



**Cochise County
Community Development
Development Services**

Public Programs...Personal Service
www.cochise.az.gov

Planning & Zoning Fee Schedule

This ~~Planning & Zoning~~ Fee Schedule contains the [Cochise County Community Development](#) adopted ~~Planning, and Zoning and Building Safety~~ fees ~~as follows~~, the fees related to the ~~State of Arizona~~ Manufactured Home and Factory Built Building programs, the ~~County's~~ Rehabilitated Mobile Home program, and the ~~County's~~ Rural Residential Owner-Builder fees.

All construction projects subject to the ~~Cochise County Building Safety~~ that are not listed in the flat fees section below are subject to the applicable fees contained on the separate ~~Use related Building Code Residential and Non-Residential fee schedule~~:

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Section 1 – Administration

Copies of Documents

Subdivision Regulations	\$5
Zoning Regulations	\$15
Ordinances	\$2
Plans & Area Plans	\$15
Base Maps	\$3.50 each
Assessor's Maps	\$.50 each
Compact Disc	\$6 each
For each Hard Copy Page that is Scanned or Converted into Electronic Format	\$.30 each
8 ½" X 11" – black & white	\$.30 each
8 ½" X 11" – color	\$.35 each
11" X 17" enlargement/reduction	\$.50 each
(Additional charge for special maps which require research)	

Section 2 – Environmental Health

County Residential Septic Permit, less than 3,000 GPD	\$235
County Residential Septic Permit, greater than 3,000 GPD-less than 24,000 GPD	\$550
<u>County Residential Septic Permit (additional fee to base rate)*</u>	<u>\$90</u>
County Residential Septic Repair Permit	\$145
County Residential Septic Surcharge	\$700
City Residential Septic Permit, less than 3,000 GPD	\$235
City Residential Septic Permit, greater than 3,000 GPD-less than 24,000 GPD	\$550
<u>City Residential Septic Permit (additional fee to base rate)*</u>	<u>\$90</u>
City Residential Septic Repair Permit	\$145
City Residential Septic Surcharge	\$700
County Commercial Septic Permit, less than 3,000 GPD	\$600
County Commercial Septic Permit, greater than 3,000 GPD-less than 24,000 GPD	\$550
County Commercial Septic Repair Permit	\$145
County Commercial Septic Surcharge	\$700

Continued: Section 2 – Environmental Health

County Grease Interceptor/Trap (Trade Permit)	\$145
City Commercial Septic Permit, less than 3,000 GPD	\$600
City Commercial Septic Permit, greater than 3,000 GPD-less than 24,000 GPD	\$550
City Commercial Septic Repair Permit	\$145
City Commercial Septic Surcharge	\$700
City Grease Interceptor/Trap (Trade Permit)	\$145
Composting Toilet Less than 3,000 gallons per day	\$160
Incinerator Electric Toilet	\$350
<u>Incinerator Electric Toilet (additional fee to base rate)*</u>	<u>\$90</u>
Pressure Distribution System, less than 3,000 GPD	\$250
<u>Pressure Distribution System, less than 3,000 GPD (additional fee to base rate)*</u>	<u>\$90</u>
Natural Seal Evaporation Bed, less than 3,000 GPD	\$300
<u>Natural Seal Evaporation Bed, less than 3,000 GPD (additional fee to base rate)*</u>	<u>\$90</u>
Lined Evapotransporation Bed, less than 3,000 GPD	\$300
<u>Lined Evapotransporation Bed, less than 3,000 GPD (additional fee to base rate)*</u>	<u>\$90</u>
Wisconsin Mound, less than 3,000 GPD	\$450
<u>Wisconsin Mound, less than 3,000 GPD (additional fee to base rate)*</u>	<u>\$90</u>
Engineered Pad System, less than 3,000 GPD	\$450
<u>Engineered Pad System, less than 3,000 GPD (additional fee to base rate)*</u>	<u>\$90</u>
Intermittent Sand Filter, less than 3,000 GPD	\$300
<u>Intermittent Sand Filter, less than 3,000 GPD (additional fee to base rate)*</u>	<u>\$90</u>
Textile Filter, less than 3,000 GPD	\$350
<u>Textile Filter, less than 3,000 GPD (additional fee to base rate)*</u>	<u>\$90</u>
Sewage Vault, less than 3,000 GPD	\$300
<u>Sewage Vault, less than 3,000 GPD (additional fee to base rate)*</u>	<u>\$90</u>
Sand Lined Trench, less than 3,000 GPD	\$275
<u>Sand Lined Trench, less than 3,000 GPD (additional fee to base rate)*</u>	<u>\$90</u>
Disinfection Device, less than 3,000 GPD	\$275
<u>Disinfection Device, less than 3,000 GPD (additional fee to base rate)*</u>	<u>\$90</u>
Subsurface Drip Irrigation, less than 3,000 GPD	\$350

Continued: Section 2 – Environmental Health

<u>Subsurface Drip Irrigation, less than 3,000 GPD (additional fee to base rate)*</u>	\$90
Well (Plus \$100 for ADWR or \$150 if in "INA" area)	\$50
County Septic Transfer	\$50
City Septic Transfer	\$50
* If an alternative sewage disposal system incorporates more than one type of technology, the technology with the highest fee will be the base rate, with the additional technologies added to the base rate at \$90 for each.	

