



DEVELOPMENT FEE SCHEDULE

Peoria City Code, Chapter 2, Sections 2-209, 2-211, 2-213, 2-215

Updated January, 2018



CITY OF PEORIA
Development and Community Services Building
9875 North 85th Avenue
Peoria, AZ 85345
(623) 773-7212



CITY OF PEORIA – DEVELOPMENT FEE SCHEDULE

Please visit our website at www.peoriaaz.gov for more information regarding the processes and guidelines associated with the fees in this document. Fees are adjusted through the City Ordinance Process for inclusion in the City Code.

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I. PLANNING AND ZONING FEES

Fee Calculation Information

Project Acreage – Calculate fees using the project’s gross acreage, rounded to the nearest whole number.

Non-Profit Organizations – Fees for Non-Profit Organizations, which meet the definition in Article 14-39-5 of the Zoning Ordinance, are 50% of applicable fee.

Noticing Fees – Applications requiring public notification by mail are noted with an asterisk.* A noticing fee will be charged to cover the cost of mailings. Contact the Planning Division at 623-773-7200 for more information.

Pre-Application Conference

All Meeting\$ 0

Annexation..... \$ 0

General Plan Amendment & Specific Area Plans*

General Plan Amendment – Major or Specific Area Plan\$6,700
 General Plan Amendment – Minor\$3,800
 Specific Area Plan or Redevelopment – Amendment.....50% of current fee

Conditional Use Permit*

Conditional Use Permit \$1,000
 Conditional Use Permit for Outdoor Dining.....\$750

Rezoning*

Planned Area Development Base Application Fee (PAD)\$4,000 + per acre fee
 (Max Fee \$30,000)
 Planned Community District Base Application Fee (PCD)\$7,500 + per acre fee
 (Max Fee \$30,000)
 PAD/PCD Per Acre Fee (ac)
 Additional PAD/PCD Processing Fee\$45/ac





Rezoning* - continued

PAD or PCD Amendment	
Text and Map Amendment.....	50% of current fee
Text Only Amendments	\$1,500
Rezoning (Not PAD or PCD).....	\$3,000 + \$40/acre
Stipulation Modification/Deletion	\$3,000

Zoning

Interpretation of Zoning Code.....	\$500
Unspecified Use.....	\$100
Verification Letter	\$200

Zoning Ordinance Text Amendment..... \$3,500

Design Review

Design Review w/Site Plan.....	\$0
Design Review Only – No Site Plan.....	\$750
Waiver.....	\$750

Preliminary Plat

Residential

	\$5,000 + \$10/ lot fee
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Plat/Subdivision Stipulation Modification

Residential

Preliminary Plat	\$1,500
Subdivision.....	\$500

Site Plan*

New	\$6,000 + \$50/acre
Amendment.....	50% of current fee

Staff Approvals & Waivers

Staff Approvals

Group Home Registration.....	\$500
Temporary Use Permit	\$500
Donation Bin Registration	\$100

Waivers

Hillside Waiver.....	\$1,750 + per lot fee
Hillside Waiver Per Lot Fee.....	\$10/lot
Wall Requirement Waiver	\$700





Variance*

Administrative Relief.....	\$500
Appeal of Code Interpretation.....	\$1,000
Non-Residential Variance	\$1,000
Residential Variance-Single Residential Lot.....	\$500
Residential Variance-2 or more Residential Lots.....	\$1,000

Sign Permits

The plan review fee is due at the time the sign permit application is submitted. Applicable sign area and inspection fees are calculated by staff during the review period and are based on information provided in the application. After the sign permit application has been approved by city staff, payment of any sign area and inspection fees is due before a sign permit will be issued.

