

# Development Fee Schedule

**Effective Date: January 1, 2020**

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 four (4) distinct departments for ease of use as follows. Each section describes the fee structure and services included with those fees.

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Planning and Zoning Fees	
Subdivision	
Pre-Application	\$330.00
Pre-Plat	1,320 + \$11 per lot
Pre-Plat Extension	\$330 + \$110 per hr. over 3 hrs.
Final Plat	\$880 + \$22 per lot
Final Plat Amendment	50% of Final Plat Fee
Lot Splits/Lot Combination	\$330
Minor Land Division	\$550
Development Agreement	0-40 acres - \$1,650; 41-80 acres - \$4,125; 81+ acres - \$8,250
Development Agreement Amendment	50% of Development Agreement Fee
Addressing	Single Lot - \$55 per lot; Subdivision \$550 + \$110 per hr. over 5 hrs.
Street Number Change	\$55
Street Name Change	\$500
Improvement Plan Amendment	\$165 per sheet
Land Use/Zoning	
General Plan Amendment Major (new)	\$3,850 min. + \$110 per hr. over 35 hrs.
General Plan Amendment Minor (amendment)	\$1,650 + \$110 per hr. over 15 hrs.
PADs/Major PAD Amendment	\$2,200 + \$33 per acre
Minor PAD Amendment	\$1,650
Minor/Major Development Review Permit: Residential	\$550 + 16.50 per acre
Minor/Major Development Review Permit: Non- Residential	\$660 + 44 per acre
Development Review Permit Amendment	50% of Development Review Permit Fee
Rezoning (conventional)	MFR + SFR \$660 + \$33 per acre; Rural Residential \$825; Other \$660 + \$44 per acre (no max fee)
Zoning Text Amendment	\$1,650
Conditional Use Permit	\$1,100
Temporary Use Permit	\$220
Seasonal Sales Permit	\$150



Sign	
Comprehensive Sign Plan	\$1,100
Sign Permit	\$220
Each Additional	\$55 each
Temporary Sign	\$55 (each event)
Individual Panel Sign	\$30 each
Additional Re-inspection	\$55 each
Miscellaneous	
Administrative Reviews/Zoning/Waiver Permit	\$110 per hr.
Mobile Vendor Permit	\$55
Annexations	\$550 + \$5.50 per acre \$2,000 max
Residential Variance	\$275 per request \$55 for additional
Non-Residential Variance	\$1,100 per request \$110 for additional
Recording Fee	\$275
Administrative Design Review	\$550 + \$110 per hr. over 5 hrs.
Fact Finding	\$110 per hr.
Expedited Review	Double Application Fee
Group Care Home	\$110
Zoning Verification Letter	\$110



<b>Engineering Fees</b>	
<b>Grading Permit</b>	
50 cubic yards or less	\$55
51 to 100 cubic yards	\$69.85
101 to 1,000 cubic yards	\$69.85 for the first 100 cubic yards, plus \$19.25 for each additional 100 cubic yards or fraction thereof.
1,001 to 10,000 cubic yards	\$243.10 for the first 1,000 cubic yards, plus \$15.95 for each additional 1,000 cubic yards or fraction thereof.
10,000 to 100,000 cubic yards	\$386.65 for the first 10,000 yards, plus \$72.60 for each additional 10,000 cubic yards or fraction thereof.
100,001 cubic yards or more	\$1,040.05 for the first 100,000 cubic yards, plus \$40.15 for each additional 10,000 cubic yards or fraction thereof.
Grading at Risk	1.5 x Application Fee
<b>Plan Review</b>	
1st Review	\$225 per sheet
2nd Review	Included
Additional Review	\$100 per hr.
Miscellaneous Reviews	\$100 per hr.
Expedited Review	Double Application Fee
Report Review	\$750 per report for min. 4 hour review + \$100 per hr.
Revisions to approved plans	\$100 per hr.; min. 2 hour review
For use of outside consultants for plan review	Actual Cost x 1.25
<b>Engineering Landscape Review</b>	
1st Review	\$225 per sheet
2nd Review	Included
Additional Review	\$100 per hr.
<b>Engineering Non-Subdivision Review</b>	
Grading /Drainage Plans	\$225 per sheet; \$100 per hr. after 2nd review
Utility Plans	\$225 per sheet; \$100 per hr. after 2nd review
<b>Inspection</b>	
Non-Utility	\$45 base + 4% construction cost
Utility Adjusted	\$450 + \$1.50 per sf (>300 sf) – no pavement cut \$600 + \$3.00 per sf (>300 sf) – pavement cut or concrete work
Reapplication	Base Fee
Working without a Permit	Double the Application Fee, Minimum of \$1,000



