June 2024

Summary of the Fee Schedule

Maricopa County
Planning and Development

Background

In June 2024, the Planning and Development Department launched a new permitting solution called Permit Center. There were several impacts on the fee schedules due to the configuration of Permit Center:

1. The fee names in Permit Center had a required 50-character maximum length.
    a. This required many fees to be renamed since the existing names exceeded this character limit.
2. Fees were further renamed to help provide customers a better understanding of why each fee was assessed. In many cases, the fee codes shown in the previous permitting solution (Accela) were the only indication as to which division assessed a particular fee.
    a. For example, the fee *Approved by Administrative Review* (D1605_010) was renamed to *Drainage-Residential Admin Review* to clarify that it is for drainage.
3. In order to reduce the need for refunds due to fee changes, a small collection of fees were configured to be used in pairs. A smaller base fee would be charged and if a higher fee was needed due to an increase in review complexity, a larger upcharge fee would be added.
    a. In the previous permitting solution (Accela), this would have required a refund of the smaller base fee if it had been paid.
    b. In the Permit Center configuration, the larger upcharge fee amount was reduced by the base fee amount. The business practice is to now always assess both fees of the pair if the larger upcharge fee was needed. This results in no fee increase for the total fee of the pair.
    c. For example, the fee amount for *Drainage-Residential Engineered Review* was reduced from $360 to $300 in the Permit Center configuration. This fee will always be used in conjunction with the $60 *Drainage-Residential Admin Review* fee. The pair of fees will still result in a total amount of $360 which matches the published fee schedule.

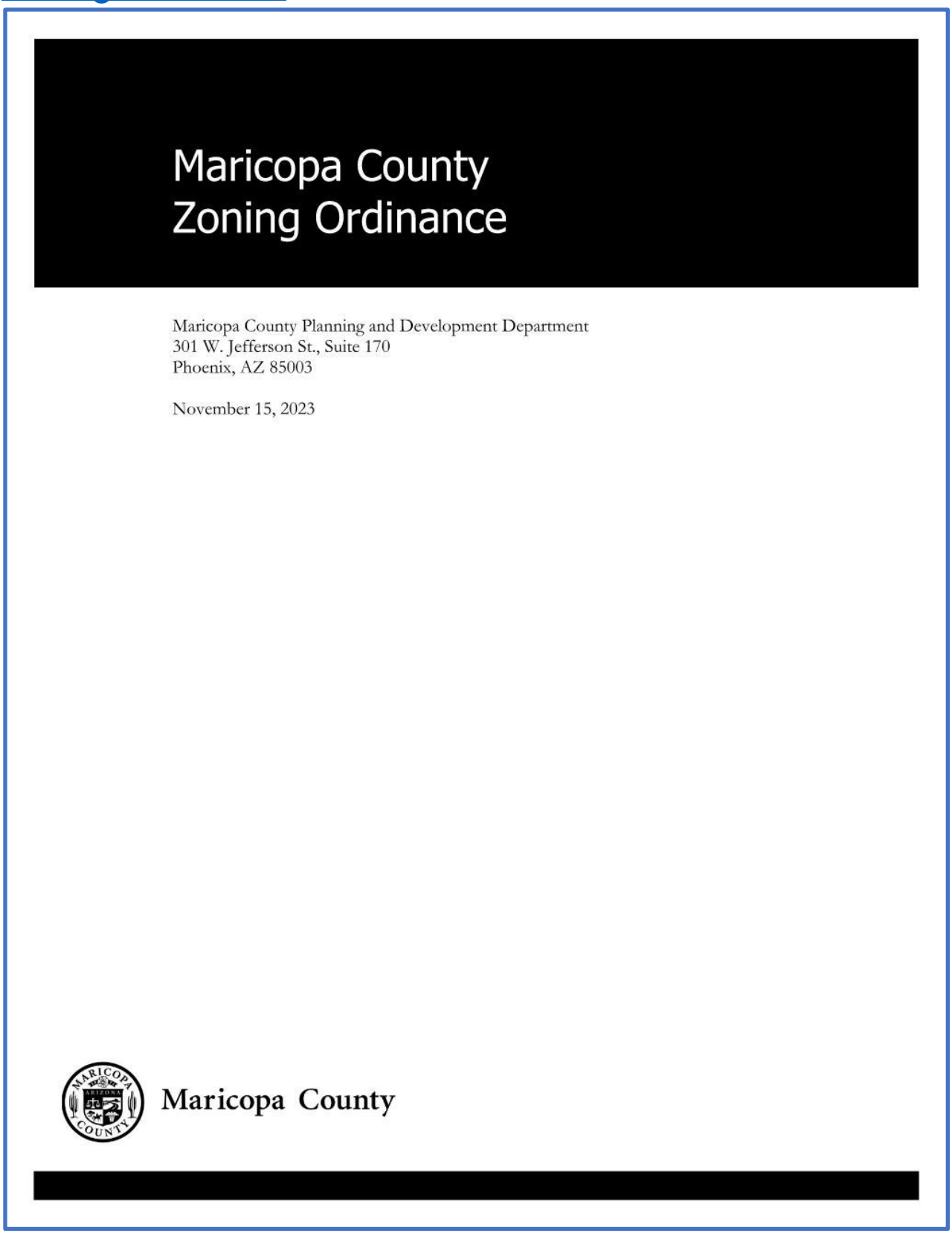
The Summary of the Fee Schedule

The purpose of this document is to provide customers a cross-over guide for the department's fees. Included in this summary are the fee sections from the following Ordinances, Regulations, and Codes:

- Zoning Ordinance (P-18)
- Addressing Regulations
- Subdivision Regulations
- Local Additions and Addenda

Each fee section is copied on the following pages. These sections have been edited to include the new Permit Center fee name in italics within parenthesis. Additionally, any fees not included in the Permit Center system have been shown with a strikethrough. Minor clarifications to valuation determinations have also been noted with strikethrough and additional text in italics within parenthesis.

Zoning Ordinance



SECTION 1601. PURPOSE

ARTICLE 1601.1. PURPOSE: To consolidate in one location in the Ordinance all regulations relating to fees, fines and penalties. This Article establishes the amounts and types of fees, fines and penalties to be charged.

