

RESOLUTION 23-34

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, ADOPTING A REVISED FEE SCHEDULE FOR THE DEVELOPMENT SERVICES DEPARTMENT.

WHEREAS, the Maricopa City Council previously authorized the imposition and collection of various fees for the Development Services Department; and

WHEREAS, the Maricopa City Council has amended this fee schedule several times to authorize the imposition and collection of additional fees or an increase in fees for the services provided by the Development Services Department; and

WHEREAS, after consultation with staff, the City Council has determined that amending the fee schedule for the Development Services Department is necessary to pay for services provided by the departments to ensure substantial compliance with applicable City codes and ordinances, which protect the health, safety and general welfare of the public; and

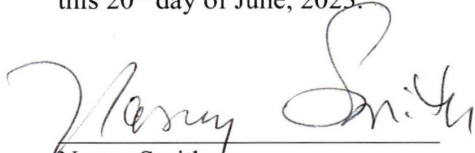
WHEREAS, pursuant to A.R.S. §9-499.15, the City has provided written notice of the proposed charges on the home page of its website for at least sixty (60) days before the fees are considered by City Council.

NOW, THEREFORE, BE IT RESOLVED that the Maricopa City Council hereby authorizes the City to charge, in addition to other fees as may be specifically set forth by state law, Ordinance or Resolution, the fees as set forth in the amended fee schedules shown on Exhibit "A" hereto effective July 20, 2023.

A copy of the Development Fee Schedule established in Exhibit "A" shall be kept on file with the City Clerk and made available for public use and inspection.

The Maricopa City Council directs that all fees collected under this Resolution shall be deposited with the City's Finance Department. The Finance Department shall account for all fees deposited in accordance with the accounting policies and regulations adopted by the City.

PASSED AND ADOPTED by the Mayor and Council of the City of Maricopa, Arizona, this 20th day of June, 2023.

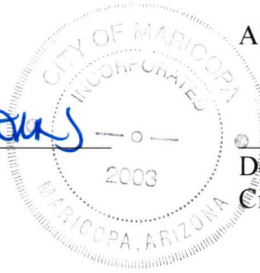


Nancy Smith
Mayor

ATTEST:

Vanessa Bueras

Vanessa Bueras, MMC
City Clerk



APPROVED AS TO FORM:

D. M. Fitzgerald

Denis Fitzgibbons
City Attorney



Development Fee Schedule

Effective Date: 07/20/2023

The City of Maricopa has adopted the following Development Fee Schedule to provide clearly described, value-added service to its residents and business partners. This new user fee schedule will assist in streamlining the City's processes and thereby provide a more cost-effective way of meeting the public's needs for services.

The Development Fee Schedule contains in-depth descriptions of what is included with fees collected and is broken down into seven (7) distinct departments for ease of use as follows. Each section describes the fee structure and services included with those fees.

Please note that a convenience fee of 2.75% is charged on all credit/debit card payments.

<i>Planning and Zoning Fees</i>	<i>Page 2</i>
<i>Engineering Fees</i>	<i>Page 4</i>
<i>Building Safety Fees</i>	<i>Page 8</i>
<i>Floodplain Use Fees</i>	<i>Page 10</i>
<i>Code Enforcement Fees</i>	<i>Page 11</i>
<i>Fire & Safety Fees</i>	<i>Page 12</i>
<i>Development Impact Fees</i>	<i>Page 17</i>



Planning and Zoning Fees	
Subdivision	
Pre-Application *	\$334
Pre-Plat	\$1,334 + \$12 per lot
Pre-Plat Extension	\$334 + \$112 per hr. over 3 hrs.
Final Plat	\$889 + \$23 per lot
Final Plat Amendment	51% of Final Plat Fee
Lot Splits/Lot Combination	\$334
Map of Dedications	\$112 per hr. (not to exceed \$1,200)
Recording Fee	\$278
Minor Land Division	\$556
Development Agreement	0-40 acres - \$1,667 41-80 acres - \$4,167 81+ acres - \$8,333
Development Agreement Amendment	51% of Development Agreement Fee
Addressing	\$56 + \$5 each address
Street Name Change	\$556 + \$5 each address
Improvement Plan Amendment	\$167 per sheet
*Pre-Application fee of \$334 will be applied as a credit if and when a formal Planning and Zoning application is submitted.	
Land Use/Zoning	
General Plan Amendment Major (new)	\$4,000 + \$50 acre
General Plan Amendment Minor (amendment)	\$2,000 + \$50/acre
PADs/Major PAD Amendment	\$2,500 + \$50/acre
Minor PAD Amendment	\$1,667
Minor/Major Development Review Permit: Residential	1,500 + \$50/acre
Minor/Major Development Review Permit: Non-Residential	\$1,000 + \$50/acre
Development Review Permit Amendment	51% of Development Review Permit Fee
Rezoning (conventional)	\$2,000 base fee + \$50 acres. \$0 for rezone obsolete Zoning District.
Zoning Text Amendment	\$1,667
Conditional Use Permit	\$1,111
Temporary Use Permit	\$223
Seasonal Sales Permit	\$152



