

# TOWN OF MARANA IMPACT FEES BY SUBDIVISION

Last Updated 7/28/2016

<b>Sonoran Preserve Bajada</b> 1st pmt 3/2007		<b>Hidden Springs</b> 1st pmt 5/2007		<b>Tangerine Crossing</b> 1st pmt 1/2013		<b>Sombra del Tecolote</b> 1st pmt 12/2004		<b>Butterfly Mtn</b> 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				
<b>Casa de Miguel</b>		<b>Preserve Dv Mtn</b> 1st pmt varies		<b>Garden Estates</b> 1st pmt 4/2006		<b>Tortolita Vistas</b> 1st pmt 2/2011		<b>Saguaro Ranch</b> 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
<b>T Bench Bar</b> 1st pmt 5/2007		<b>Sky Ranch</b> 1st pmt 1/2013		<b>Casa Sevilla</b> 1st pmt 8/2014		<b>Tortolita Reserve</b> 1st pmt 8/2013		<b>Tangerine Ridge</b> 1st pmt pending	
NE Road Impact Fee	\$ 5,599	NE Road Impact Fee	\$ 5,209	NE Road Impact Fee	\$ 4,256	NE Road Impact Fee	\$ 5,599	NE Road Impact Fee	\$ 5,148
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	Water Resource <sub>2</sub>	\$ 1,771	Water Resource <sub>2</sub>	\$ 1,771		
<b>San Lucas</b> 1st pmt varies		<b>Sanders Grove</b>		<b>Farm Field Five</b> 1st pmt 5/2006		<b>Rancho Marana</b> 1st pmt 8/2006		<b>Cypress Gardens</b>	
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 <sub>2</sub>	\$ 1,771	Water Resource <sub>2</sub>	\$ 1,771	Water Resource <sub>2</sub>	\$ 1,771	Water Resource <sub>2</sub>	\$ 1,771
Water Resource <sub>2</sub>	\$ 1,771	MUSD Receipt req'd	\$ 1,200	LSC Levee (total)	\$ 34,540	LSC Levee (total)	\$ 77,000	LSC Levee (total)	\$ 21,975
Wastewater <sub>2</sub>	\$ 4,544	Wastewater <sub>2</sub>	\$ 4,241	Wastewater <sub>2</sub>	\$ 4,241	Wastewater <sub>2</sub>	\$ 4,241	Wastewater <sub>2</sub>	\$ 4,241
PCWW oversize fee	\$ 500			MUSD Receipt req'd	\$ 1,200				
<b>Gladden Farms 1 Blocks 1-25</b> 1st pmt varies		<b>Gladden Farms 2 Blocks 26-43</b>		<b>Fianchetto Farms</b> 1st pmt 7/2007		<b>Payson Farms</b>		<b>Willow Vista</b> 1st pmt 7/2016	
Park Impact Fee	\$ -	Park Impact Fee	\$ 2,461	Park Impact Fee	\$ 2,461	Park Impact Fee	\$ 1,725	S Trans Impact Fee	\$ 3,465
MUSD Receipt req'd	\$ 900	MUSD Receipt req'd	\$ 1,200	MUSD Receipt req'd	\$ 1,200	MUSD Receipt req'd	\$ 1,200	Park Impact Fee	\$ 2,461
Water Infrastructure	\$ 2,122	Water Infrastructure	\$ 2,122	Water Infrastructure	\$ 2,122	Water Infrastructure	\$ 2,122	Water Infrastructure	\$ 2,457
Water Resource <sub>2</sub>	\$ 1,771	Water Resource <sub>2</sub>	\$ 1,771	Water Resource <sub>2</sub>	\$ 1,771	Water Resource <sub>2</sub>	\$ 1,771	Water Resource <sub>2</sub>	\$ 1,771
LSC Levee (per block)	\$ 11,892	LSC Levee (per block)	\$ 18,626	LSC Levee (total)	\$ 14,760	LSC Levee (total)	\$ 53,500	MUSD Receipt req'd	\$ 1,200
Wastewater <sub>2</sub>	\$ 4,241	Wastewater <sub>2</sub>	\$ 4,241	Wastewater <sub>2</sub>	\$ 4,241	Wastewater <sub>2</sub>	\$ 4,241	Trail Contribution	\$ 2,537

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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	\$ 2,599
Park Impact Fee	\$ 2,461	Park Impact Fee	\$ 2,461	Park Impact Fee	\$ 0	Park Impact Fee	\$ 1,649
Water Infrastructure	\$ 2,457	Water Infrastructure	\$ 1,189			Water Infrastructure	\$ 2,457
Water Resource <sub>2</sub>	\$ 1,771	Water Resource <sub>2</sub>	\$ 1,771			Water Resource <sub>2</sub>	\$ 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	Marana 59	1st pmt 1/2016
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	\$ 2,461
		Water Infrastructure	\$ 2,457	MUSD Receipt req'd	\$ 1,200			Water Infrastructure	\$ 2,457
		Water Resource <sub>2</sub>	\$ 1,771	Water Resource <sub>2</sub>	\$ 1,771	Note: formerly known as		Water Resource <sub>2</sub>	\$ 1,771
		MUSD Receipt req'd	\$ 1,200			Silverbell West			
		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 PCRFGD 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 and Wastewater impact fees are based on meter sizes. The fees shown are for a 5/8" meter (standard). Larger meter sizes will have higher fees.

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Last Updated 7/28/2016

## 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.
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

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Last Updated 7/28/2016

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
Jul 23, 2015	Added Marana 59
May 23, 2016	Added Willow Vista subdivision, compliant with Town ordinance 2015.017
Jul 14, 2016	Removed stipulation that larger meter sizes due to fire flow needs are assessed at lower 5/8" meter rate based on 2014 water impact fee study adoption. Added water resource fee to areas served by Tucson water by contract.
Jul 28, 2016	Added Tangerine Ridge subdivision