FEE TYPE	**DESCRIPTION** (per offense & conviction)	**MINIMUM FEE BY USE**	**MINIMUM FEE BY USE**
		SINGLE FAMILY	***ALL OTHER USES***
Civil Fines	~~Initial~~	~~$100~~	~~$300~~
	Initial Non-compliance *(Initial Non-Compliance (Corporations)) or (Initial Non-Compliance (Individual))*	$200	$500
	Daily Non-compliance *(Daily Non-Compliance)*	$20	$30
	~~Recurrence~~	~~$300~~	~~$500~~
Criminal Fines		Class 2 MISDEMEANOR	Class 2 MISDEMEANOR
Investigation Fee *(Building Investigation Fee, Investigation Fee - Special Use Permit)*	Charged when compliance achieved by administrative means	Amount equal to permit *(Building-Inspection)* or application Fee (*Investigation Fee - Special Use Permit)*	Amount equal to permit *(Building-Inspection)* or application Fee (*Investigation Fee - Special Use Permit)*

SECTION 1602. FEES

ARTICLE 1602.1. FEES: *3, *4, *5, *6, *8, *7, ***9, ***10, ***11, **12, *13, *15, *16, *23, *24, *25, *26, *27

The following fees shall be charged with no provision for refund:

FEE TYPE	FEE
Plan of Development *(Planning - Plan of Development)* *(Planning – POD Major)*	**$1,200 + $100 per acre or portion there of** **Maximum Fee – $50,000**
Zoning Change*23 with overlay *(Planning - Zone Change with Overlay)* *(Planning - Zone Change Major Amendment)*	**$3,000 + $100 per acre or portion there of** **Maximum fee - $50,000**
Zone Change *(Planning - Zone Change)*	**$1,200 + $100 per acre or portion there of** **Maximum Fee - $50,000**
Special Use Permit *(Planning - Special Use Permit)* *(Planning – Special Use Permit Major Amendment)*	**$3,000 + $100 per acre or portion there of -** **Maximum fee - $50,000**
Military Compatibility Permit*27 *(Planning - MCP with or without POD)*	**$3,000 + $100 per acre or portion thereof** **Maximum Fee - $50,000**
Request for Use Compatibility and Consistency Determination (UCCD) *(Planning - UCCD)*	**$50 per UCCD request**
Text Amendments *(Planning - Text Amendment)*	**$1,000 per Section** **Maximum Fee - $5,000**
Change to zoning case in process *(Change to Planning case in progress)*	**$100 for each occurrence in process**
Comprehensive Plan Amendments, Development Master Plans and major Development Master Plan amendments *(Planning - CPA Review)* *(Planning – DMP & DMP Major)*	**$2,000 + $20 per acre or portion there of** **Maximum fee - $100,000**

Minor Development Master Plan amendments *(Planning Review Fee - DMP Minor)*	**$1,500 + $10 per acre or portion there of** **Maximum fee - $30,000**
Minor Amendments to approved site plans for Special Use Permits, Plans of Development, and Unit Plans of Development *(Planning - Special Use Permit Minor Amendment)* *(Planning - POD Minor)* *(Planning – Zone Change Minor Amendment)*	**$750 + $100 per acre or portion there of** **Maximum fee - $5,000**
Modification of ~~Stipulation~~ *(Condition(s))* *(Planning - CPA Modification of Condition)* *(Planning - MCP Modification of Condition)* *(Planning - POD Modification of Condition)* *(Planning - SUP Modification of Condition)* *(Planning - Zone Change Modification of Condition)* *(Planning Review - DMP Modifications)*	**$500 per stipulation (conditions)** **Minimum fee - $1,000** **Maximum fee - $5,000**
Major Amendments to approved site plans for Special Use Permits, Plans of Development, and Unit Plans of Development	**Charged same as original application fee**
Zoning Clearance *(Zoning-Residential Clearance Review)* *(Zoning-Commercial Clearance Review)* *(Zoning Clearance – Land use applications)* *(Planning – Land Use Agricultural Exemption)* *(Planning – Land Use As-Built)* *(Planning – Land Use Community Residence)* *(Planning – Land Use Government Action)* *(Planning – Land Use Legal non-conforming)* *(Planning – Land Use Mining Exemption)* *(Planning – Land Use Recovery Community)*	**Residential - $100** **Commercial - $250** **($250)** **($100 Residential/ $250 Commercial)** **($100)** **(No fee)** **($100 Residential/ $250 Commercial)** **($250)** **($100)**

Continuance of public hearing An additional fee shall be charged for any continuance a public hearing granted by the Commission at the request of a petitioner or petitioner's representative. *(Continuance of public hearing by applicant)*	**$250**
~~Pre-application meeting fee~~ (see the Zoning Ordinance section 1607 for these fees)	~~**$350**~~
~~Re-initiation of a license administratively denied due to time~~	~~**$50**~~
Status Report *(Planning – Status Report)*	**$60**
Administrative Actions and Appeal	**No Fee**

Date of Revisions			
*3	Revised 1-3-72	*15	Revised 8-21-94
*4	Revised 3-22-76	*16	Added 11-6-95
*5	Revised 3-12-84, Effective 4-1-84	*19	Effective 5-15-98
*6	Revised 1-7-85	*20	Effective 6-21-98
*7	Revised 4-1-85	*22	Effective 9-17-99
*8	Revised 7-1-85	*23	Effective 3-31-00
***9	Renumbered 8-4-86	*24	Effective 2-7-03 – TA2002001
***10	Renumbered 12-7-87	*25	Effective 6-20-07 – TA2007004
***11	Renumbered 2-6-89	*26	Effective 9-22-08 – TA2007016
**12	Renumbered 8-23-90	*27	Effective 3-17-10 – TA2009012
*13	Revised 8-1-91	*28	Effective 5-22-13 – TA2012029

GRADING AND DRAINAGE Fee Schedule

Grading and Drainage provisions for Maricopa County, Arizona

The following fees shall be charged for the processing of plan reviews, drainage clearances, appeals, drainage variances, and performance bonds with no provision for refund. In accordance with Article 1205.3.3.7 of the Drainage provisions for Maricopa County, the Drainage Administrator may adopt directives for the effectuation of this fee schedule.

PLANNING AND ZONING	
Area Master Plans (Including Development Master Plans	
(If concurrent review of DMP, and Plats, lower fee is waived) Up to 640 Acres	$6,000
Plans over 640 Acres *(Planning Engineering Review – DMP)*	+ $10 / ac.
Maximum Total	$80,000
Plan Amendments (for which a Drainage Review is required by Planning Services) up to 640 Acres	$3,000
Plans over 640 Acres *(Planning Engineering Review - DMP Major/Minor)*	+ $5 / ac
Maximum Total	$40,000
Zoning Case and UPD Review (without precise plan entitlements) *(Planning Engineering Review - DMP Modification)* *(Planning Engineering Review – Zone Change)*	$60
Plan of Development Review (with precise plan entitlements) including Special Use plans (except SFR Special uses) *(Engineering - Plan of Development)* *(Engineering - Special Use Permit)* *(Engineering – Military Compatibility Permit)* *(Engineering – Zone Change with Overlay)*	$1,000 + $500 / ac
Maximum Total	$11,000
Minor Amendment to a Plan of Development including Special Use plans (except SFR special uses) Including Billboards, WCF or Cellular Sites, and non-livable buildings on Sites disturbing less than 1 acre (Requires written authorization by Planning Engineering for reduced fee) *(Engineering - POD Minor)* *(Engineering - Special Use Permit Minor Amendment)*	$650

