

**RESOLUTION NO. 2006-10**

**A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WILLCOX, ARIZONA, COCHISE COUNTY, ARIZONA, TO ADOPT THE DEVELOPMENT SERVICES FEE SCHEDULE.**

**WHEREAS** the City of Willcox is experiencing a significant increase in the demand for building permits, building inspections and building and development plan reviews and

**WHEREAS** the increased development activity is impacting staffing and related expenses of the City, and

**WHEREAS** the fee schedules for these activities have not been adjusted since 1993, and

**WHEREAS** the City of Willcox deems it appropriated for such fee to pay for related services and that such fees should be comparable to the fees of communities in the region.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and City Council of the City of Willcox, Cochise County, Arizona:

**SECTION 1.** The Mayor and Council hereby adopts (Exhibit A) Development Services Fee Schedule, which is incorporated herein by reference.

**SECTION 2.** The Mayor and Council may review and revise the Development Services Fee Schedule on a periodic basis to determine that the fees are appropriate and meet the needs of the City of Willcox as well as its citizens.

**SECTION 3.** All related and conflicting resolutions or parts of resolutions are hereby rescinded and repealed as adopted.

**SECTION 4.** That if any section, subsection, sentence, clause or phrase of this resolution is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this resolution.

**PASSED, ADOPTED AND APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WILLCOX, COCHISE COUNTY, ARIZONA, on this 4<sup>th</sup> day of January, 2006.**

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Mayor Marlin S. Easthouse

ATTEST:

APPROVED AS TO FORM:

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City Clerk Cristina G. Whelan, CMC

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James E. Holland, City Attorney

Exhibit A  
Development Services Fee Schedule

**A. Permit Required**

1. Permits are required to construct, enlarge, alter, move, demolish or change occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system regulated by code.

**B. Violation**

1. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the building official that shall be not less than one hundred dollars (\$100.00). The Building Inspector may waive the penalty for just cause.

2. Violation waivers will be issued to the violator and will be maintained electronically for future reference.

**C. Permit Expiration**

1. A permit shall expire 180 days after issuance or last requested inspection. As prescribed in the adopted codes, a one time extension of 180 days may be granted for just cause by the Building Official if the applicant makes a request in writing. The adopted codes also prescribe other conditions of Permit Expiration.

**D. Table 1 – Construction Fee Schedule**

Project Valuation	Fee
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.00 for each additional \$100.00, or fraction thereof
\$2,001.00 to \$25,000.00	\$68.50 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof
\$25,001.00 to \$50,000.00	\$390.50 for the first \$25,000.00 plus \$10.00 for each additional \$1,000.00, or fraction thereof
\$50,001.00 to \$100,000.00	\$640.50 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof
\$100,001.00 to \$500,000.00	\$990.50 for the first \$100,000.00 plus \$5.50 for each additional \$1,000.00, or fraction thereof
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof
\$1,000,000.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.75 for each additional \$1,000.00, or fraction thereof

**E. Permit Calculation**

1. Determine valuation of the project.

- a. Customer may provide valuation for project.
- b. Project valuation will also be derived using the area (sq. ft.) of the project and multiplying by a factor for the specified type of project.
- c. The greater of the two values will be used for the permit valuation.

2. Use table to calculate construction permit fee using the valuation.

3. Additional fees as applicable.

- a. Plan review fee = Construction fee multiplied by 65%
- b. Plumbing fee = Construction fee multiplied by 25% (Minimum \$30.00)
- c. Mechanical fee = Construction fee multiplied by 25% (Minimum \$30.00)
- d. Electrical fee = Construction fee multiplied by 25% (Minimum \$30.00)

4. Calculate permit fee

Exhibit A  
Development Services Fee Schedule

- a. Construction permit fee + Plan Review fee + Plumbing fee + Mechanical fee + Electrical fee
- b. Add connection fee for new sewer tap
  - i. Calculate fixture units per Resolution 86-14
  - ii. Multiply fixture units by connection fee factor per Resolution 86-14
- c. Add impact fees as applicable