Plan Review Fee	\$30
Sign Permit Extension.....	\$100

Sign Area Fees

0-32 square feet	\$70
33-48 square feet.....	\$80
Over 49 square feet.....	\$120

Sign Inspection Fees

Electrical Inspection	\$75
Footing Inspection	\$75



II. SITE DEVELOPMENT (ENGINEERING) REVIEW

FEES

Civil Engineering Plan Review

All office plan review fees include but are not limited to the following types of plans and associated reports: grading, drainage, walls & fences less than 6'8" tall, right-of-way, civil improvements, water, sewer, paving, SWMP/SWPPP, street lights, signage & striping, traffic signal, private streets, fire hydrant, etc.

Office Review

First and Second Review	\$360/plan sheet
Third Review and each thereafter (per review).....	\$100/plan sheet
Plan Revisions	\$360/plan sheet
Re-Approval of Plans – 1 st and 2 nd Review (within 2 yrs of original)	\$180/plan sheet
Sewer Tap by Contractor – Single Family Residential	\$150/tap
Water Meter Tap by Contractor – Single Family Residential.....	\$150/tap
Driveway Cut Request.....	\$250/driveway
Traffic Control Plan.....	\$150
Floodplain Research Results Letter.....	\$50
Landscape Plan Review.....	\$160/plan sheet
Miscellaneous Engineering Review	\$100/hour

Report Review

Drainage Report – Master Residential Development.....	\$2,400 + \$2.50/acre
Drainage Report – Major Residential Subdivision.....	\$1,000 + \$10/acre
Drainage Report – Minor Residential Subdivision	\$400 + \$25/acre
Drainage Report – Custom Home.....	\$250
Drainage Report – Commercial Subdivision.....	\$1,000 + \$2.50/acre
Drainage Report – Single Commercial Lot	\$400
Traffic Impact Analysis (TIA) – Master Residential Development.....	\$1,500 + \$2.50/acre
TIA – Major Residential Subdivision.....	\$800 + \$2.50/acre
TIA – Minor Residential Subdivision	\$300
TIA – Commercial Subdivision	\$1,200 + \$2.50/acre
TIA – Single Commercial	\$300
TIA – Intersection Signal.....	\$500
Traffic Impact Analysis Prepared by the City for Driveway/Decel.....	\$350 + \$150/driveway
Water Analysis Report – Master Development.....	\$4,000
Water Analysis Report – Individual Site	\$250
Sewer Analysis Report – Master Development	\$4,000

Development Guide

Master Residential Development – Greater than 500 lots

Major Residential Subdivision – Greater than 10 lots

Minor Residential Subdivision – up to 10 lots

Individual Parcel Development – within a Master Residential Development



Report Review - continued

Sewer Analysis Report-Individual Site	\$250
Sound Study	\$200
FEMA Map Change Request Documentation	\$2,000 + \$2.50/acre

Property Dedications

Map of Dedication	\$1,200
Final Plats	
Master Residential Development.....	\$2,000 + \$25/parcel
Major Residential Subdivision (more than 10 lots).....	\$1,200 + \$10/lot
Minor Residential Subdivision (up to 10 lots).....	\$800 + \$10/lot
Final Plat Amendment.....	\$1,000
Commercial Development	\$1,400 + \$10/acre
Minor Land Division.....	\$800
Dedication of Right-of-Way or Easement Commercial	\$375
Dedication of Right-of-Way or Easement Residential	\$175
Dedication of Right-of-Way or Easement Single Family Residential	\$100
Abandonment of Right-of-Way, Patent Easements or Other Real Property Interests (\$250 nonrefundable determination fee due at Application)	\$1,000

Other Review Fees

Expedited Review Fee (minimum of \$1,000)	200% of normal fee
Addressing Fee	\$25/lot
Addressing Fee-Multi Family Residential	\$25/unit
Application and Petition Fees	\$500
(for modification or correction of Assessment and Improvement Districts)	
Maintenance Improvement District (MID) Formation Petition Fee	\$15/lot
Street Light Improvement District (SLID) Formation Petition Fee.....	\$15/lot
Letter Agreement – Application and Processing Fee.....	\$25/hr
Alternate Methods of Subdivision Assurance	\$150 or \$25/hr after 6 hours (whichever is greater)
Application for conversion of Streets (Private to Public or vice versa).....	\$1,000
Right-of-Way Agreement Application Fee	\$4,000
Request for Waiver – Commercial and Residential Subdivisions	\$500
Request for Waiver – Single Family Residential	\$200