Section 3 – Floodplain

Floodplain Use Permit - Single Family Dwelling/Manufactured/Mobile Home/Principal Structures	\$150
Floodplain Use Permit- Accessory Structures	\$40

Section 4 – Highway

Right-Of-Way Permit	\$100
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Section 5 – Rural Residential Owner/Builder

Limited Inspection with Plan Review Option

Single-Family Dwelling	\$325 + plan review
Residential Accessory Buildings Up to 500 Square Feet	\$50
Residential Accessory Buildings Over 500 Square Feet	\$200 \$100

No Inspection – No Plan Review Option

Single-Family Dwelling	\$ 157 75
Residential Accessory Buildings Less than \$2,500 in value	\$147 25
Residential Accessory Buildings \$2,500 or more in value	\$35

Section 6 – Arizona Department of Housing

Fees - Manufactured Homes and Factory Built Building

Tables from Arizona Department of Housing	
Description	IGA Fee
Mobile/Manufactured (MFG) Home Installation Includes 3 Inspections	\$350 each 120
Factory Built Building – Residential Installation Includes 3 Inspections	\$450 per story 400
Factory Built Building – Non-Residential Commercial Installation Includes 3 Inspections	\$4.50 per LF. per story linear feet per story up to maximum of \$400
Re-Inspection Fee for Manufactured/Mobile Home/Factory-Built Building	\$80
Mobile/Manufactured Home Surcharge	\$120
Rehabilitated Mobile Home Certificate Fee	\$180

Zoning

Residential Permit Review Fee (This fee must accompany all permit applications & is non-refundable (does not apply to city permits))	\$15
Residential Permit Revision Fee (For modifications/revisions of issued permits)	\$15
Rural Addressing Review Fee This fee must accompany all permit applications & is non-refundable (does not apply <u>only applies</u> to city permits) Modified and Moved to Section 10	\$15
No permit required for one-story detached accessory structures provided the floor area does not exceed 200-square feet and no utilities. Floodplain regulations may apply.	
No permit required for decks less than 30-inches in height above the lowest grade within 5-feet of deck edge.	
\$1000 Exemption – If proposed residential construction is less than \$1000 in market value (defined as the normal retail value of materials and labor performed) a permit is not required, unless building code review is required such as electrical or plumbing. It is suggested, however, that you contact Community Development Department at (520) 432-9300 to ensure that the size and placement of the structures comply with the Zoning Regulations and other pertinent County requirements. Also see list of residential exemptions in Article 17 of the Zoning Regulations.	

Section 7 – Residential Permits

Temporary Permits

Temporary RV Permit	\$30
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Exemption Notes

No permit required for one-story detached accessory structures provided the floor area does not exceed 200-square feet and no utilities. Floodplain regulations may apply.
No permit required for decks less than 30-inches in height above the lowest grade within 5-feet of deck edge.
\$1,000 Exemption – If proposed residential construction is less than \$1,000 in market value (defined as the normal retail value of materials and labor performed) a permit is not required, unless building code review is required such as electrical or plumbing. It is suggested, however, that you contact Community Development Services Department at (520) 432-9300 to ensure that the size and placement of the structures comply with the Zoning Regulations and other pertinent County requirements. Also, see list of residential exemptions in Section R105.2 of the 2012 International Residential Code, as amended by Cochise County, Article 17 of the Zoning Regulations.

Miscellaneous Fees

Replacement of Job Permit / Sign-Off Card	\$75
Re-Inspection Fee	\$75
Building Permit Renewal Fee	\$50
Investigation Fee	\$50
Courtesy/Utility Compliance Fee	\$50 \$25
Inspections for which no Fee is specifically listed such as Courtesy or Investigation	\$ 104 50 per hour (1 hour minimum)
Inspections outside normal business hours	\$ 170 100 per hour (2 hour's minimum)
Multiple Use Plan	\$50

Continued: Section 7 – Residential Permits

Trade Permits and Flat Rate Fees

New/Upgrade Water Heater	\$50\$25
New/Upgrade Cooler, Furnace, and Air Conditioner Involving Utility Change	\$125\$50
Service Entry (Electrical)	\$125\$50
Miscellaneous Mechanical, Plumbing, and Electrical & Fire	\$125\$50
Swimming Pool and/or Spa (Includes barrier)	Per Construction Value \$100
Spa	\$50
Fireplace	\$125\$50
Fire Sprinkler and Fire Alarms	Per Construction Value
Solar/PV Systems or Wind Turbines	\$125\$50
Walls and Fences over 7' high, Retaining Walls over 4' high *(6) (Walls are exempt up to 6' high and 3' high on a corner lot. An informational permit is required if they are over 3' high on a corner lot. Retaining Walls are exempt up to 4' high.) Height is measured from the footing.	\$125\$50

