

ORDINANCE NO. 2025-19

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA, AMENDING CHAPTER 2 OF THE PEORIA CITY CODE (1992) BY AMENDING SECTION 2-211 PERTAINING TO DEVELOPMENT AND ENGINEERING DEPARTMENT; AMENDING CHAPTER 27 OF THE PEORIA CITY CODE (1992) BY AMENDING SECTION 27-7 PERTAINING TO DEVELOPMENT AND ENGINEERING DEPARTMENT; FEES REQUIRED AND PROVIDING FOR SEVERABILITY, FOR CLERICAL CORRECTIONS, AND FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Peoria as follows:

SECTION 1. Chapters 2 and 27 of the Peoria City Code are hereby amended as shown in Exhibit A.

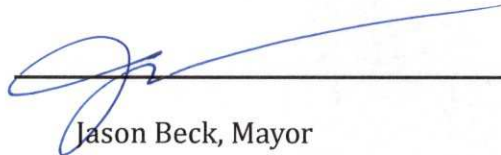
SECTION 2. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 3. Clerical Corrections. The City Clerk is hereby authorized to correct typographical, clerical, and grammatical errors, if any, related to this Ordinance, and to make formatting changes appropriate for purposes of clarity, form, or consistency with the City Code. Any such changes shall be in writing and approved by the City Attorney.

SECTION 4. Effective Date. This Ordinance shall become effective in the manner provided by law.

**EXHIBITS ON FILE AT THE PEORIA CITY CLERK'S OFFICE - 8401 W. Monroe Ave.
Peoria, Arizona**

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Maricopa County, Arizona this 5th day of August, 2025.




Jason Beck, Mayor

8/5/25

Date Signed

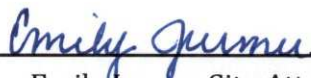
ATTEST:



Agnes Goodwine, City Clerk



APPROVED AS TO FORM:



Emily Jurmu, City Attorney

Published in: Peoria Times

Publication Date: August 14 + 21, 2025

Effective Date: September 4, 2025

Exhibit A

Amendments to the Peoria City Code, Chapters 2 and 27

HOW TO READ THIS DOCUMENT

Applicable sections of the City Code are denoted by **highlighted text** for ease of readability during the drafting process.

Unless otherwise stated, provisions or regulations being deleted are shown in red strikethrough text or a line through the graphic, like this: ~~Provisions that are being deleted are shown with a red strikethroughs text~~. Graphics containing red strikethrough are intended to remove the graphic in its entirety as well as any text that is embedded in the graphic.

Provisions or regulations that are being added are shown in double-underlined blue text, like this: Provisions that are being added are shown in double-underlined blue text. Graphics containing a double blue box are intended to add the graphic in its entirety as well as any text that is embedded in the graphic.

Only those changes noted through the above methods for the specific sections and subsections of the City Code identified shall be made. When regulations, graphics or other text is omitted, or is shown unchanged in adjoining sections or subsections of the code, it shall remain unchanged.

Sec. 2-211. Development and Engineering Department; fees required.

(a) The Development and Engineering Department shall collect fees from each person filing an application for a permit, or requesting services by the city. These fees are subject to a 2.23% service fee if paid with a credit card or debit card, which is intended to recoup the city's costs associated with credit card fees. The fees are as follows:

See Chapter 27, Fee Table 27-7

(b) For developments of \$100,000,000 or more in value, upon request by the applicant, if the City Engineer finds that the statutory Site Development Inspection Fee is grossly disproportionate to the actual burdens and costs to the City that are associated with inspections of that development, the City Engineer may recommend that the City Manager order an Engineering Permit Fee more proportionate to the actual burdens and costs to the City that are associated with inspections of that development, as determined by the City Engineer and approved by the City Manager or their designee in writing.

~~(b)~~ (c) The Development and Engineering Department shall collect from each person the fees contained in this Code, which shall be revised periodically thereafter.