Modification of ~~Stipulations~~ (Conditions) *(Engineering - SUP Modification of Condition)* *(Engineering – MCP Modification of Condition)* *(Engineering – POD Modification of Condition)* *(Engineering – Zone Change Modification of Condition)* *(Engineering – Zone Change Modification of Condition (Preliminary Plat)*	$60
~~Special Use plan for Single Family Residential (SFR) – Including Modification of Stipulations or Amendments~~	~~$210~~
SUBDIVISIONS	
Subdivisions - Preliminary Plats *(Engineering - Prelim. Plat Review)*	$2000 + $200/ac
Maximum Total	$34,000
Subdivisions - Final Plat *(Engineering - Final Plat/Replat)*	$1,000 + $25/ac
Maximum Total	$10,000
Re-Plat for Note Corrections or Easement Adjustments without Drainage Impacts *(Engineering - Re-Plat Review No Drainage Impacts)*	$60
Other Corrections *(Engineering - Final Plat/Replat)*	$1,000 + $25 ac
Maximum	$10,000

DEVELOPMENT CONSTRUCTION PLANS	
Commercial & Industrial Sites and Uses, Multi-family Residential, Subdivision	
Infrastructure, Schools, Golf Courses and Other Recreational Facilities, Non-Exempted Municipal, Special Districts, Churches, and all other precise plans *(Drainage-Commercial/Subdivision Review)*	$2,000 +$250 ac
Maximum	$42,000
Inspections for Permits on Precise Plans[1] with In-Progress Inspections Required *(Drainage-Commercial Inspection)*	+ $250 ea.
Inspections for Permits on Precise Plans[1] with a Final Inspection / As-builts Required *(Drainage-Commercial Inspection As-builts Required)*	+ $350
Failed Inspection Fee *(Drainage-Commercial Failed Insp. with As-builts)*	+ $350
Modification to Issued Permits on Precise Plans[1] *(Drainage-Commercial Modification Review)*	$2,000 + $125 ac
Maximum Total	$22,000
With Additional Inspections Required for Modified Permits on Precise Plans[1] *(Drainage-Commercial Inspection)*	+ $250 ea.
Minor Accessory Construction On Precise Plans[2] *(Drainage-Commercial Minor Accessory Review)*	$400
With Final Inspection (Required) *(Drainage-Commercial Inspection)*	+$250
Total	$650
Failed inspection fee for Minor Accessory Construction *(Drainage-Commercial Failed Inspection)*	+ $250
Modification to issued Permits for Minor Accessory Construction *(Drainage-Commercial Minor Acc. Modification Review)*	$250
With Additional Inspections Required for Modified Minor Accessory Construction *(Drainage-Commercial Inspection)*	+ $250
Major Accessory Construction On Developed Commercial Sites[3] *(Drainage-Commercial Major Accessory Review)*	$5,000
With Additional Inspections Required for Major Accessory Construction *(Drainage-Commercial Inspection)*	+ $250 ea.
With a Final Inspection/ As-builts Required *(Drainage-Commercial Inspection As-builts Required)*	+ $350
Failed Inspection Fee for Major Accessory Construction *(Drainage-Commercial Failed Inspection)*	+ $250
Modification to Issued Permits for Major Accessory Construction *(Drainage-Commercial Major Acc. Modification Review)*	$2500
With Additional Inspections Required for Modified Major Accessory Construction *(Drainage-Commercial Inspection)*	+ $250

RESIDENTIAL SITE/DRAINAGE PLANS	
Subdivision lots, Custom lots, Rural Single Family	
Approved by Administrative Review *(Drainage-Residential Admin Review)*	$60
Approved by Site Inspection *(Drainage-Residential Inspection)*	+$150
With an In-Progress Inspection Required *(Drainage-Residential Inspection)*	+$150
With Final Inspection Required *(Drainage-Residential Inspection)*	+$150
Maximum Total	$510

Approved by Engineering Review*(Drainage-Residential Engineered Review)* *Upcharge Fee: Reduced this fee from $360 to $300 in configuration. Always use with $60 Drainage-Residential Admin Review fee. Still equals $360 total.*	$360
With Pre-Issuance Site Inspection (Required) *(Drainage-Residential Inspection)*	$150
Minimum Total	$510
With Drainage Report Required for Engineering Review *(Drainage-Residential Drainage Report Review)*	+$240
With an In-Progress Inspection Required *(Drainage-Residential Inspection)*	+$150
With Final Inspection Required *(Drainage-Residential Inspection)*	+$150
Maximum Total	$1050
Failed Inspection for Residential Permits *(Drainage-Residential Failed Inspection)*	$150
Additional and Concurrent Permits for Engineering Review *(Drainage-Residential Concurrent Permits)*	+ $30 ea
In-Progress Inspection Required for Additional and Concurrent Permits *(Drainage-Residential Inspection)*	+$150
Multi-Parcel Projects *(Drainage-Residential Inspection)*	+ $150/ parcel
Modification to Issued Permits *(Drainage-Residential Engineered Modification)*	$250
~~Modification to Issued Permits on Multi-Parcel Projects~~	~~+ $75/ parcel~~

NEW SFR IN APPROVED SUBDIVISION – EXPEDITED PROCESS	
Lots Approved for Expedited Permit Process with Certified Pad Elevation *(Drainage-Expedited Subdivision Lot Admin Review)*	$60
Final Inspection Required *(Drainage-Expedited Subdivision Lot Inspection)*	+ $150

Other Fees	
Drainage Review Board Cases (Variances and Appeals)	
Commercial and Subdivision *(Engineering Drainage Waiver (Comm/Subdivision))*	$1,000
All Other Sites *(Engineering - Drainage Waiver (Other Sites))*	$250
Board of Adjustment *(Engineering – Blanket)*	$100

Special Inspections - Consultations with County Staff (On-site or at County Offices)	
~~SFR~~	~~$150~~
~~Commercial~~	~~$300~~
Complex Projects (Pre-application meeting – Drainage Consultation)	$350
Work begun or completed without a permit	
Residential (violation case opened before permit initialization) *(Drainage-Residential Violation Case Opened)*	$500
Residential (voluntary compliance without a violation case opened) *(Drainage-Residential Violation with Compliance)*	$250
Commercial including subdivisions (with or without open violation case opened)	Fees Doubled

Pre-Application review and meetings*2 *(Planning - Pre Application Drainage Consultation)*	$350

[1] COMMERCIAL & INDUSTRIAL SITES AND USES, MULTI-FAMILY RESIDENTIAL, SUBDIVISION INFRASTRUCTURE, SCHOOLS, GOLF COURSES AND OTHER RECREATIONAL FACILITIES, NON-EXEMPTED MUNICIPAL, SPECIAL DISTRICTS, CHURCHES, AND ALL OTHER PRECISE PLANS

[2] SITES MUST HAVE AN ESTABLISHED PRIMARY USE, BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE DRAINAGE REGULATIONS, AND THE CONSTRUCTION ACTIVITY MUST DISTURB LESS THAN ONE ACRE. MINOR ACCESSORY CONSTRUCTION INCLUDES, BUT IS NOT LIMITED TO, SIGNS, ADA ACCESSIBILITY RAMPS, PROPANE TANKS, TRASH ENCLOSURES, NON-LIVABLE AND ACCESSORY BUILDINGS, AS DEFINED IN SECTION 301.