Flat Rate Fees – New Residential Accessory Structures

Detached Garages (201 s/f to 1000 s/f) *(1) *(5) *(7)	\$100
Detached Carports (201 s/f to 500 s/f) *(2) *(7)	\$50
Detached Carports (501 to 1000 s/f) *(5)	\$100
Sheds and Outbuildings (201 s/f up to 500 s/f) *(7)	\$50

Continued: Section 7 – Residential Permits

Sheds and Outbuildings (501 s/f to 1000 s/f)*(5)	\$100
Attached Carports/Porches/Decks (up to 500 s/f) *(2) *(8)	\$50
All Patios, Carport Enclosure and Patio Enclosures*(3)	\$50
Animal Shade Covers with No Enclosed Walls (201 s/f and greater)*(4) *(7)	\$50
Walls and Fences over 6' high, Retaining Walls over 4' high *(6)	Moved Above
* Notes:	
Flat Fee listed for Detached Garages are for basic garages only but it may include one bathroom. Any living space, such as a Bedroom or an Office area, is not allowed under the Flat Fee and will be valued at the standard \$52.00 s/f.	
Flat Fee listed for a Carport is for the Cover (roof) and up to two sides.	
Flat Fee listed for Patio Enclosures are for the Cover (roof) and / or the Exterior Walls (with any material, windows or doors). If the space is a Conditioned Living Space (Heat and/or cooling)it needs to be valued as a remodel and the Flat Fee does not apply.	
Animal Shade Covers are a roof and supports only and are not a complete building.	
Detached Garages, Sheds, Outbuildings, Carports, Decks, Patios and Porches greater than sizes listed under the 'Flat Fees' will be valued at \$31.46 s/f.	
Walls are exempt up to 6' high and 3' high on a corner lot. An informational permit is required if they are over 3' high on a corner lot. Retaining Walls are exempt up to 4' high. Moved Above	
No permit required for one-story detached accessory structures provided the floor area does not exceed 200-square feet and has no utilities. Floodplain regulations may apply. Moved Above	
No permit required for decks less than 30 inches in height above the lowest grade within 5 feet of deck edge. Moved Above	
\$1000 Exemption — If proposed residential construction is less than \$1000 in market value (defined as the normal retail value of materials and labor performed) a permit is not required, unless building code review is required such as electrical or plumbing. It is suggested, however, that you contact Community Development Department at (520) 432-9300 to ensure that the size and placement of the structures comply with the Zoning Regulations and other pertinent County requirements. Also see list of residential exemptions in Article 17 of the Zoning Regulations. Modified and Moved Above	

Continued: Section 7 – Residential Permits

Residential Building Code Fees

Permit and Plan Review

There is a four-step process to determine the *Total Project Fee* amount.

First: The total valuation of the proposed construction work needs to be established. For *New Structures and Additions* this is determined by the square foot size of the structure (measured from the exterior). In the case of *Remodeling Work*, it would be based on the documented material and labor costs of the project.

Second: A *Building Permit Fee* is then applied to the valuation of the construction work, obtained in Step One, ~~below from the Residential Building Permit Fee Schedule listed.~~ The only exceptions would be when ~~a Flat Rate Fee can be applied to the work, from one of the Flat Rate Fee charts, or when~~ a permit is using previously approved plans.

Third: A *Plan Review Fee* (a percentage of the Building Permit Fee) is added when a project requires *Plan Review*; ~~the exception again is when a Flat Rate Fee applies to the work. The Flat Rate Fee already includes the standard Plan Review Fee.~~ This will be the *Total Building Permit Fee*.

Fourth: Apply Residential Zoning Review, Rural Addressing and other applicable fees to the *Total Building Permit Fee* to determine the *Total Project Fee*.

(Step 1) - Determination of Construction Values

New Residential One and Two-Family Homes and Additions – Valuation Rates:

<u>Residential</u> Structures Valuation Rate	\$ 91.56 ^{52.00} per square foot (includes conditioned Arizona Rooms)
Attached Garages, <u>Sheds, Outbuildings, and Accessory Structures</u>	\$ 39.28 ^{31.46} per square foot
Basements, <u>Decks, Patios, Porches, Carports</u>	\$15.00 per square foot
Detached Garages, Carports Accessory Structures	See the Flat Rate Fee Schedule.

Continued: Section 7 – Residential Permits

Residential Remodel Work and Phased Construction - Valuation:

Residential Remodel, Phased Construction, Repairs, Alterations, Renovations, Restorations, Shell Only Structures & Foundation Only	Use Contract Value *
* Projects shall have values determined by proven actual project cost documents (copy of signed Contracts and/or Material & Labor estimates based on fair market retail value). These Material and Labor values should include all trade costs (e.g. Carpentry, Electrical, Plumbing and Mechanical).	

The Residential Construction Values listed for New complete structures & additions ~~and the Flat Rate Fees~~ include the permit fees for the entire project, including miscellaneous trades (e.g. Electrical, Plumbing and Mechanical).

(Step 2) - Determination of Building Permit Fee to Be Applied

After the *Valuation* of the proposed construction work has been determined, a *Building Permit Fee* is then determined from the *Fee Schedule* below. Be sure to apply the ~~Flat Rate Fees~~ that are listed [below the table](#) when applicable.

