



Development and Engineering
 Department
 9875 N. 85th Avenue
 Peoria, AZ 85345
 623-773-7225; 623-773-7245 (F)
www.peoriaaz.gov/development

DEVELOPMENT IMPACT FEES
COMMERCIAL
 (ALL FEES ARE DUE AND PAYABLE UPON ISSUANCE OF
 BUILDING PERMITS OR REQUESTS TO CONNECT TO PUBLIC SYSTEM)
EFFECTIVE: October 28, 2019

WATER EXPANSION FEES

The water expansion 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 (Off-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 2019-21 dated August 13, 2019).

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 wastewater 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 wastewater system includes, but is not limited to, acquisition, construction and expense of wastewater treatment plants, trunk lines to transport wastewater, lift stations, debt service and other expenses or improvements related to the public wastewater system. Fees are determined by water meter size.

See Water and Sewer Table below (Ordinance 2019-21 dated August 13, 2019).

METER SIZE	WATER METER*	WATER RESOURCE Off-Project	WATER EXPANSION North of Bell Rd.	WATER EXPANSION South of Bell Rd.	WATER EXPANSION West of Agua Fria, South of SR74 & North of Bell Rd.	SEWER EXPANSION West of Agua Fria	SEWER EXPANSION East of Agua Fria
3/4"	317	730	3,745	3,358	4,725	3,157	1,913
1"	362	1,217	6,163	5,518	7,796	5,197	3,124
1 1/2" Disc	495	2,433	12,208	10,918	15,475	10,297	6,150
1 1/2" Turbo	781	2,433	12,208	10,918	15,475	10,297	6,150
2" Disc	629	3,893	19,462	17,398	24,689	16,417	9,782
2" Turbo	1,033	3,893	19,462	17,398	24,689	16,417	9,782
3" Comp	2,662	7,300	36,388	32,518	46,188	30,697	18,257
3" Turbo	1,751	8,519	42,445	37,929	53,882	35,807	21,290
4" Comp	3,172	12,167	60,568	54,118	76,901	51,097	30,364
4" Turbo	2,231	14,600	72,658	64,918	92,258	61,297	36,417
6" Comp	5,086	24,333	121,018	108,118	153,685	102,097	60,630
6" Turbo	3,781	30,419	151,255	135,129	192,092	127,607	75,770
8" Comp	7,360	48,667	241,918	216,118	307,251	204,097	121,164
8" Turbo	5,632	54,750	272,143	243,118	345,643	229,597	136,297

* 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.



Development and Engineering
 Department
 9875 N. 85th Avenue
 Peoria, AZ 85345
 623-773-7225; 623-773-7245 (F)
www.peoriaaz.gov/development

DEVELOPMENT IMPACT FEES COMMERCIAL

(ALL FEES ARE DUE AND PAYABLE UPON ISSUANCE OF
 BUILDING PERMITS OR REQUESTS TO CONNECT TO PUBLIC SYSTEM)
 EFFECTIVE: October 28, 2019

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 parks, law enforcement, fire protection, and streets. 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 2019-21, dated October 28, 2019)

NON-RESIDENTIAL					
To calculate impact fees, pick the appropriate land use category and location of site, divide individual building square foot by 1,000 and multiply by the rate listed in the table.					
IMPACT FEES (Per 1,000 sq ft)	LAND USE CATEGORY				
	Retail/ Commercial	Office	Industrial	Warehouse	Public/ Institutional
North of SR74					
Parks	0	0	0	0	0
Law	741	455	72	47	129
Fire	1,147	704	111	72	199
Streets	0	0	0	0	0
TOTAL	1,888	1,159	183	119	328
West of Agua Fria and South of SR74					
Parks	127	212	14	14	14
Law	741	455	72	47	129
Fire	1,147	704	111	72	199
Streets	9,587	4,095	3,621	1,392	3,536
TOTAL	11,602	5,466	3,818	1,525	3,878
East of Agua Fria and South of SR74					
Parks	136	227	15	15	15
Law	741	455	72	47	129
Fire	1,147	704	111	72	199
Streets	7,997	3,416	3,020	1,161	2,950
TOTAL	10,021	4,802	3,218	1,295	3,293
Between Deer Valley Road and Happy Valley Road					
Parks	117	194	13	13	13
Law	741	455	72	47	129
Fire	1,147	704	111	72	199
Streets	7,997	3,416	3,020	1,161	2,950
TOTAL	10,002	4,769	3,216	1,293	3,291
Between Bell Road and Deer Valley Road					
Parks	117	194	13	13	13
Law	741	455	72	47	129
Fire	1,147	704	111	72	199
Streets	0	0	0	0	0
TOTAL	2,005	1,353	196	132	341
South of Bell Road					
Parks	0	0	0	0	0
Law	741	455	72	47	129
Fire	1,147	704	111	72	199
Streets	0	0	0	0	0
TOTAL	1,888	1,159	183	119	328