

## **Memo**

**TO: Mayor Collins and Town Council Members**

**FROM: Kevin Burke, Town Manager**  
**Dawn Marie Buckland, Director of Administration & Govt Affairs**

**DATE: January 26, 2017**

**DEPARTMENT: Administration and Government Affairs Department**

Dawn Marie Buckland, 480.348.3555

### **AGENDA TITLE:**

Full Cost Recovery Results from Planning and Engineering Fee Study

### **Council Goals**

Long Term Balanced Budget

### **SUMMARY STATEMENT:**

The Town of Paradise Valley has retained Willdan and Associates to conduct a third-party review of its planning, building, engineering, and fire prevention fees, and is continuing a series of public meetings throughout the process to ensure transparency and stakeholder involvement. Willdan has concluded its research, review, and analysis, and has provided an assessment of the full cost of the activities related to each of these fees. The consultant will be on site for the January 26, 2017 study session to review and discuss these results with the Council. While the attached fee schedule itself is quite detailed, some of the highlights are as follows:

1. Building permits: For 100% cost recovery, fees for building permits would increase 5.2%. This could be accomplished by increasing the current rate by 5.2%.
  - a. If the current assumed value per square foot of \$150 were adjusted to reflect the current market (closer to \$400/sf), the recommended rate would be lowered accordingly to result in the same overall cost recovery fee.
2. Streamlining fees: Rather than a lengthy cafeteria style list of fees for each fixture, builders would pay a single flat rate fee for a plumbing permit, a mechanical permit, or an electrical permit.
3. Other planning, building, engineering, and fire inspection fees have been calculated to reflect the average actual cost to process these activities.

ARS §9-499.15 requires any new or increased fees to be posted on the Town's website for 60 days prior to Council action. The schedule of fees supporting the full cost of recovery will be posted on the Town's website on January 23, 2017 to allow the Council

the authority to take action at the March 23 Council meeting. At that time the Town is permitted to adopt lower fees, but would need to provide another 60-day notice of intent to add or increase any fee beyond what was posted.

Should the Council adopt the fees on March 23, 2017 as posted or at a lower amount, the effective date of the new fees could be aligned with the May 1, 2017 anticipated effective date for the updated impact fees.

**ATTACHMENT(S):**

Cost Recovery Results

**1.0 PERMIT FEES** For the issuance of permits, the following fees shall be imposed.

**1.1 Planning Department – Building Division**

**1.1.1 Building Permit Fees**

**1.1.1.1** Building permit fees shall be based on the valuation of the construction which, at a minimum will not be less than \$150 / livable square footage, \$50/square footage garage, storage, etc., \$35/square foot patios, ramadas, porches, etc., \$30/ lineal foot for fences and shall be calculated as follows:

Total Valuation	Current Fee	Fee Required to Recover Full Cost
\$1 to \$500	<del>\$23.50</del>	<del>\$24.73</del>
\$501 to \$2,000	<del>\$23.50</del> for the first \$500 plus <del>\$3.05</del> for each additional \$100 or fraction thereof, to and including \$2,000	<del>\$24.73</del> for the first \$500 plus <del>\$3.21</del> for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	<del>\$69.25</del> for the first \$2,000 plus <del>\$14</del> for each additional \$1,000 or fraction thereof, to and including \$25,000	<del>\$72.86</del> for the first \$2,000 plus <del>\$14.73</del> for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	<del>\$391.25</del> for the first \$25,000 plus <del>\$10.10</del> for each additional \$1,000 or fraction thereof, to and including \$50,000	<del>\$411.67</del> for the first \$25,000 plus <del>\$10.63</del> for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	<del>\$643.75</del> for the first \$50,000 plus <del>\$7</del> for each additional \$1,000 or fraction thereof, to and including \$100,000	<del>\$677.35</del> for the first \$50,000 plus <del>\$7.37</del> for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	<del>\$993.75</del> for the first \$100,000 plus <del>\$5.60</del> for each additional \$1,000 or fraction thereof, to and including \$500,000	<del>\$1,045.62</del> for the first \$100,000 plus <del>\$5.89</del> for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	<del>\$3,233.75</del> for the first \$500,000 plus <del>\$4.75</del> for each additional \$1,000 or fraction thereof, to and including \$1,000,000	<del>\$3,402.56</del> for the first \$500,000 plus <del>\$5.00</del> for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	<del>\$5,608.75</del> for the first \$1,000,000 plus <del>\$3.15</del> for each additional \$1,000 or fraction thereof.	<del>\$5,901.53</del> for the first \$1,000,000 plus <del>\$3.31</del> for each additional \$1,000 or fraction thereof.

