



## City of Phoenix

### PHOENIX DEVELOPMENT IMPACT FEE PROGRAM

The City of Phoenix has experienced extraordinary growth both in population and in geographic size. As in most communities, Phoenix traditionally relied on bond financing approved by its citizens to pay for capital facilities such as sewer lines, water lines, and roadway facilities which are needed to accommodate growth and new development. These bond funds have come from bond issues paid by taxpayers and ratepayers at large.

Competition for bond funds has intensified as the City invests in the revitalization of targeted areas, as facilities are planned to enhance the City's quality of life, and as Phoenix matures and begins to experience capital facility replacement demands. Additionally, citizens have exerted increasing pressure for new development to pay its proportionate share of infrastructure costs.

In response to these factors, in July 1987, City Council adopted the Development Impact Fee Ordinance. The ordinance provides for builders and developers to pay their proportionate share of capital facilities needed to serve their projects. Capital facility needs are based on population and nonresidential space projections derived from the adopted General Plan for a planning area. The capital facility categories in the Development Impact Fee Program include: equipment repair, fire, libraries, roadways, parks, police, open space, solid waste, storm drainage, wastewater, and water.

Currently, Development Impact Fees are assessed in Deer Valley, North Gateway, Desert View, Estrella, Laveen and Ahwatukee Villages. (*See attached map.*)

The methodology included in the Ordinance allocates the costs for required capital facilities in a planning area to equivalent dwelling units (EDUs). The EDUs calculated for a specific development project are used to determine the impact fees for the project. Additional costs may be assessed for projects that are remote from existing capital facilities or for projects requiring specialized capital facilities.

The Impact Fees are paid at the time building permits are issued. The fees are then earmarked for use on specified capital facility categories in the designated planning area.

For Development Impact Fee information, please contact Tammy Blanar at 602-495-5455, or Carole Fitz at 602-534-7397.

#### Attachments



City of Phoenix

DEVELOPMENT IMPACT FEES

Fees Effective May 18, 2009

25% Implementation of Roadway Fees (Through September 5, 2010)

"STANDARD DENSITY" SINGLE FAMILY RESIDENTIAL IMPACT FEES

Table with 3 columns: Development Impact Fee Area, Development Impact Fee, and Administration Charge. Rows include areas like Ahwatukee - East, Deer Valley I-IV, Desert View, Estrella - North/South, Laveen - East/West, and North Gateway - West/Black Canyon Corridor.

Assumes: Standard density, 1" water meter or less, and payment of \$600 Water and \$600 Sewer Development Occupational Fee (DOF).

NOTE: If a developer makes capital facility improvements and the improvements are identified in the specific infrastructure financing plan, the developer will receive credit based on the cost shown in the specific infrastructure financing plan. This is why some developments pay a lower fee than stated in the above chart.

