

Development Process Checklist

Everything you will need to proceed through the City of Maricopa's Development process post Planning & Zoning.

ENGINEERING – 10 WEEKS

- On Site Improvement Plans (separate from Off Site)
 - Include Application, Narrative, G&D, ALTA Survey, Engineer's Cost Estimate, Drainage Report, Traffic Impact Analysis, GeoTechnical/Soils Report, Title Report, Will Serve Letters, Paving Plans, Utility Plans (Water & Sewer), Landscape Plan, Photometric Plan
- Off Site Improvement Plans (separate from On Site)
 - Include Application, G&D, Half-Street Improvements (Pavement, Street Lights, Landscape, Curbing/Gutter, Sidewalks), Drainage Report, Convert adjacent utilities to underground, Connections for water and sewer system

BUILDING – 15 DAYS

- 2018 IBC, 2017 NEC, 2010 ADA
- Building permit
 - Include Application, Narrative, Site Plan, Construction Plans, GeoTechnical/Soils Report, Plumbing Plan, Elevations, Floor Plans, Structural Drawings, Electrical Drawings, Mechanical Plan, Pre and Post Will Serve Letters, Specs, ALTA survey, Lighting plans, Floodplain elevation certificate (if property is within floodplain)
- Include details on site plan/layout or elsewhere to detail distances between buildings, emergency egress, etc

FIRE – 20 DAYS

- Underground Fire Line permit
- Sprinkler System permit
- Fire Alarm permit
- Note:
 - All buildings shall be sprinkled, alarmed, & 3rd-party monitored
 - All buildings shall have approved emergency responder radio coverage
 - Automatic gates shall be equipped with OPTICOM device
 - Fire hydrants shall be provided that meet minimum fire flows per 2018 IFC

OTHER PERMITS NEEDED

- Address permit for new building (if applicable)
- ADOT permit (if performing work in the Right of Way)
- Floodplain Use permit from Pinal County (if property is within floodplain)
- Dust permit from Pinal County
- Platting Permit (processed via Planning & Engineering)

NOTES

- Permits can be submitted concurrently, but Building will need approval from Engineering before issuance
- Everything, including inspections, can be completed at MaricopaVIPportal.com
- Click [here](#) for current permit fees
- Click [here](#) for Subdivision Regulations
- Click [here](#) for Review Times



Maricopa Utilities Contact List

Utility contacts you may need to proceed with your project in the City of Maricopa. If these are not correct, please contact us.

GLOBAL WATER

Emily Campbell
Emily.Campbell@GWResources.com

Ron Lakefield
520-282-4917
Ronald.Lakefield@GWResources.com

ELECTRICAL DISTRICT NO.3 (ED3)

Kari Woodward
520-424-9021
Kari@ED-3.org

Scott Kelly
520-424-011
Scott.Kelly@ED-3.org

Mike Bristol
520-42-0422
Michael.Bristol@ED-3.org

ORBITEL

Jerry "Chief" Scullawl
480-895-8010
JScullawl@Schurz.com

Brian Johns
602-769-6763
BJohns@OrbitelCommunications.com

MARICOPA FLOOD CONTROL DISTRICT

David Alley
480-980-0531
DAley@MaricopaFCD.com

UNITED STATES POSTAL SERVICE

Sharon M. Kiszczak
Sharon.M.Kiszczak@USPS.gov

CENTURY LINK

Karen Brown
Karen.Brown1@CenturyLink.com

SOUTHWEST GAS

Thomas Brown III
520-316-5019
Thomas.Brown@SWGAs.com

Todd Czaplewski
Todd.Czaplewski@SWGAs.com

Bernadette Smith
MBernadette.Smith@SWGAs.com

Farnaz Nasr
Farnaz.Nasr@SWGAs.com

Britini Medina
Britini.Medina@SWGAs.com

ADOT

George Williams
602-712-6649
CEmery@AZDOT.gov

Adam Carreon
ACarreon@AZDOT.gov

MARICOPA DOMESTIC WATER

William E. Collings, P.E.
520-836-5501
DNACivil@AOL.com

Plan Review Turnaround Times

A **10-day completeness review** is conducted on each application before plan review begins, along with a 5-day completeness review for subsequent submissions. The completeness review does not begin until the day after all necessary documentation is uploaded to the VIP Portal and all relevant fees are paid. These plan review turnaround times are estimates and may change due to size of submittal, work load and staffing considerations.