Interior remodel calculations are based upon one-half of the actual per square foot value. Conversions (changing the use of an existing area) are valued using the per square foot value of the proposed use less the per square foot value of the existing use.

In addition, the following minimum valuations will be used for the following structures:

	VALUATION
BBQ	<del>\$4,000</del> \$4,200
Kiva Fireplace	<del>\$5,000</del> \$5,250
Water Fountain	\$1,000
Water Feature	\$2,500

The Town reserves the right to verify construction valuation.

**1.0 PERMIT FEES** For the issuance of permits, the following fees shall be imposed.

**1.1 Planning Department – Building Division**

**1.1.1 Building Permit Fees**

**1.1.1.1** Building permit fees shall be based on the valuation of the construction which, at a minimum will not be less than ~~\$150~~ \$400 / livable square footage, \$50/square footage garage, storage, etc., \$35/square foot patios, ramadas, porches, etc., \$30/ lineal foot for fences and shall be calculated as follows:

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\$1 to \$500	<del>\$23.50</del>	<del>\$24.73</del>
\$501 to \$2,000	<del>\$23.50</del> for the first \$500 plus <del>\$3.05</del> for each additional \$100 or fraction thereof, to and including \$2,000	<del>\$24.73</del> for the first \$500 plus <del>\$1.20</del> for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	<del>\$69.25</del> for the first \$2,000 plus <del>\$4</del> for each additional \$1,000 or fraction thereof, to and including \$25,000	<del>\$72.86</del> for the first \$2,000 plus <del>\$5.52</del> for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	<del>\$391.25</del> for the first \$25,000 plus <del>\$10.10</del> for each additional \$1,000 or fraction thereof, to and including \$50,000	<del>\$411.67</del> for the first \$25,000 plus <del>\$3.99</del> for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	<del>\$643.75</del> for the first \$50,000 plus <del>\$7</del> for each additional \$1,000 or fraction thereof, to and including \$100,000	<del>\$677.35</del> for the first \$50,000 plus <del>\$2.76</del> for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	<del>\$993.75</del> for the first \$100,000 plus <del>\$5.60</del> for each additional \$1,000 or fraction thereof, to and including \$500,000	<del>\$1,045.62</del> for the first \$100,000 plus <del>\$2.21</del> for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	<del>\$3,233.75</del> for the first \$500,000 plus <del>\$4.75</del> for each additional \$1,000 or fraction thereof, to and including \$1,000,000	<del>\$3,402.56</del> for the first \$500,000 plus <del>\$1.87</del> for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	<del>\$5,608.75</del> for the first \$1,000,000 plus <del>\$3.15</del> for each additional \$1,000 or fraction thereof.	<del>\$5,901.53</del> for the first \$1,000,000 plus <del>\$1.24</del> for each additional \$1,000 or fraction thereof.

Interior remodel calculations are based upon one-half of the actual per square foot value. Conversions (changing the use of an existing area) are valued using the per square foot value of the proposed use less the per square foot value of the existing use.

In addition, the following minimum valuations will be used for the following structures:

	VALUATION
BBQ	<del>\$4,000</del> \$4,200
Kiva Fireplace	<del>\$5,000</del> \$5,250
Water Fountain	\$1,000
Water Feature	\$2,500

The Town reserves the right to verify construction valuation.

