFICATIONS, PLAN AMENDMENTS, AND SPECIAL EXCEPTIONS			
4-05.2.0	Staff Review Fee Calculation Table			
4-05.2.1	Requested Zoning District:			
4-05.2.2	SR, RX-1, RX-2, IR, RH, SH: Up to 30 acres		\$880 + \$110 per acre	
4-05.2.3	SR, RX-1, RX-2, IR, RH, SH: More than 30 acres		\$1,650 + \$82.50 per acre	
4-05.2.4	R-1, MH-1, P, O-1: Up to 30 acres		\$2,200 + \$192.50 per acre	
4-05.2.5	R-1, MH-1, P, O-1: More than 30 acres		\$3,025 + \$165 per acre	
4-05.2.6	R-2, MH-2, RV, O-2, NC, RVC: Up to 30 acres		\$2,750 + \$275 per acre	
4-05.2.7	R-2, MH-2, RV, O-2, NC, RVC: More than 30 acres		\$4,400 + \$220 per acre	
4-05.2.8	R-3, O-3, C-1, MU: Up to 30 acres		\$3,575 + \$330 per acre	
4-05.2.9	R-3, O-3, C-1, MU: More than 30 acres		\$5,225 + \$275 per acre	
4-05.2.10	C-2, C-3, OCR-1, OCR-2, PI, I-1, I-2: Up to 30 acres		\$4,400 + \$660 per acre	
4-05.2.11	C-2, C-3, OCR-1, OCR-2, PI, I-1, I-2: More than 30 acres		\$7,700 + \$550 per acre	
4-05.2.12	HL	\$330.00		
4-05.2.13	HPZ		\$330 + \$50 per acre	
4-05.2.14	NPZ		\$330 + \$50 per acre	
4-05.2.15	IID / UOD		\$330 + \$50 per acre	
4-05.2.16	PAD Zone		\$22,000 + \$220 per acre	
4-05.2.17	PCD Zone		\$22,000 + \$220 per acre	
4-05.2.18	PCD Development Area Implementation Plan		\$22,000 + \$220 per acre	
4-05.3.0	Rezoning, Modifications, Plan Amendments, and Special Exceptions Fees			
4-05.3.1	Full Public Hearing Process - Zoning Examiner - Staff Review		100% of staff review fee	This base fee includes one Mayor and Council Public Hearing and one Zoning Examiner Public Hearing
4-05.3.2	Full Public Hearing Process - Planning Commission - Staff Review		30% of staff review fee	This base fee includes one Mayor and Council Public Hearing and one Planning Commission Public Hearing
4-05.3.3	Minor Change - M&C Decision - Staff Review		75% of staff review fee	This base fee includes one Mayor and Council Public Hearing OR one Zoning Examiner Public Hearing
4-05.3.4	Public Meeting Process - Staff Review		50% of staff review fee	This base fee includes one Mayor and Council Public Meeting
4-05.3.5	Administrative Process - Staff Review		35% of staff review fee	This base includes only staff review and administrative decision
4-05.3.6	PDS Director Decision	\$825.00		Minor amendments to PAD, PDP; Special Exception Land Use
4-05.3.7	All Plan Amendments - Public Notification and BCC Review			Any required notifications and additional BCC Review will be charged according to the Public Process Fees section.
4-05.3.8	All Special Exceptions - Public Notification and BCC Review			Any required notifications and additional BCC Review will be charged according to the Public Process Fees section. (Am. Ord. 11068, 5/14/2013)
4-05.3.9	All Rezoning and Modification - Public Notification and BCC Review			Any required notifications and additional BCC Review will be charged according to the Public Process Fees section.