Inspections Outside Normal Business Hours	\$150 per hr.; 2 hr. minimum
<b>Pavement Cuts</b>	
Pavement age*: 0-2 years	
<5 sq. yds.	\$330/sq. yd. and mill and overlay <sup>2</sup>
5 – 100 sq. yds.	\$1,650 + \$18/sq. yd. over 5 sq. yds. and mill and overlay <sup>2</sup>
>100 sq. yds.	\$3,360 + \$14/sq. yd. over 100 sq. yds. and mill and overlay <sup>2</sup>
Pavement age*: 2-4 years	
<5 sq. yds.	\$230/sq. yd. <sup>1</sup>
5 – 100 sq. yds.	\$1,150 + \$13/sq. yd. over 5 sq. yds. <sup>1</sup>
>100 sq. yds.	\$2,385 + \$10/sq. yd. over 100 sq. yds. <sup>1</sup>
Pavement age*: 4-5 years	
<5 sq. yds.	\$130/sq. yd. <sup>1</sup>
5 – 100 sq. yds.	\$650 + \$8/sq. yd. over 5 sq. yds. <sup>1</sup>

>100 sq. yds.	\$1,410 + \$5/sq. yd. over 100 sq. yds. <sup>1</sup>
Pavement age*: >5 years	\$250 + \$4/sq. yd. <sup>1</sup>
* from the date of City's acceptance of street construction, reconstruction, renovation (major rehabilitation), or street maintenance	
<sup>1</sup> or mill and overlay	
<sup>2</sup> or full reconstruction	

<b>Encroachment Permits/Licenses</b>	
Encroachment permit application base fee	\$750
License application base fee for all Chapter 20 licenses, except cable	\$400
Annual Maintenance Permit	\$1,400
Telecom Per-Foot Fee (Annual)	\$2.03/LF <sup>3</sup>
<sup>3</sup> 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"	

<b>Engineering Disposition of Right of Way or Easement</b>	
ROW or Easement abandonment application fee	500 + \$100 per hr.
<b>Small Wireless Facilities Application</b>	
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 \$100



Collocation of a small wireless facility on an existing City-owned pole (streetlight or traffic signal), batched application	Per site, sites 6-25 \$50
Collocation on a modified or replacement City-owned pole (streetlight or traffic signal)	\$750 per site
Collocation of a small wireless facility on an existing non-City-owned pole, single or batched application	Per site, sites 1-5 \$100
Collocation of a small wireless facility on an existing non-City-owned pole, batched application	Per site, sites 6-25 \$50
Collocation on a modified or replacement non-City-owned pole	\$750 per site
New City-owned pole (streetlight or traffic signal)	\$750 per site
New non-City-owned pole or wireless support structure; no monopoles	\$750 per site
New monopole, or new, modified or replacement City-owned or non-City-owned that does not exceed 50 feet in height	\$1,000 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	\$1,000 per site
<b>ROW Use Fees</b>	
Collocation on an existing, modified, replacement or new City-owned pole (streetlight or traffic signal)	Per site \$100 per year
Collocation on an existing, modified, replacement or new non-City-owned pole	Per site \$50 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 <sup>4</sup>
New or modified monopole	Varies: An annual amount equal to the direct and actual cost of managing the ROW <sup>4</sup>
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 <sup>4</sup>