**1.1 BUILDING DIVISION**

**1.1.1 Building Permit Fees**

#	Description	Current Basis/Valuation	Unit	Special Condition	Authority	Full Cost	Unrecovered %	Suggested Basis/Valuation	Fee Δ
1	Building Permit Fees - Valuation	See Separate Tab			Town Code § 5-1-4	NA	NA	See Separate Table	NA
2	Building Permit Fees - Remodel	1/2 Sq ft Value				Variable	NA	1/2 Sq ft Value	-
3	Building Permit Fees - Conversions	Per Sq Ft Value - Per Sq Ft Value Existing Use				Variable	NA	Per Sq Ft Value - Per Sq Ft Value Existing Use	-
4	Building Permit Fees - Minimum Valuation	\$4,000.00		BBQ	Town Code § 5-1-4	\$ 4,176.69	0%	\$ 4,200.00	200.00
5	Building Permit Fees - Minimum Valuation	\$5,000.00		Kiva Fireplace	Town Code § 5-1-4	\$ 5,220.86	0%	\$ 5,250.00	250.00
6	Building Permit Fees - Minimum Valuation	\$1,000.00		Water Foundatin	Town Code § 5-1-4	\$ 1,044.17	0%	\$ 1,000.00	-
7	Building Permit Fees - Minimum Valuation	\$2,500.00		Water Feature	Town Code § 5-1-4	\$ 2,610.43	0%	\$ 2,500.00	-
8	Building Permit Fees - Minimum Valuation	1% of construction cost		Pools	Town Code § 5-1-4	NA	NA	1% of construction cost	-
9	Building Permit Fees - Minimum Valuation	9% of Building Permit Fee		Haul Fee	Town Code § 5-1-4	NA	NA	9% of Building Permit Fee	-

**1.1.2 PLUMBING PERMIT FEES**

#	Description	Current Fee/Charge	Unit	Notes	Authority	Full Cost	Unrecovered %	Suggested Comprehensive Permit Fee	Fee Δ
1	Permit	Unit specific fee charges	Per Hour		Town Code § 5-2-2	\$ 130.52	0%	\$ 130.00	Variable

**1.1.3 MECHANICAL PERMIT FEES**

#	Description	Current Fee	Unit	Notes	Authority	Full Cost	Unrecovered %	Suggested Comprehensive Permit Fee	Fee Δ
1	Permit	Unit specific fee charges	Per Hour		Town Code § 5-4-2	\$ 130.52	0%	\$ 130.00	Variable

**1.1.4 ELECTRICAL PERMIT FEES**

#	Description	Current Fee	Unit	Notes	Authority	Full Cost	Unrecovered %	Suggested Comprehensive Permit Fee	Fee Δ
1	Permit	Unit specific fee charges	Per Hour		Town Code § 5-3-2	\$ 130.52	0%	\$ 130.00	Variable

**1.1.6 BUILDING PLAN REVIEW**

#	Description	Current Fee	Unit	Notes	Authority	Full Cost	Unrecovered %	Suggested Fee	Fee Δ
1	In House Plan Review and Standard Out-Source Plan Review	65% of Building Permit Fee		Two Reviews	Town Code § 5-1-4	NA	0%	65% of Building Permit Fee	-
1b	Standard Out-Source Plan Review and In-house Plan Review after Second Review	\$65.00	Hour	and/or contractor cost	Town Code § 5-1-4	\$ 130.52	0%	\$ 130.00	65.00
2a	Expedited Out-Sourced Plan Review	115% of Building Permit Fee		Two Reviews	Town Code § 5-1-4	NA	0%	115% of Building Permit Fee	-
2b	Expedited Out-Sourced Plan Review after Second Review	\$130.00	Hour	and/or contractor cost	Town Code § 5-1-4	\$ 130.52	0%	\$ 130.00	-
3	Commercial Sprinkler Plan Review	\$0.08	Sq Foot		Town Code § 5-1-4	Variable	0%	\$ 0.10	0.02
4	Fire Alarm Plan Review	\$0.03	Sq Foot		Town Code § 5-1-4	Variable	0%	\$ 0.05	0.03
5	Fire Hydrant Plan Review	\$100.00	Plan		Town Code § 5-1-4	\$ 110.26	0%	\$ 110.00	10.00
6	Residential Sprinkler Plan Review	\$0.06	Sq Foot		Town Code § 5-1-4	Variable	0%	\$ 0.06	0.00
7	Chemical Fire System Plan Review	\$75.00	Plan		Town Code § 5-1-4	\$ 86.88	0%	\$ 87.00	12.00
8	Hood System Plan Review	\$75.00	Plan		Town Code § 5-1-4	\$ 86.88	0%	\$ 87.00	12.00
9	Processing Fee for Deferred Submittal	\$25.00			Town Code § 5-1-4	\$ 26.10	0%	\$ 26.10	1.10

