

Town of Superior

Building Permit Fee Schedule and Services, and Permit Fee Table

§ 1 BUILDING PERMIT FEE SCHEDULE AND SERVICES

This schedule lists fees for building permits, plan reviews and other permits and fees charged by the Town of Superior Building Safety Department. Pursuant to A.R.S § 11-251.08 these fees are approved by the Town Council of the Town of Superior. Modified Fee tables are taken from the 2018 Uniform Administrative Code as published by the International Conference of Building Officials (ICBO) and Building Valuation Data (BVD) –February 2020 from the International Code Council (ICC). The BVD updates at six-month intervals. All references to codes made in this schedule shall be those adopted in the Town of Superior Building Code Ordinance.

- (A) **Purpose.** The purpose of the building permit fees for the construction of buildings and structures in the town of Superior is to ensure that the costs for providing enforcement and administration services are borne entirely by the construction activity prompting the need for such services.
- (B) **Building Fee Schedule.** The fee for each building permit and other services provided by the Building Division shall be as set forth in this chapter and the most recently adopted Town of Superior Building Permit Fee Schedule. Such fees shall be periodically reviewed and adjusted by the Town Council to generate sufficient total revenue to offset the current estimated town costs for providing permit processing, plan review, field inspection, and other development related services, including necessary capital expenditures. The effective date for revisions to the schedule of fees and charges shall be as stated in the resolution adopted by the town council.
- (C) **Building Fee Calculation.** In calculating the building fees for a building, the type of building is classified by the building official and the cost per square foot is based upon the Building valuation data-February 2020 table (BVD will be updated every six month per ICC). The square footage of the building is multiplied by this data and the valuation is therefore set. Building Permit fees are then calculated by using the table I. Some projects also require a Plan Review Fee.
- (D) **Fee table.** Fee tables are found in Paragraph 2.
- (E) **Building Permit Payment.** Where the development of land and construction of buildings, structures, systems or other improvements require a building permit from the town of Superior, fees for each building permit shall be paid as required and in accordance with the Building Permit Fee Schedule established by the Town.
- (F) **Alternative Fee Calculations.** When in the opinion of the Building Official, the fees for any given structure are unreasonable; the Building Official may accept alternative calculations. Those fees and calculations may be based on such factors as actual valuation, actual cost to the jurisdiction, etc. Such action shall be recorded in the project files.
- (G) **Definitions.** For the purpose of this article, the following definitions shall apply unless the context clearly indicates or requires a different meaning.
- (1) **BUILDING PERMIT FEE.** All fees related to the administration of the building codes including, but not limited to the commercial building code, fire code, residential building code, electrical code, plumbing code, mechanical code, fuel gas code, energy code, existing building code, and manufactured home regulations.
- (2) **FLOODPLAIN ADMINISTRATION FEE.** A fee applicable to all residential and commercial building permits issued for new construction or additions, on parcels located in the (1%) flood zones.
- (3) **TECHNOLOGY / CAD FEE.** A fee collected for the purchase of hardware, software, services and staff to support the following functions: administration, permit submittal, plan review, inspection, records management, and on-line services of the development services department. The technology fee shall be used to acquire and implement improvements to the land development process technologies as approved by the town manager.

The determination of value or valuation to be used in computing building permit and plan review fees shall be taken from Table I of this schedule. Table I is taken from Building Valuation Data-February 2020 published by the International Code Council. In the event a particular occupancy and type are not listed in Table I, the building official shall determine the use that most closely resembles the application.

