



Community Development  
 9875 N. 85<sup>th</sup> Ave.  
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# DEVELOPMENT & IMPACT FEES

## COMMERCIAL

(ALL FEES ARE DUE AND PAYABLE UPON ISSUANCE OF BUILDING PERMITS OR REQUESTS TO CONNECT TO PUBLIC SYSTEMS)  
 Effective March 3, 2008

### 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 07-45 dated December 18, 2007)

### 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 07-45 dated December 18, 2005).

METER SIZE	WATER METER*	WATER RESOURCE Off-project	WATER EXPANSION	SEWER EXPANSION	TOTAL FEES (ASSUMING RESOURCE FEE)	Vistancia CFD Water, Sewer Fees Inclusive
3/4"	264	621	3,269	1,923	6,076	1,823
1"	297	1,037	5,283	3,067	9,684	2,579
1 1/2" Disc	418	2,068	10,271	5,901	18,658	4,492
1 1/2" Turbo	688	2,068	10,271	5,901	18,928	4,762
2" Disc	528	3,310	16,281	9,315	29,434	6,760
2" Turbo	907	3,310	16,281	9,315	29,813	7,139
3" Comp	2,312	6,626	32,328	18,430	59,696	14,305
3" Turbo	1,552	6,626	32,328	18,430	58,936	13,545
4" Comp	2,985	10,352	50,358	28,672	92,367	21,452
4" Turbo	2,096	10,352	50,358	28,672	91,478	20,563
6" Comp	4,799	20,698	100,421	57,111	183,029	41,243
6" Turbo	3,565	25,877	125,483	71,347	226,272	49,007
8" Comp	6,945	33,118	160,521	91,251	291,835	64,969
8" Turbo	5,311	33,118	160,521	91,251	290,201	63,335

\*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

### SOLID WASTE DEVELOPMENT (SANITATION) FEES (ORDINANCE NO. 97-03)

COMMERCIAL USERS MAY OBTAIN PRIVATE SOLID WASTE PROVIDER

**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 07-43, dated December 18, 2007)

To calculate Impact fees; pick category based on sites total building coverage, divide individual building square foot by 1000 and multiply by the rate listed in the table									
IMPACT FEES (Per 1,000 sq ft)	ALL AREAS			SOUTH PEORIA		CENTRAL PEORIA		NORTH PEORIA	
	Law	Fire	Gen Gov	Transp*	TOTAL	Transp*	TOTAL	Transp*	TOTAL
1. Commercial/Shopping Center	434	654	544	5,218	6,850	12,019	13,651	18,490	20,122
2. Office/ Institution	434	654	544	1,778	3,410	4,098	5,730	6,305	7,937
3. Business Park	434	654	544	3,443	5,075	7,934	9,566	12,206	13,838
4. Light Industrial	434	654	544	1,034	2,666	2,382	4,014	3,665	5,297
5. Warehousing	434	654	544	736	2,368	1,695	3,327	2,608	4,240
6. Manufacturing	434	654	544	567	2,199	1,307	2,939	2,010	3,642

\* *Transportation Impact fees are identified by three areas:*

**South:** Any part of the City south of Grovers Ave (17800 North)

**Central:** Any part of the City north of Grovers Ave (17800 North) and south of the 27800 North alignment (¼ south of Dynamite Blvd)

**North:** Any part of the City north of the 27800 North alignment (¼ south of Dynamite Blvd)