Sign	
Comprehensive Sign Plan	\$1,111
Sign Permit	\$223
Each Additional	\$56 each
Temporary Sign	\$56 (each event)
Individual Panel Sign	\$31 each
Additional Re-inspection	\$56 each
Miscellaneous	
Administrative Reviews/Zoning/Waiver Permit	\$112 per hr.
Mobile Vendor Permit	\$56
Annexations	\$556 + \$6 per acre \$2,000 max
Residential Variance	\$278 per request \$56 for additional
Non-Residential Variance	\$1,111 per request \$112 for additional
Administrative Design Review	\$556 + \$112 per hr. over 5 hrs.
Fact Finding	\$112
Expedited Review	Double Application Fee
Group Care Home	\$112
Zoning Verification Letter	\$112
Work Begun Without City Authorization	Up to double current fee/rate

Engineering Fees	
Grading Permit	
50 cubic yards or less	\$56
51 to 100 cubic yards	\$71
101 to 1,000 cubic yards	\$71 for the first 100 cubic yards, plus \$20 for each additional 100 cubic yards or fraction thereof.
1,001 to 10,000 cubic yards	\$246 for the first 1,000 cubic yards, plus \$17 for each additional 1,000 cubic yards or fraction thereof.
10,000 to 100,000 cubic yards	\$391 for the first 10,000 yards, plus \$74 for each additional 10,000 cubic yards or fraction thereof.
100,001 cubic yards or more	\$1,051 for the first 100,000 cubic yards, plus \$41 for each additional 10,000 cubic yards or fraction thereof.
Grading at Risk	1.5 x Application Fee
Plan Review	
1st Review	\$228 per sheet
2nd Review	Included
Additional Review	\$101 per hr.
Miscellaneous Reviews	\$101 per hr.
Expedited Review	Double Application Fee
Report Review	\$758 per report for min. 4 hour review + \$101 per hr.
Revisions to approved plans	\$101 per hr.; min. 2 hour review
For use of outside consultants for plan review	Actual Cost x 1.25
Engineering Landscape Review	
1st Review	\$228 per sheet
2nd Review	Included
Additional Review	\$101 per hr.
Engineering Non-Subdivision Review	
Grading /Drainage Plans	\$228 per sheet; \$101 per hr. after 2nd review
Utility Plans	\$228 per sheet; \$101 per hr. after 2nd review
Inspection	
Non-Utility	\$46 base + 5% construction cost
Utility Adjusted	\$455 + \$2 per sf (>300 sf) – no pavement cut \$ 606 + \$4 per sf (>300 sf) – pavement cut or concrete work
Reapplication	Base Fee
Working without a Permit	Double the Application Fee, Minimum of \$1,010
Inspections Outside Normal Business Hours	\$152 per hr.; 2 hr. minimum



Pavement Cuts	
Pavement age*: 0-2 years	
<5 sq. yds.	\$334 /sq. yd. and mill and overlay ²
5 – 100 sq. yds.	\$1,667 + \$19 /sq. yd. over 5 sq. yds. and mill and overlay ²
>100 sq. yds.	\$3,394 + \$15 /sq. yd. over 100 sq. yds. and mill and overlay ²
Pavement age*: 2-4 years	
<5 sq. yds.	\$233 /sq. yd. ¹
5 – 100 sq. yds.	\$1,162 + \$14 /sq. yd. over 5 sq. yds. ¹
>100 sq. yds.	\$2,409 + \$11 /sq. yd. over 100 sq. yds. ¹
Pavement age*: 4-5 years	
<5 sq. yds.	\$132 /sq. yd. ¹
5 – 100 sq. yds.	\$657 + \$9 /sq. yd. over 5 sq. yds. ¹
>100 sq. yds.	\$1,425 + \$6 /sq. yd. over 100 sq. yds. ¹
Pavement age*: >5 years	
	\$253 + \$5 /sq. yd. ¹
* from the date of City's acceptance of street construction, reconstruction, renovation (major rehabilitation), or street maintenance	
¹ or mill and overlay	
² or full reconstruction	
Encroachment Permits/Licenses	
Encroachment permit application base fee	\$758
License application base fee for all Chapter 20 licenses, except cable	\$404
Annual Maintenance Permit	\$1,414
Telecom Per-Foot Fee (Annual)	\$3/LF ³
³ Per foot fee will be adjusted annually in accordance with the percentage change in the CPI. Per foot fee is applied to fiber optic and other communication facilities excluded from the definition of "telecommunication"	
Engineering Disposition of Right of Way or Easement	
ROW or Easement abandonment application fee	\$505 + \$101 per hr.
Small Wireless Facilities Application	
Collocation of a small wireless facility on an existing City-owned pole (streetlight or traffic signal), single or batched application	Per site, sites 1-5 \$101
Collocation of a small wireless facility on an existing City-owned pole (streetlight or traffic signal), batched application	Per site, sites 6-25 \$51