Copy and Research

Maps 11x17	\$1/page
Maps 18x24	\$5/page
Maps 24x36	\$10/page
Subpoenaed Records – Copy Cost	\$0.50/page
Research Archived Documents Retrieval & Processing Fee	\$80/hr
Photocopies.....	\$0.50/page
Recording and Document Handling Fee	\$54 + Recorder Fee
Facsimile Charge in addition to Photocopies.....	\$1/page
Master Plans – Water, Wastewater, Streets, Etc.....	\$0.50/page
Construction Schedule – Water/Sewer/Grading/Paving	\$0.50/page
CD containing documents from research	\$15 + research fee





III. CIVIL ENGINEERING INSPECTION PERMIT FEES

Engineering Inspection Permit Application Fee	\$25
Engineering Inspection Permit Fee (based on either an executed contract price or a sealed engineer's estimate at 110%)	3.5%
Grading and Drainage Cubic Yard (cy) Fees	\$25+cy fees
0 to 1,000: \$31.40 for each 100 cy or fraction thereof	
1,001 to 10,000: \$300+\$62.80 for each 1,000 cy or fraction thereof	
10,001 to 100,000: \$680+\$125.60 for each 10,000 cy or fraction thereof	
100,001 or Greater: \$1,940+\$125.60 for each 100,000 cy or fraction thereof	
<i>NOTE: The minimum charges for Grading and Drainage Permits are:</i>	
Residential	\$100
Commercial.....	\$200
"At-Risk" Grading and Drainage Permit	Permit Fee + 50% of inspection fee
Retaining Wall/Sound Wall Permit (wall height to include retained and un-retained height)	
0-500 square feet of wall	\$250
501-1,000 square feet of wall.....	\$500
Greater than 1,000 square feet.....	\$500 + \$0.20/sf over 1,000/sf
Capital Improvement Project Permit Fee.....	\$50
Sewer Tap – Engineering Inspection Fee	\$500/tap
Water Meter Tap – Engineering Inspection Fee.....	\$500/tap
Driveway Cut Residential Engineering Inspection Fee	\$500/driveway
Fog Seal Fees.....	\$0.87/sy
Haul Permit.....	\$275
Right-of-way Access Permit	\$50
Failure to Obtain Permit Penalty	\$1,000/day
Permit Renewal Fee – One time, received prior to expiration	50% of permit fee
Engineering Inspection outside of business hours (2-hour minimum)	\$125/hr





IV. NON-CITY PUBLIC UTILITY FEES

Non-City Public Utility 1 st Review	\$250/sheet
Non-City Public Utility Review 3 rd and Thereafter Review	\$100/sheet/review
Non-City Public Utility Expedited 1 st Review	\$500/sheet
Non-City Public Utility Review 3 rd and Thereafter Review	\$200/sheet
Trenching (no pavement cuts)	
300 Linear Feet (lf) or less.....	\$350/permit
Additional Linear Feet exceeding 300 lf.....	\$1.50/lf + permit
Trenching (pavement cuts/concrete work)	
300 Linear Feet (lf) or less.....	\$500/permit
Additional Linear Feet exceed 300 lf	\$3/lf + permit
Manhole/Vault/Pedestals/Cabinets/Access Points	\$150/ea
Potholes	\$40/ea
Pits.....	\$40/ea
Horizontal Directional Drilling Pit.....	\$40/ea
Horizontal Directional Drilling	
300 Linear Feet (lf) or less.....	\$350/permit
Additional Linear Feet exceed 300 lf	\$1.50/lf + permit
Service Drops	\$60/ea
Street Cut Surcharge	See Schedule
Seal Coat.....	\$0.87/sy
Annual Blanket (Emergency) Permit	\$4,000
Encroachment.....	\$180/ea

Street Cut Surcharge Schedule

Street surcharge fees are assessed in addition to the regular permit fees and are over and above any special backfill, compaction and pavement replacement stipulations that may be imposed as a condition of permitting.