Application Type	First Review (Weeks) Unless otherwise noted	Subsequent Reviews (Weeks) Unless otherwise noted
Building Permits		
Additions/Alterations	2	1
AFES (Fire Sprinkler)	2	1
Commercial New	4	3
Commercial Revisions	2	1
Electrical	1	3 Business Days
Fire	1	1
Plumbing	3 Business Days	3 Business Days
Residential New	3	2
Residential Revisions	2	1
Tenant Improvements	2	1
Miscellaneous	2	1
Engineering Permits		
Map of Dedications	4	3
Master Drainage Reports (if submitted separately)	4	3
Off-Site Improvements (Right of Way) ¹	4	3
On-Site Improvements (Non-residential) ¹	4	3
Subdivision Improvement Plans	4	4
Traffic Control Plans	1	3 Business Days
Traffic Impact Analysis	2	2
Planning and Zoning Permits		
Abandonment	3	2
Address Permit	2	2
Administrative Design Review ¹	3	2
Annexation	3	2
Appeal Application	2	1
Commercial Final Plat	4	3
Comprehensive Sign Plan	3	2
Conditional Use Permit ^{1 2}	3	2
Conditional Use Permit – Wireless	3	2
Development Review Permit (Major) ^{1 2}	3	2
Development Review Permit (Minor) ¹	3	2
Fact Finding	2	N/A
General Plan Amendment (Major) ^{1 2 3}	4	3
General Plan Amendment (Minor) ^{1 2 3}	3	2
Lot Combination	2	1
Lot Split ¹	3	2
Minor Land Division ¹	3	2
Planned Area Development (Major)	4	3
Planned Area Development (Minor)	3	2
Planned Area Development Amendment (Major/Minor)	3	3
Pre-Application	3	N/A
Replat Application	3	2
Rezoning ^{1 2 3}	4	3
Sign Permit	1	1
Street Name Change ³	3	2
Subdivision Final Plat ^{1 3}	4	3
Subdivision Pre-Plat ^{1 2 3}	4	3
Subdivision Pre-Plat Extension Request ^{1 2 3}	3	3
Temporary Sign Permit	1 Business Day	1 Business Day
Temporary Use Permit – Model Home Complex, Special Events ^{1 4}	2	1
Text Amendment	4	3
Variance ^{1 5}	3	2
Waiver Permit	2	1
Zoning Permit ¹	3	3
Zoning Permit – Adaptive Reuse	2	1
Zoning Permit – Clearance (Antenna, Donation Box, Family Day Care, Group Homes, Mobile Vendors, Seasonal Sales)	2	1

Maricopa City Hall is open Monday through Thursday, 7AM – 6PM. A permit that is received on Friday will not be marked received until the following Monday.

A permit that is scheduled to be due on Friday will be due on the following Monday.

Observed holidays and additional required approval bodies will push the completeness review and plan review timeframes.

¹ Requires a preliminary application.

² Requires approval from Planning & Zoning Commission

³ Requires approval from City Council

⁴ Requires approval from Hearing Officer

⁵ Requires approval from Board of Adjustment

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.

Planning and Zoning Fees
Page 2

Engineering Fees
Page 4

Building Safety Fees
Page 8

Code Enforcement Fees
Page 10

Fire & Safety Fees
Page 11

Development Impact Fees
Page 15



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



Engineering Fees	
Grading Permit	
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
Plan Review	
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
Engineering Landscape Review	
1st Review	\$225 per sheet
2nd Review	Included
Additional Review	\$100 per hr.
Engineering Non-Subdivision Review	
Grading /Drainage Plans	\$225 per sheet; \$100 per hr. after 2nd review
Utility Plans	\$225 per sheet; \$100 per hr. after 2nd review
Inspection	
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



Pavement Cuts	
Pavement age*: 0-2 years	
<5 sq. yds.	\$330/sq. yd. and mill and overlay ²
5 – 100 sq. yds.	\$1,650 + \$18/sq. yd. over 5 sq. yds. and mill and overlay ²
>100 sq. yds.	\$3,360 + \$14/sq. yd. over 100 sq. yds. and mill and overlay ²
Pavement age*: 2-4 years	
<5 sq. yds.	\$230/sq. yd. ¹
5 – 100 sq. yds.	\$1,150 + \$13/sq. yd. over 5 sq. yds. ¹
>100 sq. yds.	\$2,385 + \$10/sq. yd. over 100 sq. yds. ¹
Pavement age*: 4-5 years	
<5 sq. yds.	\$130/sq. yd. ¹
5 – 100 sq. yds.	\$650 + \$8/sq. yd. over 5 sq. yds. ¹
>100 sq. yds.	\$1,410 + \$5/sq. yd. over 100 sq. yds. ¹
Pavement age*: >5 years	
	\$250 + \$4/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	\$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 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	500 + \$100 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 \$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
ROW Use Fees	
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 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 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

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.



