

APACHE JUNCTION CITY CODE, VOL. I, CHAPTER 4: FEES, ARTICLE 4-4: DEVELOPMENT SERVICES FEES.

Approved March 19, 2019 / Effective July 1, 2019

FEE TYPE	Unit	Fee
§ 4-4-1 Building Permit Fees		
ADMINISTRATIVE FEES		
Construction Board of Appeals	per appeal	\$250
Building Code Modification	per request	\$250
Building Code Studies	per hour	\$150
Written Documentation of Code Compliance (2 hours for inspection, 2 hours for research, 2 hours for report)	per request	\$750
Investigation Fee for Construction performed prior to permit issuance. Minimum (min.) fee \$250, not to exceed \$2,500.	per incident (\$250.00 min.)	100% of related permit fee
Outside Consultation Services		cost + \$100
Minimum Administrative Fee (Admin. Fee)	per application	\$40
Floodplain Administration Fee- applicable to all building permits issued in the A, AE and AH, (1%) flood zones	per permit	\$50
Floodplain Elevation Certificate Review (City Engineer)	per permit	\$250
Floodplain Base Flood Elevation Determination (City Engineer)	per occurrence	\$200
TECHNOLOGY AND GIS FEES		
Mechanical, Electrical and Plumbing (stand alone permits) Technology Fee	per permit	2% of permit fee
Residential 1&2 Family Technology Fee	per permit	2% of building permit fee
Commercial (Industrial) Technology Fee	per permit (\$750 max.)	3.5% of building permit fee
GIS fee- all new building or addition permits	per permit	\$25
PLAN REVIEW		
Minimum Plan Review Fee (max. 30 minutes)	min.	\$55
Additional Plan Review Fee (min. 1 hr.)	per hour	\$110
Hourly Plan Review Fee	per hour	\$110
Deferred Submittal Review (deferment approved before application submittal)		
Commercial (1 hr. min. + admin. fee) each additional hr. \$110	min.	\$150
Residential (0.5 hr. min. + admin. fee) each additional 0.5 hr. \$55	min.	\$95

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PLAN REVIEW-continued	Unit	Fee
Commercial Plan Revision after permit issuance (min. 1 hr. + admin. fee) Each additional hr. at \$110	min.	\$150
Residential Plan Revision after issuance (min. 0.5 hr. + admin. fee) Each additional 0.5 hr. at \$55.	min.	\$95
Permit Revision (change contractor, owner, etc.) min. 1 hr.	per hour	\$40
Permit Cancellation	each	\$40
Replication of Plans (when approved by Registered Design Professional "RDP") plus cost	each set	\$40
Stamping of additional sets (after 2)	each set	\$50
INSPECTION		
Inspections (Insp.)- Fridays (1.5 hr. min.; scheduled by Tues. prior)	per hour	\$90
Inspections - Weekends (Fri., Sat., Sun. 3 hr. min.; Holidays 4 hr. min.)	per hour	\$90
Inspections - Outside Office Hours Mon-Thurs. (1.5 hr. min.)	per hour	\$90
Reinspection- Same day (max. of 1) mandatory fee	per inspection	\$90
Reinspection- next day (inspector discretion)	per inspection	\$75
Miscellaneous Inspection (includes courtesy inspections)	per hour	\$90
OCCUPANCY		
Certificate of Installation- Manufactured Home (replacement, or requested more than 8 days after final)	per request	\$40
Certificate of Completion- Residential (replacement, or requested more than 8 days after final)	per request	\$40
Certificate of Completion- Commercial Shell (replacement, or requested more than 8 days after final)	per request	\$80
Certificate of Occupancy- New Commercial (replacement, or requested more than 8 days after final)	per request	\$100
Certificate of Occupancy- Tenant Improvement (replacement, or requested more than 8 days after final)	per request	\$80
Change of Occupancy (no work proposed or required)	per request	\$150
Temporary Certificate of Occupancy (maximum 30 days; no more than 2 renewals)	per request	\$200