Late payment fee	Per site 3% of ROW use fee
Blanket Permit – For Emergency Work in the ROW	\$1,440 per year citywide
Site License Renewal – other than monopole	\$750 per site
Site License Renewal – monopole	\$1,000 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	\$1,000 per site
<p><sup>4</sup>The 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.</p>	
<p>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.</p>	



**Building Safety Fees**

<b>Plan Review</b>	
General Plan Review	65% of Permit Fee
Hourly Plan Review Fee (Changes/revisions to approved plans, deferred submittals, 3rd and subsequent review and other misc. reviews)	\$110 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.)	\$55
Temporary /Partial C of O	\$330
<b>Permits</b>	
Permit Issuance Fee	\$11
Residential Minor Electric and Plumbing Permits	\$55
Major Mechanical, Plumbing and Electrical Permits	Based on project valuation
Work Performed without Permit	Double the Application Fee
<b>Demolition Permits</b>	
Residential	\$165
Commercial	\$330
<b>Permit Renewal Fees</b>	
Permit Extension	50% of permit fee
Permit Renewal Fees	50% of permit fee
<b>Inspection Fees</b>	
Initial Inspection Fee	Included with permit fee
First re-inspection to verify corrections	No additional charge, included with permit fee
Re-inspection fee	\$110
Inspection outside normal business hours	\$165 per hr. 2 hour minimum
<b>Building Permit Fee Schedule</b>	
\$1.00 to \$500.00	\$55
\$501.00 to \$2,000.00	\$55 for the first \$500.00; plus \$3.36 for each additional \$100.00 or fraction thereof to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$105.33 for the first \$2,000.00; plus \$15.40 for each additional \$1,000.00 or fraction thereof to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$459.53 for the first \$25,000.00; plus \$11.11 for each additional \$1,000.00 or fraction thereof to and including \$50,000.00





\$50,001.00 to \$100,000.00	\$737.28 for the first \$50,000.00; plus \$7.70 for each additional \$1,000.00 or fraction thereof to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,122.28 for the first \$100,000.00; plus \$6.16 for each additional \$1,000.00 or fraction thereof to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,586.28 for the first \$500,000.00; plus \$5.23 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00
\$1,000,001.00 and up	\$6,198.78 for the first \$1,000,000.00; plus \$4.02 for each additional \$1,000.00 or fraction thereof.
<b>Code Enforcement and Abatement</b>	
Code Enforcement Violation	
1st Violation	\$100
2nd Violation in Same Year	\$200
3+ Violation in Same Year	\$500

<b>Fire &amp; Safety</b>	
<b>Plan Review</b>	
Basic Plan Reviews for life safety reviews or modifications. Permit fees are based on the type of life safety review	10% of applicable permit fee
Required re-submittal beyond two: Hourly Fee	\$100/hr.
Re-inspections, required due to work not being ready or inspection failures: Hourly Fee	\$100/hr.
Expedited plan review (based on staff availability) Double the plan review fee.	\$200 per hour fee
Outsourced Plan Review fee: Actual Cost + 15% (hourly rate).	Actual cost from source plus 15%
<b>Plat Plan Review</b>	
Plan Review	\$100 per hr.
For Residential plats of less than 1,000 units:	\$200
For Residential plats of less than 1,001 to 1,999 units:	\$300
For Residential plats of 2000 units or more:	\$400
<b>Underground Fire Protection Systems</b>	
Underground Fire and Water Lines (new installation) 1 to 150 ft. of pipe:	\$150 Flat Fee
Each additional 150 ft. or less of pipe:	\$100 Flat Fee
Modifications to existing water line:	\$100
Flow Test	\$50
<b>Automatic Fire Sprinklers</b>	
<b>New Installation</b>	
1-1,000 Square feet or less	\$300
1,001 to 10,000 Square feet:	\$400
10,001 to 52,000 Square feet or fraction thereof:	\$500
Each additional 50,000 Sq. ft. or fraction thereof:	\$400
Each story above or below add:	\$200
<b>Tenant Improvement</b>	
1 to 20 heads:	\$100
21 to 100 heads:	\$200
101 to 500 heads:	\$250
<b>Existing Systems</b>	
Each Additional 100 heads:	\$100
Each story above or below	\$150
Residential fire sprinkler system in compliance with NFPA 13D:	\$100