**F. Other Fees**

- 1. Inspections outside normal business hours (2 minimum) \$40.00/hr
- 2. Re-inspection fee \$50.00 each
- 3. Housing inspections (no fee for investigation of complaints) \$50.00 each
- 4. Manufactured Homes \$150.00 each
- 5. Factory built buildings \$400.00 each
- 6. Construction trailers \$90.00 each
- 7. Demolition permit \$50.00 each
- 8. Plan review for revisions to approved plans \$40.00/hr

**G. Table 2 – Grading**

Item	Description	Fee
Type 1 Grading	Minor grading and single family residence grading (Base fee)	\$50.00
	Plus plan check fee	\$75.00
	Plus Construction cost fee – the greater of \$300.00	2% of construction cost
Type 2 Grading	Major grading, subdivision grading, commercial site grading (Base fee)	\$100.00
	Plus Construction cost fee (covered under the permit) The greater of \$500.00	1% of construction cost
	AT-RISK grading	\$500.00

**H. Sign Permit Fees**

- 1. In addition to other applicable fees, which may be required by the City for the erection of a free-standing sign, the sign fee shall be as follows:
  - a. Permanent sign
    - I. Base fee per permit: \$10.00
    - II. Fee for a sign less than or equal to ten (10) feet in height: \$35.00
    - III. Fee for a sign over ten (10) feet in height: \$50.00
  - b. Temporary signs
    - I. Base fee per permit: \$10.00
    - II. Fee for each sign: \$10.00
    - III. Renewal (every six months for each sign): \$5.00
  - c. Temporary special event sign permit: \$20.00
- 2. Fees in addition to base fees:
  - a. One dollar (\$1.00) per square foot of signboard on which a display appears
  - b. Two dollars (\$2.00) for each foot of sign in excess of twelve (12) feet, as measured to the top of the sign
  - c. An additional fifteen dollars (\$15.00) per sign if the sign is to be lighted

Exhibit A  
Development Services Fee Schedule

**I. Table 3 – Planning & Zoning**

Item	Description	Fee
Commercial Rezoning	Rezoning from Commercial zone to any Residential zone	\$500.00
	Additional for each acre over 5 acres	\$80.00
	Maximum fee	\$8,000.00
	Rezoning any Commercial zone to any other Commercial zone	\$250.00
	Additional for each acre over 5 acres	\$50.00
	Maximum fee	\$5,000.00
Residential Rezoning	Rezone from Residential zone to Commercial zone	\$500.00
	Additional for each acre over 5 acres	\$100.00
	Maximum fee	\$10,000.00
	Rezone from Residential zone to any other Residential zone	\$100.00
	Additional for each acre over 5 acres	\$20.00
	Maximum fee	\$2,000.00
Preliminary Plat	Subdivisions up to 10 lots	\$1,000.00
	Plus each additional lot	\$10.00
	Plus Title Report review	\$100.00
	Plus Drainage Report review (up to 50 acres)	\$100.00
	Each additional acre	\$10.00
	Plus Archeology Report review	\$100.00
	Plus Phase 1 Environmental Assessment review	\$100.00
	Plus Traffic Impact Analysis review	\$100.00
	Plus Geological Technical Reports review	\$100.00
	Plus misc. Document review	\$100.00
	Amendments, Modifications & Extensions	50% of original fee
	Additional Submittals	50% of original fee
	Final Plat	Subdivisions up to 10 lots
Plus each additional lot		\$10.00
Plus Title Report		\$100.00
Plus CC & R's review		\$100.00
Plus Other Misc. reports		\$100.00
Plus Assurance Agreement Review		\$100.00
Recording Fee		Cochise Co.
Amendments, Modifications & Extensions		50% of original fee