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ONE AND TWO FAMILY RESIDENTIAL	Unit	Fee
New Residential 1 & 2 Family (1 story- per square foot (sq. ft.) under roof)	per sq. ft. (\$850 min.)	\$1.20
Each Additional Story and/or basement	per sq. ft.	\$1.05
Occupied Roof	per sq. ft.	\$0.80
Approved Master Plan related permit	new residential 1 & 2 family building permit fee times 80% (.80)	
Residential Addition- 1 to 3 stories each floor	per sq. ft. (\$425 min.)	\$1.05
Residential Addition- add additional story above existing	per sq. ft. (\$535 min.)	\$1.20
Res. Accessory Dwelling (Guest House)	per sq. ft. (\$475 min.)	\$1.20
Each Additional Story and/or basement	per sq. ft.	\$1.05
Occupied Roof	per sq. ft.	\$0.80
Residential Interior Remodel	per sq. ft. (\$145 min.)	\$0.60
Residential Convert carport or garage to living space (habitable)	per sq. ft. (\$195 min.)	\$0.75
Patio Cover/Arizona Room- unconditioned (65% glass)	per sq. ft. (\$280 min.)	\$0.95
Patio/Porch Roof Only attached to 1-2 family dwelling (no walls)	per sq. ft. (\$240 min.)	\$0.80
Residential Accessory- unenclosed (ramada, carport)	per sq. ft. (\$280 min.)	\$0.85
Res. Accessory- enclosed 241 sq. ft. or larger (detached garage/other)	per sq. ft. (\$425 min.)	\$1.00
Accessory structure (over 120 sq. ft. less than 241 sq. ft.)(no MEP)(2 insp.)	flat	\$190
Accessory structure (over 120 sq. ft. less than 241 sq. ft.)(with any MEP)(3 insp.)	flat	\$240
Residential Swimming Pool/spa- in ground	per sq. ft. of max width x max length (min. \$300)	\$0.90
Residential Swimming Pool- above ground; pre-fabricated spas (1 insp.)	flat	\$100
Residential Spa- in ground (2 insp.)	flat	\$250
Residential Roof replacement (1 insp.)	flat	\$90
Residential Building Relocation- new foundation	per sq. ft. (\$450 min.)	\$0.30
Residential Exterior Stucco- not originally stucco (2 insp.)	flat	\$200
Residential Window Replacement (1 insp.)	flat	\$150

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PARK MODELS- (RV's not designed for constant movement)	Unit	Fee
Park Model Set- permanent connections (HVAC requires separate permit)	flat (per unit)	\$300
Park Model- patio cover/arizona room- unconditioned	per sq. ft. (\$280 min.)	\$0.95
Park Model Addition- conditioned (no kitchen allowed)	per sq. ft. (\$425 min.)	\$1.05
Park Model- Awning	per sq. ft. (\$240 min.)	\$0.80
Park Model convert storage shed to laundry	flat (per space/lot)	\$140
Park Model Remodel	<i>not allowed</i>	-
Park Model Exterior Stucco	<i>not allowed</i>	-
MANUFACTURED HOME/FACTORY BUILT BUILDINGS		
Manufactured Home (MH) Set (includes 3 inspections; add. inspections \$120.00)	Fee based on State of Arizona Department of Housing Fee Schedule for current fiscal year.	\$360
MH A/C Installation	(see Mechanical)	-
MH, FBB residential, Zoning Review Fee	each MH, FBB res.	\$55
MH Awning	per sq. ft. (\$240 min.)	\$0.80
MH- addition to- see Residential Addition	-	-
MH Remodeling- repair 100 sq. ft. of area maximum (2 insp.) (for area greater than 100 sq. ft. see residential interior remodel)	flat	\$200
Factory Built Building (FBB) Residential Set (includes 3 inspections; add. inspections \$120)	Fee based on State of Arizona Department of Housing Fee Schedule for current fiscal year.	\$450
FBB Commercial Set per linear foot (LF) per story (includes 3 inspection; add. inspections \$120)	Fee based on State of Arizona Department of Housing Fee Schedule for current fiscal year.	\$4.50
Zoning Review for a FBB commercial building (min. 1 hr.)	per hr.	\$110
Temporary Sales Trailer Set (3 insp.)	flat	\$360
Temporary Sales Trailer Zoning Review fee	flat	\$55
MH Exterior Stucco (engineering is required) (3 insp.)	flat	\$500