[3] SITES MUST HAVE AN ESTABLISHED PRIMARY USE, BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE DRAINAGE REGULATIONS, AND THE CONSTRUCTION ACTIVITY MUST DISTURB LESS THAN 5 ACRES.

Date of Revisions			
*1	Effective 10-19-11 – TA2011012	*2	Effective 5-22-13 – TA2012029

SECTION 1603. FEES FOR APPEALS*2, *7

ARTICLE 1603.1 APPEALS:[*6] The following fees shall be charged for the filing of an appeal concerning the interpretation or administration of this Ordinance with no provision for refund:

FEE TYPE	FEE
Appeal of Determination of Zoning Inspector *(Appeal of Determination of Zoning Inspector)*	**$300**
Appeal of a license administratively denied due to time *(Planning License - Appeal Administrative Denial)*	**$150**

Date of Revisions			
*2	Revised 3-22-76	*7	Revised 8-01-91
*6	Added 4-01-84		

SECTION 1604. APPLICATION FEES FOR VARIANCE

ARTICLE 1604.1. APPLICATION FEES FOR VARIANCE:[*8, *9] The following fees shall be charged for the filing of an application for any Variance to the regulations of this Ordinance with no provision for refund:

FEE TYPE	FEE
Residential Variance *(Planning - Residential Variance)*	**$250 + $50 for each additional request**
Non-Residential Variance *(Planning - Non-Residential Variance)*	**$750 + $100 for each additional request**
Blanket Variance *(Planning – Blanket)*	**$750 + $100 for each additional request**
Interpretation *(Planning – Interpretation)*	**$300 per request**
Continuance of Public Hearing when requested by applicant prior to the hearing. *(Continuance of public hearing by applicant)*	**$250**

Date of Revisions			
*8	Revised 2-20-94	*9	Revised 8-21-94

SECTION 1605. TEMPORARY USE PERMITS

ARTICLE 1605.1. USE PERMITS: The following fees shall be charged with no provision for refund:

FEE TYPE	MIN FEE BY USE
Residential Temporary Use Permit *(Planning - Temporary Use Event (Residential))* *(Planning – Caretaker's Quarter)* *(Planning – Other)* *(Planning – Temp Event)* *(Planning – Temp Housing)* *(Planning – Underage Occupancy)*	**$250**
Non-residential Temporary Use Permit *(Planning - Temporary Use Event (Non-Residential))* *(Planning - Construction Office/Yard Complex)* *(Planning – Model Homes Sales Complex)* *(Planning – Non-residential use of mobile home)* *(Planning – Other)* *(Planning – Seasonal Sales)* *(Planning – Temp Event)*	**$750**

Date of Revisions			
Entire chapter	Revised & Effective 07-20-07		

SECTION 1606. OUTSTANDING FEES AND FINES

ARTICLE 1606.1. No application shall be scheduled for hearing by any board or commission acting pursuant to the "Maricopa County Zoning Ordinance (MCZO)", or administratively approved unless and until all fees and fines owed to the Department as a result of any activity or inactivity attributable to the property that is the subject of the application are brought current and paid in full or any amounts owed pursuant to an agreement of compliance are current, as the case me be. This requirement shall not be waived by the board/commission. [*1, *2]

Date of Revisions			
*1	Effective 6-01-2009 – TA2009003	*2	Effective 6-01-2010 – TA2010003