4-05.4.0	Modification and In-Lieu			
4-05.4.1	Parking Design Modification Request	\$660.00		
4-05.4.2	Technical Standard Modification Request	\$660.00		
4-05.5.0	Protected Development Right Plans			
4-05.5.1	Protected Development - Non-Phased Development Review		\$550 + 30% of the original development review fee paid	
4-05.5.2	Protected Development - Phased Development Review		\$550 + 50% of the original development review fee paid	In no instance shall the application and percentage fee for a PDR request exceed the amount of the original development review fee. (Am. Ord. 11068, 5/14/2013)

PLANNING AND PERMITTING FEE SCHEDULE		Flat Fees	Variable Fees	Comments
4-05.6.0	Temporary Use			
4-05.6.1	Temporary Use Permit - Staff Review - Residential		\$88.00	(Am. Ord. 11068, 5/14/2013)
4-05.6.2	Temporary Use Permit - Staff Review - Commercial		\$176.00	Includes portable donation bins (Am. Ord. 11068, 5/14/2013)
4-05.6.3	Mobile Vendor (aka Peddler) - Staff Review		\$165.00	Applies to both initial permit application and renewals. (Ord. 11068, 5/14/2013)
4-05.7.0	Variance - Board of Adjustment (B/A)			
4-05.7.1	Variance Involving Construction - Residential - Staff Review		\$220.00	More than one variance may be requested in the same application for the same fee. (Am. Ord. 11068, 5/14/2013)
4-05.7.2	Variance Involving Construction - Commercial - Staff Review		\$660.00	More than one variance may be requested in the same application for the same fee. (Am. Ord. 11068, 5/14/2013)
4-05.7.3	Variance Not Involving Construction - Residential/Commercial - Staff Review		\$330.00	More than one variance may be requested in the same application for the same fee.
4-05.7.4	All Variances - Public Notification and BCC Review			Any required notifications and BCC Review will be charged according to the Public Process Fees section.
4-05.8.0	Zoning Determination, Certification of Zoning, Nonconforming Use (confirmation and substitution)			
4-05.8.1	Zoning Administrator Determination - Research, Analysis and Interpretation Fee			Refer to Research, Analysis and Interpretation Fee under General section. (Am. Ord. 11068, 5/14/2013)
4-05.8.2	Certification of Zoning - Research, Analysis and Interpretation Fee			Refer to Research, Analysis and Interpretation Fee under General section. (Am. Ord. 11068, 5/14/2013)
4-05.8.3	Confirmation of Non-conforming Use - Research, Analysis and Interpretation Fee			Refer to Research, Analysis and Interpretation Fee under General section. (Am. Ord. 11068, 5/14/2013)
4-05.8.4	Medical Marijuana Cultivation and Dispensary Application - Research, Analysis and Interpretation Fee			Refer to Research, Analysis and Interpretation Fee under General section.
4-05.8.5	SNU - Same Land Use Class - Research, Analysis and Interpretation Fee			Refer to Research, Analysis and Interpretation Fee under General section. (Am. Ord. 11068, 5/14/2013)
4-05.8.6	SNU - Different Land Use Class			Refer to Special Exceptions section. (Am. Ord. 11068, 5/14/2013)

PLANNING AND PERMITTING FEE SCHEDULE		Flat Fees	Variable Fees	Comments
4-06.1.0	FIRE			
4-06.2.0	FIRE CONSTRUCTION PERMIT FEES			
4-06.3.0	Building Permits - Fire Review Fees			
4-06.3.1	New Construction - Building Permits - New Commercial and Commercial Additions - Staff Review		3% of building permit fee	Includes pre-submittals and development plans. Includes Multi-Family Residential.
4-06.3.2	New Construction - Building Permits - Commercial Alterations - Staff Review		2.5% of building permit fee	
4-06.3.3	New Construction - Building Permits - New Commercial and Commercial Additions and Alterations - Inspections		2% of building permit fee	
4-06.4.0	Automatic Extinguishing Systems			
4-06.4.1	Special Hazard System - New Installation or Modification, per 5,000 sq ft	3 hours		Clean Agent, Dry Chemical, CO2, Carbon Dioxide, and other Special Extinguishing Systems.