(Ord. No. 91-12, 5/14/91; Ord. No. 92-03, 2/11/92, Revised; Ord. No. 92-17, 4/28/92, Amended; Ord. No. 02-41, 6/4/02, Amended (SUPP 2002-2); Ord. No. 03-24, 6/3/2003, Amended Table 2-211 (SUPP 2003-2); Ord. No. 04-184, 7/6/04, Amended Table 2-211 (SUPP 2004-3); Ord. No. 05-29, 5/24/05, Amended Table 2-211 (SUPP 2005-2); Ord. No 05-43, 8/23/05, Amended Table 2-211 (SUPP 2005-3); Ord. No. 2016-27, §§ 3, 4, 9-6-16; Ord. No. 2017-12, § 1, 4-4-17; Ord. No. 2017-24, § 117, 6-13-17; Ord. No. 2017-37, § 8, 6-13-17; Ord. No. 2022-17, § 3, 8-23-22)

FEE TABLE 27-7

DEVELOPMENT AND ENGINEERING DEPARTMENT; FEES REQUIRED

Reference: Section 2-211(a)

*Fees paid with a credit card or debit card are subject to a 2.23% service fee, which is intended to recoup the city's costs associated with credit card fees

Item	
CIVIL ENGINEERING PLAN REVIEW FEES (Includes but not limited to review of the following plan types: grading and drainage, paving, street lighting, signing and striping, traffic signals, retaining walls, water, sewer, SWMP/SWPPP, etc.)	
1 st and 2 nd Review [per plan sheet]	\$360.00
Plan Revisions - 1 st and 2 nd Review [per plan sheet]	\$360.00
Re-Approval of Plans - 1 st and 2 nd Review [per plan sheet] [must be within 2 years of original approval]	\$180.00
3 rd and Subsequent Reviews [per plan sheet per review]	\$100.00
Engineering review of Sewer Tap by Contractor - per tap [for single residential lot tap]	\$150.00
Engineering review of water meter Tap by Contractor - per tap [for single residential lot tap]	\$150.00
Driveway Cut request review Fee - per driveway [for single residential lot driveways]	\$250.00
Traffic Control Plan Review Fee	\$150.00
Floodplain Research Results Letter	\$50.00
Landscape Plan Review [per plan sheet]	\$160.00
Miscellaneous Engineering Review [per hour]	\$100.00
REPORT REVIEW	
Master Residential Development Drainage Report - Office review [per report]	\$2,400.00 plus \$2.50/acre
Major Residential Subdivision (more than 10 lots) Drainage Report - Office review [per report]	\$1,000.00 plus \$10.00/acre
Minor Residential Subdivision (up to 10 lots) Drainage Report - Office review [per report]	\$400.00 plus \$25.00/acre
Custom Home Drainage Report - Office review [per report]	\$250.00
Commercial Subdivision Drainage Report - Office review [per report]	\$1,000.00 plus \$2.50/acre
Single Commercial Lot Drainage Report - Office review [per report]	\$400.00
Master Residential Development Traffic Impact Analysis (TIA) - Office review [per report]	\$1,500.00 plus \$2.50/acre
Major Residential Subdivision (more than 10 lots) Traffic Impact Analysis (TIA) - Office review - per report	\$800.00 plus \$2.50/acre
Minor Residential Subdivision (up to 10 lots) Traffic Impact Analysis (TIA) - Office review [per report]	\$300.00
Commercial Subdivision Traffic Impact Analysis (TIA) - Office review [per report]	\$1,200.00 plus \$2.50/acre
Single Commercial Lot Traffic Impact Analysis (TIA) - Office review [per report]	\$300.00
Intersection/Signal Traffic Impact Analysis - Office Review [per report]	\$500.00
City Prepared Traffic Impact Analysis for Driveway and Deceleration Lane Evaluation[per report]	\$350.00 plus \$150.00 per driveway
Master Development Water Analysis Report [per report]	\$4,000.00
Individual Site Water Analysis Report [per report]	\$250.00
Master Development Sewer Analysis Report [per report]	\$4,000.00
Individual Site Sewer Analysis Report [per report]	\$250.00
Sound Study [per study]	\$200.00
Review of FEMA Maps Change: FEMA Community Acknowledgement Form Review, Elevation Certs, Conditional Letter of Maps Revision (CLOMR) and Letter of Map Revision (LOMR), CLOMR-F, LOMR-F Review, etc.	\$2,000.00 per request plus \$2.50/acre