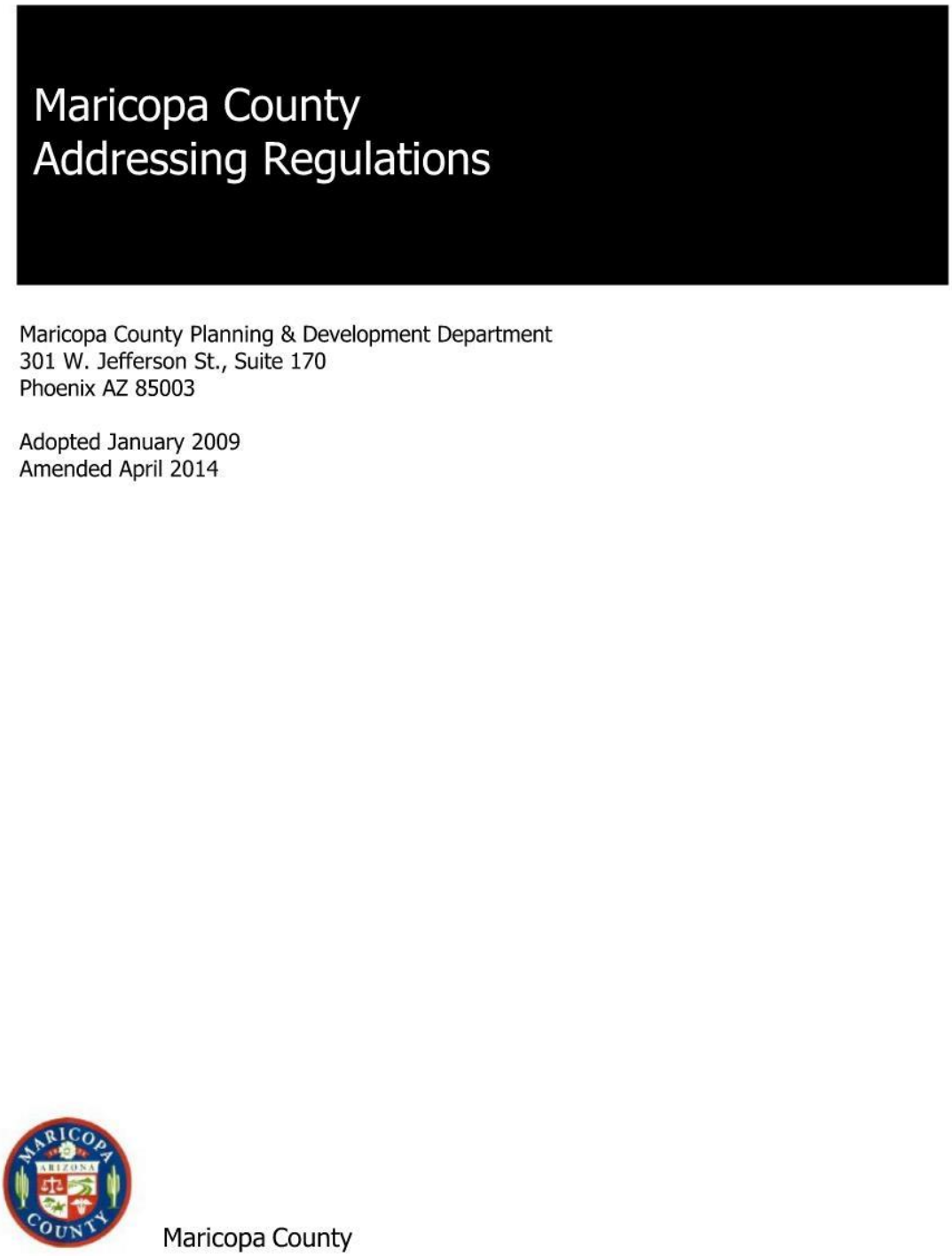
SECTION 1607. OTHER LICENSE FEES

ARTICLE 1607.1. OTHER LICENSE FEES: The following fees shall be charged:

FEE TYPE	FEE
Re-Initiate Application for License Administratively Denied due to Time *(Planning - Pre App Residential without violation)*	**$50**
Pre-Application Meeting (Non-Residential) *(Pre-application meeting – Non Residential or Planning case)*	**$350**
Pre-Application Meeting (Residential) *(Pre-application meeting – Single family residential without violation)*	**$50**
Pre-Application Meeting (Pre-application meeting – Single family residential with violation)	**$150**
Change to an Application for a License in Progress *(Change in Application in progress)*	**$50**
Application Added to an Application for a License in Progress *(Add application to license in progress)*	**$50**

Date of Revisions			
*1	Effective 5-22-13 – TA2012029		

Addressing Regulations



Maricopa County
Addressing Regulations

Maricopa County Planning & Development Department
301 W. Jefferson St., Suite 170
Phoenix AZ 85003

Adopted January 2009
Amended April 2014

Maricopa County

Chapter 2

Fees

201 FEES

The Addressing Official shall charge the following fees for addressing: Address

Assignment:

Amount	Description
$ 10 per address	Address verification *(Addressing-Verification Review or Addressing - Planning Verification)*
$ 10 per lot	Addressing research of legal description and alignments at preliminary plat for subdivisions *(Addressing - Subdivision Lots)*
$ 10 per address	Address assigned at final plat for the subdivision process (includes street name approval) *(Addressing-Verification Review or Addressing - Planning Verification)*
$ 50 per address	Address assigned from dedicated access at time of permit *(Addressing-New Assignment)* *Upcharge Fee: Reduced this fee from $50 to $40. Always use with $10 Addressing-Verification Review fee. Still equals $50 total.*
$ 50 per address	Address assigned from a private easement at time of permit *(Addressing-New Assignment)* *Upcharge Fee: Reduced this fee from $50 to $40. Always use with $10 Addressing-Verification Review fee. Still equals $50 total.*
$ 50 per address	Address assigned to vacant property prior to Subdivision *(Addressing-New Assignment)* *Upcharge Fee: Reduced this fee from $50 to $40. Always use with $10 Addressing-Verification Review fee. Still equals $50 total.*

Address Changes:

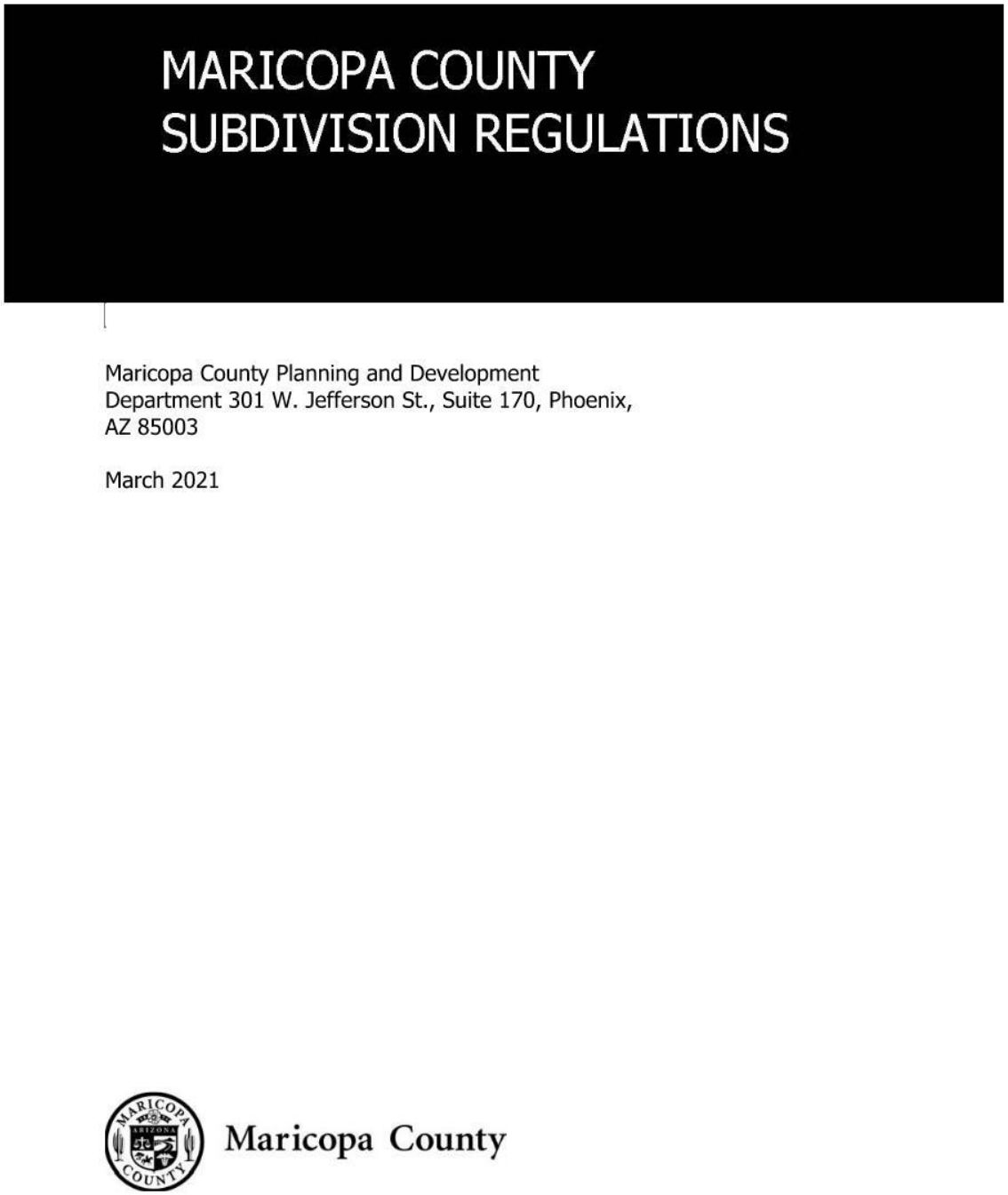
Amount	Description
$ 10 per address	Address changed during subdivision process *(Addressing - Planning Verification)*
$ 50 per address	Previously assigned address (vacant ground) changed at time of permit *(Addressing-New Assignment)* *Upcharge Fee: Reduced this fee from $50 to $40. Always use with $10 Addressing-Verification Review fee. Still equals $50 total.*
$ 50	Street Number Change *(Addressing-New Assignment)* *Upcharge Fee: Reduced this fee from $50 to $40. Always use with $10 Addressing-Verification Review fee. Still equals $50 total.*
~~$ 500~~	~~Street Name Change/New Street Name Request~~ Other