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COMMERCIAL (INDUSTRIAL)	Unit	Fee
Valuation (val.) for Commercial construction to be determined per the August 2018 ICC Building Valuation Table. Using the corresponding valuation determined based on the proposed occupancy and type of construction multiplied by the square footage of each floor under roof.		
New Commercial Building	total val. (\$300 min.)	1.20%
Commercial Building Shell Only	80% of total val. (\$300 min.)	1.20%
Commercial Building Foundation only (not deducted from building permit fee)	15% of total val. (\$300 min.)	1.20%
Tenant Improvement (TI)– Vanilla/Minor work	10% of total val. (\$225 min.)	1.20%
Tenant Improvement/Shell Buildout (TI)	25% of total val. (\$300 min.)	1.20%
Commercial Roof Replacement (use 50% of occupancy "U", Type VB for val.)	total val. (\$225 min.)	1.00%
Commercial Remodel- Interior	20% of total val.	1.00%
Commercial Addition	total val. (\$300 min.)	1.10%
Commercial Remodel- Exterior (4 insp.)	flat	\$400
Commercial Exterior Stucco- not originally stucco (3 insp.)	flat	\$350
Commercial Accessory Structure- (occupancy S-2, Type VB)	total val. (\$350 min.)	1.00%
Public/Semi-Public Swimming Pool	per sq. ft. of max. width by max. length (\$355 min.)	\$1.00
Public/Semi- Public Spa (3 insp.)	flat	\$355
Commercial Kitchen Ventilation and Exhaust System- Type 1 Hood (not a part of another permit) (3 insp.)	flat (per hood)	\$355
Sign Permit-no electrical (1 insp.)	flat	\$150
Sign Permit- with electrical (2 insp.)	flat	\$225
ABOVE GROUND STORAGE TANKS		
Flammable/Combustible Storage Tanks 1001 gallons to 2000 gal. (3 insp.)	flat	\$700
Flammable/ Combustible Storage Tanks over 2000 gal. (4 insp.)	flat	\$1,000
DEMOLITION		
One/Two Family Residential (1 insp.)	flat	\$120
Residential Accessory (1 insp.)	flat	\$100
Commercial/Non-residential (including interior demo separate from remodeling, tenant improvement permit) (2 insp.)	flat	\$240
MISCELLANEOUS		
Construction Trailer (1 insp.)	flat	\$150
Walls– retaining wall over 48 inches from top of wall to bottom of footer; themed, perimeter and privacy over 6 feet in height	per LF (\$170 min.)	\$1.60
Fences– block, wood, wrought iron, chain-link, other privacy, etc., over 6 ft. in ht.	per LF (\$100 min.)	\$1.10

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ELECTRICAL	Unit	Fee
Electrical meter clearance existing service- residential	per service	\$100
Electrical meter clearance existing service- commercial	per service	\$125
New/replace/upgrade one/two-family res. service not greater than 200 amps	per service	\$200
New/replace/upgrade one/two-family res. service greater than 200 amps	per Amp (\$220 min.)	\$1.00
Electrical panel derate, residential	per service	\$100
New/replace/upgrade multifamily res. service not greater than 800 amps- base \$220 plus \$50 per meter	per building	\$220
New/replace/upgrade commercial electrical service not greater than 200A	per service	\$250
New/replace/upgrade commercial electrical service greater than 200A- base \$310 plus \$1.20 per Amp plus \$50 per meter	per Amp (\$310 min.)	\$1.20
New/replace/upgrade pedestal for Manufactured Home, Park Model or RV space not over 200A (for over 200 amp follow one & two family fees)	per service	\$200
Electrical repair/branch circuit or lighting additions residential includes 1 inspection- base \$120 (additional inspections \$75 per)	per dwelling unit	\$120
Electrical repair/branch circuit or lighting additions commercial (1 inspection)	per building or tenant space	\$150
Temporary Electrical Service for new construction- included in building permit fee	-	included
Temporary Electrical Service not associated with a permitted project- (1 insp.)	per meter	\$150
Generator, permanent residential, includes transfer switch	per dwelling unit	\$200
Generator, permanent commercial, includes transfer switch- base \$250 plus \$.10 watt above 20000 watts	per Watt (\$250 min.)	\$0.10
Photovoltaic System, Residential, no storage battery	per dwelling unit	\$170
Photovoltaic System, Residential with storage battery	per dwelling unit	\$225
Photovoltaic System, Residential modification	per change	\$55
Photovoltaic System, Commercial no storage battery up to 50 Kilowatts (add 1 hour plan review for storage \$110)	per location	\$300
Photovoltaic System, Commercial no storage battery, 51- 100 Kilowatts (battery- add \$110)	per location	\$500

