



# Cochise County

## Development Services

*Public Programs...Personal Service*

www.cochise.az.gov

### Development Services Fee Schedule (Effective July 1, 2022)

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## Section 1 – Administration

### Copies of Documents

8 ½" X 11"	\$.35 each
11" X 17"	\$.50 each
Additional charge for special maps which require research	Per Hour

## Section 2 – For Future Use

## Section 3 – Floodplain

Floodplain Use Permit - Single Family Dwelling/Manufactured/Mobile Home/Principal Structures	\$150
Floodplain Use Permit- Residential Accessory Structures	\$40
Floodplain Use Permit – Non-Residential, Less Than or Equal To \$250,000	\$150
Floodplain Use Permit – Non-Residential, Greater Than \$250,000	\$250
Clearing Permit – Clearing Over One-Acre	\$50

## Section 4 – Highway

Right-Of-Way Permit	\$100
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## Section 5 – Rural Residential Owner/Builder

### Limited Inspection with Plan Review Option

Single-Family Dwelling	\$825 Includes Plan Review
Residential Accessory Buildings	\$200

### No Inspection – No Plan Review Option

Single-Family Dwelling (includes one residential accessory structure)	\$350
Residential Accessory Buildings	\$147

## Section 6 – Arizona Department of Housing

### Fees - Manufactured Homes and Factory-Built Building

Tables from the Arizona Department of Housing	
Description	IGA Fee
Mobile/Manufactured (MFG) Home - Includes 3 Inspections	\$450 each
Factory Built Building – Residential - Includes 3 Inspections	\$450 per story
Factory Built Building – Non-Residential - Includes 3 Inspections	\$4.50/LF per story
Re-Inspection Fee for Manufactured/Mobile Home/Factory-Built Building	\$150
Mobile/Manufactured Home Surcharge	\$220

## Section 7 – Residential Permits

### Exemption Notes

No permit is required for one-story detached accessory structures provided the floor area does not exceed 200-square feet and there are no utilities. Right-of-Way and Floodplain regulations and permits may apply.
No permit is required for decks less than 30-inches in height above the lowest grade within 5 feet of the deck edge.
\$1,000 Exemption – A permit is not required if the proposed residential construction is less than \$1,000 in market value (defined as the normal retail value of materials and labor performed). It is suggested, however, that you contact Development Services at (520) 432-9300 to ensure that the size and placement of the structures comply with the Zoning Regulations and other pertinent County requirements.

### Temporary Permits

Temporary RV Permit	\$75
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### Miscellaneous Fees

Re-Inspection Fee	\$75
Building Permit Renewal Fee	\$50
Utility Compliance Fee	\$50
Inspections for which no Fee is specifically listed, such as Courtesy or Investigation	\$104
Inspections outside normal business hours	\$170
Multiple Use Plan	10% of Permit Fee

## Trade Permits and Flat Rate Fees

New/Upgrade Water Heater	\$50
Cooler, Furnace, and Air Conditioner Involving Utility Change	\$124
Service Entry (Electrical)	\$124
Miscellaneous Mechanical, Plumbing, and Electrical	\$124
Solar/PV Systems and Wind Turbines	\$124
Walls and Fences over 7' high, Retaining Walls over 4' high (Walls are exempt up to 7' high and 3' high on a corner lot. An informational permit is required if they are over 3' high on a corner lot. Retaining Walls are exempt up to 4' high.) Height is measured from the footing.	\$124
Swimming Pool and/or Spa (Includes barrier)	Per Construction Value (\$750 max)
Fireplace	Per Construction Value
Fire Sprinkler and Fire Alarms	Per Construction Value

## Determination of Construction Values

### New Residential One and Two-Family Homes and Additions - Valuation Rates

Residential Structures Valuation Rate (includes conditioned Arizona Rooms)	\$91.56 per square foot
Garages, Sheds, Outbuildings, and Accessory Structures	\$39.28 per square foot
Basements, Decks, Patios, Porches, Carports	\$15.00 per square foot

### Residential Remodel Work and Phased Construction - Valuation

Residential Remodel, Phased Construction, Repairs, Alterations, Renovations, Restorations, Shell Only Structures & Foundation Only	Use Contract Value *
* Projects shall have values determined by proven actual project cost documents (copy of signed Contracts and/or Material & Labor estimates based on fair market retail value). These Material and Labor values should include all trade costs (e.g., Carpentry, Electrical, Plumbing, and Mechanical).	
The Residential Construction Values listed for new complete structures & additions include the permit fees for the entire project, including miscellaneous trades (e.g., Electrical, Plumbing, and Mechanical).	
For Construction Begun Without a Permit	Additional Permit Fee Minus Plan Review*
* Whenever any work for which the building code requires a permit has been commenced without first obtaining a permit, a Work without Permit fee is required for the amount equal to the Building Permit Fee, in addition to the normally required permit fee, with a minimum penalty of \$100.00 and a maximum of \$2500.00.	

