

**COCHISE COUNTY**

# Proposed Fee Update

BOS Work Session  
August 22, 2017

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



***Public Programs...Personal Service***

# Continuation of July 25<sup>th</sup> Work Session

- Items Discussed
  - Proposed Residential and Commercial fee increase
  - Permit volume and expenses
- Board Requested
  - Clarification on General Fund subsidies
  - Demonstrate how permit fees are calculated
  - Options



## COCHISE COUNTY

# Revenues, Expenses and Projections

- 2016 commercial permit revenue = \$202,874.
- 2016 SFR permit revenue = \$75,138.
- 2016 Total permit revenue = \$278,012.
- 2016 Building and Safety expenses = \$420,700.
- 2016 GF Subsidy = \$142,688.
  
- 2016 Total revenue proposed rates with no opt-out = \$478,645
- 2016 Total revenue proposed rates w/opt-out OBO = \$409,009



# Residential Building Permit Fee Calculation

- Step # 1. Multiply square footage by Building valuation (use data chart)
- Step # 2. Calculate BUILDING CODE FEE by using the Building valuation data and Building Fee Schedule.
- Step # 3. Calculate PLAN REVIEW FEE by multiplying permit fee by plan review percentage.
- Step # 4. Add Building Code Fee and Plan Review Fee together for TOTAL BUILDING PERMIT FEE.



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## Current Residential Fee Schedule

Total Valuation of Work	Fee Amount
Base Fee (Up to \$1,000)	\$21.00
\$1,000 to \$2,000	\$34.75 for the first \$1000; plus \$2.75 for each additional \$1000 or fraction thereof
\$2,001 to \$25,000	\$62.25 for the first \$2,000; plus \$12.50 for each additional \$1,000 or fraction thereof
\$25,001 to \$50,000	\$349.75 for the first \$25,000; plus \$9.00 for each additional \$1,000 or fraction thereof
\$50,001 to \$100,000	\$574.75 for the first \$50,000; plus \$6.25 for each additional \$1,000 or fraction thereof
<u>\$100,001 to \$500,000</u>	<u>\$887.25 for the first \$100,000 plus \$5.00 for each additional \$1,000, or fraction thereof</u>



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# 2,000 Square Foot Single Family Residence- Current

- Current square footage value = \$52.00
- 2,000 Sq Ft X \$52.00 = \$104,000.00

### \$100,001 to \$500,000

\$887.25 for the first \$100,000 plus \$5.00 for each additional \$1,000, or fraction thereof.

\$887.25. + (\$5.00 x 4 = \$20.00)  
\$907.25. (Building fee amount) per  
current Residential Fee schedule.

Plan Review Fee (25% of Building fee amount) = \$226.81  
\$907.25 + \$226.81 = \$1,134.06 Total Building Permit Fee



## COCHISE COUNTY

# Proposed Residential Fee Schedule

Total Valuation of Work	Fee Amount
\$1 to \$500	\$24.00
\$501 to \$2,000	\$24.00 for the first \$500; plus \$3.00 for each additional \$100 or fraction thereof, up to and including \$2,000
\$2,001 to \$40,000	\$69.00 for the first \$2,000; plus \$11.00 for each additional \$1,000 or fraction thereof, up to and including \$40,000
\$40,001 to \$100,000	\$487.00 for the first \$40,000; plus \$9.00 for each additional \$1,000 or fraction thereof, up to and including \$100,000
<u>\$100,001 to \$500,000</u>	<u>\$1,027 for the first \$100,000; plus \$7.00 for each additional \$1,000 or fraction thereof, up to and including \$500,000</u>



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# 2,000 Square Foot Single Family Residence- Proposed

- Proposed square footage value = \$91.50
- 2,000 Sq Ft X \$91.50 = \$183,000.00

### \$100,001 to \$500,000

\$1,027.00 for the first \$100,000 plus \$7.00 for each additional \$1,000, or fraction thereof.

\$1,027.00. + (\$7.00 x 83 = \$581.00)  
\$1,608.00. (Building Code fee amount).

Plan Review Fee (65% of Building fee amount) = \$1,608.00 +  
\$1045.20 = \$2,653.20 Total Building Permit Fee



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## SF Value Changes

Based on 2,000 square foot house

	\$52	\$70	\$80	\$91.50
TOTAL PERMIT FEE 25% Review	\$1,319.00	\$1,634.00	\$1,809.00	\$2,010.00
TOTAL PERMIT FEE 65% Review	\$1,741.00	\$2,157.00	\$2,388.00	\$2,653.00



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## Plan Review Rate Options

Based on 2,000 square foot house

	35% Plan Review	45% Plan Review	55% Plan Review	65% Plan Review
\$80/SQUARE FOOT	\$1,927.00	\$2,069.00	\$2,212.00	\$2,354.00
\$91.50/square foot	\$2,171.00	\$2,332.00	\$2,492.00	\$2,653.00



# Conclusion

- Current Fee structure results in permits being subsidized
- The proposed increase would reduce the amount subsidized
- Any questions?