AGE OF PAVEMENT	OPENINGS LESS THAN 9 LINEAR OR SQUARE FEET	OPENINGS GREATER THAN 9 LINEAR OR SQUARE FEET
Less than 12 Months Old	\$1,000	\$2,500 for every 50 feet or fraction thereof
12 to 24 Months Old	\$750	\$1,875 for every 50 feet or fraction thereof
24 to 36 Months Old	\$375	\$935 for every 50 feet or fraction thereof

For additional information regarding pavement cuts please refer to Sec. 23-54 of the Peoria City Code



V. WIRELESS TELECOMMUNICATION EQUIPMENT (WCE) IN THE RIGHT-OF-WAY(ROW) FEES

Fee

Small Wireless Facility Base Use Fee – ROW Access.....	\$50/year/pole
Small Wireless Facility Base Use Fee – Pole Usage.....	\$50/year/pole
Small Wireless Facility Ordinary Permit Use Fee (covers application processing, plan review, permit, and other costs) per application.....	\$750/site
Other Wireless Facility Ordinary Permit Use Fee (covers application processing, plan review, permit and other costs) per application.....	\$1,000/site
Violation Use Fee.....	See Fees*
(*As established in the Notice of Antenna Site Standard Terms & Conditions)	
Annual Maintenance Permit.....	\$4,000
Ground Equipment Fee – 55 cubic feet (cf) or less (antennas on a vertical element located on private property but ground equipment in the right of way).....	\$33/cf

Category I

WCE with antenna(s) mounted on an existing vertical element, or pole, and any associated ground equipment. Each WCE site will have an antenna base fee of \$3,500 for a WCE site in the ROW, plus a ground equipment fee (if applicable) for cubic feet of group equipment in the ROW, as set forth below.



ITEM	ANTENNA BASE FEE	EQUIPMENT FEE	TOTAL WCE FEE
Total is 29 cf up to 55 cf	Included	Included	\$3,500
Total is greater than 55 cf up to 200 cf	\$3,500	\$6,500	\$10,000
Total is greater than 200 cf up to 300 cf	\$3,500	\$10,000	\$13,500
Total is greater than 300 cf up to 400 cf	\$3,500	\$13,000	\$16,500
Total is greater than 400 cf	\$3,500	\$16,500	\$20,000



WIRELESS TELECOMMUNICATION EQUIPMENT FEES - continued

Category 2

WCE with antenna(s) mounted on vertical elements that is stealth or utilizes alternate concealment when existing vertical elements are not available, and any associated equipment. Each WCE site will have an antenna base fee of \$3,700 for a WCE site in the ROW, plus a ground equipment fee (if applicable) for cubic feet of group equipment in the ROW, as set forth below.

<u>ITEM</u>	<u>ANTENNA BASE FEE</u>	<u>EQUIPMENT FEE</u>	<u>TOTAL WCE FEE</u>
Total is 29 cf up to 55 cf	Included	Included	\$3,700
Total is greater than 55 cf up to 200 cf	\$3,700	\$6,500	\$10,200
Total is greater than 200 cf up to 300 cf	\$3,700	\$10,000	\$13,700
Total is greater than 300 cf up to 400 cf	\$3,700	\$13,000	\$16,700
Total is greater than 400 cf	\$3,700	\$16,500	\$20,200

Category 3

Fees for each WCE with antenna(s) on a new (non-existing) vertical element, or pole that is neither stealth nor concealed in appearance and any associated ground equipment. Each WCE site will have an antenna base fee of \$5,000 for a WCE site in the ROW, plus a ground equipment fee (if applicable) for cubic feet of group equipment in the ROW, as set forth below.