BUILDING VALUATION DATA COST /SQ. FOOT

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	247.86	239.47	233.25	223.81	210.17	204.10	216.62	195.46	188.40
A-1 Assembly, theaters, without stage	227.10	218.71	212.49	203.05	189.41	183.34	195.86	174.70	167.65
A-2 Assembly, nightclubs	191.96	186.56	182.12	174.70	164.94	160.39	168.64	149.29	144.33
A-2 Assembly, restaurants, bars, banquet halls	190.96	185.56	180.12	173.70	162.94	159.39	167.64	147.29	143.33
A-3 Assembly, churches	229.69	221.30	215.08	205.64	192.37	187.27	198.45	177.66	170.60
A-3 Assembly, general, community halls, libraries, museums	192.20	183.81	176.59	168.15	153.51	148.44	160.96	138.80	132.75
A-4 Assembly, arenas	226.10	217.71	210.49	202.05	187.41	182.34	194.86	172.70	166.65
B Business	200.26	192.96	186.54	177.38	161.90	155.84	170.40	142.43	136.08
E Educational	209.90	202.64	196.82	188.34	175.49	166.60	181.86	153.45	148.75
F-1 Factory and industrial, moderate hazard	117.60	112.19	105.97	101.84	91.54	87.26	97.61	75.29	70.95
F-2 Factory and industrial, low hazard	116.60	111.19	105.97	100.84	91.54	86.26	96.61	75.29	69.95
H-1 High Hazard, explosives	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	0.00
H234 High Hazard	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	63.56
H-5 HPM	200.26	192.96	186.54	177.38	161.90	155.84	170.40	142.43	136.08
I-1 Institutional, supervised environment	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
I-2 Institutional, hospitals	335.53	328.23	321.81	312.65	296.45	0.00	305.67	276.99	0.00
I-2 Institutional, nursing homes	233.12	225.82	219.40	210.24	195.51	0.00	203.26	176.05	0.00
I-3 Institutional, restrained	227.71	220.41	213.99	204.83	190.84	183.78	197.85	171.37	163.02
I-4 Institutional, day care facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
M Mercantile	142.95	137.54	132.11	125.68	115.38	111.83	119.62	99.73	95.77
R-1 Residential, hotels	199.70	192.92	186.99	179.78	164.90	160.43	179.93	148.60	143.96
R-2 Residential, multiple family	167.27	160.49	154.56	147.35	133.71	129.23	147.50	117.40	112.76
R-3 Residential, one- and two-family	155.84	151.61	147.83	144.09	138.94	135.27	141.72	130.04	122.46
R-4 Residential, care/assisted living facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
S-1 Storage, moderate hazard	108.99	103.58	97.35	93.22	83.14	78.87	88.99	66.89	62.56
S-2 Storage, low hazard	107.99	102.58	97.35	92.22	83.14	77.87	87.99	66.89	61.56
U Utility, miscellaneous	84.66	79.81	74.65	71.30	64.01	59.80	68.04	50.69	48.30

Regional Modifier of .70 shall be applied to the above costs per sq. ft.

Regional Modifier not applicable to footnotes below:

- a. Private Garages= \$17.45 per sq. ft.
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent.
- d. N.P. = Not Permitted.
- e. Patio covers/Porches: see amendment exemptions of IBC 2018/ IRC 2018

BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$34.0
\$501.00 to \$ 2,000.00	\$34.00 for the first \$500.00 plus \$5.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$98.00 for the first \$2,000.00 plus \$19.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$554.00 for the first \$25,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00 .	\$912.00 for the first \$50,000.00 plus \$10.00 for each additional \$1000.00 or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$1,408.00 for the first \$100,000.00 plus \$8.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$4,579.00 for the first \$500,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,001 and up	\$7,042.00 for the first \$1,000,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof

(H) Units of measure for fee calculation

1. **“per application” “per permit”** - applicable where fee is not included in the base fee or flat fee amount, and is applicable per definition.
2. **“per hour”** - unless otherwise noted, the minimum increment of time used to calculate related fee. Partial hour time will be rounded up to a whole hour (for example 1.5 hours will be charged for two hours).
3. **“flat”**- inclusive of administrative fee, plan review fee and specified number of inspections.
4. **“per sq. ft.”** – per Square Foot
5. **“SF”**- Square Foot
6. **“EA”** - Each
7. **“LF”** -Linear Foot
8. **“CY”** - Cubic Yards
9. **“LS”** - Lump Sum

Residential, new and additions - the area under roof, excluding overhangs not over 2 feet in projection, enclosed areas to exterior face of wall, unenclosed spaces measured to outside face of support.

Residential, interior remodel - for kitchens, bathrooms, converting to habitable- total interior floor space of room or space including closets and/or pantries. For addition of wall or removal of wall and installation of beam, etc., 2 sq. ft. per linear foot of wall or beam.

Residential Swimming Pool - the maximum width times the maximum length is used to calculate the square footage for the fee.

Park Model - patio cover/Arizona room and addition- measured to the outside face of wall of enclosed space.

Park Model and Manufactured Home - awning width is measured from park model exterior wall to the support or support to support, overhang not to exceed 2 feet past face of support; awning length is total length minus maximum of width overhang, uniformly applied.

Commercial

- i. Area under roof enclosed- square footage to be based on the area under roof measured to the exterior face of walls, excluding overhangs not over 3 feet in projection. Shade structures (other than fabric or membrane) fully supported by the building and open trellis shade structures can be excluded from roof area if utilized in the energy calculations for the building. Fabric or membrane awnings fully supported by the

structure and not exceeding 100 sq. ft. may be excluded from the area under roof. Building area includes bay windows, basements, mezzanines, penthouses and other mechanical spaces. Building area does not include courts open at the top.

