

**Figure 5: Proposed versus Current Development Impact Fees****Proposed Tucson Residential Development Impact Fees (per Housing Unit)**

Size of Housing Unit (Sq. Ft.)	Demand Unit	Parks & Recreation	Police	Fire	Streets	Proposed Fee	Phase-In Fee Rates*	Increase / (Decrease)	Full Adopted Fee Rates**	Increase / (Decrease)
750 or Less	Housing Unit	\$924	\$216	\$146	\$1,412	\$2,698	\$4,025	(\$1,327)	\$6,270	(\$3,572)
751 to 1,250	Housing Unit	\$1,488	\$348	\$235	\$2,189	\$4,260	\$4,025	\$235	\$6,270	(\$2,010)
1,251 to 1,750	Housing Unit	\$1,987	\$464	\$314	\$2,887	\$5,652	\$6,032	(\$380)	\$7,205	(\$1,553)
1,751 to 2,250	Housing Unit	\$2,357	\$551	\$372	\$3,397	\$6,677	\$6,032	\$645	\$7,205	(\$528)
2,251 to 2,750	Housing Unit	\$2,644	\$618	\$418	\$3,798	\$7,478	\$7,455	\$23	\$10,326	(\$2,848)
2,751 to 3,250	Housing Unit	\$2,884	\$674	\$456	\$4,132	\$8,146	\$7,455	\$691	\$10,326	(\$2,180)
3,251 to 3,750	Housing Unit	\$3,088	\$722	\$488	\$4,415	\$8,713	\$7,455	\$1,258	\$10,326	(\$1,613)
3,751 or More	Housing Unit	\$3,263	\$763	\$516	\$4,661	\$9,203	\$7,455	\$1,748	\$10,326	(\$1,123)

The current phase-in fee schedule and 2014 adopted fee schedule have three residential categories: Single-family, condo/townhomes, and multi-family/apartments.

The proposed Residential Fee Schedule is solely based on gross floor area of livable space (not including patios, garages, and other non-living areas).

\* For comparison, current phase-in fee schedule (in effect since 2014) by unit: Apartment \$4,025; Townhome \$6,032; Single Family \$7,455.

\*\* For comparison, 2014 adopted fee schedule (never been in effect) by unit: Apartment \$6,270, Townhome \$7,205, Single Family \$10,326.

**Proposed Tucson Nonresidential Development Impact Fees (per Demand Unit)**

Type	ITE Code	Demand Unit	Parks & Recreation	Police	Fire	Streets	Proposed Fee	Phase-In Fee Rates**	Increase / (Decrease)	Full Adopted Fee Rates**	Increase / (Decrease)
Industrial: Light Industrial	110	1,000 Sq. Ft.	\$144	\$108	\$73	\$1,129	\$1,454	\$1,335	\$119	\$1,335	\$119
Industrial: Manufacturing	140	1,000 Sq. Ft.	\$141	\$85	\$58	\$895	\$1,179	\$1,335	(\$156)	\$1,335	(\$156)
Industrial: Warehousing	150	1,000 Sq. Ft.	\$30	\$38	\$25	\$395	\$488	\$1,335	(\$847)	\$1,335	(\$847)
Commercial/Retail: General	820	1,000 Sq. Ft.	\$208	\$544	\$367	\$5,822	\$6,941	\$4,811	\$2,130	\$7,036	(\$95)
Commercial/Retail: Free Standing Discount Store	815	1,000 Sq. Ft.	\$191	\$766	\$517	\$8,192	\$9,666	\$4,811	\$4,855	\$7,036	\$2,630
General Office	710	1,000 Sq. Ft.	\$264	\$213	\$143	\$2,218	\$2,838	\$4,326	(\$1,488)	\$4,326	(\$1,488)
Institutional: Schools	520	1,000 Sq. Ft.	\$82	\$281	\$190	\$2,934	\$3,487	\$4,326	(\$839)	\$4,326	(\$839)
Institutional: Religious Facilities	560	1,000 Sq. Ft.	\$123	\$100	\$67	\$1,044	\$1,334	\$4,326	(\$2,992)	\$4,326	(\$2,992)
Institutional: Medical (Nursing Hm./Asstd Living)	620	1,000 Sq. Ft.	\$202	\$95	\$64	\$997	\$1,358	\$4,326	(\$2,968)	\$4,326	(\$2,968)
Institutional: Medical (Clinic, Hospital)	630	1,000 Sq. Ft.	\$366	\$550	\$371	\$5,736	\$7,023	\$4,326	\$2,697	\$4,326	\$2,697
Hotel	310	Room	\$51	\$182	\$123	\$1,953	\$2,309	n/a	n/a	n/a	n/a

\*\* Current Tucson Development Impact Fee schedule for Parks and Recreation varies by service area; fee shown is the maximum amount.

Current fee schedule does not have Institutional category; comparison is to Office.

Source for current Tucson Development Impact Fee schedule: Tucson, Arizona, Code of Ordinances Article III, Sec. 23A-91 ("Fee Schedule Tables").