PROPERTY DEDICATIONS	
Map of Dedication	\$1,200.00
Master Residential Development Final Plat - Final Plat dedicating Major ROW and defining individual Parcels	\$2,000.00 plus \$25.00/parcel
Major Residential Subdivision (more than 10 lots) Final Plat	\$1,200 plus \$10.00/lot
Minor Residential Subdivision (up to 10 lots) Final Plat	\$800.00 plus \$10.00/lot
Final Plat Amendment	\$1,000.00
Commercial Development Final Plat	\$1,400 plus \$10.00/acre
Minor Land Division Application Fee	\$800.00
Application and review of dedication of right of way or easements to City, other than plats or maps of dedication [per item, unless otherwise noted]	\$375.00 Commercial \$175.00 Residential Development \$100.00 - Single Family Residential
Abandonment of Right-of-Way, Patent Easements or Other Real Property Interests [\$250 nonrefundable determination fee due at application]	\$1,000.00
OPTIONAL PLAN REVIEW SERVICES	
Expedited review Fee (50% of the standard review time frame at the time of the request) Subject to approval of Engineering Director (or designee)	200% of Normal fee Minimum \$1,000.00
Request for Waiver - Commercial and Residential Subdivision Developments	\$500.00
Request for Waiver - Single-Family Residential Lot	\$200.00
ADDRESSING FEES	
Residential Street Addressing Fee [per lot] [does not apply to custom single residential lots]	\$25.00
Multi-Family Residential Addressing Fee [per unit]	\$25.00
APPLICATION FEES	
Application and Petition for modification or correction of Assessments - plus all outside Improvement District Engineering and Board Counsel Fees - plus City review and processing fee - 60% fee to Engineering 20% of fee to City Attorney and Management Services Each.	\$500.00
Petition fee for formation of Maintenance Improvement District [per lot]	\$15.00
Petition fee for formation of Street Light Improvement District [per lot]	\$15.00
Engineering Permit - Application Processing Fee	\$25.00
Application and processing of Letter Agreements with City for special site development issues [per hour]	\$25.00
Application for alternate methods of subdivision assurances *minimum fee or \$25.00 per hour whichever is greater	\$150.00*
Application for conversion of Private Streets to Public Streets, or vice versa (Subject to City Engineer's approval)	\$1,000.00
Right-of-way Agreement Application Fee	\$4,000.00 each
COPY & RESEARCH FEES	
Maps - 11" x 17"	\$1.00
Maps - 18" x 24"	\$5.00
Maps - 24" x 36"	\$10.00
Subpoenaed Record - copy cost [per page]	\$0.50
Research, Archived Document Retrieval and Processing Fee - per person minimum charge ½ hour [per hour]	\$80.00
Photocopies [per page]* the City may elect not to charge is the cost of charging exceeds the value of the photocopies	\$.50
Recording and Document Handling Fee [plus actual cost billed by Maricopa County Recorder to City]	\$54.00
Facsimile charge for providing information in addition to Photocopies - [per page] [Minimum charge of \$1.00]	\$1.00
Capital Improvements - 5 year Master Plan [per page] Minimum charge \$0.50	\$0.50
Capital Improvements - water, wastewater Master Plan [per page] Minimum charge \$0.50	\$0.50
Water/sewer/grading/paving Construction Schedule [per page] Minimum charge \$0.50	\$0.50
CD's Containing Documents [plus research, archived document retrieval and processing fee]	\$15.00/CD