Services:

Amount	Description
~~$ 500~~	~~Development Master Plan Street Name Plan Request~~

Any required fee may be waived by a unanimous vote of the Board of Supervisors.

Subdivision Regulations



MARICOPA COUNTY
SUBDIVISION REGULATIONS

Maricopa County Planning and Development
Department 301 W. Jefferson St., Suite 170, Phoenix,
AZ 85003

March 2021

Maricopa County

MARICOPA COUNTY SUBDIVISION REGULATIONS

Chapter 4 – Adoption, Amendments, Administration, Enforcement and Fees

SECTION 403. ENFORCEMENT

It shall be the duty of the Director to directly enforce, or coordinate the enforcement of the provisions of these regulations, where the provisions are enforced by other County agencies.

SECTION 404. FEES

1. PRELIMINARY PLATS:

a. $100 per lot, tract, and/or parcel provided that no preliminary/replat subdivision fee shall be less than $1,000 or more than $30,000.
(Planning - Prelim. Plat Review)

a. Additional fees as prescribed by the Maricopa County Environmental Services Department, Maricopa County Department of Transportation, the Drainage Review Division of the Maricopa County Planning and Development Department, and the Flood Control District of Maricopa County for all applications.

b. $500 for a time extension.
(Preliminary Plat Time Extension)

c. $250 per stipulation ($500 minimum fee, $1,500 maximum fee) for modification of stipulation/s to approved preliminary plats.
(Preliminary Plat - Modification of Condition)

2. **FINAL PLATS:** $40 per lot, tract, and/or parcel provided that no subdivision fee shall be less than $1,000 nor more than $10,000.
(Planning - Final Plat/Replat Review)

3. **WAIVER OF STANDARD:** $500 per standard provided that no fee for a waiver request shall be less than $500 or more than $5,000.
(Prelim. Plat - Waiver of Standard)

4. **ADDRESSING:** Refer to the Maricopa County Addressing Regulations.

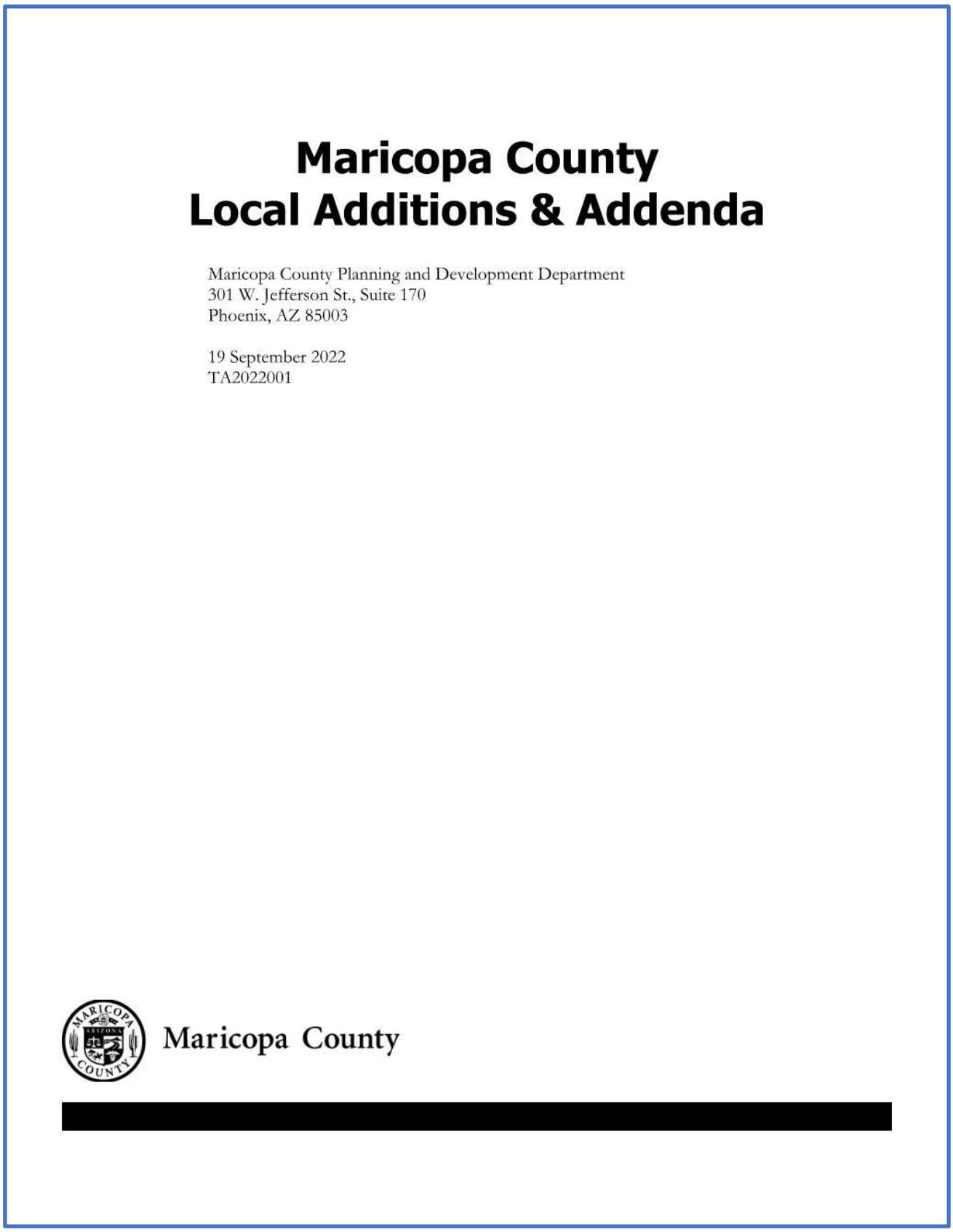
~~5. **PRE-APPLICATION MEETING:** $100 per meeting.~~

6. **DEVELOPMENT MASTER PLANS:** Refer to the Maricopa County Zoning Ordinance.