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MECHANICAL/FUEL GAS	Unit	Fee
Commercial HVAC- replace existing RTU, less than 2000 cfm (plus \$100 each additional unit on same building)	per building or unit	\$200
Commercial HVAC- replace existing RTU, greater than 2000 cfm (plus \$100 each additional unit on same building)	per building or unit	\$300
Commercial HVAC add new RTU, unit less than 2000 cfm	per building or unit	\$300
Commercial HVAC add new RTU unit 2000 cfm or greater	per building or unit	\$400
Residential new heat pump, air conditioner, mini-split for Park Model, Manufactured Home, Single family dwelling (1 insp.)	flat	\$150
Commercial Gas clearance	per meter	\$125
Commercial install gas storage tank- \$0.50 per liquid gallon above 250 gallons	per gallon (\$250 min.)	\$0.50
Residential Gas clearance (1 insp.)	flat	\$100
Residential install new gas storage tank (100-500 gallon) (2 insp.)	flat	\$150
Residential gas line addition, repair or replace up to 50 feet (plus \$25 each additional 50 foot increment)	per 50 ft. (\$115 min.)	\$25
Commercial gas line addition, repair or replace up to 50 feet (plus \$30 per 50 foot increment)	per 50 ft. (\$200 min.)	\$30
PLUMBING		
Interior water repipe includes admin. fee and 2 inspections	per dwelling unit	\$200
Septic Abandonment no sewer connection	per tank	\$100
Septic Abandonment with sewer connection	per dwelling unit	\$175
Water Heater, Residential- change fuel/energy source, change type- tank to tankless, change location	per dwelling unit	\$100
Water Heater, Commercial- change fuel/energy source, change type- tank to tankless, change location	per building or unit	\$155
CO2 tanks and piping in existing building	per building or unit	\$200
Used grease collection system- tank and piping in existing building	per building or unit	\$300
Grease, lint, oil or other interceptor for an existing building.	min.	\$300
Residential remodel bathroom when replacing minimum 3 fixtures, or change shower type (each additional in same house or unit \$75)	min.	\$250
Residential relocate toilet or shower not on a slab	per dwelling unit	\$100
Commercial restroom remodel- includes 2 sinks, 2 toilets; add. fixtures- \$30 ea.	min.	\$300
Residential roof mounted solar water heater	per dwelling unit	\$170

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§ 4-4-2 Grading Permit Fees	Unit	Fee
Single Family Residential Lot- outside of a subdivision not exceeding 1,000 cubic yards	flat (includes plan review)	\$150
Commercial Development- individual lot- commercial/industrial/multifamily- under an acre (plan review fee collected at improvement plan review submittal)	flat (includes plan review)	\$350
Commercial Development- individual lot- commercial/industrial/multifamily- over an acre (plan review fee collected at improvement plan review submittal)	minimum(plus \$25 an acre after 1st acre)	\$350
§ 4-4-3 Planning, Subdivision and Zoning Fees		
CONDITIONAL USE PERMITS (CUPs)		
CUP (Residential use/extension/amendment)	flat	\$700
CUP (Non-residential use/extension/amendment (sign package included if submitted with CUP))	flat	\$800
Sign Package by CUP	flat	\$800
Landscape Ordinance Appeal by CUP	flat	\$600
Recording Fee	flat	\$50
ZONING/REZONING		
Rezoning	min. (plus \$50 an acre; \$5500 max.)	\$825
Planned Development (Commercial/Residential)	min. (plus \$50 an acre; \$5500 max.)	\$925
Major Amendment to Planned Development	min. (plus \$50 an acre; \$5500 max.)	\$925
Minor Amendment to Planned Development	flat	\$250
Zoning Ordinance Text Amendment	flat	\$1,300
Zoning Verification Letter	flat	\$250
Written Interpretation of Zoning Administrator	flat	\$150
Review & Letter of Non-conforming	flat	\$450
Recording Fee	flat	\$50

