



DEVELOPMENT SERVICES FEE SCHEDULE



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DEVELOPMENT SERVICES FEE SCHEDULE

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ADOPTED RESOLUTIONS

Building permit fees are adopted by resolution of the City Council. The following resolution dates are dates that the building permit fees were adopted or amended and readopted.

Resolution 2010-23, Effective April 1, 2010

Resolution 2011-149, Effective January 1, 2012

Resolution 2012-1, Effective March 5, 2012

Resolution 2014-59, Effective August 1, 2014

Resolution 2016-62, Effective July 1, 2016

Resolution 2017-38, Effective July 10, 2017

Resolution 2017-92, Effective September 15, 2017

Resolution 2018-105 Effective September 15, 2020

Resolution 2019-61, Effective August 5, 2019

Resolution 2020-57, Effective August 31, 2020

BUILDING PERMIT AND INSPECTION FEES

Building permit fees are based on project valuation established pursuant to the most current table published by the International Code Council (ICC)*.

The building permit fee is due upon issuance of the permit, and includes all necessary inspections for completion of the work proposed. In the case of a commercial building permit, the fee also includes the issuance of a Certificate of Completion, Certificate of Occupancy, or Conditional Certificate of Occupancy.

The building permit fee category is used for all residential and commercial building permits including but not limited to single family residences, commercial buildings, tenant improvements, swimming pools, alterations, additions, mechanical, plumbing, electrical, landscaping, etc.

After Hour Inspection	\$100/hour (\$200 min)
After Hour Inspection – Weekends/Holidays/3rd Shift	\$100/hour (\$300 min)
Annual Facilities Permit	\$275 each
Building/Fire Permit Fee – Valuation of \$1,000.00 or Less	\$75
Building/Fire Permit Fee – Valuation of \$1,000.01 to \$999,999.99	\$100 plus \$6 per \$1,000 of valuation
Building/Fire Permit Fee – Valuation of \$1,000,000.00 +	\$100 plus \$5 per \$1,000 of valuation
Commercial Factory Built Building	Per Arizona Department of Housing Intergovernmental Agreement
Deferred Permit Submittal	\$165/Deferral
Designated Slum Property Inspection	\$150 each
Finished Floor Elevation Verification	\$415 each
Manufactured Home	Per Arizona Department of Housing Intergovernmental Agreement
Re-Inspection	\$100/hour

Residential Factory Built Building	Per Arizona Department of Housing Intergovernmental Agreement.
Self-Certification Meeting	\$300
Solar Permit	\$250 each
Swimming Pool Signs	Actual Cost to Jurisdiction per sign
Temporary Power Permit	\$75
Temporary Sales or Construction Trailer Permit	\$100 plus \$6 per \$1,000 of valuation
Temporary Use Permit/Special Event	\$135/permit

****The City uses the most current ICC Building Valuation tables as a guide in calculating building permit fees.***

BUILDING AND FIRE PLAN REVIEW FEES

Building plan review and fire plan review fees are due at the initial submittal of a building permit based on the valuation of the project provided by the applicant. Once the valuation is finalized and the review complete, additional fees may be required.

Building/Fire Plan Review	65% of the Building/Fire Permit Fee
Landscape Plan Review	\$100 plus \$6 per \$1,000 of valuation
Plan Revisions – after permit is approved	\$100/hour

CIVIL ENGINEERING PERMIT AND INSPECTION FEES

Annual Traffic Control Permit	\$750
City Jurisdiction or Service Area – Civil Construction Permit	3% of construction cost per permit
City Jurisdiction or Service Area, Private Utility	1% of construction cost per permit
Civil Construction Permit Renewal or Extension	50% of the original permit fee paid
Inspection and Re-inspection – outside normal business hours (2 hour minimum)	\$75/hour
Water, Wastewater, and Reclaimed Water Facility Permits (Well, water supply facilities, lift stations, etc.)	3% of Construction Cost

CIVIL ENGINEERING PLAN REVIEW FEES

Civil plan review fees are due at the initial submittal for standard review of on site, off site, signing, striping, and traffic signal plans.

Facility plan review includes water, wastewater, or reclaimed water facilities including but not limited to wells, water supply facilities, and lift stations.

Excavation in Paved Streets within 2 Years of Street Construction – 5 sq. yds. or less	\$330/sq. yd.
Excavation in Paved Streets within 2 Years of Street Construction – 5 -100 sq. yds. or less	\$1,650 plus \$18/sq. yd. over 5 yds.
Excavation in Paved Streets within 2 Years of Street Construction – 100 sq. yds. or more	\$3,360 plus \$14/yd or sq. yd. over 100 sq. yds.
Facility Plan Review - Water, Wastewater, Reclaimed (30/60/90%)	\$190/sheet
Facility Plan Review (100%) Standard Plan Review – 1 st and 2 nd Review	\$190/hour – billed in arrears \$380/sheet
Standard Plan Review – 3 rd and Subsequent Review	\$190/hour – billed in arrears
Utility Plan Review	Per Franchise Agreement

DEVELOPMENT IMPACT FEES

Grandfathered Facilities are Capital Facilities included in an Infrastructure Improvement Plan or other City planning document, and Impact Fee Study prepared pursuant to applicable law prior to June 1, 2011, and constructed through Financing or Debt for which development impact fees were pledged for repayment prior to June 1, 2011. These previously established development impact fees will continue to be assessed and collected until the associated finance and debt is repaid.

