

**RESOLUTION 18-\_\_**

**A RESOLUTION OF THE COCHISE COUNTY BOARD OF SUPERVISORS ADOPTING A CONSOLIDATED FEE SCHEDULE AND AMENDED BUILDING PERMIT FEES**

**WHEREAS**, the County is authorized to adopt building codes with the powers necessary to enable it to administer and enforce building codes within the unincorporated area of the County, pursuant to A.R.S. § 11-861; and

**WHEREAS**, the County's planning agency has adopted a Building Code and other related codes to regulate all aspects of buildings or structures; and

**WHEREAS**, the County may adopt fee schedules for any specific products and services the County provides to the public, pursuant to A.R.S. § 11-251.08; and

**WHEREAS**, the last fee schedule for public services and products was last approved by the Board of Supervisors in 2004; and

**WHEREAS**, it is also appropriate to revise fees for public services and products provided by the Development Services Department to recuperate costs associated with services and products; and

**WHEREAS**, the Board of Supervisors desires to amend the building permit fees pursuant to its authority under A.R.S. § 11-815; and

**WHEREAS**, the Board of Supervisors desires to consolidate the Planning and Zoning fee schedules into a format that will be easily used by the public; and

**WHEREAS**, the Building Code Advisory and Appeals Board unanimously recommended approval of these amendments at their meeting on October 3, 2017; and

**WHEREAS**, the Planning Commission unanimously recommended approval of these amendments at their meeting on November 8, 2017; and

**WHEREAS**, the proposed action was provided on the County's website, transmitted to interested parties throughout the County, and provided in a County press release; and

**WHEREAS**, the Board of Supervisors held a Work Session on February 27, 2018, directing staff to limit the cost of a building permit fee for small residential projects.

**NOW BE IT THEREFORE RESOLVED BY THE COCHISE COUNTY BOARD OF SUPERVISORS AS FOLLOWS:**

Section 1

The Cochise County Board of Supervisors hereby adopts the consolidated fee schedule and amendments to the building fee schedule, attached as Exhibit 1.

Section 2

All prior versions of the Cochise County Building permit and plan review fees for commercial and residential fee are hereby rescinded.

Section 3

The consolidated fee schedule shall take effect on July 1, 2018.

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF MAY 2018 BY**

\_\_\_\_\_  
Peggy Judd, Chair of the Board  
Cochise County Board of Supervisors

**ATTEST:**

\_\_\_\_\_  
Arlethe G. Rios  
Clerk of the Board

**APPROVED AS TO FORM:**

*Elda Orduño* 5.1.18  
\_\_\_\_\_  
Elda E. Orduño  
Civil Deputy County Attorney

# EXHIBIT "A"



**Cochise County  
Community Development  
Development Services**

*Public Programs... Personal Service*  
www.cochise.az.gov

## Fee Schedule

This Fee Schedule contains the Cochise County Community Development adopted fees as follows:

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## Section 1 – Administration

### Copies of Documents

Subdivision Regulations	\$5
Zoning Regulations	\$15
Ordinances	\$2
Plans & Area Plans	\$15
Assessor's Maps	\$.50 each
Compact Disc	\$6 each
For each Hard Copy Page that is Scanned or Converted into Electronic Format	\$.30 each
8 ½" X 11" – black & white	\$.30 each
8 ½" X 11" – color	\$.35 each
11" X 17" enlargement/reduction	\$.50 each
(Additional charge for special maps which require research)	

## Section 2 – Environmental Health

County Residential Septic Permit, less than 3,000 GPD	\$235
County Residential Septic Permit, greater than 3,000 GPD-less than 24,000 GPD	\$550
County Residential Septic Permit (additional fee to base rate) *	\$90
County Residential Septic Repair Permit	\$145
County Residential Septic Surcharge	\$700
City Residential Septic Permit, less than 3,000 GPD	\$235
City Residential Septic Permit, greater than 3,000 GPD-less than 24,000 GPD	\$550
City Residential Septic Permit (additional fee to base rate) *	\$90
City Residential Septic Repair Permit	\$145
City Residential Septic Surcharge	\$700
County Commercial Septic Permit, less than 3,000 GPD	\$600
County Commercial Septic Permit, greater than 3,000 GPD-less than 24,000 GPD	\$550
County Commercial Septic Repair Permit	\$145
County Commercial Septic Surcharge	\$700
County Grease Interceptor/Trap (Trade Permit)	\$145
City Commercial Septic Permit, less than 3,000 GPD	\$600
City Commercial Septic Permit, greater than 3,000 GPD-less than 24,000 GPD	\$550
City Commercial Septic Repair Permit	\$145