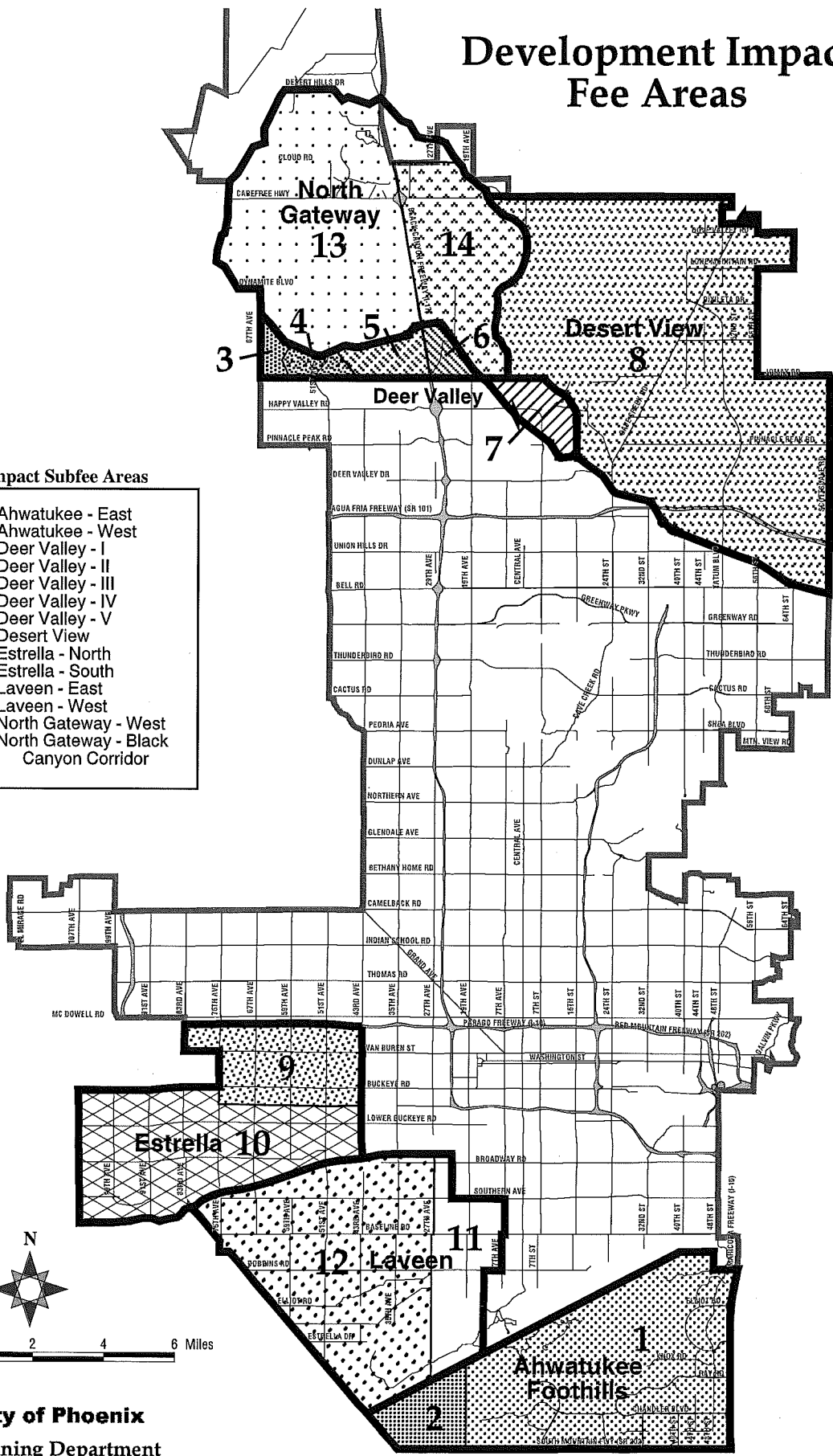
COMMERCIAL IMPACT FEES

The Development Impact Fee for a commercial project is based on building square feet, gross site area, use of the project, drainage fixture units, and water meter size. If the commercial project makes capital facility improvements and the improvements are identified in the specific infrastructure financing plan, the project will receive credit based on the cost shown in the specific infrastructure financing plan. For impact fee questions, please contact Tammy Blanar at 602-495-5455, or Carole Fitz at 602-534-7397.

The Development Impact Fee is collected by the Development Services Department when the building permit is issued. In addition to the Development Impact Fee, a Water DOF; Sewer DOF; and Water Resource Acquisition (WRA) Fee, based on water meter size and geographic area of the City, will also be collected at permit issuance.

# Development Impact Fee Areas

- Impact Subfee Areas**
- 1 Ahwatukee - East
  - 2 Ahwatukee - West
  - 3 Deer Valley - I
  - 4 Deer Valley - II
  - 5 Deer Valley - III
  - 6 Deer Valley - IV
  - 7 Deer Valley - V
  - 8 Desert View
  - 9 Estrella - North
  - 10 Estrella - South
  - 11 Laveen - East
  - 12 Laveen - West
  - 13 North Gateway - West
  - 14 North Gateway - Black Canyon Corridor



- 34600 N
- 33000 N
- 31400 N
- 29800 N
- 28200 N
- 26600 N
- 25000 N
- 23400 N
- 21800 N
- 20200 N
- 18600 N
- 17000 N
- 15400 N
- 13800 N
- 12200 N
- 10600 N
- 8000 N
- 7000 N
- 6000 N
- 5000 N
- 4100 N
- 2900 N
- 1600 N
- 300 N
- 1200 S
- 2800 S
- 4400 S
- 6000 S
- 7600 S
- 9200 S
- 10800 S
- 12400 S
- 14000 S
- 15600 S
- 17200 S

