

# Proposed Fee Update

**BOS Work Session**  
**July 25, 2017**



**Cochise County**  
**Community Development**  
**Department of Planning, Zoning and Building**  
**Safety**

# Goals:

- Better align development fees with staffing costs or industry standards
- Simplify for clients and staff
- Remove unnecessary fees
- Include Intergovernmental Agreement fees

# **Project Methodology:** **How Fees Were Generated**

- Building Safety uses International Code Council numbers when available
- Intergovernmental Agreements
- Industry Standards
- County Costs

# Project Methodology:

## Calculating Staff Hours

- Establish working groups based on fee types
- Determine steps in process for that fee type
- Determine which positions work on those steps
- Estimate time spent on steps include prep time

# Project Methodology:

## Calculating County Costs

- Develop a spreadsheet that includes:
  - Tasks
  - Position level responsible for task
  - Cost per hour for position, including EREs
  - Indirect costs such as:
    - Support staff
    - Administrative costs
    - Overhead
- Plug in hours spent to calculate costs

# Current and Proposed Comparisons

## Commercial 9,100 sf (Family Dollar)

- Current Fees
  - \$7,849
- Proposed Fees
  - \$9,445

# Current and Proposed Comparisons

## Office Building 2,000 sf

- Current Fees
  - \$2,751.70
- Proposed Fees
  - \$3,346.20

# Current and Proposed Comparisons

## Residential Garage 22x24 (528 Sq Ft)

- Current Fees
  - \$100.00
- Proposed Fees
  - \$458.70

# Current and Proposed Comparisons

## Single Family Residential 2,000 sf

- Current Fees
  - \$1,134.06
- Proposed Fees
  - \$2,898

# Comparison to Other AZ Counties Residential Fees

Ranking: Most to least expensive

Current Fees

15<sup>th</sup> out of 15

Proposed Update

8<sup>th</sup> out of 15

Plan Review Fee: Additional % of Permit Fees

Cochise County, Current: 25%/45% Proposed: 65%

12 Counties: Currently 65%

Navajo: 65% In January

Santa Cruz: 35%

# Single Family Fee Calculation

## Existing Fee Schedule

1. 2,000 square foot R-3 occupancy type VB construction Building  
@\$52.00 square foot = \$104,000.00 Valuation
2. \$887.25. + (\$5.00 x 4) = \$907.25. (fee amount)
3. Plan Review Fee (25% of fee amount) = \$907.25 + \$226.81 =  
\$1,134.06 Total Building Permit Fee
4. Add on any additional or miscellaneous fees (e.g. Rural Addressing Fee  
\$15, residential septic \$235) = \$15 + \$235 = \$245.00
5. \$1,379.06 Total Project Fee

## Proposed

1. 2,000 square foot R-3 occupancy type VB construction Building  
@\$91.50 square foot = \$183,000.00 Valuation
2. \$1027.00 + (\$7.00 x 83) = \$1,608. (fee amount)
3. Plan Review Fee (65% of fee amount) = \$1,608.00 + \$1,045.20 =  
\$2,653.20 Total Building Permit Fee
4. Add on any additional or miscellaneous fees (e.g. residential septic  
\$235) = \$15 + \$235 = \$245.00
5. = \$2,898.20 Total Project Fee



# B Occupancy, Type VB Construction

## Using our Existing Fee Schedule

1. 2,000 square foot B occupancy, type VB construction  
OFFICE Building @\$121.32 square foot =  
\$242,640.00 Valuation
2.  $\$1,071.75 + (\$6.25 \times 143) = \$893.75$ . (fee amount)
3. Plan Review Fee (40% of fee amount) =  $\$1,965.50 +$   
 $\$786.20 = \$2,751.70$  Total Building Permit Fee
4. Add on any additional or miscellaneous fees (e.g.  
Rural Addressing Fee \$15, non-residential septic  
\$600) =  $\$15 + \$600 = \$615.00$
5. =  $\$3,366.70$  Total Project Fee

# B Occupancy, Type VB Construction

## Proposed

1. 2,000 square foot B occupancy, type VB construction OFFICE Building @\$121.32 square foot = \$242,640.00 Valuation
2.  $\$1,027.00 + (\$7.00 \times 143) = \$1001$ . (\$2,028.00 fee amount)
3. Plan Review Fee (65% of fee amount) =  $\$1,318.20 + \$2,028 = \$3,346.20$  Total Building Permit Fee
4. Add on any additional or miscellaneous fees (e.g. Rural Addressing Fee \$15, non-residential septic \$600) =  $\$15 + \$600 = \$615.00$
5. =  $\$3,961.20$  Total Project Fee

# M Occupancy, Type VB

## Using our Existing Fee Schedule

1. 9,100 square foot M occupancy, type VB construction Family Dollar @\$88.36 square foot = \$804,076.00 Valuation
2.  $\$3,571.75 + (\$5.25 \times 305) = \$1,596.00$ . (fee amount)
3. Plan Review Fee (40% of fee amount) =  $\$5,167.75 + \$2,067.20 = \$7,234.95$  Total Building Permit Fee
4. Add on any additional or miscellaneous fees (e.g. Rural Addressing Fee \$15, non-residential septic \$600) =  $\$15 + \$600 = \$615.00$
5. =  $\$7,849.95$  Total Project Fee

# M Occupancy, type VB Construction Family Dollar

## Proposed

1. 9,100 square foot M occupancy, type VB construction Family Dollar @\$88.36 square foot = \$804,076.00 Valuation
2. \$3,827.00 + (\$5 x 305) = \$1,525.00. (fee amount)
3. Plan Review Fee (65% of fee amount) = \$5,352.00 + \$3,478.80 = \$8,830.80 Total Building Permit Fee
4. Add on any additional or miscellaneous fees (e.g. Rural Addressing Fee \$15, non-residential septic \$600) = \$15 + \$600 = \$615.00
5. = \$9,445.80 Total Project Fee

# Garage 22X24(528 Sq Ft)

**Current Flat Fee \$100.00**

## **New Fee Schedule**

$528 \times \$39.28 = \$20,739.84$

**New Fee Schedule Total Permit Cost = \$458.70**