## Residential Building Permit Fee Rate Schedule

Total Valuation of Work	Fee Amount
\$1 to \$500	\$24.00
\$501 to \$5,000	\$30.00 for the first \$500; plus \$1.00 for each additional \$100 or fraction thereof, up to and including \$5,000
\$5,001 to \$40,000	\$69.00 for the first \$2,000; plus \$11.00 for each additional \$1,000 or fraction thereof, up to and including \$40,000
\$40,001 to \$100,000	\$487.00 for the first \$40,000; plus \$9.00 for each additional \$1,000 or fraction thereof, up to and including \$100,000
\$100,001 to \$500,000	\$1,027 for the first \$100,000; plus \$7.00 for each additional \$1,000 or fraction thereof, up to and including \$500,000
\$500,001 to \$1,000,000	\$3,827.00 for the first \$500,000 plus \$5.00 for each additional \$1,000 or fraction thereof, up to and including \$1,000,000
\$1,000,001 to \$5,000,000	\$6,327.00 for the first \$1,000,000; plus \$3.00 for each additional \$1,000 or fraction thereof, up to and including \$5,000,000
\$5,000,001 and over	\$18,327 for the first \$5,000,000; plus \$1.00 for each additional \$1,000 or fraction thereof

## Plan Review Fee

Residential Plan Review Fee (Three submissions)	65% of the Building Permit Fee (Up to and including four-plex)
Additional Plan Review Fees: Required by changes, additions, or revisions to plans as requested by the applicant; or for those required reviews in addition to the three reviews allowed under the Plan Review Fee listed above.	\$50.00 per hour (1-hour minimum)

## Example

1. 2,000 square foot R-3 occupancy type VB construction Building @\$91.56 square foot = \$184,000.00 Valuation
2. \$1027.00 + (\$7.00 x 84 = \$588) = \$1,615. (fee amount)
3. Plan Review Fee (65% of fee amount) = \$1,615.00 + \$1,049.75 = \$2,664.75 Total Building Permit Fee
4. Add on any additional or miscellaneous fees (e.g. residential septic \$235) + \$235 = \$2899.75
5. = \$2,899.75 Total Project Fee

## Section 8 – Non-Residential Permits

### Miscellaneous Fees

Re-Inspection Fee	\$75
Building Permit Renewal Fee	\$50
Utility Compliance Fee	\$100
Inspections for which no Fee is specifically listed, such as Courtesy or Investigation	\$104
Inspections outside normal business hours	\$170
Review of drainage reports, traffic analyses, or other engineering reports	Same fee as listed under Subdivisions

### Trade Permits

Cooler, Furnace, Air Conditioner, and Water Heater – Involving Utility Change	Per Construction Value
Service Entry (Electrical)	Per Construction Value
Miscellaneous Mechanical, Plumbing, and Electrical	Per Construction Value
Swimming Pool and/or Spa (Includes barrier)	Per Construction Value
Fireplace	Per Construction Value
Fire Sprinkler and Fire Alarms	Per Construction Value
Solar/PV Systems, Consulting Fees May Apply	At County Cost
Wind Generating Systems, Consulting Fees May Apply	Per Construction Value
Walls, Fences, and Retaining Walls	Per Construction Value

### Sign Permits

Signs, Digital Signs, Billboards	Per Construction Value
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### Temporary Permits

Temporary Uses	\$75
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## Determination of Construction Values

### New – Non-Residential and Other than One-and Two-Family Structures – Valuation Rates

All new Structures, other than those that are One-and Two-Family Residential Structures, shall have the square foot valuation applied that is listed on the most current published International Code Council's Building Valuation Data, released semi-annually, based on the type of Construction.

Note: The Commercial Construction Values listed for new complete structures & additions include the permit fees for the entire project, including miscellaneous trades (e.g., Electrical, Plumbing, and Mechanical).

### Non-Residential Remodel Work and Phased Construction – Valuation:

Repairs, Alterations, Renovations, Restorations, Shell Only Structures, and Tenant Fit-Ups	Use Contract Value *
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\* Projects shall have values determined by proven actual project cost documents (copy of signed Contracts and/or Material and Labor estimates based on fair market retail value). These Material and Labor values should include all trade costs (e.g., Carpentry, Electrical, Plumbing, and Mechanical).

### Determination of Building Permit Fee to Be Applied

For Construction Begun Without a Permit.	Additional Permit Fee Minus Plan Review*
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\*Whenever any work for which the building code requires a permit has been commenced without first obtaining said permit, a Work without Permit Fee is required for the amount equal to the Building Permit Fee, in addition to the normally required permit fee, with a minimum penalty of \$100.00 and a maximum of \$2500.00.