**1.1.7 DEMOLITION PERMIT**

#	Description	Current Fee	Unit	Notes	Authority	Full Cost	Unrecovered %	Suggested Fee	Fee Δ
1a	Plan Check - Complete Demo	\$130.00	Each		Town Code § 5-10-24	\$ 130.52	0%	\$ 130.00	-
1b	Plan Check - Partial Demo	\$65.00	Each		Town Code § 5-10-24	\$ 65.26	0%	\$ 65.00	-
2a	Demolition Permit - Complete Demo	\$200.00	Each		Town Code § 5-10-24	\$ 261.04	0%	\$ 260.00	60.00
2b	Demolition Permit - Partial demo	\$100.00	Each		Town Code § 5-10-24	\$ 130.52	0%	\$ 130.00	30.00

**1.1.8 DEMOLITION HAUL PERMIT**

#	Description	Current Fee	Unit	Notes	Authority	Full Cost	Unrecovered %	Suggested Fee	Fee Δ
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**1.1 BUILDING DIVISION**

1	Demolition Haul Permit	\$75.00	Per 100 Cubic Yards	\$0 first 100 CY	Town Code § 5-1-2(B)	\$ 97.89	0%	\$ 100.00	25.00
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**1.1.9 BUILDING CODE APPEAL**

#	Description	Current Fee	Unit	Notes	Authority	Full Cost	Unrecovered %	Suggested Fee	Fee Δ
1	Appeal of Building Official's Decision on Construction Codes	\$1,320.00	Each		IBC § 1-1-2	\$ 1,385.88	0%	\$ 1,385.00	65.00

**1.1.10 REQUEST FOR CHANGE OF ADDRESS FEE**

#	Description	Current Fee	Unit	Notes	Authority	Full Cost	Unrecovered %	Suggested Fee	Fee Δ
1	Request for Change of Address Fee	\$165.00	Each			\$ 195.78	0%	\$ 195.00	30.00

**1.1.11 OTHER INSPECTION FEES**

#	Description	Current Fee	Unit	Notes	Authority	Full Cost	Unrecovered %	Suggested Fee	Fee Δ
1	Re-Inspection fee when construction work is not in compliance with Code for third and subsequent inspections	\$55.00	Half Hour	Per half hour or part there of		\$ 65.26	0%	\$ 65.00	10.00
2	Special inspection fee during normal business hours	\$55.00	Half Hour	Per half hour or part there of		\$ 65.26	0%	\$ 65.00	10.00
3	Special inspection fee during outside of normal business hours	\$110.00	Hour	Special inspections requested for holidays, Saturday, or Sundays will be subject to a 3 hour minimum		\$ 130.52	0%	\$ 130.00	20.00

\* In addition to the fees established in paragraph 1.1.1.1, the permit holder shall reimburse the Town for any fees charged by outside consultants relevant to the project.

\*\* In addition to the fees established in paragraph 1.1.1.1, the permit holder shall be assessed a Haul Fee equal to 9.0% of the Building Permit Fee on all new construction or remodeling projects valued at \$500,000 or more. Construction in which more than 100 cubic yards of fill dirt will be brought onto or removed from the property shall be assessed an additional fee pursuant to Section 1.2.3.