- ii. Area under roof of unenclosed spaces- for roof areas not cantilevered or projected, square foot area is calculated based on exterior face of supports. For cantilevered or projected roof areas, or fuel station canopies a uniform overhang of 2 feet may be taken off exposed sides, the remaining square footage is used for calculating the valuation.
- iii. Public/Semi-Public Swimming Pool- the maximum width times the maximum length is used to calculate the square footage for the fee.

(I) Investigation Fees

Work without a Permit. Where work that is not exempt from a permit is found to have been done without a required permit, or has started prior to having the required permit issued, an "Investigation Fee" shall be charged. The Investigative Fee will be equal to, and in addition to, the fee applicable per the adopted fee schedule. The Investigative Fee is due at the time of application for the required permit, and is in addition to any other fees deposits due at that time. The Building and Safety Manager may reduce the investigation fee in the case of a cooperative homeowner that acts to resolve the violation within thirty (30) calendar days after receiving notice of the violation. The Building and Safety Manager shall not reduce the Investigation Fee to less than \$125.00.

(J) Manufactured Home and Factory Built Building Fees

are set by the State of Arizona Department of Housing in May or June of the year and are applicable to that fiscal year as of July 01.

(K) Commercial Valuation

1. Construction Type - All commercial buildings have a construction type as defined in Chapter 6 of the currently adopted International Building Code ("IBC"). The CAD design professional ("RDP") is responsible for determining the appropriate type of construction type for existing buildings and setting the construction type for new commercial. For tenant finish projects the owner or owner's representative shall provide the construction type. The Building Division does not set or determine the construction type.
2. Occupancy Group - All commercial buildings and spaces will be classified per Chapter 3 of the currently adopted IBC. The owner, tenant or RDP will determine the correct occupancy group for the space or building. If a mixed use building is being proposed the applicant shall work with the Building and Safety Manager to determine the appropriate mix of uses and applicable areas for valuation determination.
3. Valuation is determined by multiplying the square footage by the applicable per square foot valuation determined based on the applicable construction type and occupancy group from the August 2018 ICC Building Valuation Table.

4. Fabric/membrane covered structures shall be valued at 50% of the tabular amount for construction type V-B and applicable group.

(I) Amount Due at Time of Application

1. Administrative fees - where applicable the full amount is due at application.
2. Technology and CAD fees - are due at application, included in Submittal Fees.
3. Plan Review and Inspection fees - where a minimum is applicable it is due at application.
4. One and Two Family Residential - a deposit equal to 40% of the calculated building permit fee is due at application. The minimum due at permit application shall be no less than \$95.00 for residential permits requiring review. Permit application deposit fees are a part of the building permit fee and shall be credited against the total fees at permit issuance. Flat fees are due at time of permit application.
5. Park Models - a deposit equal to 50% of the calculated building permit fee is due at application. The minimum due at permit application shall be no less than \$95.00 for residential permits requiring review. Flat fees are due at time of permit application.
6. Manufactured Home/Factory Built Buildings - for set permits 100% of fee is due at application; and for awnings 50% of calculated fee is due. Flat fees are due at time of permit application.
7. Commercial (Industrial) & Storage Tanks - a deposit equal to 40% of the calculated building permit fee is due at application. The minimum due at permit application shall be no less than \$155.00 for commercial permits requiring review. Permit application deposit fees are a part of the building permit fee and shall be credited against the total fees at permit issuance. Flat fees are due at time of permit application.
8. Electrical, Mechanical/Fuel Gas, and Plumbing - Fees are due at permit submittal.

(J) Exceptions

The following entities are exempt from paying permit fees:

1. Governmental entities that are, as a matter of law, immune from having to submit to permit fees.
2. Utility companies and other entities whose permit fees have been waived by agreement or resolution of the town council.

(K) Permit Issuance regulations

A building permit shall not be issued nor considered valid until all applicable fees established by the town have been paid, nor shall an amendment to a permit be released until the additional fee(s), if any, has been paid.

(L) Deposit Fee

Permit application deposit fees pay for the initial plan review and one (1) subsequent re-submittals for the same project made within the prescribed time limitations. If more than two (2) plan reviews are required, or if the permit application shall expire by time limitation, additional fees may be assessed as determined appropriate by the Building and Safety Manager. At the time of permit issuance, additional fees for any increase in valuation or scope of work, shall be assessed as a condition of permit issuance.