**Continued: Section 2 – Environmental Health**

City Commercial Septic Surcharge	\$700
City Grease Interceptor/Trap (Trade Permit)	\$145
Composting Toilet Less than 3,000 gallons per day	\$160
Incinerator Electric Toilet	\$350
Incinerator Electric Toilet (additional fee to base rate) *	\$90
Pressure Distribution System, less than 3,000 GPD	\$250
Pressure Distribution System, less than 3,000 GPD (additional fee to base rate) *	\$90
Natural Seal Evaporation Bed, less than 3,000 GPD	\$300
Natural Seal Evaporation Bed, less than 3,000 GPD (additional fee to base rate) *	\$90
Lined Evapotranspiration Bed, less than 3,000 GPD	\$300
Lined Evapotranspiration Bed, less than 3,000 GPD (additional fee to base rate) *	\$90
Wisconsin Mound, less than 3,000 GPD	\$450
Wisconsin Mound, less than 3,000 GPD (additional fee to base rate) *	\$90
Engineered Pad System, less than 3,000 GPD	\$450
Engineered Pad System, less than 3,000 GPD (additional fee to base rate) *	\$90
Intermittent Sand Filter, less than 3,000 GPD	\$300
Intermittent Sand Filter, less than 3,000 GPD (additional fee to base rate) *	\$90
Textile Filter, less than 3,000 GPD	\$350
Textile Filter, less than 3,000 GPD (additional fee to base rate) *	\$90
Sewage Vault, less than 3,000 GPD	\$300
Sewage Vault, less than 3,000 GPD (additional fee to base rate) *	\$90
Sand Lined Trench, less than 3,000 GPD	\$275
Sand Lined Trench, less than 3,000 GPD (additional fee to base rate) *	\$90
Disinfection Device, less than 3,000 GPD	\$275
Disinfection Device, less than 3,000 GPD (additional fee to base rate) *	\$90
Subsurface Drip Irrigation, less than 3,000 GPD	\$350
Subsurface Drip Irrigation, less than 3,000 GPD (additional fee to base rate) *	\$90
Well (Plus \$100 for ADWR or \$150 if in "INA" area)	\$50
County Septic Transfer	\$50
City Septic Transfer	\$50
* If an alternative sewage disposal system incorporates more than one type of technology, the technology with highest fee will be the base rate, with the additional technologies added to the base rate at \$90 for each	

### Section 3 – Floodplain

Floodplain Use Permit - Single Family Dwelling/Manufactured/Mobile Home/Principal Structures	\$150
Floodplain Use Permit- Accessory Structures	\$40

### Section 4 – Highway

Right-Of-Way Permit	\$100
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### Section 5 – Rural Residential Owner/Builder

#### Limited Inspection with Plan Review Option

Single-Family Dwelling	\$325 + plan review
Residential Accessory Buildings	\$200

#### No Inspection – No Plan Review Option

Single-Family Dwelling	\$157
Residential Accessory Buildings	\$147

### Section 6 – Arizona Department of Housing

#### Fees - Manufactured Homes and Factory Built Building

Tables from Arizona Department of Housing	
<b>Description</b>	<b>IGA Fee</b>
Mobile/Manufactured (MFG) Home - Includes 3 Inspections	\$459 each
Factory Built Building – Residential - Includes 3 Inspections	\$450 per story
Factory Built Building – Non-Residential - Includes 3 Inspections	\$4.50/LF per story
Re-Inspection Fee for Manufactured/Mobile Home/Factory-Built Building	\$80
Mobile/Manufactured Home Surcharge	\$220

## Section 7 – Residential Permits

### Temporary Permits

Temporary RV Permit	\$30
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### Exemption Notes

No permit required for one-story detached accessory structures provided the floor area does not exceed 200-square feet and no utilities. Floodplain regulations may apply.