For any service requested that is above and beyond or outside the scope of the listed services, the City will determine the fee needed to recover the cost of providing services based on the fully burdened rates of applicable staff and any materials cost as needed.

**2. PLANNING DIVISION - APPLICATION FEES**

**1.1.5 BANNER PERMIT**

#	Description	Fee/Charge	Unit	Notes	Authority	Full Cost	Unrecovered %	Suggested Fee	Fee Δ
2.1.1	Banner Permit	25.00	Each		Zoning §2510	\$ 33.69	-4%	\$ 35.00	10.00

**2.1 Board of Adjustment**

#	Description	Fee	Unit	Notes	Authority	Full Cost	Unrecovered %	Suggested Fee	Fee Δ
1	Application for Variance	2,305.00				\$ 3,528.91	0%	\$ 3,550.00	1,245.00
2	Appeal of Administrative Decision	1,735.00				\$ 3,524.31	0%	\$ 3,550.00	1,815.00
3	Request for Continuance by the Applicant	400.00				\$ 364.02	0%	\$ 365.00	(35.00)
4	Applicant for Variance for Non-livable detached structures having less than 10% impact on setback or disturbed area	1,730.00				\$ 3,235.40	0%	\$ 3,250.00	1,520.00
5	Administrative Relief from Zoning Code	230.00				\$ 896.75	0%	\$ 900.00	670.00

**2.2 Planning Commission**

#	Description	Fee	Unit	Notes	Authority	Full Cost	Unrecovered %	Suggested Fee	Fee Δ
1.a	Application for approval of a preliminary subdivision plat	3,565.00		Plus per lot fee		\$ 3,836.05	0%	\$ 3,850.00	285.00
1.b	Application for approval of a preliminary subdivision plat	25.00	per lot			Variable	NA	\$ 25.00	-
2	Application for approval of a final subdivision	1,985.00				\$ 2,830.48	0%	\$ 2,835.00	850.00
3	Replat	2,250.00				\$ 2,634.81	0%	\$ 2,635.00	385.00
4	Application for Subdivision Sign	835.00				\$ 2,121.59	0%	\$ 2,125.00	1,290.00
5	Subdivision Premises for Sale Sign	835.00				\$ 2,121.59	0%	\$ 2,125.00	1,290.00
6	Major Amendments	7,855.00		To file for a major amendment to the General Plan, each application		\$ 12,769.37	-2%	\$ 13,000.00	5,145.00
7	Minor Amendments	2,500.00		To file for a minor amendment to the General Plan, each application		\$ 7,658.95	-1%	\$ 7,750.00	5,250.00
8	To vacate a street or alley	2,195.00	Each application	Plus cost of appraisal		\$ 6,332.70	0%	\$ 6,335.00	4,140.00
9	To amend the Zoning Ordinance	6,245.00	Each application			\$ 14,616.59	0%	\$ 14,625.00	8,380.00
10.a	Application for Rezoning	3,520.00		Plus per lot fee		\$ 11,847.91	0%	\$ 11,850.00	8,330.00
10.b	Application for Rezoning	75.00	per lot	applies to all planning/zoning matters, special use permits, subdivisions, etc.		Variable	NA	\$ 75.00	-
11	Request by applicant for a continuance	400.00				\$ 796.98	0%	\$ 800.00	400.00
12	Lot Split	2,250.00				\$ 3,571.43	0%	\$ 3,575.00	1,325.00
13	Lot Line Adjustment	890.00				\$ 2,221.87	0%	\$ 2,225.00	1,335.00
14	Exempt Lot Split Review	890.00				\$ 2,221.87	0%	\$ 2,225.00	1,335.00
15	Release of Easement	1,245.00				\$ 5,157.35	0%	\$ 5,200.00	3,955.00
16	Annexation Application Fee	New				\$ 9,270.18	0%	\$ 9,300.00	NA

