City of Tempe
Community Development
PO Box 5002
Tempe, AZ 85280
www.tempe.gov

ZONING

City Code, Chapter 35 – Zoning and Development Fees

FEE SCHEDULE

a.	Preliminary Review Process: Single Family All Others	 $~~184.00~~ 189.00 $~~553.00~~ 567.00
b.	Administrative Applications: Ordinance Interpretations Zoning Administrator Opinions Shared Parking Application Time Extensions Group/Adult Home Verification Letter Covenant, Conditions & Restrictions (CC&R) Review Single Family Dwelling Units All Other Uses	$~~553.00~~ 567.00 each $~~553.00~~ 567.00 each $~~553.00~~ 567.00 each
c.	Variances:	

	Single Family Dwelling Units	$~~642.00~~ 658.00 per lot, including use permits
	All Other Uses	$~~1,839.00~~ 1,885.00 each
	Unauthorized Construction/Installation	Twice the normal fees
d.	Use Permits:	
	Community Garden/Animals	$~~81.00~~ 83.00 each
	Single Family Dwelling Units	$~~642.00~~ 658.00 per lot, including variances
	All Other Uses	$~~1,839.00~~ 1,885.00 each
	Use Permit Transfer	See Administrative Applications
	Unauthorized Activity	Twice the normal fees
e.	Zoning Code Amendments Map	$~~3,679.00~~ 3,771.00 Per Classification + $~~184.00~~ 189.00 Per Net Acre*
	Text	$~~3,679.00~~ 3,771.00 *Rounded to The Nearest Whole Acre
f.	Planned Area Development Overlays	$~~4,599.00~~ 4,714.00 For Under 1 Acre + Use Permit Fees as Applicable
	Amendments	$~~9,196.00~~ 9,426.00 For 1 Acre and Over + Use Permit Fees as Applicable $~~2,301.00~~ 2,359.00 For Under 1 Acre + Use Permit Fees as Applicable $~~4,599.00~~ 4,714.00 For 1 Acre and Over + Use Permit Fees as Applicable
g.	Subdivisions, Including Condominiums:	

	Preliminary / Finals / Amendment	~~$3,679.00~~ 3,771.00 + ~~$37.00~~ 39.00 Per Lot or Condo Unit
	Lot Splits / Lot Line Adjustments	See Administrative Applications
h.	Continuance at Applicant's Request After Legal Advertising And Public Notice	~~$184.00~~ 189.00
i.	Development Plan Review:	
	Complete – Building, Site, Landscape, Signs	~~$2,761.00~~ 2,830.00 For 5 Acres or Less
		~~$3,679.00~~ 3,771.00 Over 5 Acres
	Remodel/Modification	~~$920.00~~ 943.00
	Repaint or Minor Elevation Modification	~~$368.00~~ 378.00
	Separate Landscape Plan	~~$368.00~~ 378.00
	Sign Package	~~$553.00~~ 567.00
	Separate Signs	~~$553.00~~ 567.00
	Reconsideration	Same as Original Fee
	Unauthorized Activity	Twice the Normal Fees
j.	Appeals	~~$553.00~~ 567.00
	Tempe Residential Property Owner Request	~~$173.00~~ 178.00

k.	Sign Permits:	Fees include Plan Review, the initial Inspection and one Re-inspection
	One Sign	~~$368.00~~ 378.00
	Each Additional Sign	~~$140.00~~ 143.00
	Unauthorized Installation of Sign(s)	Twice the Normal Fees
	Grand Openings (sign type K), ~~Going Out Business~~, Significant Event (sign type K),	~~$184.00~~ 189.00
	~~Leasing Banner~~	
	~~Way Finding Sign Permit (sign type Q)~~	~~$40.00 41.00~~

l.	General Plan Amendments: <u>Amendment</u> Text Change Map Change <u>Major Amendment</u> Map Change	 ~~$3,679.00~~ 3,771.00 ~~$3,679.00~~ 3,771.00 + ~~$184.00~~ 189.00 per gross acre ~~$9,197.00~~ 9,426.00 + ~~$184.00~~ 189.00 per gross acre
m.	Public Notice Signs Neighborhood Meeting Sign	 $26.00 (Includes one sign and two stakes for self-posting)
n.	Zoning Verification Letter	~~$462.00~~ 474.00
o.	Development fees within the Apache Boulevard Redevelopment Area may be reduced up to 50% for the following listed uses, when authorized by the Community Development Director or designee and accepted by the authorized Department Director: ▪ Neighborhood services not already provided within the Apache Boulevard Redevelopment Area ▪ Workforce Housing, provided that at least 15% of the housing units developed for, offered to, and leased or sold to households whose gross annual income is greater than 100% of the AMI but does not exceed 120% AMI, or 10% of the housing units developed for, offered to, and leased or sold to households whose gross annual income is greater than 80% AMI but does not exceed 100%	
p.	<u>Waiver of commercial development fees under the Storefront Improvement Program.</u> ▪ Zoning, building, and engineering permit and plan review fees for improvements to commercial buildings approved under the Storefront Improvement Program (SIP) will be waived for applicants participating in the program. This waiver includes all fees for alterations and improvements for such items as identified in the Storefront Improvement Program guidelines and cross-referenced fees herein. ▪ The waiver for each project is 100% of the total fee amount.	

<u>Footnote 8</u>
Pursuant to Resolution No. 2005.26, the City Council approved annual fee adjustments based on the annual United States Department of Labor, Bureau of Labor Statistics Consumer Price Index-All Urban Consumers, West Region, effective at the beginning of each fiscal year beginning July 1, 2006

<u>Footnote 9</u>
<u>Total fee includes the addition of a 9% Technology & Training Fee pursuant to Resolution No.R2020.XX, which is not subject to the annual CPI fee adjustment.</u>