

TOWN OF MARANA IMPACT FEES BY SUBDIVISION

Last Updated 7/31/2014

Sonoran Preserve Bajada		Hidden Springs		Tangerine Crossing		Sombra del Tecolote		Butterfly Mtn	
	1st pmt 3/2007		1st pmt 5/2007		1st pmt 1/2013		1st pmt 12/2004		1st pmt 2/2005
NE Road Impact Fee	\$ 5,599	NE Road Impact Fee	\$ 5,599	NE Road Impact Fee	\$ 4,844	NE Road Impact Fee	\$ 5,599	NE Road Impact Fee	\$ 5,599
Park Impact Fee	\$ 2,461	Park Impact Fee	\$ 2,461	Park Impact Fee	\$ 2,461	Park Impact Fee	\$ 2,461	Park Impact Fee	\$ 2,461
MUSD Receipt req'd	\$ 1,200			MUSD Receipt req'd	\$ 1,200				
Casa de Miguel		Preserve Dv Mtn		Garden Estates		Tortolita Vistas		Saguaro Ranch	
	1st pmt varies		1st pmt varies		1st pmt 4/2006		1st pmt 2/2011		1st pmt 3/2006
NE Road Impact Fee	\$ 5,599	Park Impact Fee	\$ 2,461	NE Road Impact Fee	\$ 5,599	NE Road Impact Fee	\$ 5,599	NE Road Impact Fee	\$ 5,599
Park Impact Fee	\$ 2,461			Park Impact Fee	\$ 2,461	Park Impact Fee	\$ 2,461	MUSD Receipt req'd	\$ 1,200
				MUSD Receipt req'd	\$ 1,200	MUSD Receipt req'd	\$ 1,200	Park Contribution	\$ 1,000
T Bench Bar		Sky Ranch		Casa Sevilla		Tortolita Reserve			
	1st pmt 5/2007		1st pmt 1/2013		1st pmt 8/2014		1st pmt 8/2013		
NE Road Impact Fee	\$ 5,599	NE Road Impact Fee	\$ 5,209	NE Road Impact Fee	\$ 4,256	NE Road Impact Fee	\$ 5,599		
Park Impact Fee	\$ 2,461	Park Impact Fee	\$ 2,461	Park Impact Fee	\$ 2,461	Park Impact Fee	\$ 2,461		
MUSD Receipt req'd	\$ 1,200	MUSD Receipt req'd	\$ 1,200						
San Lucas		Sanders Grove		Farm Field Five		Rancho Marana		Cypress Gardens	
	1st pmt varies		1st pmt varies		1st pmt 5/2006		1st pmt 8/2006		
DA road contribution	\$ 700	Park Impact Fee	\$ 2,461	Park Impact Fee	\$ 2,461	Park Impact Fee	\$ 1,960	Park Impact Fee	\$ 2,461
Park Impact Fee	\$ -	Water Infrastructure	\$ 2,122	Water Infrastructure	\$ 2,122	Water Infrastructure	\$ 2,122	Water Infrastructure	\$ 2,122
Water Infrastructure	\$ 2,122	Water Resource	\$ 1,771	Water Resource	\$ 1,771	Water Resource	\$ 1,771	Water Resource	\$ 1,771
Water Resource	\$ 1,771	MUSD Receipt req'd	\$ 1,200	LSC Levee (total)	\$ 34,540	LSC Levee (total)	\$ 77,000	LSC Levee (total)	\$ 21,975
PCWW oversize fee	\$ 500	Wastewater	\$ 4,241	MUSD Receipt req'd	\$ 1,200	Wastewater	\$ 4,241	Wastewater	\$ 4,241
Wastewater	\$ 4,544			Wastewater	\$ 4,241				
Gladden Farms 1 Blocks 1-25		Gladden Farms 2 Blocks 26-43		Fianchetto Farms		Payson Farms			
	1st pmt varies		1st pmt varies		1st pmt 7/2007		1st pmt varies		
Park Impact Fee	\$ -	Park Impact Fee	\$ 2,461	Park Impact Fee	\$ 2,461	Park Impact Fee	\$ 1,725		
MUSD Receipt req'd	\$ 900	MUSD Receipt req'd	\$ 1,200	MUSD Receipt req'd	\$ 1,200	MUSD Receipt req'd	\$ 1,200		
Water Infrastructure	\$ 2,122	Water Infrastructure	\$ 2,122	Water Infrastructure	\$ 2,122	Water Infrastructure	\$ 2,122		
Water Resource	\$ 1,771	Water Resource	\$ 1,771	Water Resource	\$ 1,771	Water Resource	\$ 1,771		
LSC Levee (per block)	\$ 11,892	LSC Levee (per block)	\$ 18,626	LSC Levee (total)	\$ 14,760	LSC Levee (total)	\$ 53,500		
Wastewater	\$ 4,241	Wastewater	\$ 4,241	Wastewater	\$ 4,241	Wastewater	\$ 4,241		