4-06.4.2	Cooking Suppression System - New or Modification	2 hours		
4-06.4.3	Fire Sprinkler System - New	2 hours + \$.01/sf		
4-06.4.4	Fire Sprinkler System - Underground Fire Line (Supply)	3 hours		
4-06.4.5	Fire Sprinkler System Modification	2 hours + \$2.25/head (over 20 heads)		
4-06.4.6	Fire Sprinklers 13D, per 5,000 sq ft	3 hours		
4-06.4.7	Fire Sprinkler Systems Standpipe or In Rack Storage System	3 hours		
4-06.4.8	Commercial Fire Pumps and Related Equipment	6 hours		
4-06.5.0	Fire Alarm Systems			
4-06.5.1	Building Fire Alarm System - New	4 hours + \$.01/sf		
4-06.5.2	Dedicated Function Fire Alarm System - New	4 hours + \$.01/sf		
4-06.5.3	Fire Alarm Systems - Modification, per 20 devices	2 hours		
4-06.5.4	Fire Protection System - Monitoring - New or Modification	2 hours		
4-06.6.0	Above Ground (AST) and Underground (UST) Storage Tanks			
4-06.6.1	Above Ground Tank, No Underground Piping – Install	4 hours		Additional Trade Permit(s) may be required; refer to Trade Permits section.
4-06.6.2	Above Ground Tank, With Underground Piping – Install	4 hours		Additional Trade Permit(s) may be required; refer to Trade Permits section.
4-06.6.3	Above Ground Tank – Removal	2 hours		Additional Trade Permit(s) may be required; refer to Trade Permits section.
4-06.6.4	Underground Ground Tank - Install	4 hours		Additional Trade Permit(s) may be required; refer to Trade Permits section.
4-06.6.5	Underground Ground Tank - Removal	4 hours		Additional Trade Permit(s) may be required; refer to Trade Permits section.
4-06.6.6	AST/UST Tank – Modification	2 hours		Additional Trade Permit(s) may be required; refer to Trade Permits section.
4-06.7.0	Other Fire Construction Permits			
4-06.7.1	Other Construction Permits Not Listed Above	2 hours		
4-06.8.0	FIRE OPERATIONAL PERMITS			
4-06.8.1	General Operational Permits			
4-06.8.2	Operational Permits not Listed Below	2 hours		
4-06.9.0	State Licensed Facility Operational Permits			
4-06.9.1	State Licensed Facility - Annual Hospitals, Group Home, Behavioral Health Facility	1 hour + \$10/bed		
4-06.9.2	State Licensed Facility - Annual - Care Facility or Preschool, per 50 persons	1 hour		
4-06.9.3	State Licensed Facility - Assisted Living Homes (Triennial - 3 yrs.)	1 hours + \$10/bed		
4-06.9.4	State Licensed Schools - Private or Charter (Charters under 5,000 sq ft), per 10 classrooms	2 hours + 1 hour each additional 10 classrooms		
4-06.9.5	State Licensed Facility - Inspections - Other Facilities (not listed above)	1 hour		
4-06.10.0	Special Event Operational Permits			
4-06.10.1	Special Event	2 hours		50% of the fee will be waived for Non-Profits. Includes Extension of Premises.
4-06.10.2	Temporary Tent, Membrane Structures, Special Event Structures	2 hours		Additional Trade Permit(s) may be required; refer to Trade Permits section.
4-06.10.3	Temporary Tent, Membrane Structures, Special Event Structures (each additional)	1 hour		Additional Trade Permit(s) may be required; refer to Trade Permits section.
4-06.10.4	Fireworks Display	6 hours		
4-06.10.5	Consumer Fireworks	\$100		
4-06.10.6	Pyrotechnics	Per hour, minimum 2 hours		
4-06.11.0	Fire Code Appeal			
4-06.11.1	Fire Code Official Appeal	3 hours		

PLANNING AND PERMITTING FEE SCHEDULE		Flat Fees	Variable Fees	Comments
4-07.1.0	TRANSPORTATION			
4-07.1.1	Fog Seal		Fee per Private Improvement Agreements (PIA)	
4-07.1.2	Repair of Sidewalk by Abutting Owners; Failure to Repair Permit	\$	125.00	Permit is required, but the fee is waived.