For Construction to B egun w W ithout a p P ermit	Additional Permit Fee Minus Plan Review*
* Whenever any work for which a permit is required by the building code has been commenced without first obtaining said permit, the a <i>Work without Permit</i> fee is required for the an amount equal to the <i>Building Permit Fee</i> , in addition to the normal required permit fee, with a minimum penalty of \$100.00 and a maximum of \$2500.00.	

Continued: Section 7 – Residential Permits

Residential Building Permit Fee Rate Schedule – Appendix L 2012 IRC

Total Valuation of Work	Fee Amount
\$1 to \$500 Base Permit Fee (up to \$1000.00 work value)	\$24.00 21.00
\$1000– \$501 to \$2,000	\$24.00 34.75 for the first \$500 1,000; plus \$3.00 2.75 for each additional \$100, or fraction thereof, up to and including \$2,000
\$2,001 to \$40,000 25,000	\$69.00 62.25 for the first \$2,000; plus \$11.00 12.50 for each additional \$1,000, or fraction thereof, up to and including \$40,000
\$40,001 25,001 to \$100,000 50,000	\$487.00 349.75 for the first \$40,000 25,000; plus \$9.00 for each additional \$1,000, or fraction thereof, up to and including \$100,000.
\$100,001 50,001 to \$500,000 100,000	\$1,027.00 574.75 for the first \$100,000 50,000; plus \$7.00 6.25 for each additional \$1,000, or fraction thereof, up to and including \$500,000.
\$500,001 100,001 to \$1,000,000 500,000	\$3,827.00 887.25 for the first \$500,000 100,000 plus \$5.00 for each additional \$1,000, or fraction thereof, up to and including \$1,000,000.
\$1,000,001 500,001 to \$5,000,000 1,000,000	\$6,327.00 2,887.25 for the first \$1,000,000 500,000 plus \$3.00 4.25 for each additional \$1,000, or fraction thereof, up to and including \$5,000,000.
\$5,000,001 1,000,001 & Up and over	\$18,327.00 5012.25 for the first \$5,000,000 1,000,000; plus \$1.00 2.75 for each additional \$1,000, or fraction thereof.

Continued: Section 7 – Residential Permits

(Step 3) - Plan Review Fee

Plan Review Fees are in addition to Permit Fees and are based on a percentage of the Building Permit Fee charged. The review fee charged reflects the time spent in the review of construction plans and submittal information. The *Plan Review Fee* entitles the applicant to three submissions and reviews of the documents submitted. If the applicant is unable to obtain approval of his application with these three attempts, an additional plan review fee rate of \$50.00 per hour (1+1/2 hour min) will be assessed as noted below.

Residential Plan Review Fee:	65% 25% of the Building Permit Fee (Up to and including four-plex)
Additional Plan Review Fees: Required by changes, additions or revisions to plans as requested by the applicant; or for those required reviews in addition to the three reviews allowed under the <i>Plan Review Fee</i> listed above .	\$50.00 per hour (<u>1+1/2</u> hour minimum)

Building Permit and Plan Review Notes:

- | |
|--|
| (1) No subsequent step in the permit process shall be undertaken without all fees being paid. |
| (2) Whenever any work for which a permit is required by the building code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. A <i>Work without Permit Fee</i> shall be collected whether or not a permit is then or subsequently issued. The <i>Work without Permit</i> fee is an amount equal to the <i>Building Permit Fee</i> , in addition to the normal required permit fee, with a minimum penalty of \$100.00 and a maximum of \$2500.00. |
| (3) The square footage for a Residential 'Alternative Construction' type structure, with increased exterior wall thickness, shall be measured from an assumed 8" wall thickness. |
| (4) <i>Complete Plans</i> (all trades) still need to be submitted for review on Flat Rate Fees as required . |

Continued: Section 7 – Residential Permits

(Step 4) - Total Project Fee

To determine the *Total Project Fees*, add any applicable miscellaneous fees such as Work without Permit Fee, as well as ~~Residential Zoning Review, Rural Addressing, and any other departmental fees~~ to the *Total Building Permit Fee*. ~~Please refer to the current Planning and Zoning Fee Schedule for all non-Building Code related permit fees.~~

When the County's consulting engineer is utilized for plan reviews or meetings, the owner will pay the full cost charged to the County by the consulting engineer.