CIVIL ENGINEERING PERMIT FEES	
Capital Improvements Project Permit Fee [per project]	\$50.00
Engineering Permit Fee [based on executed construction contract to be provided by the applicant OR 110% of the sealed engineer's estimate]	3.5% <u>or as determined under Section 2-211.</u>
Engineering Sewer Tap (by Contractor) inspection fee per tap [for single residential lot tap], plus street cut surcharge, per Peoria's City Code, Section 23-54.	\$500.00
Engineering Water Meter Tap (by Contractor) inspection fee per tap [for single residential lot tap], plus street cut surcharge, per Peoria City Code, Section 23-54	\$500.00
Driveway Cut Request inspection Fee - per driveway [for single residential lot driveways]	\$500.00
Fog Seal Fees charged at time of permit	\$0.87/sy.
Grading and Drainage - Permit Application processing charge. Plus 0 to 1,000 Cubic yards: \$31.40 for each 100 cubic yards or fraction thereof. 1,001 to 10,000 Cubic yards: \$300.00 plus \$62.80 for each 1,000 cubic yards or fraction thereof. 10,001 to 100,000 Cubic yards: \$680.00 plus \$125.60 for each 10,000 cubic yards or fraction thereof. 100,001 or more Cubic yards: \$1940.00 plus \$125.60 for each 100,000 cubic yards or fraction thereof.	\$25.00
Minimum Residential Grading and Drainage Permit Charge	\$100.00
Minimum Commercial Grading and Drainage Permit Charge	\$200.00
"At-Risk" Grading & Drainage - Permit	Engineering permit fee plus surcharge of 50% of the engineering inspection fee
Retaining Wall/Sound Wall Permit [per square foot of wall] Wall height to include retained and un-retained height	
0—500 square feet of wall	\$250.00
501—1000 square feet of wall	\$500.00
Greater than 1,000 square feet of wall	\$500.00 plus \$0.20/sq. ft. over 1,000 sq. ft.
Haul Permit	\$275.00
Right-of-Way Access Permit	\$50.00
Permit Penalty for failure to obtain permit prior to authorization by City [per day]	\$1,000.00
One time Permit Renewal Fee (application and payment must be received prior to expiration date of the permit)	50% of permit fee
Engineering inspection outside of normal working hours [per hour - 2 hours per incident minimum]	\$125.00
Non-City Public Utility Fees	
Non-City Public Utility - Office review [per plan sheet]	\$250.00
Non-City Public Utility - Third and each review thereafter [per plan sheet per review]	\$100.00
Expedited Non-City Public Utility - Office review [per plan sheet]	\$500.00
Expedited Non-City Public Utility - Third and each review thereafter [per plan sheet per review]	\$200.00
Trenching (no pavement cuts)	
(a) 300 linear feet or less	\$350.00/permit
(b) Additional linear feet exceeding 300 linear feet	\$1.50/lf
Trenching (pavement cuts/concrete work)	
(a) 300 linear feet or less	\$500.00/permit
(b) Additional linear feet exceeding 300 linear feet	\$3.00/lf
Manhole/Vaults/Pedestals/Cabinets/Access Points	\$150.00 each
Potholes	\$40.00 each
Pits	\$40.00 each
Horizontal Directional Drilling Pit	\$40.00 each
Horizontal Directional Drilling	
(a) 300 linear feet or less	\$350.00/permit
(b) Additional linear feet exceeding 300 linear feet	\$1.50/lf
Service Drops	\$60.00 each
Street cut surcharge	See charges established in Section 23-54