<u>ITEM</u>	<u>ANTENNA BASE FEE</u>	<u>EQUIPMENT FEE</u>	<u>TOTAL WCE FEE</u>
Total is 29 cf up to 55 cf	Included	Included	\$5,000
Total is greater than 55 cf up to 200 cf	\$5,000	\$6,500	\$11,500
Total is greater than 200 cf up to 300 cf	\$5,000	\$10,000	\$15,000
Total is greater than 300 cf up to 400 cf	\$5,000	\$13,000	\$18,000
Total is greater than 400 cf	\$5,000	\$16,500	\$21,500



VI. BUILDING PERMIT FEES AND VALUATION

Building Fees Based on Valuation

Refer to Valuation Table on page 16 to determine valuation.

TOTAL VALUATION	PERMIT FEE
\$0 value – Minimum Fee	\$75
\$1 to \$500	\$75
\$501 to \$2,000	\$75 for 1 st \$500 + \$3.05/each additional \$100 or fraction thereof up to and including \$2,000
\$2,001 to \$25,000	\$120.75 for 1 st \$2,000 + \$14/each additional \$1,000 or fraction thereof up to and including \$25,000
\$25,001 to \$50,000	\$442.75 for 1 st \$25,000 + \$10.10/each additional \$1,000 or fraction thereof up to and including \$50,000
\$50,001 to \$100,000	\$695.25 for 1 st \$50,000 + \$7/each additional \$1,000 or fraction thereof up to and including \$100,000
\$100,001 to \$500,000	\$1,045.25 for 1 st \$100,000 + \$5.60/each additional \$1,000 or fraction thereof up to and including \$500,000
\$500,001 to \$1,000,000	\$3,285.25 for 1 st \$500,000 + \$4.75/each additional \$1,000 or fraction thereof up to and including \$1,000,000
\$1,000,001 and up	\$5,660.25 for 1 st \$1,000,000 + \$3.65/each additional \$1,000 or fraction thereof

Plan Check Fee65% of Bldg Permit Fee

Other Fees

Investigation of Work without a Valid Permit (whichever greater).....	\$400 or Permit Fee
Inspection Outside of Normal Business Hours.....	\$150/hr (min 2 hrs)
Reinspection Fee.....	\$200
Inspection for Items without Classification	\$100/hr (min ½ hr)
Additional Plan Review due to Changes/Additions/Revisions.....	\$110/hr (min 2 hrs)
Outside Consultant Plan Check/Inspections (min \$1,000).....	200% of calculated fee
Expedited Plan Check/Inspections (min \$1,000).....	200% of calculated fee
Manufactured Structure Set-up	\$130/application
Revision of Manufactured Structure Set-up	\$130/revision
Demolition Permit.....	\$130
Final Certificate of Occupancy (C of O).....	\$150
Tenant Improvement – C of O only building permit.....	\$225
60-day Temporary, Conditional & Partial C of O	\$1,000





Other Fees - continued

Residential Solar Photovoltaic Permit	
40 Amp Circuit or less/8K or less.....	\$160
Residential Solar De-Rate Permit	
40 Amp Circuit/over 8K.....	\$100
Application to the Board of Appeals.....	\$600
Swimming Pool, Spa and Hot Tub Permit.....	\$300
Review of Swimming Pool Plot Plan.....	\$75
Review of Standard Home Plot Plan.....	\$75
Plan Review for Non-specified Work.....	\$90/hr (min 1/2 hr)
Refund of Permit Fee no later than 180 days from Issuance (No Inspection Made, Plan Review not Refundable-\$175 min).....	20% of permit fee
Renew Expired 'Applied' 'Approved' & 'Issued' Status Permits.....	50% of permit fee
Research and Processing Fee.....	\$65/hr