No permit required for decks less than 30-inches in height above the lowest grade within 5-feet of deck edge.

\$1,000 Exemption – If proposed residential construction is less than \$1,000 in market value (defined as the normal retail value of materials and labor performed) a permit is not required. It is suggested, however, that you contact Development Services at (520) 432-9300 to ensure that the size and placement of the structures comply with the Zoning Regulations and other pertinent County requirements. Also, see list of residential exemptions in Section R105.2 of the 2012 International Residential Code, as amended by Cochise County and Article 17 of the Zoning Regulations.

### Miscellaneous Fees

Replacement of Job Permit / Sign-Off Card	\$75
Re-Inspection Fee	\$75
Building Permit Renewal Fee	\$50
Utility Compliance Fee	\$50
Inspections for which no Fee is specifically listed such as Courtesy or Investigation	\$104
Inspections outside normal business hours	\$170
Multiple Use Plan	\$50

### Trade Permits and Flat Rate Fees

New/Upgrade Water Heater	\$50
Cooler, Furnace, and Air Conditioner Involving Utility Change	\$124
Service Entry (Electrical)	\$124
Miscellaneous Mechanical, Plumbing, and Electrical	\$124
Solar/PV Systems and Wind Turbines	\$124
Walls and Fences over 7' high, Retaining Walls over 4' high (Walls are exempt up to 7' high and 3' high on a corner lot. An informational permit is required if they are over 3' high on a corner lot. Retaining Walls are exempt up to 4' high.) Height is measured from the footing.	\$124
Swimming Pool and/or Spa (Includes barrier)	Per Construction Value
Fireplace	Per Construction Value
Fire Sprinkler and Fire Alarms	Per Construction Value

**Continued: Section 7 – Residential Permits**

**Residential Building Code Fees**

**Permit and Plan Review**

There is a four-step process to determine the Total Project Fee amount.
<b>First:</b> The total valuation of the proposed construction work needs to be established. For New Structures and Additions this is determined by the square foot size of the structure (measured from the exterior). In the case of Remodeling Work, it would be based on the documented material and labor costs of the project.
<b>Second:</b> A Building Permit Fee is then applied to the valuation of the construction work, obtained in Step One. The only exceptions would be when a permit is using previously approved plans.
<b>Third:</b> A Plan Review Fee (a percentage of the Building Permit Fee) is added when a project requires Plan Review. This will be the Total Building Permit Fee.
<b>Fourth:</b> Apply Residential and other applicable fees to Total Building Permit Fee to determine the Total Project Fee.

**(Step 1) - Determination of Construction Values**

**New Residential One and Two-Family Homes and Additions – Valuation Rates:**

Residential Structures Valuation Rate (includes conditioned Arizona Rooms)	\$91.56 per square foot
Garages, Sheds, Outbuildings, and Accessory Structures	\$39.28 per square foot
Basements, Decks, Patios, Porches, Carports	\$15.00 per square foot

**Residential Remodel Work and Phased Construction - Valuation:**

Residential Remodel, Phased Construction, Repairs, Alterations, Renovations, Restorations, Shell Only Structures & Foundation Only	Use Contract Value *
* Projects shall have values determined by proven actual project cost documents (copy of signed Contracts and/or Material & Labor estimates based on fair market retail value). These Material and Labor values should include all trade costs (e.g. Carpentry, Electrical, Plumbing and Mechanical).	
The Residential Construction Values listed for New complete structures & additions include the permit fees for the entire project, including miscellaneous trades (e.g. Electrical, Plumbing and Mechanical).	

**(Step 2) - Determination of Building Permit Fee to Be Applied**

After Valuation of the proposed construction work has been determined, a Building Permit Fee is then determined from the Fee Schedule below. Be sure to apply the Fees that are listed below the table when applicable.	
For Construction Begun Without a Permit	Additional Permit Fee Minus Plan Review*

**Continued: Section 7 – Residential Permits**

**Continued: Determination of Building Permit Fee to Be Applied**

\* Whenever any work for which a permit is required by the building code has been commenced without first obtaining said permit, a Work without Permit fee is required for the amount equal to the Building Permit Fee, in addition to the normal required permit fee, with a minimum penalty of \$100.00 and a maximum of \$2500.00.

