



Development and Engineering
 Department
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 www.peoriaaz.gov/building

DEVELOPMENT & IMPACT FEES COMMERCIAL

(ALL FEES ARE DUE AND PAYABLE UPON ISSUANCE OF BUILDING PERMITS OR REQUESTS TO CONNECT TO PUBLIC SYSTEM)
 EFFECTIVE AUGUST 1, 2014

WATER EXPANSION FEES

The water development fee shall be used to offset costs to the City associated with providing for the expansion of the City's public water system for the purpose of providing necessary services to the residences, units and facilities against which the fee is charged. Additionally there will be a water resource fee for areas outside of the Salt River Valley Reclamation Project in order to pay the cost of acquiring additional renewable supplies of water. See the Water and Sewer Table below. (Fees revised under Ordinance 2014-19 dated May 6, 2014)

SEWER EXPANSION FEES

The sewer expansion fee shall be used to offset costs to the City associated with providing for the expansion of the City's public waste water system for the purpose of providing necessary services to the residences, units and facilities against which the fee is charged. Expansion to the City's waste water system includes, but is not limited to, acquisition, construction and expense of waste water treatment plants, trunk lines to transport waste water, lift stations, debt service and other expenses or improvements related to the public waste water system. Fees are determined by water meter size.

See Water and Sewer Table below (Ordinance 2014-19 dated May 6, 2014).

METER SIZE	WATER METER*	WATER RESOURCE Off-project	WATER EXPANSION North of Bell Rd.	WATER EXPANSION South of Bell Rd.	SEWER EXPANSION West of Agua Fria River	SEWER EXPANSION East of Agua Fria River	Vistancia CFD Water, Sewer Fees Inclusive
¾"	317	1,074	3,816	2,172	2,239	1,078	226
1"	362	1,789	6,281	3,544	3,660	1,738	226
1½" Disc	495	3,579	12,444	6,973	7,212	3,389	226
1½" Turbo	781	3,579	12,444	6,973	7,212	3,389	226
2" Disc	629	5,726	19,840	11,088	11,474	5,369	226
2" Turbo	1,033	5,726	19,840	11,088	11,474	5,369	226
3" Comp	2,662	10,736	37,097	20,690	21,419	9,991	226
3" Turbo	1,751	12,534	43,274	24,120	24,977	11,641	226
4" Comp	3,172	17,894	61,750	34,407	35,627	16,593	226
4" Turbo	2,231	21,480	74,078	41,255	42,728	19,888	226
6" Comp	5,086	35,788	123,381	68,698	71,146	33,097	226
6" Turbo	3,781	44,754	154,214	85,830	88,907	41,341	226
8" Comp	7,360	71,575	246,645	137,281	142,184	66,107	226
8" Turbo	5,632	80,550	277,468	154,390	159,933	74,338	226

*PRICES OF WATER METERS ARE DETERMINED BY THE FINANCE DEPARTMENT, METER SERVICES DIVISION AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. AN ADDITIONAL DEPOSIT AND ACCOUNT START-UP FEE MAY BE REQUIRED IN ORDER TO ESTABLISH A CITY BILLING ACCOUNT. CALL 623-773-7160 FOR MORE INFORMATION. NEW METER FEES EFFECTIVE 06/01/2014.

NON-RESIDENTIAL IMPACT FEES

The Development Impact Fees are assessed to offset the costs incurred by the city in providing necessary public services, capital facilities, to new development such as, libraries, parks, law enforcement and fire protection. These fees are designed for each development to pay its proportionate share of the costs to the municipality associated with providing necessary public services to the development. Therefore the following table outlines the various fees determined by the type of structure; i.e. residential, commercial, industrial, etc. (Ordinance 2014-19, dated May 6, 2014)

To calculate Impact fees; pick the appropriate land use category and location of site, divide individual building square foot by 1000 and multiply by the rate listed in the table					
	LAND USE CATEGORY				
IMPACT FEES (Per 1,000 sq ft)	Retail/Comm.	Office	Industrial	Warehouse	Public/Instit.
West of Agua Fria (NW)					
Transportation	10,398	7,859	4,234	2,769	5,950
Law	553	171	58	50	98
Fire	458	142	48	42	81
Parks	85	71	28	28	14
TOTAL	11,494	8,243	4,368	2,889	6,143
North of Pinnacle Peak Road and East of Agua Fria River					
Transportation	6,763	5,111	2,754	1,801	3,870
Law	553	171	58	50	98
Fire	458	142	48	42	81
Parks	58	49	19	19	10
TOTAL	7,859	5,473	2,879	1,912	4,059
Between Deer Valley Road and Pinnacle Peak Road					
Transportation	6,763	5,111	2,754	1,801	3,870
Law	553	171	58	50	98
Fire	458	142	48	42	81
Parks	45	37	15	15	7
TOTAL	7,819	5,461	2,875	1,908	4,056
Between Bell Road and Deer Valley Road					
Transportation	0	0	0	0	0
Law	553	171	58	50	98
Fire	458	142	48	42	81
Parks	45	37	15	15	7
TOTAL	1,056	350	121	107	186
South of Bell Road					
Transportation	0	0	0	0	0
Law	553	171	58	50	98
Fire	458	142	48	42	81
Parks	0	0	0	0	0
TOTAL	1,011	313	106	92	179