Exhibit A  
Development Services Fee Schedule

	Additional Submittals	50% of original fee
Commercial Development Plans	Up to 5 acres of commercial or multi-family property	\$1,000.00
	Plus each additional acre over 5 acres	\$50.00
	Plus Title Report review	\$100.00
	Plus Drainage Report review (up to 5 acres)	\$100.00
	Each additional acre	\$10.00
	Plus Archeology Report review	\$100.00
	Plus Phase 1 Environmental Assessment review	\$100.00
	Plus Traffic Impact Analysis	\$100.00
	Plus Geological Technical Reports review	\$100.00
	Plus Misc. Document review	\$100.00
	Amendments, Modifications & Extensions	50% of original fee
	Additional Submittals	50% of original fee
Landscape Plans	Landscape base review	\$100.00
	Plus per sheet fee	\$10.00
	Resubmittal – plus sheet fee	\$50.00
Zoning Compliance Letter	Appearance Fee	\$50.00
Planning & Zoning/Board of Adjustments	Setback Variance	\$100.00
	Exception to the Ordinance	\$500.00
	Special Use Permit	\$1,000.00
	Caretaker Dwelling	\$500.00

Exhibit A  
Development Services Fee Schedule

**J. Table 4 – Residential Valuation Table**

Occupancy and Type of Construction	Cost per Square Foot	Occupancy and Type of Construction	Cost per Square Foot
<b>Dwelling under 1,800 square feet</b>		<b>Private Garages</b>	
Masonry	57.97	Wood Frame	18.61
Wood	51.57	Masonry	20.99
Basement		Open Carport	12.71
Semi-finished	15.42	<b>Swimming Pool or Spa</b>	
Unfinished	11.15	In-ground	23.60
<b>Dwelling over 1,800 square feet</b>		Above ground	7.78
Masonry	74.21	<b>Equipment</b>	
Wood	70.76	Air Conditioning	2.71
Basement		Fire Place	
Semi-finished	17.19	Pre-fab	730.52 each
Unfinished	13.61	Single Masonry	1770.73 each
<b>Residential Addition</b>		Dual Masonry	2600.89 each
Addition	20.71	<b>Metal Patio Cover</b>	2.90
Convert carport to garage		<b>Greenhouse</b>	1390.00 each
Wood	7.54	<b>Tents</b>	.38 per square foot
Masonry	10.71		
Convert carport to room	11.85		
Convert garage to room	4.18		
Convert porch to room	11.85		
Porch to patio cover	8.70		
Deck w/ or w/o usable area	10.70		
Ramada	10.70		
<b>Fire sprinkler system</b>	2.01		
Masonry Patio Walls	6.20 per lf		
<b>Fence</b>			
Wood	3.20 per lf		
Chain link	3.00 per lf		
<b>Storage Buildings</b>			
Under 400 square feet	14.79		
400 square feet and more	18.61		