Building Safety Fees	
Plan Review	
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
Permits	
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 Permit Fee
Demolition Permits	
Residential	\$165
Commercial	\$330
Permit Renewal Fees	
Permit Extension	50% of permit fee
Permit Renewal Fees	50% 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	\$110
Inspection outside normal business hours	\$165 per hour 2 hour minimum
Building Permit Fee Schedule	
\$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.



Code Enforcement and Abatement	
Code Enforcement Violation	
1st Violation	\$100
2nd Violation in Same Year	\$200
3+ Violation in Same Year	\$500



Fire & Safety	
Plan Review	
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%
Plat Plan Review	
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
Underground Fire Protection Systems	
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
Automatic Fire Sprinklers	
New Installation	
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
Tenant Improvement	
1 to 20 heads:	\$100
21 to 100 heads:	\$200
101 to 500 heads:	\$250
Existing Systems	
Each Additional 100 heads:	\$100
Each story above or below	\$150
Residential fire sprinkler system in compliance with NFPA 13D:	\$100



Fire Alarm System	
New Installation	
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
Modifications of Existing System	
1-5 devices:	\$100
6-10 devices:	\$150
Over up to 100 devices:	\$250
False Fire Alarm Fees	
False activation of an alarm within 12 month period	
1st - 2nd	N/A
3rd - 5th	\$50 per occurrence
Automatic Extinguisher System	
Automatic Hood Extinguishing System	
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
Halon, Dry Chemical, Carbon Dioxide or Clean Agent	
1-5,000 Square feet:	\$350
Each additional 500 Square feet or fraction thereof:	\$200
Fire Pumps	
Single pumps: (new installation)	\$500
Multiple pumps (each additional):	\$300
Modifications of existing pump:	\$150
Standpipes	
Up to four risers:	\$250
Each additional riser:	\$100
Modifications of existing system (per riser)	\$100
Inspections	
Business Inspections	
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
Construction Inspections	
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.
Inspections mandated by State or Federal Law	
Hazardous work inspection:	\$100
Day Care-Commercial:	\$100
Day Care- Residential:	\$100
Adult Care Facility:	\$100
Mobile Food Units	\$50
Storage Tanks	
Aboveground Fuel Storage Tank	\$150
Aboveground Fuel Storage Tank Removal	\$100
Hazardous Materials	
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
Compressed Gases	
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
Miscellaneous	
Consultation(review of project prior to formal submission): Hourly Fee	\$100
Educational Facilities	
Private	\$75
State Sponsored	Waived
Access Gates	
Fire apparatus-Manual	\$75



Fire apparatus-Automatic Access Gates	\$100
Fireworks/Pyrotechnics	
New Location	\$250
Tents & Canopies	
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
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	\$100
Fire Protection Equipment Contractor's License	\$85