7. No application shall be scheduled for hearing by any board or commission acting pursuant to the "Maricopa County Subdivision Regulations (MCSR)", or administratively approved unless and until all fees and fines owed to the Department as a result of any activity or inactivity attributable to the property that is the subject of the application are brought current and paid in full or any amounts owed pursuant to an agreement of compliance are current, as the case me be. This requirement shall not be waived by the board/commission. *1*2

Date of Revisions			
*1	Effective 6-01-2009 TA2009004	*2	Effective 6-1-2010 TA2010004

Local Additions and Addenda



Maricopa County
Local Additions & Addenda

Maricopa County Planning and Development Department
301 W. Jefferson St., Suite 170
Phoenix, AZ 85003

19 September 2022
TA2022001

Maricopa County

Determination of Value: Values shall be determined through the use of the most current published Building Valuation data in the publication "Building Standards" as modified for Arizona. The Building Official may develop similar increases for unpublished valuations.

Additional Value Determinations:

Walls and Fences:

Retaining Walls	Per Lineal Foot
~~0-2'~~	~~$15~~
~~2-4'~~	~~$25~~
(Greater than) 4 *(to)* 6'	$42
(Greater than) 6' ~~or more~~	$86
Chain link *(including mesh)*	$ 6
CMU	
4" *(wide block)* 6' *(wall height)* or less	$14
4" *(wide block, wall height)* more than 6'	$21
(6"or) 8" *(wide)* block ~~or other~~	$22
Wrought iron	$16
Iron *(&)* wood	$18
Wood	$11
~~3 strand~~ barbed wire	$ 3
Rail	$ 6

- ~~In ground~~ pools $200 per perimeter foot.
- ~~Wood frame or masonry patio covers shall be valued as open carports.~~
- Metal patio covers and covered pipe-rail horse corrals shall be valued at 50 percent of the value of ~~a wood or masonry patio cover~~ *(Utility/Miscellaneous, Type VB construction)*.
- ~~Non-habitable accessory buildings, other than covered pipe-rail horse corrals, shall be valued as a private garage.~~
- ~~Water/sewer collection and distribution lines shall be valued as determined by the Building Official.~~
- *(Commercial)* Shell buildings shall be valued at 80% of new building value. *(Commercial and Residential)* Alterations shall be valued at 20% of new building *(construction)* value *(for the area of the alteration)*.

Processing: All plan review fees *(Building-Plan Review)* (65 percent of calculated permit fee) required to be paid shall entitle the applicant to three submissions and reviews of documents submitted. If the applicant is unable to obtain approval of his application with these three attempts, the application shall be denied. The applicant may then resubmit and the submittal shall be treated as a new application. Should these circumstances occur or the permit has been expired in accordance with the Building Code, the Building Official may use information located in the denied/expired files to expedite processing, provided that the owner and/or architect/engineer have remained the same and that the building plans have not been changed.

No subsequent step in the permit process shall be undertaken without all fees due being paid.

Fees: The Building Official may develop a requirement for an initial flat rate filing fee for permits that require plan review. Should this type of fee be developed, said fee shall be considered as a part of and credited against any required plan review fees. The building plan review fees *(Building-Plan Review)* specified in the code are separate fees from the permit fees *(Building-Inspection)* specified, these fees are also separate from the fees specified for investigations. Building plan review fees *(Building-Plan Review)* are assessed in addition to these other fees. All fees may be rounded up to the next full dollar amount at the discretion of the Building Official.

TABLE 1-A – BUILDING CODE/PERMIT FEES
(Building-Inspection)

Total Valuation	***(Building-Inspection)* Fee**
$1 to $500	$23.50
$501 to $2,0000	$23.50 for the first $500 plus $3.05 for each additional $100, ~~or fraction thereof,~~ to and including $2,000
$2,001 to $25,000	$69.25 for the first $2,000 plus $14.00 for each additional $1000, ~~or fraction thereof,~~ to and including $25,000
$25,001 to $50,000	$391.75 for the first $25,000 plus $10.10 for each additional$1000, ~~or fraction thereof,~~ to and including $50,000
$50,001 to $100,000	$643.75 for the first $50,000 plus $7.00 for each additional $1000, ~~or fraction thereof,~~ to and including $100,000

TABLE 1-A – BUILDING CODE/PERMIT FEES (Continued) *(Building-Inspection)*	
$100,001 to $500,000	$993.75 for the first $100,000 plus $5.60 for each $1000, ~~or fraction thereof,~~ to and including $500,000
$500,001 to $1,000,000	$3,233.75 for the first $500,000 plus $4.75 for each additional $1000, ~~or fraction thereof,~~ and including $1,000,000
$1,000,001 and up	$5,608.75 for the first $1,000,000 plus $3.65 for each additional $1000~~, or fraction thereof~~

Other Inspections and Fees:

Inspections outside of normal business hours *(Building-Residential After Hours Inspection)* *(Building-Commercial After Hours Inspection)*	$ 150 per residential inspection $ 250 per commercial inspection
Reinspection fees *(Building-Residential Failed Inspection)* *(Building-Commercial Failed Inspection)*	$ 150 per residential inspection $ 250 per commercial inspection
Inspections for which no fee is indicated *(Building-Single Inspection)*	$ 150 per inspection
Expedited plan review by consultant *(Building/Zoning Consultant Plan Review)*	Actual costs
Standard plan review ~~(5 options)~~ *(Standard Plan-Building New/Accessory Review)*	2 times normal plan review fee
(Standard Plan-Pool and/or Spa)	*($ 346)*
Change to approved plan (includes standards) *(Building - Plan Review Modification)*	$ 250
Code Modification *(Code Modification)*	$ 100 per request
~~Alternate material, design, or methods~~	~~$ 100 per request~~
~~Tests required~~	~~$ 100 per test & test fees paid by applicant~~
Appeal to the Building Code Advisory Board *(Building-Appeal to Building Code Advisory Board)*	$ 500
Amendment to the Code *(Building-Amendment to the Building Code)*	$1500
~~Requested/needed staff directive~~	~~$ 250~~
Requested staff research report *(Zoning-Residential Clearance Review)* *(Zoning-Commercial Clearance Review)*	$ 100 residential property $ 250 commercial property
Annual Facilities Permit Program: - Registration Fee *(Building-AFP Master Registration)* - Annual Facilities Permit *(Building-AFP Annual Registration)* - Inspection Fee *(Building-AFP Hourly Rate Review/Inspection)*	 $750 $500 per year $190 per hour