Collocation on a modified or replacement City-owned pole (streetlight or traffic signal)	\$758 per site
Collocation of a small wireless facility on an existing non-City-owned pole, single or batched application	Per site, sites 1-5 \$101
Collocation of a small wireless facility on an existing non-City-owned pole, batched application	Per site, sites 6-25 \$51
Collocation on a modified or replacement non-City-owned pole	\$758 per site
New City-owned pole (streetlight or traffic signal)	\$758 per site
New non-City-owned pole or wireless support structure; no monopoles	\$758 per site
New monopole, or new, modified or replacement City-owned or non-City-owned that does not exceed 50 feet in height	\$1,010 per site
New monopole, or new, modified or replacement City-owned or non-City-owned that exceeds 50 feet in height	Equal to Development Services Department's fee(s) for new cell towers
Collocation of wireless facilities that do not fit the statutory definition of small wireless facilities in ARS 9-591.19	\$1,010 per site
ROW Use Fees	
Collocation on an existing, modified, replacement or new City-owned pole (streetlight or traffic signal)	Per site \$101 per year
Collocation on an existing, modified, replacement or new non-City-owned pole	Per site \$51.00 per year
New, modified or replacement City-owned or non-City-owned pole that exceeds 50 feet in height	Varies: An annual amount equal to the direct and actual cost of managing the ROW ⁴
New or modified monopole	Varies: An annual amount equal to the direct and actual cost of managing the ROW ⁴
Collocation of wireless facilities that do not fit the statutory definition of small wireless facilities in ARS 9-591.19	Varies: An annual amount equal to the direct and actual cost of managing the ROW ⁴
Late payment fee	Per site 4% of ROW use fee
Blanket Permit – For Emergency Work in the ROW	\$1,455 per year citywide
Site License Renewal – other than monopole	\$758 per site
Site License Renewal – monopole	\$1,010 per site



Site License Renewal – collocation of wireless facilities that do not fit the statutory definition of small wireless facilities in ARS 9-591.19

\$1,010 per site

⁴The fee is that amount that is the direct and actual City cost of managing the rights-of-way on a per site, per year basis in an amount not to exceed \$2,500.

Note: Unless otherwise noted, for this section only, these fees apply only to Small Wireless Facilities as defined in A.R.S. § 9-591. This list of fees is designed to comply with A.R.S. § 9-591 – 9-599, and the City will charge users with additional generally applicable fees for work in the City's rights-of-way, including, but not limited to fees for building and traffic control permits.

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Building Safety Fees	
Plan Review	
General Plan Review	66% of Permit Fee
Hourly Plan Review Fee (Changes/revisions to approved plans, deferred submittals, 3rd and subsequent review and other misc. reviews)	\$112 per hr. 1/2 hour minimum
For use of outside consultants for plan review	Actual cost x 1.25
Plot Plan Review (residential standard plans, residential swimming pools, manufactured housing and factory-built buildings.)	\$56
Temporary /Partial C of O	\$334
Permits	
Residential Permit Issuance Fee	\$50
Commercial Permit Issuance Fee	5% of total project valuation, with a cap of \$2,500
Residential Minor Mechanical, Electric, and Plumbing Permits	\$56
Major Mechanical, Plumbing and Electrical Permits	Based on project valuation
Work Performed without Permit	Double the Permit Fee
Demolition Permits	
Residential	\$167
Commercial	\$334
Permit Renewal Fees	
Permit Extension	51% of permit fee
Permit Renewal Fees	51% of permit fee
Inspection Fees	
Initial Inspection Fee	Included with permit fee
First re-inspection to verify corrections	No additional charge, included with permit fee
Re-inspection fee	\$112
Inspection outside normal business hours	\$167 per hour, 2-hour minimum
Group Home Inspection	\$75