The new Development Impact Study establishes the new development impact fees pursuant to ARS §9-463.05.

Therefore, both Grandfathered and New Impact Fees are assessed and due at the time of building permit issuance for each category listed below.

Residential - Fee per Dwelling				
Land Use Type	Parks	Fire	Police	General Government
Single Family Detached	\$1,060	\$789	\$385	\$208
Multi-Family	\$647	\$481	\$235	\$143
Mobile Home	\$594	\$442	\$216	\$132

Nonresidential - Fee per 1,000 sq. ft.				
Land Use Type	Parks	Fire	Police	General Government
Retail/Commercial	\$32	\$876	\$427	\$261
Office	\$74	\$497	\$243	\$148
Industrial	\$32	\$166	\$81	\$49
Warehouse	\$32	\$95	\$46	\$28
Public/Institutional	\$85	\$308	\$150	\$92

Water System				
Meter Size (inches)	EDUs/Meter	SPA 1	SPA 2	SPA 3
0.75	1.00	\$2,985	\$2,836	\$2,486
1.00	1.67	\$4,985	\$4,736	\$4,152
1.50	3.33	\$9,940	\$9,444	\$8,278
2.00	5.33	\$15,910	\$15,116	\$13,250
3.00	10.67	\$31,850	\$30,260	\$26,526
4.00	16.67	\$49,760	\$47,276	\$41,442
6.00	33.33	\$99,490	\$94,524	\$82,858
8.00	53.33	\$159,190	\$151,244	\$132,578

Water Resource		
Meter Size (Inches)	EDUs/ Meter	SPA 1, SPA 2, SPA 3
0.75	1.00	\$2,279.00
1.00	1.67	\$3,805.93
1.50	3.33	\$7,589.07
2.00	5.33	\$12,147.07
3.00	10.67	\$24,316.93
4.00	16.67	\$37,990.93
6.00	33.33	\$75,959.07
8.00	53.33	\$121,539.07

Wastewater			
Meter Size (inches)	EDUs/ Meter	SPA 1	SPA 2
0.75	1.00	\$2,192	\$2,544
1.00	1.67	\$3,661	\$4,248
1.50	3.33	\$7,299	\$8,472
2.00	5.33	\$11,683	\$13,560
3.00	10.67	\$23,389	\$27,144
4.00	16.67	\$36,541	\$42,408
6.00	33.33	\$73,059	\$84,792
8.00	53.33	\$116,899	\$135,672

Miscellaneous		
Sewer Line Extension	Residential	Commercial
Cactus	\$100, \$116, \$118, \$168	\$509/acre
Litchfield	\$110 or \$220	\$781/acre
Bell Pointe	\$410	N/A
Sarival	\$153	\$659/acre
Waddell	\$20 or \$76	\$68 or \$230/acre

DEVELOPMENT REVIEW FEES

Development review fees are assessed pursuant to the documents required to provide a comprehensive review of the project. Site plan review fee includes the review of any elevations or narrative that may accompany a submittal.

Engineering reports may include drainage, water model, traffic impact analysis, geotechnical, box culvert, structural, and water, wastewater, or reclaimed water master plans, etc.

All development review fees are due at the time of submittal unless otherwise specified below.

404 Documentation	\$180/report
Administrative Use Permit (AUP)	\$400 each
ALTA Survey	\$95/sheet
Appeals	\$250 each
Annexation	\$800 each
Comprehensive Sign Program (CSP)	\$1,750 each
Concept Review	\$300 each
Conditional Use Permit (Use Only)	\$1,250 each
Conditional Use Permit with Site Plan	\$3,600 plus \$30 per acre
Design Review Elevation Only (Remodel, Colors)	\$50/hour
Development Agreement	\$5,000 each
Development Agreement Amendment	\$2,500 each
Engineering Report (Traffic Impact Analysis / Engineering Report, Water, Wastewater, or Reclaimed Water Master Plan)	\$180/hour/report – Billed in arrears
Final Plat	\$1,200 plus \$17 per lot/tract/parcel
Fire Flow Test Results	\$110 per test
Follow Up Concept Review	\$150 each