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APPEALS		
	Unit	Fee
Residential Variance	flat	\$500
Non-residential Variance	flat	\$750
Appeal of Zoning Administrator's Decision (Residential)	flat	\$500
Appeal of Zoning Administrator's Decision (Non-residential)	flat	\$750
Appeal of Development Fee Administrator	flat	\$350
Recording Fee	flat	\$50
DEVELOPMENT AGREEMENTS		
Development Agreement (New)	flat	\$3,075
Development Agreement (Amendment that is Developer initiated)	flat	\$1,675
Recording Fee	flat	\$50
PERMITS		
Administrative Use Permit	flat	\$25
Cargo Container/Portable Storage Permit	flat	\$100
Special Density Permit/Caretaker Unit Permit	flat	\$100
Special Density Permit annual renewal	flat	\$50
Temporary Use Permit	flat	\$250
MS4 Stormwater/Erosion Control Permit (area greater than 1 acre)		
Individual lot - outside of platted subdivision	flat	\$120
Subdivision	flat	\$1,500
SUBDIVISIONS		
Preliminary Plat	min. (plus \$21 a lot; \$2500 max.)	\$1,575
Preliminary Plat Amendment	min. (plus \$21 a lot; \$2500 max.)	\$1,575
Preliminary Plat Extension	flat	\$500
Final Plat	min. (plus \$7 a lot; \$2500 max.)	\$1,575
Final Plat Amendment/Replat	min. (plus \$7 a lot; \$2500 max.)	\$1,575
Plat Recordation Fee & Document Handling	min. (plus actual recording fee)	\$100
Minor Land Division/Land Split (includes 3 reviews; additional reviews are \$150 each)	min.	\$350
Lot Combination	flat	\$250
Lot Line Adjustment	flat	\$250

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GENERAL PLAN AMENDMENT		
	Unit	Fee
Text amendment	flat	\$1,300
Major map adjustment	min. (plus \$10 an acre; \$5500 max.)	\$1,550
Minor map amendment	Included in rezoning	-
GIS/ADDRESS FEES (Address Fee- CAD dispatch, Update GIS Layers)		
Address Change	flat	\$50
Rezoning, CUP, AUP permits	flat	\$25
Subdivision Plat	per lot	\$5
Lot Split/Combo/Lot Line Adjustment	flat	\$50
PRE-APPLICATION/SITE PLAN/SIGN PERMIT FEES		
Pre-application/Site Plan review		
Commercial Development/Subdivision Fee		
Pre-Application review	flat	\$250
Site Plan Review Fee	flat	\$1,250
Sign Permit Fees - Zoning Review		
1) Comprehensive Sign Package	flat	\$900
2) Temporary Signs- 30-90 days	flat	\$125
3) Monument/Wall	flat	\$125
4) Projecting/Blade	flat	n/c
MISCELLANEOUS FEES		
Landscape Plan Review	flat	\$150
All continuances	flat	\$250
Required public hearing notice advertising	deposit (+/- actual cost)	\$500
Administrative relief (residential)	flat	\$150
Administrative relief (commercial)	flat	\$250
Copies- 11x17	sheet	\$0.50
Copies - larger than 11x17	linear foot	\$0.19
Copies - for a commercial purpose	per page (8.5 x11)	\$0.50
Technology Fee (per application)		4%

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§ 4-4-4 Development Services Engineering Fees	Unit	Fee
TECHNICAL STUDY/DOCUMENT REVIEW FEES (3 reviews are included in base fee, additional reviews are billed at \$110 per hr. with 1 hr. min.)		
Drainage reports	lump sum	\$400
Water analysis report	lump sum	\$300
Sewer analysis report	lump sum	\$300
Traffic impact statement	lump sum	\$200
Traffic impact analysis	lump sum	\$500
Geotechnical report	lump sum	\$250
Engineer's cost estimate	lump sum	\$200
SLID documents	lump sum	\$750
ROW/easement dedication documents	lump sum	\$300
Map of Dedication	lump sum	\$300
FPE extinguishment/ROW abandonment	lump sum	\$400
ENGINEERING PLAN REVIEW FEES (3 reviews are included in base fee, additional reviews are billed at \$110 per hr. with 1 hr. min.)		
ALTA/ACSM survey	lump sum	\$140
Preliminary Plat	lump sum	\$900
Final Plat	lump sum	\$900
Onsite improvement plans (Cover sheet, notes sheet(s), G&D, utilities, details, street improvements, SWPPP)	per sheet	\$250
Offsite improvement plans (G&D, utilities, details, street improvements, street lights, traffic signals, SWPPP)	per sheet	\$250
Offsite special provisions	lump sum	\$450
FEMA SFHA review	lump sum	\$450
Revisions to approved plans	per sheet	\$200
Onsite As-Built plan review	per sheet	\$40
Offsite As-Built plan review	per sheet	\$40