Building Valuation Table

Description	TYPE							
	I	II-A	II-B	III-A	III-B	V-A	V-B	Other
Dwellings							\$47.50	
Res. Alum. Awning							\$6.50	
Private Garage							\$19.50	
Open Carport							\$13	
Patio Cover/Deck/Balcony							\$13	
Boat Dock/Gazebo/Shade Structure							\$13	
Enclosed Patio							\$19.50	
Shed Storage Building							\$19.50	
Apartment Houses	\$77	\$77	\$77	\$77	\$61.50	\$61.50		
Auction Room/Dance Center/Exhibit Room/Courtrooms/Public Buildings/Mail/Stadium	\$106.50	\$84.50	\$82	\$88.50	\$86	\$81	\$77	
Auditoriums	\$90	\$64	\$61.50	\$68	\$64	\$64	\$64	
Banks	\$128	\$92.50	\$90	\$102.50	\$99	\$92.50	\$90	
Bowling Alleys	\$43.50	\$43.50	\$41	\$47.50	\$43.50	\$32		
Canopies							\$13	
Churches	\$86	\$64	\$60.50	\$72	\$65.50	\$64	\$61.50	
Convalescent Hospital	\$119.50	\$81	\$84.50			\$79.50		
Fences (Val/lf)								
Less that 3' or add to existing							\$1.50	
3' to 7' high							\$4	
Over 7' high							\$6.50	
Fire Stations	\$97.50	\$64	\$60.50	\$70.50	\$67	\$67	\$64	
Homes for the Elderly	\$90	\$72	\$68	\$74.50	\$72	\$72	\$69.50	
Hospitals	\$140			\$115.50		\$109		
Hotels & Motels	\$86	\$74.50	\$70.50	\$74.50	\$70.50	\$67	\$64	
Industrial Plants	\$49	\$33.50	\$31	\$37	\$34.50	\$34.50	\$32	
Jails	\$137.50	\$123		\$123		\$92.50		
Libraries	\$100	\$72	\$42	\$77	\$73	\$72	\$68	
Medical Offices	\$102.50	\$78.50	\$74.50	\$82	\$79.50	\$77	\$77	
Offices	\$92.50	\$60.50	\$58	\$65.50	\$68	\$60.50	\$58	
Public Garages	\$41	\$38.50	\$24.50	\$32	\$28	\$28		
Restaurants	\$83.50	\$83.50	\$83.50	\$83.50	\$79.50	\$77	\$77	\$77
Retaining Wall (Val/lf)								\$25.50
Schools	\$96.50	\$64	\$64	\$64	\$64	\$64	\$64	
Service Stations			\$58	\$59		\$51.50		
Stores-Shopping Centers	\$70.50	\$51.50	\$45	\$51.50	\$49	\$45	\$45	
Warehouses/Mini Storage/Maintenance Bld	\$42.50	\$25.50	\$25.50	\$28	\$27	\$25.50	\$25.50	
Auto Fire Sprinkler System								\$4
Fire Alarm System								\$1.50

Building Shell Only80% of Valuation above

Tenant Improvements

Major (based on original Tenant Building Area Valuation)40%

Minor (based on original Tenant Building Area Valuation)20%

Foundation Only Permit Surcharge

Based on the Calculated Permit Fee75% of Total Project



VII. FIRE PREVENTION FEES

Plan Review (min 1 hour charge).....	\$100/hr
Plan Review 3 rd and Subsequent.....	Double plan review fee
New Construction Inspections After Normal Hours (min 2 hrs).....	\$100/hr
New Construction 3 rd and Subsequent Inspections.....	\$100/ea
Plan Review Automatic Sprinkler System Minimum Charge.....	\$150
Additional square foot charge over 10,000 sf.....	\$0.005/sf
Plan Review for Grease Removal Fire Extinguishing System	\$50
Plan Review for Underground Water Supply for Fire Sprinklers	\$50
Plan Review for Tenant Improvement Plans for Fire Protection.....	\$50
Construction Permit for Systems which Plan Review is Required	50%/plan review fee