Development Impact Fees

Fee Schedule Effective February 2, 2020							
Resolution 20-01							
Area	Land Use	Parks & Recreation	Libraries	Police	Fire	Streets	Total Fee
NORTH MARICOPA	Residential Development Fees (per Housing Unit)						
	Single Family Unit	\$ 1,207.00	\$ 131.00	\$ 496.00	\$ 674.00	\$ 2,965.00	\$ 5,473.00
	Multi-Family Unit	\$ 814.00	\$ 88.00	\$ 334.00	\$ 454.00	\$ 2,299.00	\$ 3,989.00
	Nonresidential Development Fees (per 1,000 Square Feet, unless otherwise noted)						
	Light Industrial	\$ 89.00	\$ 9.00	\$ 242.00	\$ 316.00	\$ 761.00	\$ 1,417.00
	Industrial Park	\$ 63.00	\$ 6.00	\$ 164.00	\$ 214.00	\$ 517.00	\$ 964.00
	Manufacturing	\$ 87.00	\$ 9.00	\$ 191.00	\$ 250.00	\$ 603.00	\$ 1,140.00
	Warehousing	\$ 18.00	\$ 2.00	\$ 84.00	\$ 110.00	\$ 267.00	\$ 481.00
	Assisted Living	\$ 54.00	\$ 5.00	\$ 134.00	\$ 176.00	\$ 424.00	\$ 793.00
	Hotel (per room)	\$ 32.00	\$ 3.00	\$ 408.00	\$ 532.00	\$ 868.00	\$ 1,843.00
	Motel (per room)	\$ 7.00	n/a	\$ 163.00	\$ 213.00	\$ 348.00	\$ 731.00
	School	\$ 51.00	\$ 5.00	\$ 628.00	\$ 821.00	\$ 1,976.00	\$ 3,481.00
	Community College	\$ 76.00	\$ 8.00	\$ 652.00	\$ 852.00	\$ 2,049.00	\$ 3,637.00
	Church	\$ 36.00	\$ 4.00	\$ 124.00	\$ 162.00	\$ 392.00	\$ 718.00
	Day Care	\$ 122.00	\$ 13.00	\$ 1,534.00	\$ 2,003.00	\$ 4,820.00	\$ 8,492.00
	Hospital	\$ 156.00	\$ 16.00	\$ 345.00	\$ 451.00	\$ 1,085.00	\$ 2,053.00
	General Office	\$ 163.00	\$ 17.00	\$ 475.00	\$ 620.00	\$ 1,494.00	\$ 2,769.00
	Research & Dev Center	\$ 188.00	\$ 20.00	\$ 549.00	\$ 717.00	\$ 1,727.00	\$ 3,201.00
	Business Park	\$ 169.00	\$ 18.00	\$ 607.00	\$ 793.00	\$ 1,908.00	\$ 3,495.00
Commercial / Retail	\$ 129.00	\$ 14.00	\$ 1,216.00	\$ 1,588.00	\$ 3,920.00	\$ 6,867.00	
SOUTH MARICOPA	Residential Development Fees (per Housing Unit)						
	Single Family Unit	\$ 1,207.00	\$ 131.00	\$ 496.00	\$ 1,444.00	\$ 2,965.00	\$ 6,243.00
	Multi-Family Unit	\$ 814.00	\$ 88.00	\$ 334.00	\$ 973.00	\$ 2,299.00	\$ 4,508.00
	Nonresidential Development Fees (per 1,000 Square Feet, unless otherwise noted)						
	Light Industrial	\$ 89.00	\$ 9.00	\$ 242.00	\$ 693.00	\$ 761.00	\$ 1,794.00
	Industrial Park	\$ 63.00	\$ 6.00	\$ 164.00	\$ 471.00	\$ 517.00	\$ 1,221.00
	Manufacturing	\$ 87.00	\$ 9.00	\$ 191.00	\$ 549.00	\$ 603.00	\$ 1,439.00
	Warehousing	\$ 18.00	\$ 2.00	\$ 84.00	\$ 243.00	\$ 267.00	\$ 614.00
	Assisted Living	\$ 54.00	\$ 5.00	\$ 134.00	\$ 386.00	\$ 424.00	\$ 1,003.00
	Hotel (per room)	\$ 32.00	\$ 3.00	\$ 408.00	\$ 1,169.00	\$ 868.00	\$ 2,480.00
	Motel (per room)	\$ 7.00	n/a	\$ 163.00	\$ 468.00	\$ 348.00	\$ 986.00
	School	\$ 51.00	\$ 5.00	\$ 628.00	\$ 1,801.00	\$ 1,976.00	\$ 4,461.00
	Community College	\$ 76.00	\$ 8.00	\$ 652.00	\$ 1,869.00	\$ 2,049.00	\$ 4,654.00
	Church	\$ 36.00	\$ 4.00	\$ 124.00	\$ 357.00	\$ 392.00	\$ 913.00
	Day Care	\$ 122.00	\$ 13.00	\$ 1,534.00	\$ 4,395.00	\$ 4,820.00	\$ 10,884.00
	Hospital	\$ 156.00	\$ 16.00	\$ 345.00	\$ 989.00	\$ 1,085.00	\$ 2,591.00
	General Office	\$ 163.00	\$ 17.00	\$ 475.00	\$ 1,362.00	\$ 1,494.00	\$ 3,511.00
	Research & Dev Center	\$ 188.00	\$ 20.00	\$ 549.00	\$ 1,574.00	\$ 1,727.00	\$ 4,058.00
	Business Park	\$ 169.00	\$ 18.00	\$ 607.00	\$ 1,739.00	\$ 1,908.00	\$ 4,441.00
Commercial / Retail	\$ 129.00	\$ 14.00	\$ 1,216.00	\$ 3,484.00	\$ 3,920.00	\$ 8,763.00	

LAND USE DEFINITIONS

RESIDENTIAL DEVELOPMENT

The residential development categories are based on definitions from the U.S. Census Bureau. Maricopa will collect development fees from all new residential units. One-time development fees are assessed per residential unit.