**Residential Building Permit Fee Rate Schedule**

Total Valuation of Work	Fee Amount
\$1 to \$500	\$24.00
\$501 to \$5,000	\$30.00 for the first \$500; plus \$1.00 for each additional \$100 or fraction thereof, up to and including \$5,000
\$5,001 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
\$100,001 to \$500,000	\$1,027 for the first \$100,000; plus \$7.00 for each additional \$1,000 or fraction thereof, up to and including \$500,000
\$500,001 to \$1,000,000	\$3,827.00 for the first \$500,000 plus \$5.00 for each additional \$1,000 or fraction thereof, up to and including \$1,000,000
\$1,000,001 to \$5,000,000	\$6,327.00 for the first \$1,000,000; plus \$3.00 for each additional \$1,000 or fraction thereof, up to and including \$5,000,000
\$5,000,001 and over	\$18,327 for the first \$5,000,000; plus \$1.00 for each additional \$1,000 or fraction thereof

**(Step 3) - Plan Review Fee**

Plan Review Fees are in addition to Permit Fees and are based on a percentage of the Building Permit Fee charged. The review fee charged reflects the time spent in the review of construction plans and submittal information. The Plan Review Fee entitles the applicant to three submissions and reviews of the documents submitted. If the applicant is unable to obtain approval of his application with these three attempts, an additional plan review fee rate of \$50.00 per hour (1-hour min) will be assessed as noted below.

Residential Plan Review Fee:	65% of the Building Permit Fee (Up to and including four-plex)
Additional Plan Review Fees: Required by changes, additions or revisions to plans as requested by the applicant; or for those required reviews in addition to the three reviews allowed under the Plan Review Fee listed above.	\$50.00 per hour (1-hour minimum)

## Continued: Section 7 – Residential Permits

### Building Permit and Plan Review Notes:

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) No subsequent step in the permit process shall be undertaken without all fees being paid.                                                                                                                                                                                                                                                                                                                                                                                                                      |
| (2) Whenever any work for which a permit is required by the building code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. A Work without Permit Fee shall be collected whether or not a permit is then or subsequently issued. The Work without Permit fee is an amount equal to the Building Permit Fee, in addition to the normal required permit fee, with a minimum penalty of \$100.00 and a maximum of \$2500.00. |
| (3) The square footage for a Residential 'Alternative Construction' type structure, with increased exterior wall thickness, shall be measured from an assumed 8" wall thickness.                                                                                                                                                                                                                                                                                                                                   |
| (4) Complete Plans (all trades) need to be submitted for review.                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

### (Step 4) - Total Project Fee

- |                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| To determine the Total Project Fees, add any applicable miscellaneous fees such as Work without Permit Fee, as well as other departmental fees to the Total Building Permit Fee. |
| When the County's consulting engineer is utilized for plan reviews or meetings, the owner will pay the full cost charged to the County by the consulting engineer.               |

### Example

- |                                                                                                                |
|----------------------------------------------------------------------------------------------------------------|
| 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 = \$581) = \$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) + \$235 = \$2888.20             |
| 5. = \$2,888.20 Total Project Fee                                                                              |

## Section 8 – Non-Residential Permits

### Miscellaneous Fees

Replacement of Job Permit / Sign-Off Card	\$75
Re-Inspection Fee	\$75
Building Permit Renewal Fee	\$50
Utility Compliance Fee	\$100
Inspections for which no Fee is specifically listed such as Courtesy or Investigation	\$104
Inspections outside normal business hours	\$170
Review of drainage reports, traffic analyses or other engineering reports	Same fee as listed under Subdivisions
Non-Residential Development Comment Resolution Meetings	\$150 each
However, if the County's consulting engineer commented on the Development Plan and participates in the meeting, the developer will pay the full costs charged to the County by the consulting engineer, typically an additional \$350 per meeting which includes travel expenses.	