(M) The Town Council is authorized to adjust the resultant valuation amount when deemed necessary for establishing an equitable permit fee.

(N) Fee refund policy

All refund request must be accompanied by a request to cancel the permit and payment of the "Permit Cancellation" fee.

- 1) Administrative fees - not eligible for refund.
- 2) Technology and CAD fees - if a refund is allowed for a permit where one or both of these fees has been paid then the associated amount will be included in the refund amount.
- 3) Plan Review and Inspection fees - where a separate plan review or inspection fee has been charged the fee or fees are not eligible for refund.
- 4) One and Two Family Residential - where the building permit fee amount is \$150.00 or less, or the amount paid to date, at the time of cancellation, is \$150.00 or less no refund will be granted.
 - (a) Once any inspection has been performed under an issued permit, and has either passed or failed, no refund will be issued for a residential permit.
 - (b) If a residential permit is issued and no inspections, and no work, including grading or installation of temporary electric, has been done, a refund of 50% of the building permit fee amount paid may be requested. No other fees are eligible for refund.
 - (c) If a residential permit application has been reviewed by any review entity-zoning, building, or flood administration a refund of 25% of the deposit paid may be requested, technology and CAD fees that have been paid will also be refunded. If the full building permit fee was paid at time of application a refund of 70% of the building permit fee may be requested.
 - (d) If a residential permit is cancelled prior to any reviews being started, a refund of 65% of the deposit may be requested, technology and CAD fees that have been

paid will also be refunded. If the full building permit fee was paid at time of application a refund of 86% of the building permit fee may be requested.

(5) Park Models - where the building permit fee amount is \$150.00 or less, or the amount paid to date, at the time of cancellation, is \$150.00 or less, no refund will be granted.

(a) If a park model set permit is canceled prior to issuance and the full fee was paid at application, then a refund of \$150.00 may be requested. Associated fees for awnings and HVAC paid for with the park model set fee will be refunded at 100%.

(b) For other refunds see (4) One & Two Family Residential above.

(6) Manufactured Home/Factory Built Buildings - where the building permit fee amount is \$150.00 or less, or the amount paid to date, at the time of cancellation, is \$150.00 or less, no refund will be granted.

(a) Manufactured Home- where a permit for a MH set is cancelled prior to issuance and the full set of fee \$360.00 was paid at time of application, a refund of \$180.00 can be requested. Associated fees for awnings and HVAC paid for with the MH set fee will be refunded at 100%. The MH Zoning Review fee is non-refundable.

(b) Factory Built Building residential- where a permit for a FBB set is cancelled prior to issuance and the full set of \$450.00 was paid at time of application a refund of \$300.00 can be requested. Associated fees for awnings and HVAC paid for with the MH set fee will be refunded at 100%.

(c) Factory Built Building commercial- If a commercial FBB permit application has been reviewed by any review entity- zoning, building, or flood administration a refund of 25% of the deposit paid may be requested, technology and CAD fees that have been paid will also be refunded. If the full building permit fee was paid at time of application a refund of 70% of the building permit fee may be requested. The Zoning Review fee is non-refundable.

(d) Temporary Sales Trailer- where a permit for a temporary sales trailer set is cancelled prior to issuance and the full set fee of \$360.00 was paid at time of application, a refund of \$180.00 can be requested. Associated fees for awnings and HVAC paid for with the temporary sales trailer set permit fee will be refunded at 100%. The Zoning Review fee is non-refundable.

(e) Manufactured Home Stucco- where a permit for stuccoing the exterior of a MH is cancelled prior to issuance and the full fee \$500.00 was paid at time of application, a refund of \$250.00 can be requested.

(7) Commercial (Industrial) & Storage Tanks- where the building permit fee amount is \$200.00 or less, or the amount paid to date, at the time of cancellation, is \$200.00 or less no refund will be granted.

(a) Once any inspection has been performed under an issued permit, and has either passed or failed, no refund will be issued for a commercial permit. No refunds will be provided for commercial building foundation only permits.

(b) If a commercial permit is issued and no inspections, and no work, including grading or installation of temporary electric, demolition, etc., has been done, a refund of 50% of the building permit fee amount paid may be requested. No other fees are eligible for refund.

(c) If a commercial permit application has been reviewed by any review entity-zoning, building, or flood administration a refund of 25% of the deposit paid may be requested, technology and CAD fees that have been paid will also be refunded. If the full building permit fee was paid at time of application a refund of 70% of the building permit fee may be requested.