Exhibit A  
Development Services Fee Schedule

**K. Commercial Building Valuation Data**

Occupancy and Type of Construction	Cost per Square Foot	Occupancy and Type of Construction	Cost per Square Foot
<b>Apartment House</b>		<b>Churches</b>	
Type I or II – A or B	68.06	Type I – A or B	76.01
Type III or V - A	55.59	Type II - A	56.99
Type III or V - B	48.87	Type II - B	54.20
Type I, II or IV – Basement/Garage	28.70	Type III - A	61.99
<b>Auditoriums</b>		Type III - B	59.29
Type I – A or B	80.27	Type V - A	57.97
Type II - A	58.13	Type V - B	54.53
Type II - B	55.02	<b>Convalescent Hospitals</b>	
Type III - A	61.09	Type I – A or B	106.60
Type III - B	57.97	Type II - A	73.96
Type V - A	58.46	Type III - A	75.85
Type V - B	54.53	Type V - A	71.50
<b>Banks</b>		<b>Fire Stations</b>	
Type I – A or B	113.37	Type I – A or B	87.66
Type II - A	83.55	Type II - A	57.65
Type II - B	80.85	Type II - B	54.37
Type III - A	92.25	Type III - A	63.14
Type III - B	88.88	Type III - B	60.43
Type V - A	83.55	Type V - A	59.20
Type V - B	80.03	Type V - B	56.17
<b>Bowling Alleys</b>		<b>Homes for the Elderly</b>	
Type II - A	39.03	Type I – A or B	79.46
Type II - B	36.49	Type II - A	64.53
Type III - A	42.47	Type II - B	61.75
Type III - B	39.77	Type III - A	67.16
Type V - A	28.70	Type III - B	64.45
<b>Hospitals</b>		Type V - A	64.94
Type I - A	125.05	Type V - B	62.65
Type II - A	125.05	<b>Medical Offices</b>	
Type III - A	103.48	Type I – A or B*	91.51
Type V - A	98.73	Type II - A	70.60
<b>Hotels &amp; Motels</b>		Type II - B	67.08
Type I - A	75.52	Type III - A	74.37
Type III - A	75.52	Type III - B	71.34
Type III – A	66.99	Type V - A	69.04
Type III - B	63.88	Type V - B	66.67
Type V - A	58.38	<b>Jails</b>	
Type V - B	57.15	Type I or II - A	121.85

Exhibit A  
Development Services Fee Schedule

		Type III - A	111.44
		Type V - A	83.56
<b>Industrial Plants</b>		<b>Offices***</b>	
Type I – A or B	43.62	Type I – A or B*	81.75
Type II - A	30.34	Type II - A	54.78
Type II - B	27.88	Type II - B	52.15
Type III - A	33.46	Type III - A	59.12
Type III - B	31.49	Type III - B	56.58
Tilt-up	22.96	Type V - A	55.35
Type V - A	31.49	Type V - B	52.15
Type V - B	28.86	<b>Public Buildings</b>	
<b>Libraries</b>		Type I – A or B*	94.46
Type I – A or B	89.13	Type II - A	76.51
Type II - A	65.19	Type II - B	73.14
Type II - B	61.99	Type III - A	79.54
Type III - A	68.88	Type III - B	76.67
Type III - B	65.44	Type V - A	72.73
Type V - A	64.78	Type V - B	70.11
Type V - B	61.99	<b>Public Garages</b>	
<b>Schools</b>		Type I or II – A*	37.47
Type I - A	85.20	Type I, II or IV Open Parking	28.13
Type II - A	58.14	Type II - B	21.48
Type III - A	62.16	Type III - A	28.37
Type III - B	59.86	Type III - B	25.26
Type V - A	58.30	Type V - A	25.83
Type V - B	55.60	<b>Restaurants</b>	
<b>Service Stations</b>		Type III - A	74.62
Type II - B	51.50	Type III - B	72.08
Type III - A	53.63	Type V - A	68.31
Type V - A	45.67	Type V - B	65.60
Canopies	21.48	<b>Theaters</b>	
<b>Stores</b>		Type I or II - A	84.13
Type I – A*	63.14	Type III - A	61.25
Type II - A	38.62	Type III - B	58.38
Type II - B	37.72	Type V - A	57.65
Type III - A	46.99	Type V - B	54.53
Type III - B	44.03	<b>Warehouses**</b>	
Type V - A	39.52	Type I - A	37.80
Type V - B	36.57	Type II - A	22.47
<b>Miscellaneous</b>		Type II - B	21.16
Spray Booth	25.70	Type III - A	25.50
<b>Equipment</b>		Type III - B	24.27
Air Conditioning	3.20	Type V - A	22.47
Fire Sprinkler	2.01	Type V - B	21.16

\*Add .5 percent to total for each story over three

\*\*Deduct 11 percent for mini-warehouses

Exhibit A  
Development Services Fee Schedule

\*\*\*Use 20 percent for Minor tenant improvements use 10 percent for Major tenant improvements and deduct 20 percent for shell only