Example

1. 2,000 square foot R-3 occupancy type VB construction Building @\$91.50 square foot = \$183,000.00 Valuation
2. $\$1027.00 + (\$7.00 \times 83 = \$581) = \$1,608.$ (fee amount)
3. Plan Review Fee (65% of fee amount) = $\$1,608.00 + \$1,045.20 = \$2,653.20$ Total Building Permit Fee
4. Add on any additional or miscellaneous fees (e.g. residential septic \$235) + $\$235 = \2888.20
5. = $\$2,888.20$ Total Project Fee

Section 8 – Non-Residential Permits

Miscellaneous Fees

Replacement of Job Permit / Sign-Off Card	\$75
Re-Inspection Fee	\$75
Building Permit Renewal Fee	\$50
Investigation Fee	\$50
Courtesy/Utility Compliance Fee	\$100 \$25
Inspections for which no Fee is specifically listed <u>such as Courtesy or Investigation</u>	\$104 50 per hour hrs. min. (1 hour minimum)
Inspections outside normal business hours	\$170 100 per hour (2 hrs. min. hour's minimum)
Review of drainage reports, traffic analyses or other engineering reports	Same fee as listed under Subdivisions
Non-Residential Development Comment Resolution Meetings	\$150 each
However, if the County's consulting engineer commented on the Development Plan and participates in the meeting, the developer will pay the full costs charged to the County by the consulting engineer, typically an additional \$350 per meeting which includes travel expenses.	

Zoning

Non-Residential Uses

Change of Use	\$150
Accessory structures	\$100

Flat Rate Fees – Trade Permits

Water Heater <u>Cooler, Furnace, Air Conditioner, and Water Heater – Involving Utility Change</u>	<u>Per Construction Value</u> \$50
Service Entry (<u>Electrical</u>)	<u>Per Construction Value</u> \$50

Continued: Section 8 – Non-Residential Permits

Continued: Trade Permits

Miscellaneous Mechanical, Plumbing, and Electrical & Fire	<u>Per Construction Value</u> \$50
Cooler, Furnace, Air Conditioner	\$50
Swimming Pool <u>and/or Spa</u> (Includes barrier)	<u>Per Construction Value</u> \$100
Spa	\$50
Fireplace	<u>Per Construction Value</u> \$50
<u>Fire Sprinkler and Fire Alarms</u>	<u>Per Construction Value</u>
<u>Solar/PV Systems, Consulting Fees May Apply</u>	<u>Per Construction Value</u>
<u>Wind Generating Systems, Consulting Fees May Apply</u>	<u>Per Construction Value</u>
Walls and Fences & Retaining Walls	<u>Per Construction Value</u> \$50

Sign Permits

<u>Signs, Digital Signs, Billboards</u> 300 square feet or more	<u>Per Construction Value</u> \$100
Signs less than 15 square feet in size	\$30
All other sign permits	\$60

Temporary Permits

Temporary Uses	\$30
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All Other Non-Residential Uses

Mobile Home And RV Parks	\$200 + \$10/space
Floor Area 0 – 9,999 square feet	\$150
Floor Area 10,000 square feet & greater	\$300

Continued: Section 8 – Non-Residential Permits

Building Code Fees

Permit and Plan Review

There is a four-step process to determine the *Total Project Fee* amount.

First: The total valuation of the proposed construction work needs to be established. For *New-Structures and Additions* this is determined by the square foot size and construction type of the structure (measured from the exterior) using the [International Code Councils Building Valuation Data/CC-Cost-Schedule](#) that follows. In the case of *Remodeling Work* it would be based on the documented material and labor costs of the project.

Second: A *Building Permit Fee* is then applied to the valuation of the construction work, obtained in Step One below from the *Commercial Building Permit Fee Schedule* listed. ~~The only exception would be when a Flat Rate Fee can be applied to the work, from the Flat Rate Fee chart.~~

Third: A *Plan Review Fee* (a percentage of the Building Permit Fee) is added when a project requires *Plan Review*; ~~the exception again is when a Flat Rate Fee applies to the work. The Flat Rate Fee already includes the standard Plan Review Fee. This will be the Total Building Permit Fee.~~

Fourth: Apply [Non-Residential Commercial Zoning Review, Rural Addressing](#) and other applicable fees to the *Total Building Permit Fee* to determine the *Total Project Fee*.

(Step 1) - Determination of Construction Values

New – Non-Residential and Other than One and Two Family Structures – Valuation Rates

All new Structures, other than those that are One and Two Family Residential Structures, shall have the square foot valuation applied that is listed on the most current published International Code Councils [Building Valuation Data- 'Construction Cost Schedule'](#), ~~released semi-annually,~~ based on the type of construction.

Note: The Commercial Construction Values listed for New complete structures & additions ~~and the Flat Rate Fees that follow,~~ include the permit fees for the entire project, including miscellaneous trades (e.g. Electrical, Plumbing and Mechanical).

Non-Residential Remodel Work and Phased Construction – Valuation:

Repairs, Alterations, Renovations, Restorations, Shell Only Structures and Tenant Fit-Ups	Use Contract Value *
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* [Projects](#) shall have values determined by proven actual project cost documents (copy of signed Contracts and/or Material and Labor estimates based on fair market retail value). These Material and Labor values should include all trade costs (e.g. Carpentry, Electrical, Plumbing, and Mechanical).