(d) If a commercial permit is cancelled prior to any reviews being started, a refund of 65% of the deposit may be requested, technology and CAD fees that have been paid will also be refunded. If the full building permit fee was paid at time of application a refund of 86% of the building permit fee may be requested.

(8) Solar, Mechanical/Fuel Gas, Plumbing, and Electrical- No refunds will be issued for standalone solar, electrical, mechanical, and plumbing permits. The fees can be applied to a like for like permit at a different address within 30 working days of the original permit application.

(O) Occupancy Permit

1. Businesses are usually required to obtain a certificate of occupancy prior to opening their doors to the public. Any individual that opens a place of business without a certificate of occupancy can be subjected to the penalties established by their local governing authority.
2. Commercial Occupancy Permits are valid for 1 – 2 years, depending on specific features of the property.
3. Fire Marshal Inspection and Re-inspection fee must be paid prior to scheduling inspections.
 - A \$75.00 fee will be assessed for inspection.
 - A \$75.00 fee will be assessed for re-inspections requested and/or performed 30 days after the first re-inspection, unless an extension has otherwise been obtained.
 - An applicant, property owner, tenant, or any person responsible may be assessed the Certified Mail cost to the Town of Superior for any Certified Mail charges the Town incurred for enforcement of any ordinances or any code violation.
4. If there is a change of use as defined by ICC Building Code Sections 105.1 and 110.1, a building permit may be required.

(P) Stop Work Order

1. Whenever the Building and Safety Manager finds any work regulated by this Chapter or the Technical Codes being performed in a manner either contrary to the provisions of this Chapter or the Technical Codes or dangerous or unsafe, the Building and Safety Manager is authorized to issue a stop work order.
2. “Stop Work Notices” are issued for the following:
 - Performing work that requires a permit before a permit has been issued by the Town of Superior Permitting Department.
 - Performing work under a valid permit that is not in compliance (does not match) with the reviewed plans, scope of work or codes.
 - Building, installing or locating a structure within an easement, required setback, right of way or FEMA flood area.
3. To see what work is exempt from permitting (does not require a permit) please see the form “Work Exempt from Permits.”
4. If you have received a Stop Work notice and you believe you are doing work that is exempt you will need to provide the Town with a scope of work, sketches, and/or pictures that clearly show what work is being done. Town staff will review the information provided and determine if the work is exempt.
5. If you receive a Stop Work notice and you have a valid (issued and non-expired) permit then you will need to provide revised plans, engineering or other information to address the work that is not in compliance with the reviewed plans or the codes.
6. Construction that is done, or structures that are placed, in an easement, set back, right-of way or FEMA flood area cannot be approved and must be removed or relocated.

(Q) Pavement Damage Restoration Fees

Prior to issuance of a permit under this chapter involving the construction, installation, reconstruction, opening or removal of any pavement, driveway, sidewalk, curb or gutter, the applicant shall be subject to the following:

- A. Within one year of construction of new streets renovation or reconstruction of a street no street cut will be permitted.

Consideration will be given on a case-by-case basis for those cuts that are emergency in nature but are still subject to restoration shown in section b (1) below. The county engineer may authorize street excavations or cuts at his or her discretion if unplanned/unknown conditions occur resulting in the town's best interest to authorize a street excavation or cut. The Town of Superior public works department shall be notified the same day an emergency cut is performed, or the next business day if it occurs after hours, in order to prevent possible violation and associated penalties.

Cuts within that one year period deemed emergency in nature except for a total of up to three pavement cuts of less than two square feet made as part of a single project, the permittee must apply a 3” asphalt mill and overlay/inlay pavement treatment to the full width of all lanes of an arterial, collector, or local street impacted by the cut(s). The treatment must extend a

minimum of 12 feet in both directions from the center of the pavement cut(s).

B. From year one to two of construction of new streets, renovation, or reconstruction of a street:

1. For Each Cut:

a) For larger than 2 to 100 so. Yd. - \$ 1,650.00 plus \$18.00 per Sq. Yd. Of cut over 2 Sq. Yd.

b) For larger than 100 Sq.Yd. - \$3,360 plus \$14.00 per Sq. Yd. Of cut over 100 Sq. Yd.

2. For pavement cuts or potholes less than two square feet, no fee will be charged. However, except for a total of up to three pavement cuts of less than two square feet made as part of a single project, the permittee must apply a slurry seal pavement treatment to the half width of an arterial or collector street, or the full width of a local street. The treatment must extend a minimum of 18 feet in both directions from the center of the pavement cut(s).

