

Arizona law ([A.R.S. §9-499.15](#)) requires that government entities provide written notice on their website home page of the proposed new or increased taxes or fees. When the City of Apache Junction has such a change to report, it will be posted to this page 60 days prior to Council voting on such changes.

**New! Notice of Proposed Changes to Fees & Charges: Building, Grading, Planning and Zoning Administrative Fees - Development Services Department**

In accordance with A.R.S. §9-499.15, public notice is hereby given that the Apache Junction City Council will hold a Public Hearing on Tuesday, **December 3, 2019 at 7:00 p.m.** at City Hall, City Council Chambers, 300 E. Superstition Boulevard, Apache Junction, AZ 85119 to consider Ordinance #1482, proposed changes to fees & charges for the Development Services Department.

Posting Date: 9/23/2019

Building, Grading, Planning and Zoning Administrative Fees Amendments - 2019

The City of Apache Junction is proposing to amend certain building permit fees, grading fees and legal notice advertising fees and administrative fees. Fees that are being considered for amendments include creating building permit fees for art in public and private development, clarifying and amending building permit fees and grading permit fees, and amending fees for the placement of legal advertising related to Re-zonings; Planned Development/Master Planned Community Re-zonings, Conditional Use Permits; General Plan Amendments; Board of Adjustment and Appeals, and Text Amendments. Below is a listing of the proposed fee changes. (New text is highlighted and underlined. Deleted text is red and stricken.)

§4-4-3 PLANNING, SUBDIVISION AND ZONING FEES

<u>DESCRIPTION</u>	<u>LEGAL ADVERTISING FEES</u>
<u>Required public hearing notice advertising – Flat Fees</u>	<del>\$500-deposit</del> +/- actual
Board of Adjustment and Appeals	<u>\$100</u>
<u>Appeal of Zoning Administrator’s Decision (Residential)</u>	<u>Board of Adjustment and Appeals - \$100, plus \$400 (stenographer and 3rd party Attorney to represent the Board) – Total of \$500</u>
<u>Appeal of Zoning Administrator’s Decision (Non-residential)</u>	<u>Board of Adjustment and Appeals - \$100, plus \$400 (stenographer and 3rd party Attorney to represent the Board) – Total of \$500</u>

Conditional Use Permit	\$250
General Plan Amendment	\$400
Rezoning	\$1,000
Planned Development /Master Planned Community Rezoning	\$1,500
Zoning Text Amendment	\$1,000

§ § 4-4-1 BUILDING PERMIT FEES (Art in Public and Private Development)

1. Developers of any private new mixed-use and/or commercial (including retail, office, lodging, planned development) building, or the expansion of any mixed-use and/or commercial building, including all phases of a multi-phase project and including religious institutions and nonprofit organizations, shall: 1) devote an amount equal to one percent (1%) of building construction costs for the acquisition and installation of publicly accessible art with a maximum of \$100,000 per building on the development site; or 2) contribute an equal amount to city's segregated Art in Public Places Fund ("APPF"). The required expenditure shall be based on the building permit valuation which shall be confirmed by the building and safety manager.
  - a. For smaller projects a floor is established at .25 percent of the valuation for commercial projects under 5,000 square feet. Projects between 5,000 square feet and 10,000 square feet shall be .5 percent of the valuation and all other projects exceeding 10,000 square feet shall be one percent (1%) of the valuation. A ceiling is established at \$100,000 per building for larger projects.
  - b. Developers of any new multifamily building(s) of 10 dwelling units or more, and/or the expansion of any existing multifamily residential building(s) by 10 dwelling units or more, shall; 1) devote an amount equal to one percent (1%) of building construction costs for the acquisition and installation of publicly accessible art on the development site; or 2) contribute an equal amount to the city's segregated APPF. The required expenditure shall be calculated based on the total number of dwelling units in the project and the building permit valuation which shall be confirmed by the building and safety manager.
2. For new public construction projects involving construction costs over fifty thousand dollars (\$50,000), one percent (1%) of the construction cost shall be used for public art. All allocations of funds for eligible projects shall include an amount equal to one percent (1%) of the projected construction project cost at the time the project is included in the city's capital improvement program to be used for the selection, acquisition, commissioning and display of art.
3. Renovation exceeding 50% or more of the gross floor area of a mixed use and/or

§ 4-4-1 BUILDING PERMIT FEES

FEE TYPE	Unit	Fee
Park Model Set- permanent connections <u>includes up to 480 sq. ft. of attached awning</u> (HVAC requires separate permit )	flat (Per unit)	\$300
MH Awning <u>(not part of original set permit)</u>	per sq. ft. (\$240 min.)	\$0.80
MH Remodeling, Repair <del>100-sq. ft. of area maximum (2 insp.) (for area greater than 100-sq. ft see residential interior remodel)</del>	<del>flat</del>	<del>\$200</del>
Commercial Roof Replacement (use <del>50</del> 10% of occupancy "U". Type VB for	total val. (\$225 min.)	1.00%
<u>Commercial HVAC add or replace mini-split, central air or remote cooler/freezer condenser (plus \$50.00 each additional unit on same</u>	<u>per building or unit</u>	<u>\$175</u>
<u>Commercial HVAC add/replace/repair IMC required ventilation equipment</u>	<u>per building or unit</u>	<u>\$150</u>
<u>Residential water/sewer line addition/repair/replace up to 50 feet (plus \$25.00 each additional 50 foot increment)</u>	<u>per 50 ft. (\$115 min.)</u>	<u>\$25</u>
<u>Commercial water/sewer line addition/repair/replace up to 50 feet (plus \$30.00 each additional 50 foot increment)</u>	<u>per 50 ft. (\$200 min.)</u>	<u>\$30</u>
Residential relocate toilet or <u>relocate/alter</u> shower/ <del>tub not on a slab</del>	per dwelling unit	\$100

§ 4-4-2 GRADING PERMIT FEES

Single Family Residential Lot <del>;</del> outside of a subdiv <u>ision</u>	\$150 (including plan review) for up to 1,000 cubic yards
Commercial Development* individual lot - commercial/industrial/multi-family	\$350 <u>(including plan review)</u> (under 1 acre)