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Oasis Hills		1st pmt 11/2013		Saguaro Bloom		1st pmt 6/2007		Pines		1st pmt 6/2008		Cascada Villages		Aerie Apartments	
S Trans Impact Fee	\$	3,465	S Trans Impact Fee	\$	3,465	S Trans Impact Fee	\$	3,465	S Trans Impact Fee	\$	3,465	S Trans Impact Fee	\$	2,599	
Park Impact Fee	\$	2,461	Park Impact Fee	\$	2,461	Park Impact Fee	\$	0	Park Impact Fee	\$	2,461	Park Impact Fee	\$	1,649	
Water Infrastructure	\$	2,457	Water Infrastructure	\$	1,189				Water Infrastructure	\$	2,457				
Water Resource	\$	1,771	Water Resource	\$	1,771				Water Resource	\$	1,771				
MUSD Receipt req'd	\$	1,200							MUSD Receipt req'd	\$	1,200				

Los Morteros		1st pmt 2/2001		Willow Ridge		1st pmt 10/2009		Silverbell R-10		1st pmt 11/2013		Silver Shadows		1st pmt 1/2011	
S Trans Impact Fee	\$	3,465	S Trans Impact Fee	\$	3,465	S Trans Impact Fee	\$	3,465	S Trans Impact Fee	\$	3,465	S Trans Impact Fee	\$	3,465	
Park Impact Fee	\$	2,461	Park Impact Fee	\$	2,461	Park Impact Fee	\$	0	Park Impact Fee	\$	0	Park Impact Fee	\$	0	
			Water Infrastructure	\$	2,457	MUSD Receipt req'd	\$	1,200				Note: formerly known as Silverbell West			
			Water Resource	\$	1,771										
			MUSD Receipt req'd	\$	1,200										
			Trail Contribution	\$	6,400										

Current Base Fees

Fee	Base Fee	Used For:	Ordinance	Boundary
NE Road Impact Fee	\$ 5,599	arterial and collector roads in NE Marana	2014.12	Lambert, CAP canal/I-10, northeastern Town limits
S Trans Impact Fee	\$ 3,465	Twin Peaks Interchange	2001.02	Avra Valley/Lambert, southern Town limits
Park Impact Fee	\$ 2,461	regional parks and trails Town wide	2014.12	Town wide
LSC Levee	\$ 500	pays back PCRFCO for Santa Cruz levee (per acre)	1999.02	Per ordinance, generally areas that benefitted from the levee
Water Infrastructure	varies	major Marana Water infrastructure	2014.13	Current and future Marana water service area
Water Resource	\$ 1,771	renewable water resources and gravity storage systems	2014.13	Current and future Marana water service area
Wastewater	\$ 4,241	future wastewater expansion	2014.13	Marana wastewater treatment service area
MUSD Receipt req'd		Receipt of Marana School Contribution required prior to building permit issuance per agreement		

Notes:

- Impact fees have been implemented at various times and have been adjusted periodically in the past. With the passage of SB1525, indexing of impact fees was terminated. All impact fees are therefore static until recalculated. A recalculation occurred in 2014 of the Northeast Roads and Parks Fees (S roads and LSC Levee fees were reaffirmed).
- Water impact fees are based on meter sizes. The fees shown are for a 5/8" meter (standard). Larger meter sizes will have higher fees, though if a 3/4" meter is only being used due to fire flow (sprinklers) requirements, then the impact fees are still assessed at the 5/8" meter amount.