3. For cuts from one to two years after construction of new streets, renovation or reconstruction of a street, the applicant may choose to apply a 2" asphalt mill and overlay/inlay pavement treatment to the full width of all lanes of an arterial, collector, or local street impacted by the cut(s). The treatment must extend a minimum of 12 feet in both directions from the center of the pavement cut(s) in lieu of paying the above fee.

c) The minimum fee shall be based on two square yards. If a pavement cut is so extensive, or the cuts in one area are so numerous that the permittee prefers to perform a renovation(major rehabilitation) of the street in accordance with the county engineer's requirements for the full width of any impacted lane and the full length of any cuts plus 12 feet in both directions from the area of the cut on arterial streets and 18 feet in both directions from the area of the cut on collector streets, the permittee may choose to do such renovation in lieu of the pavement restoration fee and such reconstruction shall satisfy the fee requirement. Provided, however, this does not apply to pavement cuts in streets within one year of construction, renovation, or reconstruction. During the first one year, those who desire to perform reconstruction in lieu of paying the pavement restoration fee will be required to reconstruct the street to the satisfaction of the town engineer.

4. The permittee shall guarantee all work against defective workmanship or materials for a period of one (1) year from the date of acceptance, as evidenced by release of the permit. Except for ordinary wear and tear or unusual abuse or neglect by parties other than the applicant.

5. Pavement damage restoration fees imposed under this section shall apply only to hot mix asphalt constructed roadways.

(R) Violations and Penalties

1. Any individual, contractor, corporation, organization, company, firm, partnership, association or other entity, whether as principal, owner, agent, tenant, employee or otherwise, who violates any provision of this chapter shall be subject to a civil penalty in an amount of \$700.00 per violation. Each day of a continuing violation is a separate violation for the purpose of imposing a separate penalty.

2. In the event of a violation of section (Q), the violator shall also be subject to an additional civil penalty in an amount equal to one and one half (1.5) times the amount of the pavement restoration fee otherwise due and owing.
3. If the violator fails to pay the penalty or penalties imposed under this section within 10 days after being cited for the violation, the penalty or penalties may be recovered by the county in a civil action in the nature of a debt.
4. The civil penalty imposed under this section shall be in addition to any other penalties and/or remedies available under law including, without limitation, the issuance of a stop work order by the town.

§ 2 BUILDING PERMIT FEE TABLE

FEE TYPE	UNIT	FEE
Professional Services		
Civil Plan Review	per Hour	\$250.00
Structural Plan Review	per Hour	\$265.00
Commercial Site Plan Review (each)	per Hour	\$500.0 (plus 100.0 per acre)
Subsequent Review of Plans	per Hour	\$150.00
Subsequent Review of Reports	per Hour	\$200.00
Additional Review (after the 3rd review)	per Hour	\$110.00
Building Plan Review (Consultant)	per Hour	\$125.00
Building Inspection Fees (2 hours min.)	per Hour	\$110.00
Overtime Plan Review	Per Hour	at 150% of the Regular charges
Overtime Inspection Fees (4 hour min.)	Per Hour	\$110.00
Inspection Travel Fees (both ways)	per Miles	\$45.00
Civil Design plan Fee (adopted on 03/12/2020)	per Hour	\$90.00
All other plan review	per Permit	\$110.00
Zoning Fees		
General Zoning Fee	per permit	\$75.00
Permit Fees		
Building Permit	per Permit	schedule based on Valuation of the project
Pre-Building Permit - Meeting Request	per Permit	\$200.00
Existing Standard Plan Only Permit	per Permit	\$300.00
New Standard Plan Only Permit	per Permit	\$600.00
Manufactured Home Permit	per Permit	Fee based on State of Arizona Department of Housing Fee Schedule for current fiscal year
Monument/ Sign Permit	per Permit	per Permit fee schedule
Solar/ MPE Permit	per Permit	per Permit fee schedule
Pool/ SPA Permit	per Permit	per Permit fee schedule
Wall/ Fence Permit	per Permit	per Permit fee schedule
Pre-Application Meeting for Site Plan Review Permit	per Permit	\$686.00
Grading & Excavation Permit	per Permit	per Permit fee schedule
Right-of-Way Easement Permit	per Permit	per Permit fee schedule
C of O and Occupancy Change Permit	per Permit	per Permit fee schedule
Infrastructure Permit (for Subdivisions)	per Permit	4% based on Engineering Cost Estimate or \$100.0 Min.