Building Permit Fee Schedule	
\$1.00 to \$500.00	\$56
\$501.00 to \$2,000.00	\$56 for the first \$500; plus \$4 for each additional \$100 or fraction thereof to and including \$2,000
\$2,001.00 to \$25,000.00	\$107 for the first \$2,000; plus \$16 for each additional \$1,000 or fraction thereof to and including \$25,000
\$25,001.00 to \$50,000.00	\$465 for the first \$25,000; plus \$12 for each additional \$1,000 or fraction thereof to and including \$50,000
\$50,001.00 to \$100,000.00	\$745 for the first \$50,000; plus \$8 for each additional \$1,000 or fraction thereof to and including \$100,000
\$100,001.00 to \$500,000.00	\$1,134 for the first \$100,000; plus \$7 for each additional \$1,000 or fraction thereof to and including \$500,000
\$500,001.00 to \$1,000,000.00	\$3,623 for the first \$500,000; plus \$6 for each additional \$1,000 or fraction thereof to and including \$1,000,000
\$1,000,001.00 and up	\$6,261 for the first \$1,000,000; plus \$5 for each additional \$1,000 or fraction thereof.



Floodplain Use Permits	
Complexity 1 – Minor, non-complex residential property development	\$250
Complexity 2 – Single family residential, mobile/manufactured building, commercial/industrial development	\$465
Complexity 3 – Residential subdivision, commercial/industrial center, other complex residential or commercial development	\$635
Clearance Review – Incidental Use	\$100
Clearance Review – No Development Activity in Floodplain	\$50.
Clearance Review – Perimeter Floodplain and Exemptions	\$0
Permit Amendment or Modification	\$150
Post Construction Fee – Associated with Floodplain Inquiry Case	\$150 plus Complexity 1, 2, or 3
Floodplain Use Permit – Extractions of Sand and Gravel	
Permit Application	\$12,800
Non-compliance Engineering Review	\$1,600
Permit Renewal (5 year)	\$6,400
Major Amendment	\$7,440
Minor Amendment	\$3,700
Administrative Amendment	\$50
Variance – Floodplain Administrator, Floodplain Review Board	
Residential/Commercial/Industrial (posting required)	\$2,600
Continuance of Hearing – Applicants request	\$3,000
New Posting Required	\$170
Variance – Floodplain Delineation Review	
CLOMR/LOMR (MT1)	\$880
CLOMR/LOMR (MT2)	\$3,000
Review of Floodplain Study	\$1,500
Variance – Appeals	
Appeals, Interpretation	\$250



Code Enforcement and Abatement

Code Enforcement Violation	
1st Violation	\$101
2nd Violation in Same Year	\$202
3+ Violation in Same Year	\$505



Fire & Safety	
Plan Review	
Basic Plan Reviews for life safety reviews or modifications. Permit fees are based on the type of life safety review	11% of applicable permit fee
Required re-submittal beyond two: Hourly Fee	\$101 per hr.
Re-inspections, required due to work not being ready or inspection failures: Hourly Fee	\$101 per hr.
Expedited plan review (based on staff availability) Double the plan review fee.	\$202 per hour fee
Outsourced Plan Review fee: Actual Cost + 15% 16% (hourly rate).	Actual cost from source plus 16%
Plat Plan Review	
Plan Review Base Fee	\$101 per hr.
For Residential plats of less than 1,000 units:	\$202
For Residential plats of 1,001 to 1,999 units:	\$303
For Residential plats of 2000 units or more:	\$404
Underground Fire Main Systems	
Underground Fire Main Installation	\$370 new systems 0-750 feet \$140 for each additional 750 feet or fraction of
Modifications to existing water line:	\$101
Fire Flow Test	\$95
Temporary Water Systems with Hydrants	\$370 new system & 500 feet of above ground piping
Temporary Water Systems with Hydrants Revision	50% of original approved plan
Automatic Fire Sprinklers	
New Installation	
Commercial Fire Sprinkler System Installation 1 - 400 Sprinkler Heads	\$333
Each additional 1-400 heads or fraction thereof	\$333
Commercial Fire Sprinkler System Installation High pile storage-rack systems/in-rack storage	\$342



Tenant Improvement	
Commercial Fire Sprinkler System Modification, T.I.	
1 - 400 Sprinkler Heads	\$166
Each additional 1-400 heads or fraction thereof	\$166
Residential	
Residential Fire Sprinklers Installation	
0-5000 Square feet	\$350
5001-10,000 Square feet	\$495
10,001 square feet and above	\$530
Residential Fire Sprinklers Modification	
1-20 heads	\$170
Over 21 heads	\$350

