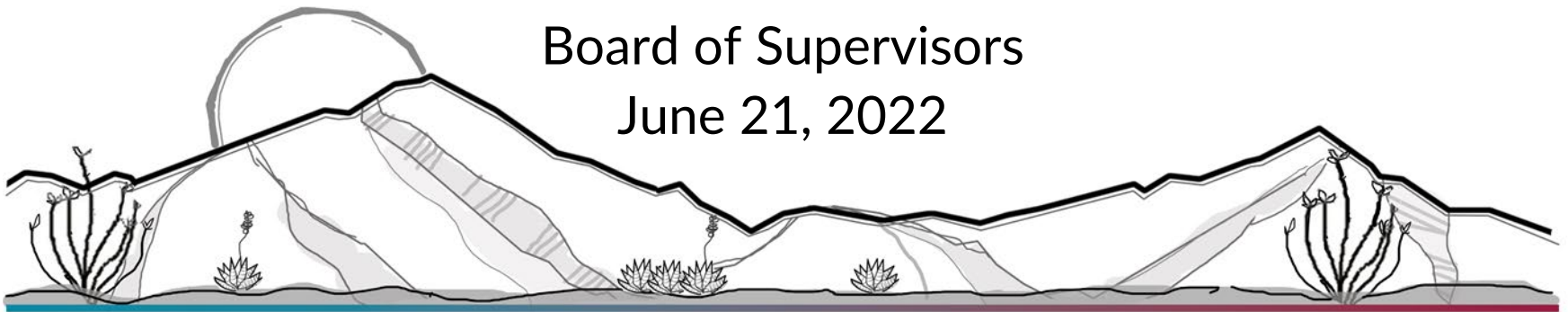


Building & Planning Fee Schedule Update

Board of Supervisors
June 21, 2022



Why?

- Planning Fees last updated in 2019
- Building Fees last updated in 2018
 - Owner Builder (Opt-Out) Fees from 2006 when the program was implemented

Periodic review of the fee schedule is necessary based on permit activity, changes in permit processes, and market influences.

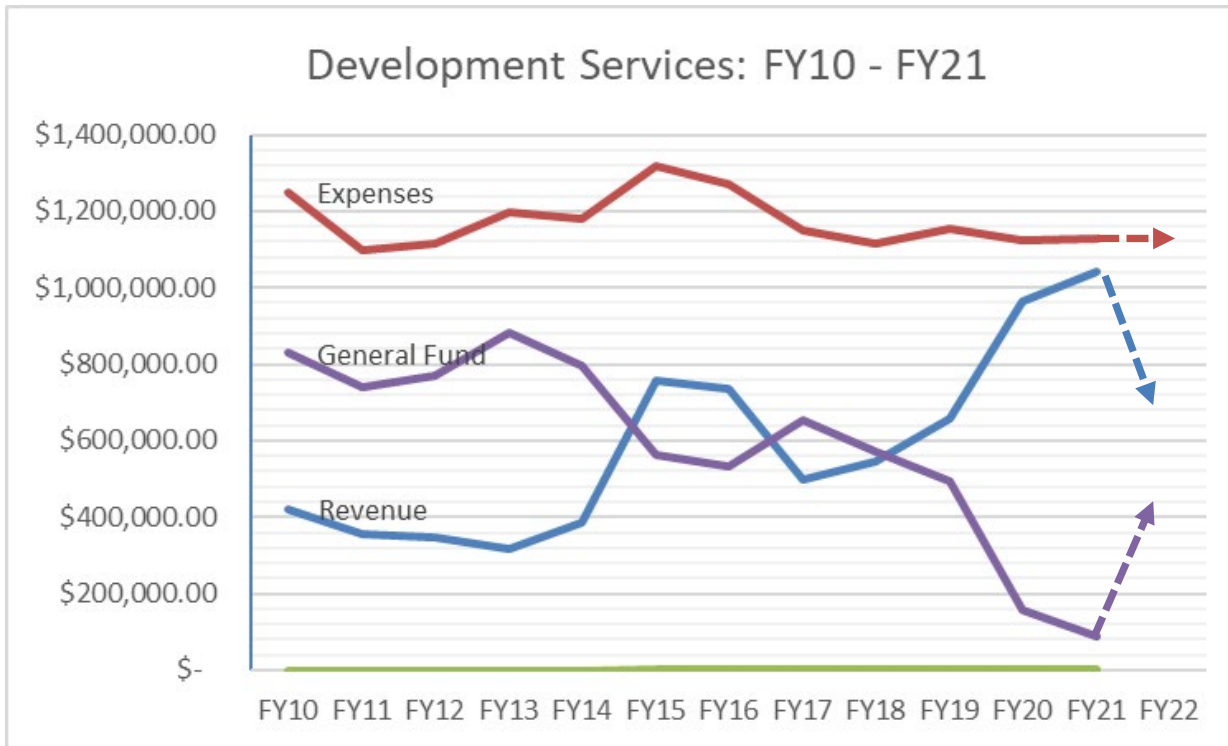


Department Overview (12 FTE):

- **Building Division** services include building permit plan review and inspection services to ensure safe and sanitary housing in the county.
- **Planning Division** services include long and short-range planning to support the orderly growth of residential and commercial development.
- **Code Compliance Division** enforces the zoning regulations to encourage investment, protect property values, and keep our County beautiful.



DEVELOPMENT SERVICES



Building Fees Proposed Changes:

1. Rural Residential Owner/Building Permit (opt-out)

- An increase from \$157 to \$350. Includes a single-family home and one accessory structure.
- An increase from \$325 to \$850 for the Limited Inspection and Plan Review Option.

SFRs Total (2021)	275	\$417,293.88 (Total Fees)	Share of SFR Permits	Share of SFR Fees
Opt-Out SFRs	118	\$19,214.45	42.91%	4.60%
Non Opt-Out SFRs	157	\$398,079.43	57.09%	95.40%

2. Temporary RV Permits

- An increase from \$30 to \$75

3. Multi-Use Plan (SFRs)

- An increase from \$50 to 10% of the permit fee



Planning Fees Proposed Changes:

4. Modification of a Special Use Permit

- Clarify administrative and non-administrative modification

5. Accessory Living Quarters

- No current fee. Add a planning review fee of \$100 to the fee schedule, separate from the building permit fee

6. Official Zoning Compliance Letter

- No current fee. Add a planning review fee of \$50

7. Agriculture Exemption Request

- No current fee. Add a planning review fee of \$50

8. Special Event Permit

- No current fee. Add a planning review fee of \$150

9. Home Occupation Permit

- No current fee. Add a planning review fee of \$25

10. Miscellaneous deletions, updates, and simplification of the fee schedule



Summery

- The updated fee schedule reduces the subsidy of the owner-builder program from the County's general fund and other permit fees
 - Staff has supported 100% of down-zonings in support of owner builder permits
- Staff is asking the BOS to support low taxes in Cochise County, allowing the Development Services to recoup at least 75% of expenses from permit fees
- All other permit fees remain the same and are essentially reduced by market forces (i.e., inflation)



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