

## **Frequently Asked Questions Pima County Roadway Development Impact Fee Program**

### ***What is the Roadway Development Impact Fee?***

A fee to help finance the **arterial capacity transportation needs** created by new development. ***\*\*Please note: impact fees cannot be used for road maintenance.\*\**** Monies collected must provide for roadway **construction to increase roadway traffic capacity (i.e. widening)** on the roads specified for improvement. Fees are charged in the eleven benefit areas currently collecting fees.

### ***Will all roads be widened and maintained with the fee?***

No. By state law, impact fees cannot be used for road maintenance. In addition, only a small portion of substandard roads can be widened due to limited funds.

### ***How are the road projects to be funded with impact fees determined?***

A wide variety of information is gathered and analyzed including traffic patterns, traffic volumes, anticipated growth and changes to the infrastructure. Planners and engineers then recommend the road projects that will provide the most benefit to the greatest number of households in a benefit area. The Pima County Board of Supervisors then decides which road projects to fund with impact fees.

### ***What are the benefit areas boundaries and the road projects to be funded with impact fees?***

Handouts detailing the road projects and benefit area boundaries are available at the Department of Transportation, Transportation Systems Division, 201 N. Stone, 5th floor, or may be received by calling 740-6403. A list of the road projects and maps of the benefit areas may be accessed at the following website:  
<http://www.dot.pima.gov/transsys/impactfees>.

### ***Who pays the roadway development fee?***

All new residential and non-residential construction in unincorporated Pima County that increases units. In addition to site-built homes, this includes manufactured homes, travel trailers, trailers, mobile homes, and recreational vehicles plus non-residential development. Churches and schools are exempted from impact fees.

### ***When and how was the fee implemented?***

The Pima County Board of Supervisors originally implemented the roadway development fees on November 18, 1996 with Pima County Ordinance 1996-09 and 1996-73. The most current ordinance regarding impact fees is 2009-95.

### ***When is the fee paid?***

Per Arizona Revised Statutes 11-1102 et seq and Pima County Ordinance 2009-95, roadway development impact fees are assessed and paid at the time the building permit is issued.

### ***What is an Affordable Housing Waiver?***

Affordable Housing Waivers are available to current property owners that meet the income limits as determined by the United States Department of Housing and Urban Development. Affordable Housing Waivers are for the amount of the roadway development impact fee only, and do not cover the \$75.00 administrative fee or any other building permit costs. Forms and instructions are available at the Department of Transportation, Transportation Systems Division, 201 N. Stone, 5th floor, or may be received by calling 740-6403 or may be accessed through <http://www.dot.pima.gov/transsys/impactfees>.

**How much are the Roadway Development Impact Fees?**

**Fees effective through June 30, 2012**

Please note: On July 1 of every year, both residential and non-residential fees will increase as indicated by changes in the Construction Cost Index.

| <b>Residential Dwelling (Per Unit)</b> |                      |  |   |
|--|----------------------|--|---|
| <b>Standard</b>                        | Retirement Community | High Density<br>( 6 or more residents<br>per acre) | High Density<br>Retirement<br>Community |
| <b>\$5,199</b>                         | \$3,900              | \$3,900  | \$2,911                                 |

| <b>Non-Residential</b> (All rates are per 1000 square feet of gross floor area unless otherwise noted) |              |                     |
|--|--------------|---------------------|
| <i>Land Use</i>  | <i>Unit</i>  | <i>Fee per unit</i> |
| General Commercial/Retail  | 1000 sq. ft. | \$3,055             |
| Shopping Center  | 1000 sq. ft. | \$2,116             |
| Mega Shopping Center >300,000 sq. ft.  | 1000 sq. ft. | \$5,405             |
| Supermarket  | 1000 sq. ft. | \$4,797             |
| Convenience Store/Gas Station  | 1000 sq. ft. | \$14,621            |
| Restaurant   | 1000 sq. ft. | \$9,136             |
| Fast Food with Drive-Through   | 1000 sq. ft. | \$18,429            |
| Fast Food without Drive-Through  | 1000 sq. ft. | \$14,704            |
| Bank with Drive-Through  | 1000 sq. ft. | \$12,107            |
| "Big Box" retail-freestanding >100,000 sq ft.  | 1000 sq. ft. | \$2,916             |
| Mega "Big Box" retail-freestanding >150,000 sq ft.   | 1000 sq. ft. | \$5,927             |
| Home Improvement Superstore  | 1000 sq. ft. | \$1,203             |
| General Office   | 1000 sq. ft. | \$1,721             |
| Medical-Dental Office  | 1000 sq. ft. | \$4,106             |
| Light Industrial   | 1000 sq. ft. | \$2,187             |
| Heavy Industrial   | 1000 sq. ft. | \$1,370             |
| Hotel/Motel  | Room         | \$1,323             |
| Motor Vehicle Sales  | 1000 sq. ft. | \$1,692             |

**A \$75.00 administrative fee per permit is also charged.**

**\*Please note: If your specific use is not listed above please contact Pima County DOT at 740-6403**

**Where can I get more information?**

Copies of the reports presented to the Board of Supervisors and other information is available at <http://www.dot.pima.gov/transsys/impactfees>, or at the Department of Transportation, Transportation Systems Division, 201 N. Stone, 5th floor, or may be received by calling 740-6403.

July 1, 2011