4-07.1.3	Home Developer Driveways and Sidewalks - Annual Permit, per lot		\$75 barricade fee + (\$45 x Number of lots)	Includes review, barricades, and excavation
4-07.1.4	Utilities - Annual Permit	\$	12,000.00	
4-07.1.5	Scooters - Annual Fee	\$	15,000.00	Currently pro-rated as a 6 month fee
4-07.1.6	Short-term bicycle parking in lieu, per space		\$100.00	
4-07.1.7	Long-term bicycle parking in lieu, per space		\$200.00	
4-07.1.8	Private Improvement Agreement Plan Review, per sheet		\$0.00	Includes first two submissions for staff review prior to permit issuance
4-07.1.9	Private Improvement Agreement - Inspection Fee		5% of the estimated improvement cost as certified by the engineer of record	The fee for a Private Improvement Agreement shall be paid prior to final approval of the agreement by the City. (Am. Ord. 11068, 5/14/2013)
4-07.2.0	Public ROW Staff Review			
4-07.2.1	Staff Review - 1-200 Lineal Feet	\$	5.00	
4-07.2.2	Staff Review - 201-500 Lineal Feet	\$	5.00	
4-07.2.3	Staff Review - 500-2,500 Lineal Feet	\$	5.00	
4-07.2.4	Staff Review - Over 2,500 Lineal Feet	\$	5.00	
4-07.2.5	Staff Review - Bike	\$	5.00	
4-07.2.6	Staff Review - Bus	\$	5.00	
4-07.2.7	Staff Review - Floodplain / Drainage	\$ 50 without report, \$200 with report		
4-07.2.8	Staff Review - Irrigation / Vegetation	\$	5.00	
4-07.2.9	Staff Review - Landscape	\$	5.00	
4-07.2.10	Staff Review - Parking	\$	5.00	
4-07.2.11	Staff Review - Real Estate	\$	5.00	
4-07.2.12	Staff Review - Street Car	\$	5.00	
4-07.2.13	Staff Review - Stripe / Sign or Traffic Engineering	\$	5.00	
4-07.2.14	Staff Review - Traffic Calming	\$	5.00	
4-07.2.15	Staff Review - Mobility Control Plan	\$	50.00	
4-07.2.16	Major Impact Traffic Zone (MITZ) District / ROW Management	\$	5.00	
4-07.3.0	Public ROW Permit			
4-07.3.1			1 - 500 Lineal Feet	500 - 2,500 Lineal Feet
4-07.3.2		30 Days	\$125	\$140
4-07.3.3		90 Days	\$375	\$420.00
4-07.3.4		Annual	\$1,500.00	\$1,680.00
				Over 2,500 Lineal Feet
				\$160
				\$480.00
				\$1,920.00
4-07.4.0	Small Wireless Facility Fees			
4-07.4.1	Collocation - Annual Fee, per SWF	\$	50.00	Pro-rated first year. State Mandated - Per SWF
4-07.4.2	Collocation - Application Fee - 1 to 5 applications, per SWF	\$	100.00	State Mandated - Per SWF 1-5
4-07.4.3	Collocation - Application Fee - 6 to 25 applications, per SWF	\$	50.00	State Mandated - Per SWF 6-25 (ARS 9-593(K))
4-07.4.4	New Monopoles, Wireless Facilities, or Utility Poles not exempt under ARS 9-592(L,J) or 9-593(C), per site	\$	1,000.00	State Mandated - Per site (ARS 9-594(E)(3))
4-07.4.5	New, Replacement or Modified Authority Utility Pole, per site	\$	750.00	State Mandated - Per site (ARS 9-592(L))
4-07.4.6	Pole Attachment - Annual Fee, per Authority Utility Pole used	\$	50.00	State Mandated - Per Authority Utility Pole used (ARS 9-592(C))
4-07.4.7	Pole Reservation	\$	500.00	For 90 days
4-07.4.8	Power Sharing Electrical Inspection	\$	500.00	
4-07.4.9	Annual Power Sharing Fees		Total Power Reimbursement = ((MPR (KWH)*Wireless Provider Usage) / Total Annual Usage) * Total Annual Cost * 1.15	
4-07.4.10	Revision of Issued Permit	\$	375.00	
4-07.4.11	Public ROW Permit for Small Cell	\$	125.00	