TOWN OF MARANA IMPACT FEES BY SUBDIVISION

Last Updated 10/7/2013

Sonoran Preserve Bajada		Hidden Springs		Preserve Dove Mtn		Sombra del Tecolote		Butterfly Mountain	
NE Road Impact Fee	$ 7,624	NE Road Impact Fee	$ 7,624	Park Impact Fee	$ 3,294	NE Road Impact Fee	$ 7,624	NE Road Impact Fee	$ 7,624
Park Impact Fee	$ 3,294	Park Impact Fee	$ 3,294			Park Impact Fee	$ 3,294	Park Impact Fee	$ 3,294
MUSD Receipt req'd	$ 1,200								

Casa de Miguel		Tangerine Crossing		Garden Estates		Tortolita Vistas		Saguaro Ranch	
NE Road Impact Fee	$ 7,624	NE Road Impact Fee	$ 6,926	NE Road Impact Fee	$ 7,624	NE Road Impact Fee	$ 7,624	NE Road Impact Fee	$ 7,624
Park Impact Fee	$ 3,294	Park Impact Fee	$ 3,294	Park Impact Fee	$ 3,294	Park Impact Fee	$ 3,294	MUSD Receipt req'd	$ 1,200
		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	
NE Road Impact Fee	$ 7,624	NE Road Impact Fee	$ 6,753
Park Impact Fee	$ 3,294	Park Impact Fee	$ 3,294
MUSD Receipt req'd	$ 1,200	MUSD Receipt req'd	$ 1,200

San Lucas		Sanders Grove		Farm Field Five		Rancho Marana		Encantada Apt Dove Mtn	
NW Road Impact Fee	$ 430	NW Road Impact Fee	$ 7,372	NW Road Impact Fee	$ 3,699	NW Road Impact Fee	$ 0	Park Fee-type 1 bldg	$ 29,280
Park Impact Fee	$ -	Park Impact Fee	$ 3,294	Park Impact Fee	$ 3,294	Park Impact Fee	$ 2,793	(6-1br,8-2br,2-3br)	
Water Infrastructure	$ 864	Water Infrastructure	$ 864	Water Infrastructure	$ 864	Water Infrastructure	$ 864	Park Fee-type 2 bldg	$ 13,664
Water Resource	$ 1,467	Water Resource	$ 1,467	Water Resource	$ 1,467	Water Resource	$ 1,467	(4-1br,4-2br)	
PCWW oversize fee	$ 500	MUSD Receipt req'd	$ 1,200	LSC Levee (total)	$ 34,540	LSC Levee (total)	$ 77,000	Park Fee-type 3 bldg	$ 15,616
Wastewater	$ 4,544	Wastewater	$ 4,544	Wastewater	$ 4,544	Wastewater	$ 4,544	(2-1br,4-2br, 2-3br)	

Gladden Farms Blocks 1,7,8,9,13,14,15,16,19,22,24		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	$ 2,201	NW Road Impact Fee	$ 3,666	NW Road Impact Fee	$ 6,685	NW Road Impact Fee	$ 3,132
Park Impact Fee	$ 680	Park Impact Fee	$ 680	Park Impact Fee	$ 3,294	Park Impact Fee	$ 3,294	Park Impact Fee	$ 2,380
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
Wastewater	$ 4,544	Wastewater	$ 4,544	Wastewater	$ 4,544	Wastewater	$ 4,544	Wastewater	$ 4,544

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Oasis Hills		Saguaro Bloom		Pines		Cascada Villages		Continental Reserve	
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	$ 3,294	Park Impact Fee	$ 3,294	Park Impact Fee	$ 0	Park Impact Fee	$ 3,294	Park Impact Fee	$ 1,733
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		Silverbell R-10		Silver Shadows		Regency 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	$ 3,294	Park Impact Fee	$ 3,294	Park Impact Fee	$ 0	Park Impact Fee	$ 0	Park Impact Fee - 1BR	$ 1,464
		Water Infrastructure	$ 864	MUSD Receipt req'd	$ 1,200			Park Impact Fee - 2BR	$ 1,952
		Water Resource	$ 1,467			Note: formerly known as		Park Impact Fee - 3BR	$ 2,440
		MUSD Receipt req'd	$ 1,200			Silverbell West			
		Trail Contribution	$ 6,400						

Current Base Fees

Fee	Base Fee	Used For:	Ordinance	Boundary
NW Road Impact Fee	$ 7,372	arterial and collector roads in NW Marana	2005.12	Santa Cruz River, CAP canal, northwestern Town limits
NE Road Impact Fee	$ 7,624	arterial and collector roads in NE Marana	2007.33	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	$ 3,294	regional parks and trails Town wide	2005.11	Town wide
LSC Levee	$ 500	pays back PCRFCD 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
Wastewater	$ 4,544	future wastewater expansion	2008.25	Marana wastewater treatment 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. With the passage of SB1525, indexing of impact fees was terminated. All impact fees are therefore static until recalculated.
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.
3. Wastewater impact fees are based on comparable water meter size. The fees shown are for a 5/8" or 3/4" meter. Larger meter sizes will have higher fees, though if a 1" meter is only being used due to fire flow (sprinkers) requirements, then the impact fees are still assessed at the 5/8" or 3/4" 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)
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 2008.35 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

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Last Updated 10/7/2013

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