Seal coat (same rate applies to all types of seal coats)	\$0.87/sy.		
Annual Blanket (Emergency) Permit	\$4,000.00		
Encroachment	\$180.00 each		
Wireless Telecommunication Equipment in the Right-of-way (ROW) Fees			
Small Wireless Facility Base Use Fee	\$50.00 per year per pole for ROW access	\$50.00 per year per pole for use of pole	
Small Wireless Facility Ordinary Permit Use Fee (covers application processing, plan review, permit, and other costs) per application	\$750.00 per site		
Other Wireless Facility Ordinary Permit Use Fee (covers application processing, plan review, permit, and other costs) per application	\$1,000.00 per site		
Violation Use Fee	See fees as established in the Notice of Antenna Site Standard Terms & Conditions		
Annual Maintenance Permit	\$4,000.00		
Ground Equipment Fee - 55 cubic feet or less (antennas on a vertical element located on private property but ground equipment in the right-of-way)	\$33.00/cu ft		
Category 1 - WCE with antenna(s) mounted on an existing vertical element, or pole, and any associated ground equipment. Each WCE site will have an Antenna Base Fee of \$3,500 for a WCE site in the ROW, plus a Ground Equipment Fee (if applicable) for cubic feet of group equipment in the ROW, as set forth below:			
Item	Antenna Base Fee	Equipment Fee	Total WCE Fee
A. Total is 29 cu. Ft. up to 55 cu. ft.	Included	Included	\$3,500
B. Total is greater than 55 cu. ft. up to 200 cu. ft.	\$3,500	\$6,500	\$10,000
C. Total is greater than 200 cu. ft. up to 300 cu. ft.	\$3,500	\$10,000	\$13,500
D. Total is greater than 300 cu. ft. up to 400 cu. ft.	\$3,500	\$13,000	\$16,500
E. Total is greater than 400 cu. ft. or more	\$3,500	\$16,500	\$20,000
CATEGORY 2 - WCE with antenna(s) mounted on vertical elements that is stealth or utilizes alternate concealment when existing vertical elements are not available, and any associated equipment. Each WCE site will have an Antenna Base Fee of \$3,700 for a WCE site in the ROW, plus a Ground Equipment Fee (if applicable) for cubic feet of group equipment in the ROW, as set forth below:			
Item	Antenna Base Fee	Equipment Fee	Total WCE Fee
A. Total is 29 cu. ft. up to 55 cu. ft.	Included	Included	\$3,700
B. Total is greater than 55 cu. ft. up to 200 cu. ft.	\$3,700	\$6,500	\$10,200
C. Total is greater than 200 cu. ft. up to 300 cu. ft.	\$3,700	\$10,000	\$13,700
D. Total is greater than 300 cu. ft. up to 400 cu. ft.	\$3,700	\$13,000	\$16,700
E. Total is greater than 400 cu. ft. or more	\$3,700	\$16,500	\$20,200
CATEGORY 3 - Fees for each WCE with antenna(s) on a new (non-existing) vertical element, or pole that is neither stealth nor concealed in appearance and any associated ground equipment. Each WCE site will have an Antenna Base Fee of \$5,000 for a WCE site in the ROW, plus a Ground Equipment Fee (if applicable) for cubic feet of group equipment in the ROW, as set forth below:			
Item	Antenna Base Fee	Equipment Fee	Total WCE Fee
A. Total is 29 cu. ft. up to 55 cu. ft.	Included	Included	\$5,000
B. Total is greater than 55 cu. ft. up to 200 cu. ft.	\$5,000	\$6,500	\$11,500
C. Total is greater than 200 cu. ft. up to 300 cu. ft.	\$5,000	\$10,000	\$15,000
D. Total is greater than 300 cu. ft. up to 400 cu. ft.	\$5,000	\$13,000	\$18,000
E. Total is greater than 400 cu. ft. or more	\$5,000	\$16,500	\$21,500

(Ord. No. 91-12, 5/14/91; Ord. No. 92-17, 4/28/92; Ord. No. 95-16, 4/4/95; Ord. No. 96-04, 1/3/96; Ord. No. 96-13, 2/20/96; Ord. No. 03-24, 6/3/03, Amended (SUPP 2003-2); Ord. No. 04-184, 7/6/04, Amended (SUPP 2004-3); Ord. No. 05-29, 5/24/05, Amended (SUPP 2005-2); Ord. No. 05-43, 8/23/05, Amended SUPP 2005-3; Ord. No. 2016-04, § 2, 3-15-16; Ord. No. 2016-05, § 2, 2-16-16; Ord. No. 2016-27, § 2, 9-6-16; Ord. No. 2017-12, § 1, 4-4-17; Ord. No. 2017-37, § 8, 6-13-17; Ord. No. 2017-39, § 2, 8-15-17; Ord. No. 2018-01, § 2, 1-9-18; Ord. No. 2022-17, § 4, 8-23-22)