### Trade Permits

Cooler, Furnace, Air Conditioner, and Water Heater – Involving Utility Change	Per Construction Value
Service Entry (Electrical)	Per Construction Value
Miscellaneous Mechanical, Plumbing, and Electrical	Per Construction Value
Swimming Pool and/or Spa (Includes barrier)	Per Construction Value
Fireplace	Per Construction Value
Fire Sprinkler and Fire Alarms	Per Construction Value
Solar/PV Systems, Consulting Fees May Apply	At County Cost
Wind Generating Systems, Consulting Fees May Apply	Per Construction Value
Walls and Fences & Retaining Walls	Per Construction Value

### Sign Permits

Signs, Digital Signs, Billboards	Per Construction Value
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### Temporary Permits

Temporary Uses	\$30
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## Continued: Section 8 – Non-Residential Permits

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### Building Code Fees

#### Permit and Plan Review

There is a four-step process to determine the Total Project Fee amount.
<b>First:</b> The total valuation of the proposed construction work needs to be established. For New-Structures and Additions this is determined by the square foot size and construction type of the structure (measured from the exterior) using the International Code Councils Building Valuation Data that follows. In the case of Remodeling Work it would be based on the documented material and labor costs of the project.
<b>Second:</b> A Building Permit Fee is then applied to the valuation of the construction work, obtained in Step One below from the Commercial Building Permit Fee Schedule listed.
<b>Third:</b> A Plan Review Fee (a percentage of the Building Permit Fee) is added when a project requires Plan Review.
<b>Fourth:</b> Apply Non-Residential and other applicable fees to the Total Building Permit Fee to determine the Total Project Fee.

### (Step 1) - Determination of Construction Values

#### New – Non-Residential and Other than One and Two-Family Structures – Valuation Rates

All new Structures, other than those that are One and Two Family Residential Structures, shall have the square foot valuation applied that is listed on the most current published International Code Councils Building Valuation Data, released semi-annually, based on the type of construction.
Note: The Commercial Construction Values listed for New complete structures & additions include the permit fees for the entire project, including miscellaneous trades (e.g. Electrical, Plumbing and Mechanical).

#### Non-Residential Remodel Work and Phased Construction – Valuation:

Repairs, Alterations, Renovations, Restorations, Shell Only Structures and Tenant Fit-Ups	Use Contract Value *
* Projects shall have values determined by proven actual project cost documents (copy of signed Contracts and/or Material and Labor estimates based on fair market retail value). These Material and Labor values should include all trade costs (e.g. Carpentry, Electrical, Plumbing, and Mechanical).	