Flat Rate Fees:

Air Conditioner *(Minor Self Service)*	$50
Elec. Serv Residential 1 – 200 amps *(Minor Self Service)*	$50
Elec. Serv Res or Comm 201 – 400 amps *(Electrical - 201-400 amp Service)* *Upcharge Fee: Reduced this fee from $75 to $25 in configuration. Always use with $50 Minor Self Service fee. Still equals $75 total.*	$75
Elec. Serv over 400 amps *(Electrical - over 400 amp Service)* *Upcharge Fee: Reduced this fee from $120 to $70 in configuration. Always use with $50 Minor Self Service fee. Still equals $120 total.*	$120
Temporary Meter *(Minor Self Service)*	$50
Evaporative Cooler *(Minor Self Service)*	$50
Gas Line (connect or clearance) *(Minor Self Service)*	$50
~~Mobile Home "Pre-HUD Upgrade"~~	~~$50~~
Plumbing Sewer Line SFR *(Minor Self Service)*	$50
Irrigation System *(Minor Self Service)*	$50
Sprinkler *(Minor Self Service)*	$50
Mechanical *(Minor Self Service)*	$50
Plumbing (Install or replace Equip/fixture/devices) *(Minor Self Service)*	$50
Demolition Permit *(Demolition)*	$50

Flat Rate Fees (continued):

Manufactured/Mobile Home Setup/Installation *(Manufactured Building Installation)*	$300
~~Commercial Manufactured Building (factory-built building)~~	~~Based on installation value & Table 1-A~~
~~Occupancy Change~~	~~$75~~
~~Hot Tub or Spa (in or above ground)~~	~~$75~~
Swimming Pool above ground *(Building-Above Ground Pool/Spa)*	$75
Compliance Inspection *(Compliance Inspection-Building)* *(Compliance Inspection-Drainage)*	$100
~~Move on House (compliance inspection~~	~~$100~~
~~Renew Permit for Final~~	~~$100~~
~~Special Event Fee (tents)~~	~~$100 per event~~

Additional Fees:

~~Plumbing (water/sewer collector lines)~~	~~$30 min based on valuation~~
Amendment to approved plan data *(Zoning/Building - Minor Modification Review)*	$30
Unpaved Parking Area Paving *(Grading-Upfront Fee)*	$100
Temporary Certificate of Occupancy Without bonding *(Temp C of O (without bonding))*	$250
~~With bonding~~	~~$500~~
Subdivision Infrastructure Permit *(Grading-Building Plan Review)*	$300
Ground Mounted Residential Solar System ~~(Less than six (6) feet high)~~ *- (Solar-Residential Ground-Mounted Inspection)* *- (Solar-Residential Ground-Mounted Plan Review)*	~~$500~~ *($200)* *($190)*
Roof Mounted Residential Solar System *(Solar-Residential Roof-Mounted Inspection)* *(Solar-Residential Roof-Mounted Plan Review)*	~~$300~~ *($150)* *($140)*

~~Licensing Time Frame Fees~~ ***(see the Zoning Ordinance section 1607 for these fees)*:**

~~Pre-application meeting fee for non-residential projects~~	~~$350~~
~~Pre-application meeting fee for residential projects subject to a violation~~	~~$150~~
~~Pre-application meeting fee for residential projects not subject to a violation~~	~~$50~~
~~Fee for a change to an application for a license in progress~~	~~$50~~
~~Fee for an application to be added to an application for a license in progress~~	~~$50~~
~~Fee to re-initiate application for a license administratively denied due to time (within 180 days)~~	~~$50~~
~~Fee to appeal administrative denial of a license (within 30 days)~~	~~$150~~

Copy Charges:

~~Additional copy of:~~	
~~Permit~~	~~$2~~
~~Job card~~	~~$2~~
~~Certificate of Occupancy~~	~~$2~~
~~Copy (Approved Plans – per set) - (Restamping Only)~~	~~$15~~
Copy (per page) Standard copier *(Copies 11 x 17)* ~~Oversize copier~~	 ~~$1~~ *($0.50)* ~~$6~~

Grading Fees

Plan Review Fees *(Grading-Plan Review)*:

Volume of material (Cut and Fill):	Fee:
<50 cubic yards	No fee
50 – 100 cubic yards	$23.50
101 – 1,000 cubic yards	$37.00
1,001 – 10,000 cubic yards	$49.25
10,001 – 200,000 cubic yards	$49.25 plus $24.50 for each additional 10,000 cubic yards ~~or fraction thereof~~
200,001 or more cubic yards	$269.75 plus $7.25 for each additional 10,000 cubic yards ~~or fraction thereof~~
~~Additional plan review required by changes, additions, or revisions to approved plans~~	~~$ 50.00~~

Permit Fees *(Grading-Inspections)*:

Volume of material (Cut and Fill):	Fee:
<50 cubic yards	$23.50
50 – 100 cubic yards	$37.00
101 – 1,000 cubic yards	$37.00 plus $17.50 for each additional 100 cubic yards ~~or fraction thereof~~
1,001 – 10,000 cubic yards	$194.50 plus $ 14.50 for each additional 1,000 cubic yards ~~or fraction thereof~~
10,001 – 100,000 cubic yards	$325.00 plus $ 66.00 for each additional 10,000 cubic yards ~~or fraction thereof~~
100,001 or more cubic yards	$919.00 plus $ 24.50 for each additional 10,000 cubic yards ~~or fraction thereof~~

Payment of Fees: No application shall be scheduled for hearing by any board or commission acting pursuant to the “Maricopa County Local Additions and Addenda”, or administratively approved unless and until all fees and fines owed to the Department as a result of any activity or inactivity attributable to the property that is the subject of the application are brought current and paid in full or any amounts owed pursuant to an agreement of compliance are current, as the case may be. This requirement shall not be waived by the board/commission.*1*2

SECTION 1606. OUTSTANDING FEES AND FINES

ARTICLE 1606.1. No application shall be scheduled for hearing by any board or commission acting pursuant to the "Maricopa County Zoning Ordinance (MCZO)", or administratively approved unless and until all fees and fines owed to the Department as a result of any activity or inactivity attributable to the property that is the subject of the application are brought current and paid in full or any amounts owed pursuant to an agreement of compliance are current, as the case me be. This requirement shall not be waived by the board/commission. *1, *2

Date of Revisions			
*1	Effective 6-01-2009 – TA2009003	*2	Effective 6-01-2010 – TA2010003



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