Submitall Fees		
Permitting/ Admin	per Hour	\$55.00
Clerical	per Hour	\$45.00
Technology Fees/sofwater and hardware use	per Permit	3% of Building Permit Fee
Printining/ Miscellaneous Fees (11x17 Size)	per Page	\$3.00
Right of Way Echrochament Fees		
Right-of Way Permit Application	per Permit	\$100.00
Plan Review Fee	per Permit	\$135.00
Penalty (for work performed without a permit; includes issuance of the proper permit)	per Permit	Double base fee
Asphalt Cut on Streets 1 year-10- years old		
5 sq/yards or less	SY	\$1.30
5 sq/yards to 100 sq/ yards	SY	\$2.50
Larger than 100 sq/ yards	SY	\$5.00
Asphalt Cut on Streets 1 year-10- years old		
ANY SIZE AREA	SY	\$1.50
Driveway	SF	\$0.10
Sidewalk, Curb & Gutter	SF	\$0.20
Sidewalk Ramp	EA	\$25.00
Valley Gutter	SF	\$0.30
Catch Basin	EA	\$35.00
Headwall	EA	\$35.00
Manhole	EA	\$40.00
Scupper	EA	\$25.00
Street Lights	EA	\$50.00
Utility Poles	EA	\$35.00
Street Signs	EA	\$15.00
Fire Line with Backflow	EA	\$40.00
Conduit, Pipe Line, Culvert, Cable <4"	LF	\$0.40
Conduit, Pipe Line, Culvert, Cable >4"	LF	\$1.00
Trenching & Boring	LF	\$0.30
Boring Only	LF	\$0.20
Landscaping	SF	\$0.10
Fire Hydrant	EA	\$15.00
Tap/ Sleeve/ Valve/ Meter	EA	\$3.00
Dirt/ Concrete Channel	LF	\$0.10
Special Concrete Structure	EA	\$40.00
Other Special Work Items (TBD)	LS	\$0.00
Survey Monument	EA	\$10.00
Utility Adjustment	EA	\$10.00
Manhole Adjustment	EA	\$50.00
Pavement Replacement	SY	\$0.35
Mill and Overaly	SY	\$0.25

Overlay Top Course	SY	\$0.15
Inspections of the Right-of-Way		
Weekdays (1 Hr Min.)	per Hour	\$50.00
Weekends (4 Hr Min.)	per Hour	\$90.00
Holidays (4 Hr Min.)	per Hour	\$120.00
Occupancy Fees		
Certificate of Installation-Manufactured Home (replacement or request more than 8 days after final)	per request	\$40.00
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
C of O/ Occupancy Change Re-Inspection	per Permit	\$75.00
One and Two Family Residential		
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/Livable space)	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)	flat	\$190
Accessory structure (over 120 sq. ft. less than 241 sq.ft.)(with any MEP)	flat	\$240
Residential Swimming Pool/spa-in ground	per sq. ft. of max width x max length (\$300 min.)	\$0.90