Continued: Section 8 – Non-Residential Permits

Square Foot Construction Costs a, b, c, d

Group (2015 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	233.95	225.89	220.42	211.39	198.92	193.15	204.70	181.63	174.97
A-1 Assembly, theaters, without stage	214.40	206.35	200.88	191.84	179.53	173.76	185.16	162.23	155.58
A-2 Assembly, nightclubs	182.86	177.56	173.06	166.05	156.54	152.22	160.22	141.73	136.94
A-2 Assembly, restaurants, bars, banquet halls	181.86	176.56	171.06	165.05	154.54	151.22	159.22	139.73	135.94
A-3 Assembly, churches	216.47	208.41	202.95	193.91	181.79	176.02	187.23	164.50	157.85
A-3 Assembly, general, community halls, libraries, museums	180.57	172.51	166.04	158.00	144.89	140.11	151.32	127.59	121.94
A-4 Assembly, arenas	213.40	205.35	198.88	190.84	177.53	172.76	184.16	160.23	154.58
B Business	186.69	179.79	173.86	165.19	150.70	145.02	158.70	132.31	126.48
E Educational	197.52	190.73	185.77	177.32	165.32	156.97	171.23	144.39	140.26
F-1 Factory and industrial, moderate hazard	111.86	106.71	100.58	96.68	86.77	82.81	92.61	72.75	68.09
F-2 Factory and industrial, low hazard	110.86	105.71	100.58	95.68	86.77	81.81	91.61	72.75	67.09
H-1 High Hazard, explosives	104.68	99.53	94.40	89.50	80.80	75.84	85.43	66.78	N.P.
H234 High Hazard	104.68	99.53	94.40	89.50	80.80	75.84	85.43	66.78	61.12
H-5 HPM	186.69	179.79	173.86	165.19	150.70	145.02	158.70	132.31	126.48
I-1 Institutional, supervised environment	187.63	181.26	176.01	168.60	155.33	151.11	168.69	139.15	134.82
I-2 Institutional, hospitals	314.17	307.27	301.34	292.67	277.18	N.P.	286.18	258.79	N.P.
I-2 Institutional, nursing homes	217.67	210.77	204.84	196.17	182.68	N.P.	189.68	164.29	N.P.
I-3 Institutional, restrained	212.42	205.52	199.59	190.92	177.93	171.25	184.43	159.54	151.71
I-4 Institutional, day care facilities	187.63	181.26	176.01	168.60	155.33	151.11	168.69	139.15	134.82
M Mercantile	136.25	130.95	125.45	119.44	109.43	106.11	113.60	94.63	90.83
R-1 Residential, hotels	189.35	182.99	177.74	170.33	156.80	152.58	170.42	140.62	136.29
R-2 Residential, multiple family	158.84	152.48	147.23	139.81	127.05	122.83	139.91	110.87	106.54
R-3 Residential, one- and two-family ^d	148.17	144.14	140.42	136.90	131.89	128.41	134.60	123.40	116.15
R-4 Residential, care/assisted living facilities	187.63	181.26	176.01	168.60	155.33	151.11	168.69	139.15	134.82
S-1 Storage, moderate hazard	103.68	98.53	92.40	88.50	78.80	74.84	84.43	64.78	60.12
S-2 Storage, low hazard	102.68	97.53	92.40	87.50	78.80	73.84	83.43	64.78	59.12
U Utility, miscellaneous	80.38	75.90	71.16	67.61	60.99	57.00	64.60	48.23	45.92

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$21.00 per sq. ft.

Continued: Section 8 – Non-Residential Permits

(Step 2) - Determination of Building Permit Fee to Be Applied

After the *Valuation* of the proposed construction work has been determined by one of the approved methods, a *Building Permit Fee* is then applied from the below *Fee Schedule*. *Be sure to apply the Flat Rate Fees that are listed below, when applicable.*

For ~~e~~C~~onstruction~~ ~~b~~B~~egun~~ ~~w~~W~~ithout~~ a ~~p~~P~~ermit~~.

Additional Permit Fee Minus Plan Review*

*Whenever any work for which a permit is required by the building code has been commenced without first obtaining said permit, a *Work without Permit* fee is required for the amount equal to the *Building Permit Fee*, in addition to the normal required permit fee, with a minimum penalty of \$100.00 and a maximum of \$2500.00.

Building Permit Fee Rate Schedule – Appendix L 2012 IRC

Total Valuation of Work	Fee Amount
\$1 to \$500 Base Permit Fee (up to \$1000.00 work value)	\$24.00 21.00
\$1000 \$501 to \$2,000	\$24.00 34.75 for the first \$500 1000 ; plus \$3.00 2.75 for each additional \$100, or fraction thereof, <u>up to and including \$2,000</u>
\$2,001 to \$40,000 25,000	\$69.00 62.25 for the first \$2,000; plus \$11.00 12.50 for each additional \$1,000, or fraction thereof, <u>up to and including \$40,000</u>
\$40,001 25,001 to \$100,000 50,000	\$487.00 349.75 for the first \$40,000 25,000 ; plus \$9.00 for each additional \$1,000, or fraction thereof, <u>up to and including \$100,000</u> .
\$100,001 50,001 to \$500,000 100,000	\$1,027 574.75 for the first \$100,000 50,000 ; plus \$7.00 6.25 for each additional \$1,000, or fraction thereof, <u>up to and including \$500,000</u> .
\$500,001 100,001 to \$1,000,000 500,000	\$3,827.00 887.25 for the first \$500,000 100,000 plus \$5.00 for each additional \$1,000, or fraction thereof, <u>up to and including \$1,000,000</u> .
\$1,000,001 500,001 to \$5,000,000 1,000,000	\$6,327.00 2,887.25 for the first \$1,000,000 500,000 plus \$3.00 4.25 for each additional \$1,000, or fraction thereof, <u>up to and including \$5,000,000</u> .
\$5,000,001 1,000,001 & <u>Up and over</u>	\$18,327 5012.25 for the first \$5,000,000 1,000,000 ; plus \$1.00 2.75 for each additional \$1,000, or fraction thereof.