**2.3 Hillside Review**

#	Description	Fee	Unit	Notes	Authority	Full Cost	Unrecovered %	Suggested Fee	Fee Δ
1	Additions to existing structures	200.00		(sec. 2204f1) requiring engineer approval only		\$ 1,488.67	0%	\$ 1,490.00	1,290.00
2.a	In addition to the permit fees established in paragraph 1.1, an application for Hillside Building Committee review of structures in a Hillside Development Area shall pay a fee and reimburse the Town for any fees charged by consultants relevant to the project.	1,470.00				\$ 6,373.66	0%	\$ 6,375.00	4,905.00
2.b	Review of plans for addition of a solar photovoltaic or solar hot water heater only application	200.00				\$ 1,784.91	0%	\$ 1,785.00	1,585.00
3	Hillside Building Committee Re-approval	500.00				\$ 848.81	0%	\$ 850.00	350.00
4	Combined Hillside Reviews	New				\$ 4,122.20	0%	\$ 4,125.00	NA

**2. PLANNING DIVISION - APPLICATION FEES**

2.1 Special Use Permit Review									
#	Description	Fee	Unit	Notes	Authority	Full Cost	Unrecovered %	Suggested Fee	Fee Δ
1	Managerial Amendment	500.00				\$ 1,898.20	-5%	\$ 2,000.00	1,500.00
2	Minor Amendment	2,500.00				\$ 5,249.91	0%	\$ 5,250.00	2,750.00
3	Intermediate Amendment for Schools, Government Buildings, and Places of Worship	4,500.00				\$ 8,294.37	0%	\$ 8,300.00	3,800.00
4.a	Intermediate Amendment for all other uses	5,500.00		plus per acre fee		\$ 8,327.94	0%	\$ 8,330.00	2,830.00
4.b	Intermediate Amendment for all other uses	110.00	per acre			Variable	NA	\$ 110.00	-
5	SUP or Major Amendment to SUP for Schools, Government Buildings, and Places of Worship	7,000.00				\$ 15,510.87	0%	\$ 15,515.00	8,515.00
6.a	SUP or Major Amendment to SUP for all other uses	8,000.00		plus per acre fee		\$ 19,896.14	-1%	\$ 20,000.00	12,000.00
6.b	SUP or Major Amendment to SUP for all other uses	110.00	per acre			Variable	NA	\$ 110.00	-
7	For Private Road, Guardgate, Guardhouse, or Observation Booth	2,760.00				\$ 4,804.61	0%	\$ 4,800.00	2,040.00
8	Amateur Radio Antenna Permit	2,360.00				\$ 5,269.81	0%	\$ 5,275.00	2,915.00
9	Conditional Use Permit	2,360.00				\$ 5,661.16	0%	\$ 5,665.00	3,305.00
10	Temporary Use Permit	175.00				\$ 1,796.39	0%	\$ 1,800.00	1,625.00

3.7 Planning Department - Special Event Permits									
#	Description	Fee	Unit	Notes	Authority	Full Cost	Unrecovered %	Suggested Fee	Fee Δ
1	Permits For Special Events Generally Walks, Parades, Bicycle Races, Foot Races, Designer/Showcase Home Events, Home And Garden Tours, Fireworks Displays, Film Productions	750.00		Plus \$90 Per Hour For Permits Requiring More Than 8.5 Hours of Staff Time		\$ 642.26	-1%	\$ 650.00	(100.00)
2.a	Permits For Special Events Utilizing Tents: Pre-Approved Tent Location Event	25.00				\$ 200.52	0%	\$ 200.00	175.00
2.b	Permits For Special Events Utilizing Tents: Tent Events Without Pre-Approved Locations	125.00				\$ 298.63	0%	\$ 300.00	175.00

2.2.2 If the proposed subdivision is partially or wholly within the Hillside Development Area, then the fees established above (§ 2.2.1) are doubled.

Note: All Special Event Permit Fees will be doubled if request for special event permit is submitted within five business days of event.

For any service requested that is above and beyond or outside the scope of the listed services, the City will determine the fee needed to recover the cost of providing services based on the fully burdened rates of applicable staff and any materials cost as needed.