General Plan Amendment (Major)	\$6,000 each
General Plan Amendment (Minor)	\$2,500 each
Home Product Review	\$125 per plan
Landscape Design Review	\$300/sheet
Lot Line Adjustment	\$400 each
Map of Dedication	\$750 each
Minor Land Division	\$400 each plus \$17 per lot/tract/parcel
Model Home Complex	\$600 each plus \$30 per lot/tract/parcel
Parcel Assemblage	\$400 each
Phase 1 Environmental Assessment	\$180/report
Planned Unit Development Overlay	\$3,540 each
Preliminary Grading & Drainage	\$135/sheet
Preliminary Plat	\$2,500 plus \$30 per lot/tract/parcel
Project Name Change per Applicant Request	\$220/request
Rezone	\$3,000 plus \$20 per acre
Site Plan	\$3,000 plus \$30 per acre
Site Plan Extension	\$220/request
Temporary Use Permit/Special Event	\$135/permit
Title Report	\$180/report
Text Amendment	\$2,000 each
Utility Plan Review (Preliminary)	\$255/sheet
Variance	\$500 each plus \$25 per item requested
Zoning Amendment (Major)	\$2,500 each
Zoning Amendment (Minor)	\$885 each

MISCELLANEOUS DEVELOPMENT REVIEW FEES

Address Assignment from Dedicated Access (At time of Permit/Development Review)	\$10/address
Address Assignment on Vacant Property or from Easement (At time of Permit/Development Review)	\$25/address
Address Change at time of Permit	\$50/address
Continuance per Applicant Request	\$220 each
Document Handling	Actual Cost to Jurisdiction
Native Plant Inventory – 1 st and 2 nd Review	\$160/sheet
Native Plant Inventory – 3 rd and Subsequent Review	\$100/sheet
Miscellaneous 4 th and subsequent reviews (Any Plan Type)	20% of Initial Base Fee
Plan Revision Requested by Applicant	50% of Initial Base Fee
Plan Revisions – After Permit is Approved	\$100/hour
Project Name Change	\$220 each
Public Meeting Notice/Advertising	Actual Cost to Jurisdiction
Recordation Fee	Actual Cost to Jurisdiction

FIRE OPERATIONS FEES

Please see Citywide Fee Schedule.

GENERAL SERVICES FEES

Building Permit Administrative Processing – Valuation of \$1.00 - \$999,999.99	0.50% of Valuation
Building Permit Administrative Processing – Valuation of \$1,000,000.00 +	0.052% of Valuation
Archived Document Retrieval (Copies are additional)	\$80
ASBUILTS – 12” x 18”	\$2.50/page
ASBUILTS – 24” x 36”	\$5/page
Civil Permit and Design Review Administrative Processing	\$140
CDs Containing Documents	\$5 each
Custom Maps	\$80/hour (\$150 min)
Digital Data – Boundary Shapes	\$25 each
Digital Data – Centerlines	\$250/data set
Digital Data – Land Use or Zoning	\$100/data set
Digital Data – Parcels	\$500/data set
Maps – 8.5” x 11”	\$2.50/map
Maps – 11” x 17”	\$5/map
Maps – 24” x 36”	\$20/map
Maps – 36” x 48” or 40” x 60”	\$30/map
Photocopies – 8.5” x 11” or 8.5” x 14”	\$0.50/page
Photocopies – 11” x 17”	\$1/page
Zoning Verification, Compliance Letter	\$100 each

MISCELLANEOUS FEES

Use of Outside Consultant	Actual Cost to Jurisdiction
Abatement Administrative Fee	10% of Actual Cost (\$150 min)

SANITATION HAULER'S LICENSE FEES

Solid Waste Haulers License Application	\$500
Solid Waste Haulers License	\$1,000/vehicle

WATER METER INSTALLATION FEES

Water meter installation fees are assessed at application for a building permit within the City of Surprise water service area.

3/4"	\$275/meter
1"	\$310/meter
1.5"	\$565/meter
2"	\$750/meter
3" Hydrant	\$95/meter
3"	\$2,005/meter
4"	\$2,480/meter
6"	\$3,910/meter
8"	\$5,635/meter
2" Electromagnetic Meter or Compound	\$2,255/permit
3" Electromagnetic Meter or Compound	\$3,020/permit
4" Electromagnetic Meter or Compound	\$3,700/permit
6" Electromagnetic Meter or Compound	\$5,460/permit
8" Electromagnetic Meter or Compound	\$7,585/permit
5/8" Displacement	\$255/permit
1.5" Turbine	\$1,125/permit
2" Turbine	\$1,385/permit

GLOSSARY OF TERMS

Administrative Processing Fee	A fee to help defray the administrative expenses that are associated with the processing of permits/development projects.
Annual Facilities Permit	Permit issued for continuous construction and inspections on municipal buildings.
City Service Civil Construction Permit	Permit issued for the construction of city owned infrastructure.
Concept Review	A pre-submittal meeting between the applicant and all members of the Development Review Team to discuss all aspects of a project.
Finished Floor Elevation Verification	A fee for the use of cities surveying services for completion of an elevation certificate when permits are requested on properties located in a floodplain or floodway.
Home Product Review	Fee assessed for new product or additional plan to existing approved product.
Normal Inspections Business Hours	Monday through Friday, from 7:00 am to 2:00 pm.
Private Service Civil Construction Permit	Permit issued for the construction of a privately owned facility.