City of Tempe
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Community Development Department

ZONING

Chapter 35 - Zoning and Development Fees

FEE SCHEDULE

a.	Preliminary Review Process:	
	Single Family	$115.00
	All Others	$344.00
b.	Administrative Applications:	$344.00 each
	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	$344.00 each
	All Other Uses	$344.00 each
c.	Variances:	
	Single Family Dwelling Units	$400.00 per lot, including use permits
	All Other Uses	$1145.00 each
	Unauthorized Construction/Installation	Twice the normal fees
d.	Use Permits:	
	Single Family Dwelling Units	$400.00 per lot, including variances
	All Other Uses	$1145.00 each
	Use Permit Transfer	See Administrative Applications
	Unauthorized Activity	Twice the normal fees

Rev: 7/01/11

Eff. 7/5/05 -- Council approved annual fee increases based on the annual Bureau of Labor Statistics CPI–All Urban Consumers (http://data.bls.gov) will be effective at the beginning of each fiscal year beginning 7/01/06.

e.	Zoning Code Amendments Map Text	 $2291.00 Per Classification + $115.00 Per Net Acre* $2291.00 *Rounded To The Nearest Whole Acre
f.	Planned Area Development Overlays Amendments	$2864.00 For Under 1 Acre + Use Permit Fees As Applicable $5727.00 For 1 Acre And Over + Use Permit Fees As Applicable $1433.00 For Under 1 Acre + Use Permit Fees As Applicable $2864.00 For 1 Acre And Over + Use Permit Fees As Applicable
g.	Subdivisions, Including Condominiums: Preliminary / Finals / Amendment Engineering Plat Review fee Lot Splits / Lot Line Adjustments	 $2291.00 + $23.00 Per Lot or Condo Unit Refer to City Code, Appendix A, Sec. 29-19.9(h) ($1459.35 + $21.95 per lot) See Administrative Applications
h.	Continuance at Applicant's Request After Legal Advertising And Public Notice	$115.00
i.	Development Plan Review: Complete – Building, Site, Landscape, Signs Remodel/Modification Repaint or Minor Elevation Modification Separate Landscape Plan Sign Package Separate Signs Reconsideration Unauthorized Activity	 $1719.00 For 5 Acres Or Less $2291.00 Over 5 Acres $573.00 $230.00 $230.00 $344.00 $344.00 Same As Original Fee Twice The Normal Fees
j.	Appeals Tempe Residential Property Owner Request	$344.00 $108.00

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k.	Sign Permits: One Sign Each Additional Sign Unauthorized Installation of Sign(s) Grand Openings, Going Out Of Business, Significant Event, Leasing Banner Way-Finding Sign Permit	Fees include Plan Review, the initial Inspection and one Re-inspection $230.00 $87.00 Twice the normal fees $115.00 $25.00
l.	General Plan Amendments: Amendment Text Change Map Change Major Amendment Map Change	 $2291.00 $2291.00 + $115.00 per gross acre $5727.00 + $115.00 per gross acre
m.	Public Notice Signs Neighborhood Meeting Sign	 $16.00 (Includes one sign and two stakes for self posting)
n.	Zoning Verification Letter	$288.00
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 20% 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%.	

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