**1.2 ENGINEERING DIVISION**

**1.2.1 GRADING PERMIT FEES**

#	Description	Fee	Unit	Notes	Authority	Full Cost	Unrecovered %	Suggested Fee	Fee Δ
1	Plan Check	60.00	Per Sheet		Town Code § 5-1-4	\$ 47.22	0%	\$ 47.22	(12.78)
2a	Grading Permit up to 100 CY	80.00			Town Code § 5-1-4	\$ 141.67	0%	\$ 142.00	62.00
2b	Grading Permit: 100 - 10,000 CY	30.00	per 100 CY	Plus \$142	Town Code § 5-1-4	\$ 94.45	0%	\$ 94.45	64.45
2c	Grading Permit: Greater than 10,000 CY	New	per 1,000 CY	Plus \$992	Town Code § 5-1-4	\$ 94.45	0%	\$ 94.45	NA
3a	Late Permit Fee for first 1000 CY	1,000.00		Any grading work (removal or placement of fill dirt on peroperty) without first having obtained permit.	Town Code § 5-1-4	NA	NA	Double the Permit	-
3b	Late Permit Fee Additional 100 CY	50.00	Each		Town Code § 5-1-4	NA	NA	Double the Permit	-

**1.2.2 RIGHT-OF-WAY CONSTRUCTION PERMIT FEES**

#	Description	Fee	Unit	Notes	Authority	Full Cost	Unrecovered %	Suggested Fee	Fee Δ
1	A.C. Paving	0.45	Sq Yd		Town Code § 5-5-2	\$ 1.57	0%	\$ 1.57	1.12
2	Concrete Sidewalk/Recreation Path	0.50	Lin. Ft		Town Code § 5-5-2	\$ 0.50	0%	\$ 0.50	-
3	Dust Palliative	0.02	Sq Yd	County Regulated	Town Code § 5-5-2	NA	NA	\$ 0.02	-
4	Concrete Valley Gutter and Apron	0.50	Lin. Ft		Town Code § 5-5-2	\$ 0.50	0%	\$ 0.50	-
5	Curb and Gutter	0.20	Lin. Ft		Town Code § 5-5-2	\$ 0.94	-6%	\$ 1.00	0.80
6	Water Lines	1.60	Lin. Ft		Town Code § 5-5-2	\$ 0.38	-6%	\$ 0.40	(1.20)
7	Sewer Lines	1.60	Lin. Ft		Town Code § 5-5-2	\$ 0.38	-6%	\$ 0.40	(1.20)
8	Trenching	0.24	Lin. Ft		Town Code § 5-5-2	\$ 0.19	-6%	\$ 0.20	(0.04)
9	Underground Conduit or Pipe	0.16	Lin. Ft		Town Code § 5-5-2	\$ 0.19	-6%	\$ 0.20	0.04
10	Splice Pit	5.00	Each		Town Code § 5-5-2	\$ 94.45	-1%	\$ 95.00	90.00
11	Concrete Box Culvert (Single Barrel)	20.00	Each		Town Code § 5-5-2	\$ 141.67	0%	\$ 141.67	121.67
12	Brass Cap	10.00	Each		Town Code § 5-5-2	\$ 47.22	-6%	\$ 50.00	40.00
13	Street Sign	80.00	Each		Town Code § 5-5-2	NA	0%	\$ 80.00	-
14	Traffic Control Devices day or night	250.00	Per Location	including barricades	Town Code § 5-5-2	NA	0%	\$ 250.00	-
15	Emergency Street Work	250.00	Per Location		Town Code § 5-5-2	NA	0%	\$ 250.00	-
16	Permanent Site Restoration	500.00	Each		Town Code § 5-5-2	NA	0%	\$ 500.00	-
17	Assurance	500.00		required prior to issuance of each permit	Town Code § 5-5-2	NA	0%	\$ 500.00	-