Residential Swimming Pool- above ground; pre- fabricated spas	flat	\$100
Residential Spa- in ground	flat	\$150
Residential Roof replacement	flat	\$90
Residential Building Relocation- new foundation	per sq. ft. (\$450 min.)	\$0.30
Residential Exterior Stucco- not originally stucco	flat	\$200
Residential Window Replacement	flat	\$150
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.	\$50
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 \$120.00)	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 inspections; add. inspections \$120.00)	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 Hour	\$110
MH Exterior Stucco (engineering is required) (3 insp.)	flat	\$500
Commercial (Industrial)		
Valuation (val.) for Commercial construction to be determined per the August 2018 ICC Building Valuation Table. Using the		
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	flat	\$400
Commercial Exterior Stucco- not originally stucco	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.)	\$1.50
Public/Semi-Public Spa	flat	\$355
Commercial Kitchen Ventilation and Exhaust System- Type 1 Hood (not a part of another permit)	flat (per hood)	\$355
Above Ground Storage Tanks		
Flammable/Combustible Storage Tanks 1001 gallons to 2000 gal. (3 insp.)	flat	\$700.00
Flammable/ Combustible Storage Tanks over 2000 gal. (4 insp.)	flat	\$1,000.00
Miscellaneous		
Walls – retaining wall over 48 inches from top of wall to bottom of footer; themed, perimeter and privacy =/< 6 feet in height	per LF (\$170 min.)	\$1.60
Fences – block, wood, wrought iron, chain-link, other privacy, etc., =/< 6 ft. in height	per LF (\$100 min.)	\$1.10
Landscape Plan Review	flat	\$150.00
All Continuances	flat	\$250.00
Administrative relief (Residential)	flat	\$150.00
Administrative relief (Commercial)	flat	\$250.00
Street Name Change	per permit	\$1,150 + Administrative Fee
Address New or Change	flat	\$68.00
Electrical		
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 \$310.00 plus \$1.20 per Amp plus \$50.00 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 \$120.00 (additional inspections \$75.00 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 \$110.00)	per location	\$300
Photovoltaic System, Commercial no storage battery, 51- 100 Kilowatts (battery- add \$110.00)	per location	\$500
Mechanical/Fuel Gas		
Commercial HVAC- replace existing RTU, less than 2000 cfm (plus \$100.00 each additional unit on same building)	per building or unit	\$200
Commercial HVAC- replace existing RTU, greater than 2000 cfm (plus \$100.00 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	flat	\$150
Commercial Gas clearance	per meter	\$125
Commercial install gas storage tank (250 gallon) \$.50 per liquid gallon above 250 gallons	per gallon (\$250 min.)	\$0.50
Residential Gas clearance	flat	\$100
Residential install new gas storage tank (100-500 gallon)	flat	\$150
Residential gas line addition, repair or replace up to 50 feet (plus \$25.00 each additional 50 foot increment)	per 50 ft. (\$115 min.)	\$25
Commercial gas line addition, repair or replace up to 50 feet (plus \$30.00 per 50 foot increment)	per 50 ft. (\$200 min.)	\$30
Plumbing		
Interior water repipe	per dwelling unit	\$100
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	min.	\$250

additional in same house or unit \$75.00)		
Residential relocate toilet or shower not on a slab	per dwelling unit	\$100
Commercial restroom remodel-includes 2 lavs, 2 toilets; additional fixtures- \$30.00 each	min.	\$300
Residential roof mounted solar water heater	per dwelling unit	\$170
Grading Fees		
Single Family Residential Lot Outside of Subdivision for up to 1,000 Cubic Yards	CY	\$150.00
Individual Lots: Commercial/ Industrial/Multifamily under 1.0 Acre	Acre	\$350.00
Subdivision: Commercial/ Industrial/ Residential	Acre	350 + \$25.0/acre
Sign Fees		
Comprehensive Sign Package:	flat	\$1,187
1. Temporary Signs – 30-90 days	flat	\$57
2. Monument/Wall	flat	\$57
3. Projecting/Blade	flat	n/c
On-Site Signs	flat	\$57
Off-Site Directional Signs	flat	\$57
Sign Permit-no electrical	flat	\$150
Sign Permit- with electrical	flat	\$225
Pre-Application Meeting/Site Plan		
Pre-Application/Site Plan Review Commercial		
Development/Subdivision Fee		
Submittal fee	flat	\$200
Site Plan Review Fee	flat	\$1,250
Appeals		
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

DESIGN DEVELOPMENT SERVICES ENGINEERING FEES		
Fee Type – Fee includes three reviews, subsequent reviews are charged \$115/hour	UNIT	FEE
Design Development Services Engineering Fees		
Technical Study/Document Review Fee		
Drainage reports	lump sum	\$400
Water analysis report	per hour	\$300
Sewer analysis report	per hour	\$300
Traffic impact statement	per hour	\$300
Traffic impact analysis	per hour	\$500
Geotechnical report	per hour	\$300
Engineer's cost estimate	per hour	\$250

SLID documents	per hour	\$750
ROW/easement dedication documents	per hour	\$300
Map of Dedication	per hour	\$300
FPE extinguishment/ROW abandonment	per hour	\$400
<i>Engineering Plan Review Fees</i>		
ALTA/ACSM survey	per hour	\$160
Preliminary Plat	per sheet	\$300
Final Plat	per sheet	\$300
<i>Onsite</i> improvement plans (Cover sheets & notes sheet, G&D, utilities, details, street improvements, SWPPP)	per sheet	\$250
<i>Offsite</i> improvement plans (G&D, utilities, details, street improvements, street lights, traffic signals, SWPPP)	per sheet	\$250
<i>Offsite</i> special provisions	per sheet	\$450
FEMA SFHA review	per sheet	\$450
Revisions to approved plans	per sheet	\$200
<i>Onsite</i> As-Built plan review	per sheet	\$100
<i>Offsite</i> As-Built plan review	per sheet	\$100