



# Planning & Development Department



## BRIEF EXPLANATION OF FEES AS THEY PERTAIN TO UTILITY-SCALE SOLAR DEVELOPMENT

The following is a brief explanation of the fees associated with the development of utility-scale solar energy facilities in unincorporated Maricopa County. This is meant to assist the reader in navigating the fee structure and is not intended to replace proper due diligence. Maricopa County also reserves the right to amend the fee structure in accordance with applicable law. It is the reader's responsibility to ensure that any fees discussed in this document are current. We hope you find this helpful.

### PRE-APPLICATION MEETINGS <sup>1</sup>:

There is a flat fee of \$250 per pre-app to be paid at the time of the filing of each pre-application meeting request. If the project requires both a CPA and a SUP, you may file for both pre-application meetings at the same time, or defer the filing of the SUP pre-application meeting request until a later date.

### COMPREHENSIVE PLAN AMENDMENTS (MAJOR OR GENERAL) <sup>1</sup>:

The fee calculation for CPAs is fairly straight forward.

Planning	\$2,000 + \$20 per acre, max \$100,000
MCDOT	No Fee
MCESD	Flat \$225 fee
Drainage	No fee <sup>2</sup>
Flood Control	No fee

### SPECIAL USE PERMITS <sup>1</sup>:

The fee calculation for SUPs is also fairly straight forward.

Planning	\$3,000 + \$100 per acre, max \$50,000
MCDOT	Flat \$250 fee
MCESD	Flat \$225 fee
Drainage	\$1,000 + \$500 per acre, max \$11,000
Flood Control	No fee
Addressing	\$50 flat fee if new address. \$10 flat fee if existing address.

### CONSTRUCTION PERMITS:

Construction permit fees are covered in the Local Additions and Addenda under Section 208, located at <http://www.maricopa.gov/planning/Resources/ConstructionCodes/docs/pdf/Additions%20And%20Addenda-2010.pdf>.

Generally, construction permit fees are based on project valuation to be determined by the design engineer and agreed to by the Chief Building Official. Once the valuation is determined, it is entered into Table 1-A of the Local Additions and Addenda to generate the actual permit fee. For instance, if the project has a valuation of \$1,536,482.00, the permit fee would be \$7,568.80:

<sup>1</sup> All fees due and payable at time of application

<sup>2</sup> Drainage Review does not typically review CPA applications, but if a review is deemed necessary, there will be a fee of \$3,000 for the first 640 acres plus \$5 per additional acre.



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Project valuation	\$1,536,482.00		
First \$1,000,000	<u>\$1,000,000.00</u>	Generates	\$5,308.75
	\$ 536,482.00 * \$3.65 per \$1,000 = 537 * \$3.65 =		<u>\$1,960.05</u>
			\$7,568.80

In addition to the permit fee, there is a separate plan review fee, which is 65% of the calculated permit fee. For example, the above \$7,568.80 permit fee would generate a plan review fee of \$4,919.72. This is in addition to the permit fee.

$$\$7,568.80 * 65\% = \$4,919.72$$

The total combined permit fee and plan review fee is the sum of these two figures:

$$\$7,568.80 + \$4,919.72 = \$12,488.52$$

At the current time there is an up-front “deposit” of either \$1,000 or \$500 depending upon permit type, which is deducted from the overall permit fee; however, this will likely change in the future, at which time we will likely require that all plan review fees be paid at the time of permit application.

### Wall and Fence Permits

Wall and fence permit fees are also based on valuation; however, the valuation is based on the “Additional Value Determinations” table as stated in Section 208 of the Local Additions and Addenda. The valuation is determined on a per lineal foot basis by fence type. For instance, 20,000 linear feet of 8’ chain link fence would be valued at \$120,000. This figure would then be entered into Table 1-A to determine the actual permit and plan review fees as discussed above.

### Deferred Submittals

There are other fees listed in the Local Additions and Addenda of which you should be aware. The most notable is Item 5 *Expedited Plan Review by Consultant*, which is essentially a reimbursement of the actual costs incurred by the department for this type of review. This will come into play if you opt to file a permit application using deferred submittals. In which case, assuming all technical requirements have been met, the main permit is issued after all of the assessed fees have been paid. Once the permit is issued, deferred submittals may be submitted if agreed to in advance by the Chief Building Official. With this type of arrangement, each deferred submittal will generate its own fee based on an hourly rate. The current hourly rate is approximately \$100 per hour. This fee will be attached to the permit record and will need to be cleared before that specific deferred item is released for construction. If the permit record shows an unpaid balance, the computer system will reject any attempts to schedule inspections, so it is imperative to keep a zero balance throughout the life of the permit.

### Grading

In addition to the above construction permit and plan review fees, Construction permits also generate a Grading Plan Review fee and a separate Grading Permit fee as stated in Section 208 of the Local Additions and Addenda. These fees are essentially based on the volume of cut and fill associated with the permit and are in addition to the \$2,000 + \$250 per acre fee charged by Drainage Review. The Drainage fees are located in Chapter 16 of the Zoning Ordinance, which can be found at [http://www.maricopa.gov/planning/Resources/Ordinances/pdf/reform\\_ordinance/mczo1.pdf](http://www.maricopa.gov/planning/Resources/Ordinances/pdf/reform_ordinance/mczo1.pdf).



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### **Special Inspections**

Many permits will be subject to Special Inspections as permitted by the Building Codes. These are charged at a rate of \$350.00 per occurrence.

### **Zoning Clearance**

Most permits are subject to a \$250.00 zoning clearance fee.

### **Addressing**

Most permits are subject to either a \$50.00 fee to establish a new address or a \$10.00 fee to verify an existing address.

### **Other Maricopa County One Stop Shop Agencies:**

Other County departments such as Transportation, Environmental, Air Quality, and the Flood Control District may require separate permits under separate fees. For specific information, please contact these agencies directly. Their contact information is listed below:

Transportation - (602) 506-8600 <http://www.mcdot.maricopa.gov/>

Environmental Services - (602) 506-6616 <http://www.maricopa.gov/EnvSvc/>

Air Quality - (602) 506-6010 <http://www.maricopa.gov/AQ/>

Flood Control - (602) 506-1501 <http://www.fcd.maricopa.gov/>

Planning – (602) 506-3301 <http://www.maricopa.gov/Planning/default.aspx>