**1.2.3 HAUL PERMIT FEES**

#	Description	Fee	Unit	Notes	Authority	Full Cost	Unrecovered %	Suggested Fee	Fee Δ
1	Excavation Haul Fee	75.00	Per 100 Cubic Yards	\$0 first 100 CY	Town Code § 5-1-4(B)	\$ 94.45	-1%	\$ 95.00	20.00

**1.2.4 ENGINEERING PLAN REVIEW**

#	Description	Fee	Unit	Notes	Authority	Full Cost	Unrecovered %	Suggested Fee	Fee Δ
1	Review 1st & 2nd	115.00	Each			\$ 94.45	-6%	\$ 100.00	(15.00)
2	Each Subsequent Review	55.00	Each			\$ 47.22	-6%	\$ 50.00	(5.00)

**1.2 ENGINEERING DIVISION****1.2.5 BLASTING OPERATIONS PERMIT**

#	Description	Fee	Unit	Notes	Authority	Full Cost	Unrecovered %	Suggested Fee	Fee Δ
1	Blasting Permit	585.00	Each		Town Code § 5-12-10	NA	0%	\$ 585.00	-

**1.2.6 DRILLING PERMIT**

#	Description	Fee	Unit	Notes	Authority	Full Cost	Unrecovered %	Suggested Fee	Fee Δ
1	Drilling Permit	115.00	Each		Town Code § 5-14-1	\$ 94.45	-6%	\$ 100.00	(15.00)

**1.2.7 DRAINAGE PERMIT**

#	Description	Fee	Unit	Notes	Authority	Full Cost	Unrecovered %	Suggested Fee	Fee Δ
1	Drainage Permit	New	Each		Town Code § 5-14-1	\$ 94.45	-6%	\$ 100.00	NA

For any service requested that is above and beyond or outside the scope of the listed services, the City will determine the fee needed to recover the cost of providing services based on the fully burdened rates of applicable staff and any materials cost as needed.

## Building Valuation Table Current (All New Construction)

Minimum Value	Maximum Value	Current Base Rate	Suggested Base Rate	Current Plus \$\$	Suggested Plus \$\$	For every
0	0	0.00	<b>0.00</b>	0.00	<b>0.00</b>	0
1	500	23.50	<b>24.73</b>	0.00	<b>0.00</b>	0
501	2,000	23.50	<b>24.73</b>	3.05	<b>3.21</b>	100
2,001	25,000	69.25	<b>72.86</b>	14.00	<b>14.73</b>	1,000
25,001	50,000	391.25	<b>411.67</b>	10.10	<b>10.63</b>	1,000
50,001	100,000	643.75	<b>677.35</b>	7.00	<b>7.37</b>	1,000
100,001	500,000	993.75	<b>1,045.62</b>	5.60	<b>5.89</b>	1,000
500,001	1,000,000	3,233.75	<b>3,402.56</b>	4.75	<b>5.00</b>	1,000
1,000,001	9,999,999,999	5,608.75	<b>5,901.53</b>	3.15	<b>3.31</b>	1,000

**Percent Change = 5.2%**

**Cost Recovery Level = 100%**

# Town of Paradise Valley - User Fee

## Fully Burdened Hourly Rate Calculation

Department	Position	Fully Burdened Hourly Rate
<b>Department Rates</b>		
Building	Building	130.52
Planning	Planning	134.77
Engineering	Engineering	78.42
<b>Position Rates</b>		
Building	Code Compliance Officer	98.11
Building	Building Safety Manager/Fire Marshal	200.52
Building	Plans Examiner/Deputy Fire Marshal	147.02
Building	Building and Zoning Inspector	114.42
Building	Lead Planning & Building Clerk	92.54
Engineering	Senior Engineering Technician	94.45
Engineering	Engineering Services Analyst	85.88
Engineering	Administrative Support Specialist	54.95
Engineering	Town Engineer - Contractor	137.50
Planning	Planner	94.51
Planning	Community Development Director	192.60
Planning	Senior Planner	117.19
Town Mgr	Town Manager	188.46
Town Mgr	Town Clerk	93.86
Town Atty	Town Attorney	195.67