AUGUST 2018 ICC Building Valuation Table

City of AJ adopted 03.19.19

Occupancy Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1- Assembly, theaters, with stage	244.21	236.18	230.55	221.01	207.82	201.82	214.02	189.83	182.71
A-1- Assembly, theaters, without stage	223.45	215.42	209.80	200.25	187.31	181.32	193.26	169.33	162.21
A-2- Assembly, nightclubs	190.08	184.73	180.34	172.99	163.33	158.82	166.99	147.83	142.92
A-2- Assembly, restaurants, bars, banquet halls	189.08	183.73	178.34	171.99	161.33	157.82	165.99	145.83	141.92
A-3- Assembly, churches	224.47	216.44	210.82	201.27	189.73	183.73	194.28	171.74	164.62
A-3- Assembly, general, community halls, libraries, museums	188.77	180.74	174.11	165.57	151.59	146.63	158.58	133.64	127.52
A-4- Assembly, arenas	222.45	214.42	207.80	199.25	185.31	180.32	192.26	167.33	161.21
B- Business	195.88	188.76	182.90	173.98	159.08	153.13	167.31	139.76	133.67
E- Educational	207.44	200.32	195.11	186.22	173.62	164.85	179.83	151.63	147.30
F-1- Factory and industrial, moderate hazard	115.30	109.99	103.87	99.84	89.72	85.56	95.69	73.79	69.57
F-2- Factory and industrial, low hazard	114.30	108.99	103.87	98.84	89.72	84.56	94.69	73.79	68.57
H-1- High Hazard, explosives	107.85	102.54	97.43	92.40	83.50	78.33	88.25	67.57	0.00
H234- High Hazard	107.85	102.54	97.43	92.40	83.50	78.33	88.25	67.57	62.34
H-5- HPM	195.88	188.76	182.90	173.98	159.08	153.13	167.31	139.76	133.67
I-1- Institutional, supervised environment	194.98	188.36	182.90	175.20	161.40	157.01	175.29	144.58	140.08
I-2- Institutional, hospitals	327.69	320.57	314.72	305.80	289.87	0.00	299.12	270.56	0.00
I-2- Institutional, nursing homes	227.45	220.33	214.47	205.56	191.65	0.00	198.88	172.34	0.00
I-3- Institutional, restrained	222.66	215.54	209.69	200.77	187.11	180.16	194.09	167.80	159.71
I-4- Institutional, day care facilities	194.98	188.36	182.90	175.20	161.40	157.01	175.29	144.58	140.08
M- Mercantile	141.54	136.19	130.80	124.45	114.24	110.73	118.45	98.74	94.83
R-1- Residential, hotels	196.81	190.20	184.74	177.03	162.97	158.58	177.13	146.15	141.65
R-2- Residential, multiple family	165.05	158.44	152.98	145.27	132.00	127.61	145.37	115.18	110.68
R-3- Residential, one- and two-family	154.04	149.85	145.98	142.32	137.11	133.50	139.93	128.29	120.75
R-4- Residential, care/assisted living facilities	194.98	188.36	182.90	175.20	161.40	157.01	175.29	144.58	140.08
S-1- Storage, moderate hazard	106.85	101.54	95.43	91.40	81.50	77.33	87.25	65.57	61.34
S-2- Storage, low hazard	105.85	100.54	95.43	90.40	81.50	76.33	86.25	65.57	60.34
U- Utility, miscellaneous	83.66	79.00	74.06	70.37	63.47	59.32	67.24	50.19	47.80