<b>Fire Alarm System</b>	
<b>New Installation</b>	
1-1,000 Square feet:	\$250
1,001-10,000 Square feet:	\$350
10,001-50,000 Square feet:	\$550
Each additional 10,000 Square feet:	\$250
Each additional story above or below:	\$350
<b>Modifications of Existing System</b>	
1-5 devices:	\$100
6-10 devices:	\$150
Over up to 100 devices:	\$250
<b>False Fire Alarm Fees</b>	
False activation of an alarm within 12 month period	
1st - 2nd	N/A
3rd - 5th	\$50 per occurrence
<b>Automatic Extinguisher System</b>	
<b>Automatic Hood Extinguishing System</b>	
Single System (New Installation)	\$150
Multiple Systems-Each system installed at same time w/ single activation:	\$100
Modification of an existing system (each system):	\$100
<b>Halon, Dry Chemical, Carbon Dioxide or Clean Agent</b>	
1-5,000 Square feet:	\$350
Each additional 500 Square feet or fraction thereof:	\$200
<b>Fire Pumps</b>	
Single pumps: (new installation)	\$500
Multiple pumps (each additional):	\$300
Modifications of existing pump:	\$150
<b>Standpipes</b>	
Up to four risers:	\$250
Each additional riser:	\$100
Modifications of existing system (per riser)	\$100

<b>Inspections</b>
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<b>Business Inspections</b>	
Annual Fire Inspection: charges include one re-inspection	No charge
Second re-inspection (violations cleared)	\$50
Second re-inspection (violations NOT cleared)	\$75
Third re-inspection (violations NOT cleared)	\$150 and code enforcement citation
<b>Construction Inspections</b>	
Re-inspection	\$50
Stop Work Order	Citation from code enforcement
After hour's Inspection ( 2 hr. minimum)	\$150 (\$75 per hour)
Work commencing without permit	Double the application fee
Waiting time or no show	\$100 per hr.
<b>Inspections mandated by State or Federal Law</b>	
Hazardous work inspection:	\$100
Day Care-Commercial:	\$100
Day Care- Residential:	\$100
Adult Care Facility:	\$100
Mobile Food Units	\$50
<b>Storage Tanks</b>	
Aboveground Fuel Storage Tank	\$150
Aboveground Fuel Storage Tank Removal	\$100
<b>Hazardous Materials</b>	
New installation-prefilled portable cylinder storage cages for consumer exchange: Hourly fee	\$100
New Installation LP gas system: Hourly fee	\$200
New installation or modification-Spray room, dip tank or booth: Hourly fee	\$100
<b>Compressed Gases</b>	
New installation or modifications (+/- 400lbs. Systems): Hourly fee. Medical or CO2 gas.	\$100
Compressed Gasses LPG (new installation) above ground: Plan review included	\$200
Flammable or combustible liquids installation of single above ground tank inspection:	\$200
Hazardous Materials Inventory Assessment Fee HMIS or HMMP: Hourly Fee	\$100
Hazardous Materials Container, Tank or Process Hourly Fee:	\$100



<b>Miscellaneous</b>	
Consultation(review of project prior to formal submission): Hourly Fee	\$100
<b>Educational Facilities</b>	
Private	\$75
State Sponsored	Waived
<b>Access Gates</b>	
Fire apparatus-Manual	\$75
Fire apparatus-Automatic Access Gates	\$100
<b>Fireworks/Pyrotechnics</b>	
New Location	\$250
<b>Tents &amp; Canopies</b>	
Single Tent:	\$150
Each additional tent:	\$100
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.	\$200
<b>Fire Suppression, Special Events, EMS and Out of District Responses</b>	
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	\$100
Fire Protection Equipment Contractor's License	\$85