Continued: Section 8 – Non-Residential Permits

(Step 3) - Plan Review Fee

Plan Review Fees are in addition to Permit Fees and are based on a percentage of the Building Permit Fee charged. The review fee charged reflects the time spent in the review of construction plans and submittal information. The *Plan Review Fee* entitles the applicant to three submissions and reviews of the documents submitted. If the applicant is unable to obtain approval of his application with these three attempts, an additional plan review fee rate of \$50.00 per hour (1 1/2 hour min) will be assessed as noted below.

Non-Residential Plan Review <u>Fee</u> (Includes three reviews)	65% 40% of the Building Permit Fee (Included Residential Multi-Family over four plex)
Additional Plan Review Fees: Required by changes, additions or revisions to plans as requested by the applicant; or for those required reviews in addition to the three reviews allowed under the <i>Plan Review Fee</i> <u>listed above</u> .	\$50.00 per hour (1 1/2 hour minimum)

Building Permit and Plan Review Notes

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|---|
| (1) No subsequent step in the permit process shall be undertaken without all fees being paid. |
| (2) Whenever any work for which a permit is required by the building code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. A <i>Work without Permit Fee</i> shall be collected whether or not a permit is then or subsequently issued. The <i>Work without Permit</i> fee is an amount equal to the <i>Building Permit Fee</i> , in addition to the normal required permit fee, with a minimum penalty of \$100.00 and a maximum of \$2,500.00. |
| (2) Complete Plans (all trades) still need to be submitted for review on Flat Rate Fees as required . |

(Step 4) - Total Project Fee

To determine the *Total Project Fees*, add any applicable miscellaneous fees such as Work without Permit Fee, as well as ~~Commercial Zoning Review, Rural Addressing, and~~ any other departmental fees to the *Total Building Permit Fee*. ~~Please refer to the current Planning and Zoning Fee schedule for all non-building Code related permit fees.~~
When the County's consulting engineer is utilized for plan reviews or meetings, the owner will pay the full cost charged to the County by the consulting engineer.

Continued: Section 8 – Non-Residential Permits

Example

1. 2,000 square foot B occupancy type VB construction Office Building @\$121.32 square foot = \$242,640.00 Valuation
2. $\$1,027.00 + (\$7.00 \times 143 = \$1,001.00) = \$2,028.00$ fee amount
3. Plan Review Fee (65% of fee amount) = $\$1,318.20 + \$2,028.00 = \$3,346.20$ Total Building Permit Fee
4. Add on any additional or miscellaneous fees (e.g. non-residential septic \$600) = $\$600 + \$3,346.20 = \$3,946.20$
5. = $\$3,946.20$ Total Project Fee

Section 9 – Zoning – Code Compliance Enforcement

Zoning Permits Surcharge – For Construction begun without a permit

Permit Issued Before First Enforcement Letter	\$ 25
Permit Issued After First Enforcement Letter	\$100
Permit Issued After Second Enforcement Letter	\$200
Permit Issued After Notice of Hearing	\$400
Mobile/Manufactured Home Surcharge	\$120
Hearing Officer Appeal Fee	\$300

Section 10 – Planning

Special Uses

Special Use Authorization	\$300 (hearing fee) + permit fee
Special Use Authorization with Concurrent Rezoning Application	\$75 (hearing fee) + permit fee
Subsequent Appeal to the Board of Supervisors	\$300
Review of drainage reports, traffic analyses or other engineering reports	Same fee as listed under Subdivisions

Continued: Section 10 – Planning

Modifications and/or Extensions

Modifications of Approved conditions or requests for extensions other than as specified herein	\$150
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Comprehensive Plan Amendments

Establishment of new growth area.	\$500
Expansion of existing growth area and/or amendment of plan area designation	\$200
Review of drainage reports, traffic analyses or other engineering reports	Same fee as listed under Subdivisions

Master Development Plans

0 - 10 acres	\$400
11 - 40 acres	\$500
41 - 100 acres	\$600 + \$10/acre
101 + acre	\$800 + \$10/acre maximum \$8,000

Any required special advertising or environmental analysis	Applicant will pay actual additional costs
Review of drainage reports, traffic analyses or other engineering reports	Same fee as listed under Subdivisions

Amendment of Conditions Or Policies Of Adopted MDP

Other than substantial amendments requiring re-advertising.	\$200
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Continued: Section 10 – Planning