## Continued: Section 8 – Non-Residential Permits

Square Foot Construction Costs a, b, c, d

Group (2016 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	233.95	225.89	220.42	211.39	198.92	193.15	204.70	181.63	174.97
A-1 Assembly, theaters, without stage	214.40	206.35	200.88	191.84	179.53	173.76	185.16	162.23	155.58
A-2 Assembly, nightclubs	182.86	177.56	173.06	166.05	156.54	152.22	160.22	141.73	136.94
A-2 Assembly, restaurants, bars, banquet halls	181.86	176.56	171.06	165.05	154.54	151.22	159.22	139.73	135.94
A-3 Assembly, churches	216.47	208.41	202.95	193.91	181.79	176.02	187.23	164.50	157.85
A-3 Assembly, general, community halls, libraries, museums	180.57	172.51	166.04	158.00	144.89	140.11	151.32	127.59	121.94
A-4 Assembly, arenas	213.40	205.35	198.88	190.84	177.53	172.76	184.16	160.23	154.58
B Business	186.69	179.79	173.86	165.19	150.70	145.02	158.70	132.31	126.48
E Educational	197.52	190.73	185.77	177.32	165.32	156.97	171.23	144.39	140.26
F-1 Factory and industrial, moderate hazard	111.86	106.71	100.58	96.68	86.77	82.81	92.61	72.75	68.09
F-2 Factory and industrial, low hazard	110.86	105.71	100.58	95.68	86.77	81.81	91.61	72.75	67.09
H-1 High Hazard, explosives	104.68	99.53	94.40	89.50	80.80	75.84	85.43	66.78	N.P.
H234 High Hazard	104.68	99.53	94.40	89.50	80.80	75.84	85.43	66.78	61.12
H-5 HPM	186.69	179.79	173.86	165.19	150.70	145.02	158.70	132.31	126.48
I-1 Institutional, supervised environment	187.63	181.26	176.01	168.60	155.33	151.11	168.69	139.15	134.82
I-2 Institutional, hospitals	314.17	307.27	301.34	292.67	277.18	N.P.	286.18	258.79	N.P.
I-2 Institutional, nursing homes	217.67	210.77	204.84	196.17	182.68	N.P.	189.68	164.29	N.P.
I-3 Institutional, restrained	212.42	205.52	199.59	190.92	177.93	171.25	184.43	159.54	151.71
I-4 Institutional, day care facilities	187.63	181.26	176.01	168.60	155.33	151.11	168.69	139.15	134.82
M Mercantile	136.25	130.95	125.45	119.44	109.43	106.11	113.60	94.63	90.83
R-1 Residential, hotels	189.35	182.99	177.74	170.33	156.80	152.58	170.42	140.62	136.29
R-2 Residential, multiple family	158.84	152.48	147.23	139.81	127.05	122.83	139.91	110.87	106.54
R-3 Residential, one- and two-family <sup>d</sup>	148.17	144.14	140.42	136.90	131.89	128.41	134.60	123.40	116.15
R-4 Residential, care/assisted living facilities	187.63	181.26	176.01	168.60	155.33	151.11	168.69	139.15	134.82
S-1 Storage, moderate hazard	103.68	98.53	92.40	88.50	78.80	74.84	84.43	64.78	60.12
S-2 Storage, low hazard	102.68	97.53	92.40	87.50	78.80	73.84	83.43	64.78	59.12
U Utility, miscellaneous	80.36	75.90	71.16	67.61	60.99	57.00	64.60	48.23	45.92

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$21.00 per sq. ft.

## Continued: Section 8 – Non-Residential Permits

### (Step 2) - Determination of Building Permit Fee to Be Applied

After the *Valuation* of the proposed construction work has been determined by one of the approved methods, a *Building Permit Fee* is then applied from the below *Fee Schedule*.

For Construction Begun Without a Permit.	Additional Permit Fee Minus Plan Review*
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\*Whenever any work for which a permit is required by the building code has been commenced without first obtaining said permit, a *Work without Permit* fee is required for the amount equal to the *Building Permit Fee*, in addition to the normal required permit fee, with a minimum penalty of \$100.00 and a maximum of \$2500.00.

### Building Permit Fee Rate 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
\$100,001 to \$500,000	\$1,027 for the first \$100,000; plus \$7.00 for each additional \$1,000 or fraction thereof, up to and including \$500,000
\$500,001 to \$1,000,000	\$3,827.00 for the first \$500,000 plus \$5.00 for each additional \$1,000 or fraction thereof, up to and including \$1,000,000
\$1,000,001 to \$5,000,000	\$6,327.00 for the first \$1,000,000; plus \$3.00 for each additional \$1,000 or fraction thereof, up to and including \$5,000,000
\$5,000,001 and over	\$18,327 for the first \$5,000,000; plus \$1.00 for each additional \$1,000 or fraction thereof

## Continued: Section 8 – Non-Residential Permits

### (Step 3) - Plan Review Fee

Plan Review Fees are in addition to Permit Fees and are based on a percentage of the Building Permit Fee charged. The review fee charged reflects the time spent in the review of construction plans and submittal information. The Plan Review Fee entitles the applicant to three submissions and reviews of the documents submitted. If the applicant is unable to obtain approval of his application with these three attempts, an additional plan review fee rate of \$50.00 per hour (1-hour min) will be assessed as noted below.