Fire Alarm System	
New Installation	
Base Fire Alarm System or Fire Protection Monitoring System- Installation	\$215 per submittal and up to 10 initiating devices (includes FACP, annunciator panels. Power supply, boosters, dialers and monitoring equipment)
Fire Alarm System Notification Devices Fire Alarm Initiating Devices	\$5 per device (over 10 devices)
Modifications of Existing System	
1-5 devices:	\$101
6-10 devices:	\$152
Over 10 up to 100 devices:	\$253
False Fire Alarm Fees	
False activation of an alarm within 12-month period	
1st - 2nd	N/A
3rd - 5th	\$51 per occurrence



Automatic Extinguisher System	
Automatic Hood Extinguishing System	
Commercial Cooking Suppression (install)	\$370
Commercial Cooking Suppression (additional)	\$215
Commercial Cooking Suppression (modification)	\$170
Halon, Dry Chemical, Carbon Dioxide or Clean Agent	
1-5,000 Square Feet:	\$354
Each additional 5000 Square feet or fraction thereof:	\$202
Special Hazard System Modification	\$205
Fire Pumps	
Commercial Pumps and related equipment	\$500
Commercial Pumps (additional)	\$300
Standpipes	
Up to four risers:	\$253
Each additional riser:	\$101
Modifications of existing system (per riser)	\$101
Inspections	
Business Inspections	
Annual Fire Inspection: charges include one re-inspection	No charge
Second re-inspection (violations cleared)	\$51
Second re-inspection (violations NOT cleared)	\$76
Third re-inspection (violations NOT cleared)	\$152 and code enforcement citation
Construction Inspections	
Re-inspection	\$51
Stop Work Order	Citation from code enforcement
After hour's Inspection (2 hr. minimum)	\$152 (\$76 per hour)
Work commencing without permit	Double the application fee
Waiting time or no show	\$101 per hr.
Inspections mandated by State or Federal Law	
Hazardous work inspection:	\$101
Day Care-Commercial:	\$101
Day Care- Residential:	\$101
Adult Care Facility:	\$101
Mobile Food Units	\$51
Hazardous Materials	
Aboveground Fuel Storage Tank	\$152
Aboveground Fuel Storage Tank Removal	\$101



New installation- spray room, dip tank or booth	\$101 per hr.
New installation	\$100
Flammable- combustible installation up 1,000 gallons tank	\$200
Flammable- combustible installation 1,000 to 5,000 gallons	\$500
Hazardous Materials Inventory Assessment Fee	\$100 per hr.
Operational Permit for Hazmat or High Pile Storage	\$500 per yr.
Compressed Gases	
Compressed Gas System Installation	\$455
System Modification not exceeding 50% of system	\$260
Carbon Dioxide (CO2) Beverage System	\$195
Firefighting Air System Installation	\$760
Firefighting Air System Modification Not Exceeding 50% of system	\$490
Liquified Petroleum Gases (LPG) System Installation	\$280
Liquified Petroleum Gases (LPG) System Installation Review	\$200
Liquified Petroleum System Modification	\$190
LPG Consumer Exchange Review	\$200
LPG Consumer Exchange Review Additional Site	\$100
Flammable or combustible liquids installation of single above ground tank inspection:	\$202
Hazardous Materials Inventory Assessment Review Fee HMIS or HMMP:	\$101 per hr.
Hazardous Materials Container, Tank or Process Review Fee:	\$101 per hr.



Miscellaneous	
Consultation (review of project prior to formal submission)	\$101 per hr.
Educational Facilities	
Private	\$76
State Sponsored	Waived
Access Gates	
Fire apparatus-Manual	\$76
Fire apparatus-Automatic Access Gates	\$101
Fireworks/Pyrotechnics	
New Location	\$253
Tents & Canopies	
Single Tent:	\$152
Each additional tent:	\$101
Amusement Events, Trade Shows, Vehicle Displays. (for events >1,000 aggregate) Includes site plan and emergency action plan review. Site inspection at hourly rate. All other permits and fees apply.	\$202
Fire Suppression, Special Events, EMS and Out of District Responses	
For additional resources, standby personnel and apparatus refer to operations fee schedule	Refer to AZ State Cooperative Agreement most current rates
Tire Storage-Used Tire Facilities	\$101
Fire Protection Equipment Contractor's License	\$86