Zoning Amendments

Amendment of Zoning Regulations (per amendment)	\$250
Rezoning to Less Intensive District	\$250
Rezoning in Conformance with Adopted Master Development Plan	\$250
to SM-174, SM-87	\$250
to RU-2	\$350 + \$2/acre (\$1,000 max.)
to SR, R, SM-36, SM-18, SM-9	\$400 + \$10/acre (\$2,500 max.)
to All Other Districts	\$400 + \$15/acre (\$3,500 max.)
Review of drainage reports, traffic analyses or other engineering reports	Same fee as listed under Subdivisions

Board of Adjustment

Variances	\$300
Appeal of Interpretation/Decisions of Zoning Inspector (Fee will be refunded if the appeal is upheld)	\$150

Other Fees

Lot Development Modification Fee	\$75
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Rural Addressing Fees

Filing of Road Naming/Renaming Petition (This fee is waived if action is initiated by Rural Addressing)	\$150
Fee per Road Sign Changed by Petition (This fee is waived if action is initiated by Rural Addressing)	\$135
Atlas CD	\$20
Rural Addressing Review Fee <u>This fee accompany all permit applications & is non-refundable (does not apply only applies to city permits.</u>	\$15

Section 11 – Planning - Subdivisions

Tentative Plat Fee

\$650+ \$20 per lot (Covers 1st & 2nd review-\$150 for each additional review). Covers the costs of County staff participation in one Subdivision Committee meeting. However, if the County's designated consulting engineer commented on the plat and participates in the meeting, the subdivider will pay the full cost charged to the County by the consulting engineer, typically \$350 per meeting which includes travel expenses. See below if additional such meetings are required.

Improvement Plan Review Fee

No charge if Improvement Plans are self-certified by a professional Civil Engineer registered to practice in the State of Arizona. If plans are submitted for County review, the fee would be \$126 per sheet if qualified County staff is available to review them. If necessary, the County will submit plans to the County's designated consulting engineer for their review and the full cost of this review will be paid by the subdivider, typically \$200 per sheet. The subdivider may elect to pay a fee for an "expedited review" of the plans by the County's consulting engineer; the cost for this review would be double the normal fee charged by the consultant, typically \$400 per sheet, and the timeframe for the consultant's expedited review would be half the normal time, typically, less than one week.

Final Plat Fee

\$650 + \$10 per lot (50% to Highway & Floodplain) (Covers 1st & 2nd review-\$150 for each additional review). Covers one Subdivision Committee meeting. However, if the County's designated consulting engineer commented on the plat and participates in the meetings, the subdivider will pay the full cost charged to the County by the consulting engineer, typically \$350 per meeting which includes travel expenses. See below if additional such meetings are required.

Minor Expedited Subdivision Fee

No initial fee, although other fees may apply (e.g. floodplain, drainage, waivers).

Continued: Section 11 – Planning - Subdivisions

Drainage Report Review

\$350 for the 1st and 2nd review plus \$~~175~~¹¹⁶ for each additional review of subsequent revised reports if the reports are reviewed by County staff. ~~If necessary,~~ At the department's discretion, the County will submit the report to the County's designated consulting engineer and the full cost of their review will be paid by the subdivider/developer, ~~typically \$500 per review.~~

Subdivision Committee Meetings

No charge for pre-application review of basic or conceptual plats by County staff. The initial Tentative Plat and the Final Plat fee covers the costs of one required Subdivision Committee Meeting each. Any additional necessary Subdivision Committee meeting(s) will require an additional \$150 per meeting for County staff participation. If the County's consulting engineer commented on the plat and participates in the meeting, the subdivider will pay the full costs charged to the County by the consulting engineer, typically an additional \$350 which includes travel expenses.

Traffic Impact Analyses (TIA) or Traffic Study Review

\$~~350~~³²⁰ for the 1st and 2nd review, plus \$~~175~~¹⁰⁷ for review of each subsequent revision if the report is reviewed by County staff. ~~If necessary,~~ At the department's discretion, the County will submit the report to the County's designated consulting engineer and the full cost of their review will be paid by the subdivider/developer, ~~typically \$500 per review.~~

Other Subdivision Fees

Health Subdivision Plan Review	\$200
Tentative Plat Time Extensions	\$500
Waivers from Subdivision Regulations	\$100 per waiver
Amended Plats	\$300
Assurance Agreement Time Extensions	\$500
Substitution of Assurance Agreement	\$300
Plat Abandonments	\$300
Appeals	\$300
Inspection of Private Roads	\$50 per hour

Adopted 09/14/87, Resolution 87-77
Amended 11/21/88, Resolution 88-98
Amended 08/02/93, Ordinance 008-93 and Ordinance 009-93
Amended 10/18/93, Ordinance 010-93
Amended 06/05/95, Ordinance 019-95
Amended 10/04/99, Resolution 99-68
Amended 12/18/01, Resolution 01-80
Amended 05/27/03, Resolution 32-03
Amended 08/05/03, Resolution 03-52
Amended 06/22/04, Resolution 04-41
Amended 01/13/09, Ordinance 037-09
Amended 5/19/09, Ordinance 038-09

2018 Combined Fee Schedules With All Proposed Changes