Non-Residential Plan Review Fee (Includes three reviews)	65% of the Building Permit Fee
Additional Plan Review Fees: Required by changes, additions or revisions to plans as requested by the applicant; or for those required reviews in addition to the three reviews allowed under the Plan Review Fee listed above.	\$50.00 per hour (1-hour minimum)

### Building Permit and Plan Review Notes

1. No subsequent step in the permit process shall be undertaken without all fees being paid.
2. Whenever any work for which a permit is required by the building code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. A Work without Permit Fee shall be collected whether or not a permit is then or subsequently issued. The Work without Permit fee is an amount equal to the Building Permit Fee, in addition to the normal required permit fee, with a minimum penalty of \$100.00 and a maximum of \$2500.00.
3. The square footage for a Residential 'Alternative Construction' type structure, with increased exterior wall thickness, shall be measured from an assumed 8" wall thickness.
4. Complete Plans (all trades) need to be submitted for review.

### (Step 4) - Total Project Fee

To determine the Total Project Fees, add any applicable miscellaneous fees such as Work without Permit Fee, as well as any other departmental fees to the Total Building Permit Fee.

When the County's consulting engineer is utilized for plan reviews or meetings, the owner will pay the full cost charged to the County by the consulting engineer.

### Example

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 x 143 = \$1,001.00) = \$2,028.00 fee amount
3. Plan Review Fee (65% of fee amount) = \$1,318.20 + \$2,028.00 = \$3,346.20 Total Building Permit Fee
4. Add on any additional or miscellaneous fees (e.g. non-residential septic \$600) = \$600 + \$3,346.20 = \$3,946.20
5. = \$3,946.20 Total Project Fee

## **Section 9 – Zoning – Code Compliance**

### **Zoning Permits Surcharge – For Construction begun without a permit**

Permit Issued After First Enforcement Letter	\$100
Permit Issued After Second Enforcement Letter	\$200
Permit Issued After Notice of Hearing	\$400
Mobile/Manufactured Home Surcharge	\$120
Hearing Officer Appeal Fee	\$300

## **Section 10 – Planning**

### **Special Uses**

Special Use Authorization	\$300 (hearing fee) + permit fee
Special Use Authorization with Concurrent Rezoning Application	\$75 (hearing fee) + permit fee
Subsequent Appeal to the Board of Supervisors	\$300
Review of drainage reports, traffic analyses or other engineering reports	Same fee as listed under Subdivisions

### **Modifications and/or Extensions**

Modifications of Approved conditions or requests for extensions other than as specified herein	\$150
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### **Comprehensive Plan Amendments**

Establishment of new growth area.	\$500
Expansion of existing growth area and/or amendment of plan area designation	\$200
Review of drainage reports, traffic analyses or other engineering reports	Same fee as listed under Subdivisions

### **Master Development Plans**

0 - 10 acres	\$400
11 - 40 acres	\$500
41 - 100 acres	\$600 + \$10/acre
101 + acre	\$800 + \$10/acre maximum \$8,000
Any required special advertising or environmental analysis	Applicant will pay actual additional costs
Review of drainage reports, traffic analyses or other engineering reports	Same fee as listed under Subdivisions

## Continued: Section 10 – Planning

### Amendment of Conditions or Policies of Adopted MDP

Other than substantial amendments requiring re-advertising.	\$200
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### Zoning Amendments

Amendment of Zoning Regulations (per amendment)	\$250
Rezoning to Less Intensive District	\$250
Rezoning in Conformance with Adopted Master Development Plan	\$250
to SM-174, SM-87	\$250
to RU-2	\$350 + \$2/acre (\$1,000 max.)
to SR, R, SM-36, SM-18, SM-9	\$400 + \$10/acre (\$2,500 max.)
to All Other Districts	\$400 + \$15/acre (\$3,500 max.)
Review of drainage reports, traffic analyses or other engineering reports	Same fee as listed under Subdivisions

### Board of Adjustment

Variances	\$300
Appeal of Interpretation/Decisions of Zoning Inspector (Fee will be refunded if the appeal is upheld)	\$150

### Other Fees

Lot Development Modification Fee	\$75
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### Rural Addressing Fees

Filing of Road Naming/Renaming Petition (This fee is waived if action is initiated by Rural Addressing)	\$150
Fee per Road Sign Changed by Petition (This fee is waived if action is initiated by Rural Addressing)	\$135
Rural Addressing Review Fee This fee only applies to city permits.	\$15

## Section 11 – Planning – Subdivisions

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### Tentative Plat Fee

\$650+ \$20 per lot (Covers 1<sup>st</sup> & 2<sup>nd</sup> review-\$150 for each additional review). Covers the costs of County staff participation in one Subdivision Committee meeting. However, if the County's designated consulting engineer commented on the plat and participates in the meeting, the subdivider will pay the full cost charged to the County by the consulting engineer, typically \$350 per meeting which includes travel expenses. See below if additional such meetings are required.