Single-Family Units:

1. **Single-family detached** is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides.
2. **Single-family attached (townhouse)** is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.
3. **Mobile home** includes both occupied and vacant mobile homes, to which no permanent rooms have been added. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.

Multi-Family Units:

1. **2+ units (duplexes and apartments)** are units in structures containing two or more housing units, further categorized as units in structures with "2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments."
2. **Boat, RV, Van, Etc.** includes any living quarters occupied as a housing unit that does not fit the other categories (e.g., houseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, railroad cars, and the like are included only if they are occupied as a current place of residence.

NONRESIDENTIAL DEVELOPMENT

The nonresidential development categories are based on definitions from Trip Generation, Institute of Transportation Engineers, 10th Edition, 2017. Nonresidential development categories represent general groups of land uses that share similar average weekday vehicle trip generation rates and employment densities. Maricopa will collect development fees from all new nonresidential development. One-time development fees are assessed per 1,000 square feet of floor area, or per room for Hotel and Motel.

Assisted Living: An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically

limited persons. It commonly has separate living quarters for residents. Its services typically include dining, housekeeping, social and physical activities, medication administration, and transportation. Alzheimer's and ALS care are commonly offered by these facilities, though the living quarters for these patients may be located separately from the other residents. Assisted care commonly bridges the gap between independent living and nursing homes. In some areas of the country, assisted living residences may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—, which is limited in nature—is not required.

Business Park: A business park consists of a group of flex-type or incubator one- or two-story buildings served by a common roadway system. The tenant space is flexible and lends itself to a variety of uses; the rear side of the building is usually served by a garage door. Tenants may be start-up companies or small mature companies that require a variety of space. The space may include offices, retail and wholesale stores, restaurants, recreational areas and warehousing, manufacturing, light industrial, or scientific research functions. The average mix is 20 to 30 percent office/commercial and 70 to 80 percent industrial/warehousing.

Church: A church is a building in which public worship services are held. A church houses an assembly hall or sanctuary; it may also house meeting rooms, classrooms, and, occasionally, dining, catering, or party facilities.

Commercial / Retail: Establishments primarily selling merchandise, eating/drinking places, and entertainment uses. By way of example, *Commercial / Retail* includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, and movie theaters.

Community College: This land use includes two-year junior, community, and technical colleges.

Day Care: A day care center is a facility where care for pre-school age children is provided, normally during the daytime hours. Day care facilities generally include classrooms, offices, eating areas and playgrounds. Some centers also provide after-school care for school-age children.

General Office: A general office building houses multiple tenants; it is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services, such as a bank or savings and loan institution, a restaurant, or cafeteria and service retail facilities.

Hospital: A hospital is any institution where medical or surgical care and overnight accommodations are provided to non-ambulatory and ambulatory patients. However, the term "hospital" does not refer to medical clinics (facilities that provide diagnoses and outpatient care only) or nursing homes (facilities devoted to the care of persons unable to care for themselves).

Hotel: A hotel is a place of lodging that provides sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool, fitness room), and/or other retail and service shops.

Industrial Park: An industrial park contains a number of industrial or related facilities. It is characterized

by a mix of manufacturing, service, and warehouse facilities with a wide variation in the proportion of each type of use from one location to another. Many industrial parks contain highly diversified facilities—some with a large number of small businesses and others with one or two dominant industries.

Light Industrial: A light industrial facility is a free-standing facility devoted to a single use. The facility has an emphasis on activities other than manufacturing and typically has minimal office space. Typical light industrial activities include printing, material testing, and assembly of data processing equipment.

Manufacturing: A manufacturing facility is an area where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary substantially from one facility to another. In addition to the actual production of goods, manufacturing facilities generally also have office, warehouse, research, and associated functions.

Motel: A motel is a place of lodging that provides sleeping accommodations and often a restaurant. Motels generally offer free on-site parking and provide little or no meeting space and few (if any) supporting facilities. Exterior corridors accessing rooms—immediately adjacent to a parking lot—commonly characterize motels.

Research & Dev Center: A research and development center is a facility or group of facilities devoted almost exclusively to research and development activities. The range of specific types of businesses contained in this land use category varies significantly. Research and development centers may contain offices and light fabrication areas.

School: A school includes elementary schools, middle school/junior high schools, high schools, private schools, and charter schools.

Warehousing: A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas.