

# TOWN OF MARANA IMPACT FEES BY SUBDIVISION

Last Updated 8/31/2010

Sonoran Preserve Bajada		Hidden Springs		Preserve Dove Mtn		Sombra del Tecolote		Butterfly Mountain	
NE Road Impact Fee	\$ 7,395	NE Road Impact Fee	\$ 7,395	Park Impact Fee	\$ 3,471	NE Road Impact Fee	\$ 7,395	NE Road Impact Fee	\$ 7,395
Park Impact Fee	\$ 3,471	Park Impact Fee	\$ 3,471			Park Impact Fee	\$ 3,471	Park Impact Fee	\$ 3,471
MUSD Receipt req'd	\$ 1,200								
Casa de Miguel		Tangerine Crossing		Garden Estates		Tortolita Vistas			
NE Road Impact Fee	\$ 7,395	NE Road Impact Fee	\$ 6,718	NE Road Impact Fee	\$ 7,395	NE Road Impact Fee	\$ -		
Park Impact Fee	\$ 3,471	Park Impact Fee	\$ 3,471	Park Impact Fee	\$ 3,471	Park Impact Fee	\$ 3,471		
		MUSD Receipt req'd	\$ 1,200	MUSD Receipt req'd	\$ 1,200	MUSD Receipt req'd	\$ 1,200		
Saguaro Ranch		T Bench Bar		Sky Ranch		Legacy Apt Dove Mtn			
NE Road Impact Fee	\$ 7,395	NE Road Impact Fee	\$ 7,395	NE Road Impact Fee	\$ 6,550	Park Fee-type 1 bldg	\$ 24,146		
Park Impact Fee	\$ 3,471	Park Impact Fee	\$ 3,471	Park Impact Fee	\$ 2,471	(2-1br,8-2br,2-3br)			
MUSD Receipt req'd	\$ 1,200	MUSD Receipt req'd	\$ 1,200	MUSD Receipt req'd	\$ 1,200	Park Fee-type 2 bldg	\$ 31,188		
Park Contribution	\$ 1,000	Park Contribution	\$ 1,000	Park Edu. Fund	\$ 1,000	(4-1br,10-2br,2-3br)			
San Lucas		Sanders Grove		Farm Field Five		Rancho Marana			
NW Road Impact Fee	\$ 417	NW Road Impact Fee	\$ 7,150	NW Road Impact Fee	\$ 3,588	NW Road Impact Fee	\$ 0		
Park Impact Fee	\$ -	Park Impact Fee	\$ 3,471	Park Impact Fee	\$ 3,471	Park Impact Fee	\$ 2,868		
Water Infrastructure	\$ 864	Water Infrastructure	\$ 864	Water Infrastructure	\$ 864	Water Infrastructure	\$ 864		
Water Resource	\$ 1,467	Water Resource	\$ 1,467	Water Resource	\$ 1,467	Water Resource	\$ 1,467		
PCWW oversize fee	\$ 500	MUSD Receipt req'd	\$ 1,200	LSC Levee (total)	\$ 34,540	LSC Levee (total)	\$ 77,000		
Gladden Farms Blocks 1,7,8,9,13,15,16,19,22,24,25		Gladden Farms Blocks 2,3,4,5,6,10,11,12,17,18,20,21		Gladden Farms II Blocks 26-43		Fianchetto Farms		Payson Farms	
NW Road Impact Fee	\$ 0	NW Road Impact Fee	\$ 2,135	NW Road Impact Fee	\$ 7,150	NW Road Impact Fee	\$ 6,484	NW Road Impact Fee	\$ 3,038
Park Impact Fee	\$ 474	Park Impact Fee	\$ 474	Park Impact Fee	\$ 3,471	Park Impact Fee	\$ 3,471	Park Impact Fee	\$ 2,584
MUSD Receipt req'd	\$ 900	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	\$ 864	Water Infrastructure	\$ 864	Water Infrastructure	\$ 864	Water Infrastructure	\$ 864	Water Infrastructure	\$ 864
Water Resource	\$ 1,467	Water Resource	\$ 1,467	Water Resource	\$ 1,467	Water Resource	\$ 1,467	Water Resource	\$ 1,467
LSC Levee (per block)	\$ 11,892	LSC Levee (per block)	\$ 11,892	LSC Levee (per block)	\$ 18,626	LSC Levee (total)	\$ 14,760	LSC Levee (total)	\$ 53,500

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Oasis Hills		Saguaro Springs		Pines		Cascada Villages		Continental Reserve	
S Trans Impact Fee	\$ 3,361	S Trans Impact Fee	\$ 3,361	S Trans Impact Fee	\$ 3,361	S Trans Impact Fee	\$ 3,361	S Trans Impact Fee	\$ 3,361
Park Impact Fee	\$ 3,471	Park Impact Fee	\$ 3,471	Park Impact Fee	\$ 0	Park Impact Fee	\$ 3,471	Park Impact Fee	\$ 1,591
Water Infrastructure	\$ 864	Water Infrastructure	\$ 864			Water Infrastructure	\$ 864	Water Infrastructure	\$ 864
Water Resource	\$ 1,467	Water Resource	\$ 1,467			Water Resource	\$ 1,467	Water Resource	\$ 1,467
MUSD Receipt req'd	\$ 1,200					MUSD Receipt req'd	\$ 1,200		
Los Morteros		Willow Ridge		Ina & Silverbell		Silver Shadows			
S Trans Impact Fee	\$ 3,361	S Trans Impact Fee	\$ 3,361	S Trans Impact Fee	\$ 3,361	S Trans Impact Fee	\$ 3,361		
Park Impact Fee	\$ 3,471	Park Impact Fee	\$ 3,471	Park Impact Fee	\$ 3,471	Park Impact Fee	\$ 3,471		
		Water Infrastructure	\$ 864						
		Water Resource	\$ 1,467						
		MUSD Receipt req'd	\$ 1,200						
		Trail Contribution	\$ 6,400						

## Current Base Fees

Fee	Base Fee	Used For:	Ordinance	Boundary
NW Road Impact Fee	\$ 7,150	arterial and collector roads in NW Marana	2005.12	Santa Cruz River, CAP canal, northwestern Town limits
NE Road Impact Fee	\$ 7,395	arterial and collector roads in NE Marana	2007.33	Lambert, CAP canal/I-10, northeastern Town limits
S Trans Impact Fee	\$ 3,361	Twin Peaks Interchange	2001.02	Avra Valley/Lambert, southern Town limits
Park Impact Fee	\$ 3,471	regional parks and trails Town wide	2005.11	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	\$ 864	major Marana Water infrastructure	2005.25	Current and future Marana water service area
Water Resource	\$ 1,467	renewable water resources and gravity storage systems	2005.25	Current and future Marana water service area
MUSD Receipt req'd		Receipt of Marana School Contribution required prior to building permit issuance per agreement		

**Notes:**

1. Impact fees have been implemented at various times and have been adjusted periodically in the past. Currently, all impact fees are automatically adjusted once per year by checking the ENR construction cost index (CCI) 20 city average for the yearly change in construction costs. The CCI yearly change is checked in May of each year and that percent change is implemented the following July 1, the beginning of the Town's fiscal year. The percent change is applied to both the base fees and any net fees that are the result of building credited infrastructure, therefore also applying the percent change to the original credits.
2. 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.

## TOWN OF MARANA IMPACT FEES BY SUBDIVISION

Last Updated 8/31/2010

### 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)
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)