
DEVELOPMENT IMPACT FEE UPDATE

OVERVIEW OF CHANGES

2010/11

Modifications of impact fees and 18-month moratorium on increases provide significant savings to new Maricopa development.

Recently, the Maricopa City Council adopted an updated development fee study. The required 75-day waiting period before those fees take effect will be complete as of December 20, 2010.

Effects of HB2008 and HB 2478 on fees through July 1, 2012.

In enacting HB 2008 and HB 2478, the State of Arizona Legislature imposed a moratorium on new or increased development fees through June 30, 2012 that provides a beneficial opportunity for commercial and residential development in Maricopa. Because of the moratorium on new or increased fees imposed by those bills and Maricopa's newly adopted development fee schedule, development fees have effectively been reduced for new development through June 30, 2012.

As a result of the recent actions taken by the City and the State Legislature, development fees for commercial projects under 100,000 sq. ft decreased by 45% and development fees for single family residential development decreased by 39% from December 20, 2010 through June 30, 2012. A full schedule of the interim and permanent development fees is attached and will also be available on the City's website and at City Hall.



Permanent Fee Schedule

	Parks, Recreation & Trails	Libraries	Fire	Police	General Govt.	Transport.	Total
Residential (per unit)							
Single Family	\$ 1,610	\$ 86	\$ 928	\$ 127	\$ 180	\$ 2,713	\$ 5,644
Multi-Family	\$ 1,294	\$ 69	\$ 745	\$ 102	\$ 145	\$ 1,885	\$ 4,240
Nonresidential (per square foot/hotel room)							
Commercial/Shopping Center 0-100,000 SF	N/A	N/A	\$ 3.40	\$ 1.07	\$ 0.16	\$ 4.67	\$ 9.29
Commercial/Shopping Center >100,000 SF	N/A	N/A	\$ 3.05	\$ 0.96	\$ 0.14	\$ 4.19	\$ 8.33
Office/Institutional (all sizes)	N/A	N/A	\$ 1.31	\$ 0.85	\$ 0.21	\$ 4.06	\$ 6.43
Business Park	N/A	N/A	\$ 1.52	\$ 0.48	\$ 0.20	\$ 2.29	\$ 4.48
Light Industrial	N/A	N/A	\$ 0.83	\$ 0.26	\$ 0.15	\$ 1.25	\$ 2.49
Warehousing	N/A	N/A	\$ 0.42	\$ 0.13	\$ 0.06	\$ 0.64	\$ 1.25
Manufacturing	N/A	N/A	\$ 0.46	\$ 0.14	\$ 0.11	\$ 0.68	\$ 1.40
Hotel (per room)	N/A	N/A	\$ 671	\$ 210	\$ 28	\$ 1,009	\$ 1,918

Interim Fee Schedule (12/20/2010 - 6/30/2012)**Residential (per unit)**

Single Family	\$ 313	\$ 86	\$ -	\$ 127	\$ 180	\$ 2,712	\$ 3,418
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Nonresidential (per square foot/hotel room)

Commercial/Shopping Center 0-100,000 SF	N/A	N/A	\$ -	\$ 0.29	\$ 0.16	\$ 4.67	\$ 5.12
Commercial/Shopping Center >100,000 SF	N/A	N/A	\$ -	\$ 0.22	\$ 0.14	\$ 4.19	\$ 4.55
Office/Institutional (all sizes)	N/A	N/A	\$ -	\$ 0.08	\$ 0.21	\$ 4.06	\$ 4.35
Business Park	N/A	N/A	\$ -	\$ 0.09	\$ 0.20	\$ 2.29	\$ 2.58
Light Industrial	N/A	N/A	\$ -	\$ 0.05	\$ 0.15	\$ 1.25	\$ 1.45
Warehousing	N/A	N/A	\$ -	\$ 0.04	\$ 0.06	\$ 0.64	\$ 0.74
Manufacturing	N/A	N/A	\$ -	\$ 0.03	\$ 0.11	\$ 0.68	\$ 0.82