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History:

Feb 16, 1999	Collection of the Lower Santa Cruz Levee Fee began (\$500/acre)
Apr 23, 2001	Collection of South Transportation Impact Fee began (\$2,435)
Jul 4, 2005	Collection of NW Transportation Fee began (\$5,941), collection of Town wide Parks Fee began (\$2,884)
Jan 2, 2006	Collection of Water Infrastructure Fee (\$864 per 5/8" meter) and Water Resource Fee (\$1,467 per 5/8" meter) began
Jul 31, 2006	Ordinance 2006.12, reset South Transportation (\$2,932), NW Transportation (\$6,238), and Parks fees (\$3,028) and further mandated that they be updated annually each July per the ENR CCI and exempted colonias from having to pay those fees (\$130,702 transferred from general fund to cover lost fees)
Jul 1, 2007	South Transportation, NW Transportation, and Parks automatically adjusted upward 3.2%, check month was previous December
Jul 1, 2008	South Transportation, NW Transportation, and Parks automatically adjusted upward 3.2%, check month switched to May
Jul 1, 2008	Collection of NE Transportation Fee began (\$6,872)
Jul 7, 2008	Sheet updated to most current fees and subdivisions (current format)
Nov 18, 2008	Ordinance 2008.25 establishes Wastewater Fee (\$4,312 for 5/8" water meter), collection to begin February 2, 2009 or when the Town begins operating the Marana Wastewater utility, whichever occurs last
Dec 29, 2008	Sheet updated to add Sonoran Preserve on the Bajada, removed Villages at Dove Mountain, Villas at Cont. Ranch 15 and Heritage Highlands
Feb 6, 2009	Sky Ranch credits updated
Jul 1, 2009	S, NW, NE Transportation and Parks automatically adjusted upward 5.3%, check month was May 2009
Jul 1, 2009	Removed Ironwood Reserve, Continental Reserve, Dos Lagos, Solana (subdivisions built out)
Jul 1, 2009	Added Los Morteros, Dove Mountain Resort, Ina & Silverbell, Cascada Villages, Sombra del Tecolote, Saguaro Forest, Silver Shadows (Fmr Silverbell West), Payson Farms
Feb 4, 2010	Removed Gallery Dove Mtn, Dove Mtn Resort, Canyon Pass Dove Mtn, Saguaro Forest, Updated Preserves Dove Mtn Reinstated Continental Reserve
Mar 1, 2010	Updated Preserves Dove Mtn, added Legacy Apartments Dove Mountain
Jul 1, 2010	S, NW, NE Transportation and Parks automatically adjusted upward 2.2%, check month was May 2010
Aug 31, 2010	Updated Legacy Apartments based on impact fee development agreement (Resolution 2010-39)
Nov 24, 2010	Added Regency Apartments
Feb 8, 2011	Ordinance 2011.07 removed the exemption of impact fees for colonias
Feb 8, 2011	Ordinance 2011.06 created a program whereby affordable housing applicants can have their impact fees paid by the Town
Jul 1, 2011	S, NW, NE Transportation and Parks automatically adjusted upward 3.1%, check month was May 2011
Jul 1, 2011	Removed Legacy Apartments Dove Mountain (paid in full)
Jan 1, 2012	Ordinance 2011.35 adjusted the Parks fee from \$3579 to \$3294, all subdivisions with Parks fee credits recalculated based on their respective development agreements, indexing of impact fees terminated to comply with SB1525
Jan 3, 2012	Transfer of ownership of Marana wastewater treatment plant from Pima County to Marana. Though Ordinance 2008.25 was effective on February 2, 2009, collection did not begin until January 3, 2012.

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Last Updated 7/31/2014

Feb 19, 2012	Tortolita Vistas NE Road fee updated based on expiration of development agreement exemption from road impact fees
Aug 23, 2012	Added Encantada Apartments
Mar 6, 2013	Added Silverbell R-10 and adjusted Silver Shadows to reflect Resolution 2001-28
Mar 6, 2013	Updated Sky Ranch based on development agreement (Resolution 2012-107)
Jun 18, 2013	Updated Gladden Farms II based on impact fee development agreement (Resolution 2012-083)
Sep 27, 2013	Updated Gladden Farms I based on ordinance 2008.03, which changed block 25 from residential to commercial and block 14 from commercial to residential
Oct 7, 2013	Updated Silverbell R-10 to reflect Ordinance 2005.06 related to MUSD school contribution
May 22, 2014	Added Casa Sevilla
Jul 31, 2014	Ordinance 2014.12 (passed on May 6, 2014) reset the Northeast Road Impact fee and Parks fee, re-affirmed the prior South Road fee and Lower Santa Cruz Levee fees. The Northwest Road Impact fee expires. All fees recalculated as a result.
Jul 31, 2014	Ordinance 2014.13 (passed on May 6, 2014) reset the water and wastewater fees. All fees recalculated as a result.
Jul 31, 2014	Added Cypress Gardens, Tortolita Reserve