### Improvement Plan Review Fee

No charge if Improvement Plans are self-certified by a professional Civil Engineer registered to practice in the State of Arizona. If plans are submitted for County review, the fee would be \$126 per sheet if qualified County staff is available to review them. If necessary, the County will submit plans to the County's designated consulting engineer for their review and the full cost of this review will be paid by the subdivider, typically \$200 per sheet. The subdivider may elect to pay a fee for an "expedited review" of the plans by the County's consulting engineer; the cost for this review would be double the normal fee charged by the consultant, typically \$400 per sheet, and the timeframe for the consultant's expedited review would be half the normal time, typically, less than one week.

### Final Plat Fee

\$650 + \$10 per lot (50% to Highway & Floodplain) (Covers 1<sup>st</sup> & 2<sup>nd</sup> review-\$150 for each additional review). Covers one Subdivision Committee meeting. However, if the County's designated consulting engineer commented on the plat and participates in the meetings, the subdivider will pay the full cost charged to the County by the consulting engineer, typically \$350 per meeting which includes travel expenses. See below if additional such meetings are required.

### Minor Expedited Subdivision Fee

No initial fee, although other fees may apply (e.g. floodplain, drainage, waivers).

### Drainage Report Review

\$350 for the 1<sup>st</sup> and 2<sup>nd</sup> review plus \$175 for each additional review of subsequent revised reports if the reports are reviewed by County staff. At the department's discretion, the County will submit the report to the County's designated consulting engineer and the full cost of their review will be paid by the subdivider/developer.

## Continued: Section 11 – Planning - Subdivisions

### Subdivision Committee Meetings

No charge for pre-application review of basic or conceptual plats by County staff. The initial Tentative Plat and the Final Plat fee covers the costs of one required Subdivision Committee Meeting each. Any additional necessary Subdivision Committee meeting(s) will require an additional \$150 per meeting for County staff participation. If the County's consulting engineer commented on the plat and participates in the meeting, the subdivider will pay the full costs charged to the County by the consulting engineer, typically an additional \$350 which includes travel expenses.

### Traffic Impact Analyses (TIA) or Traffic Study Review

\$350 for the 1<sup>st</sup> and 2<sup>nd</sup> review, plus \$175 for review of each subsequent revision if the report is reviewed by County staff. At the department's discretion, the County will submit the report to the County's designated consulting engineer and the full cost of their review will be paid by the subdivider/developer.

### Other Subdivision Fees

Health Subdivision Plan Review	\$200
Tentative Plat Time Extensions	\$500
Waivers from Subdivision Regulations	\$100 per waiver
Amended Plats	\$300
Assurance Agreement Time Extensions	\$500
Substitution of Assurance Agreement	\$300
Plat Abandonments	\$300
Appeals	\$300
Inspection of Private Roads	\$50 per hour

Adopted 09/14/87, Resolution 87-77  
 Amended 11/21/88, Resolution 88-98  
 Amended 08/02/93, Ordinance 008-93 and Ordinance 009-93  
 Amended 10/18/93, Ordinance 010-93  
 Amended 06/05/95, Ordinance 019-95  
 Amended 10/04/99, Resolution 99-68  
 Amended 12/18/01, Resolution 01-80  
 Amended 05/27/03, Resolution 32-03  
 Amended 08/05/03, Resolution 03-52  
 Amended 06/22/04, Resolution 04-41  
 Amended 01/13/09, Ordinance 037-09  
 Amended 5/19/09, Ordinance 038-09

Revised March 15, 2018 Combined Fee Schedules with All Proposed Changes