## Building Permit Fee Rate Schedule

Total Valuation of Work	Fee Amount
\$1 to \$500	\$24.00
\$501 to \$2,000	\$24.00 for the first \$500; plus \$3.00 for each additional \$100 or fraction thereof, up to and including \$2,000
\$2,001 to \$40,000	\$69.00 for the first \$2,000; plus \$11.00 for each additional \$1,000 or fraction thereof, up to and including \$40,000
\$40,001 to \$100,000	\$487.00 for the first \$40,000; plus \$9.00 for each additional \$1,000 or fraction thereof, up to and including \$100,000
\$100,001 to \$500,000	\$1,027 for the first \$100,000; plus \$7.00 for each additional \$1,000 or fraction thereof, up to and including \$500,000
\$500,001 to \$1,000,000	\$3,827.00 for the first \$500,000 plus \$5.00 for each additional \$1,000 or fraction thereof, up to and including \$1,000,000
\$1,000,001 to \$5,000,000	\$6,327.00 for the first \$1,000,000; plus \$3.00 for each additional \$1,000 or fraction thereof, up to and including \$5,000,000
\$5,000,001 and over	\$18,327 for the first \$5,000,000; plus \$1.00 for each additional \$1,000 or fraction thereof

## Plan Review Fee

Plan Review Fees are in addition to Permit Fees based on a percentage of the Building Permit Fee charged.	
Non-Residential Plan Review Fee (Includes three reviews)	65% of the Building Permit Fee
Additional Plan Review Fees: Required by changes, additions, or revisions to plans as requested by the applicant; or for those required reviews in addition to the three reviews allowed under the Plan Review Fee listed above.	\$50.00 per hour (1-hour minimum)

## Example

1. 2,000 square foot B occupancy type VB construction Office Building @\$126.48 square foot = \$252,960 Valuation
2. \$1,027.00 + (\$7.00 x 153= \$1,071.00) = \$2,098.00 fee amount
3. Plan Review Fee (65% of fee amount) = \$1,363.70 + \$2,098.00 = \$3,461.70 Total Building Permit Fee
4. Add on any additional or miscellaneous fees (e.g. non-residential septic \$600) = \$600 + \$3,461.70 = \$4,061.70
5. = \$4,061.70 Total Project Fee



## Section 9 - Code Compliance

### Zoning Permits Surcharge – For Construction begun without a permit

Permit Issued After First Enforcement Letter	\$100
Permit Issued After Second Enforcement Letter	\$200
Permit Issued After Notice of Hearing	\$400
Hearing Officer Appeal Fee	\$300

## Section 10 – Planning

### Special Use

Special Use Authorization or Non-Administrative Modification of Approved Special Use	\$500 + \$20/acre (\$2,000 max.)
Special Use Authorization with Concurrent Rezoning Application	\$100
Appeal to the Board of Supervisors	\$600
Review of drainage reports, traffic analyses, or other engineering reports	Same fee as listed under Subdivisions
Administrative Modifications of approved conditions, approved site plan, or requests for extensions other than as specified herein	\$150

### Comprehensive Plan Amendments

Establishment of new growth area	\$750
Expansion of existing growth area and/or amendment of plan area designation	\$350
Review of drainage reports, traffic analyses, or other engineering reports	Same fee as listed under Subdivisions

### Master Development Plans

0 - 10 acres	\$400
11 - 40 acres	\$500
41 - 100 acres	\$600 + \$10/acre
101 + acre	\$800 + \$10/acre maximum \$8,000
Any required special advertising or environmental analysis	Applicant will pay actual additional costs
Review of drainage reports, traffic analyses, or other engineering reports	Same fee as listed under Subdivisions

### Amendment of Conditions or Policies of Adopted MDP

Substantial Amendments requiring re-advertising	\$500 + \$20/acre
Other than substantial amendments requiring re-advertising	\$200

## Zoning Amendments

Amendment of Zoning Regulations (per amendment)	\$400
Rezoning in Conformance with Adopted Master Development Plan	\$400
to SM-174, SM-87	\$400
to RU-2	\$450 + \$2/acre (\$1,500 max.)
to SR, R, SM-36, SM-18, SM-9	\$500 + \$10/acre (\$3,000 max.)
to All Other Districts	\$500 + \$15/acre (\$4,000 max.)
Review of drainage reports, traffic analyses, or other engineering reports	Same fee as listed under Subdivisions

## Board of Adjustment

Variances	\$400
Appeal of Interpretation/Decisions of Zoning Inspector (Fee will be refunded if the appeal is upheld)	\$150

## Other Fees

Lot Development Modification Fee	\$100
Minor Lot Division	2-parcel split \$300, 3-parcel split \$350, 4-parcel split \$400, 5 parcel split \$450
Foreclosure Registry	\$150 (Annual)
Re-Advertising	\$250
Accessory Living Quarters	\$100
Home Occupation	\$25
Zoning Compliance Letter	\$50
Agricultural Exemption Request from Zoning	\$50
Special Event	\$150

## Rural Addressing Fees

Filing of Road Naming/Renaming Petition	\$150
Fee per Road Sign Changed by Petition	\$135
Rural Addressing Review Fee (This fee only applies to city permits.)	\$15

## Section 11 – Planning – Subdivisions

### Tentative Plat Fee

\$650+ \$20 per lot (Covers 1<sup>st</sup> & 2<sup>nd</sup> review-\$150 for each additional review). Covers the costs of County staff participation in one Subdivision Committee meeting. However, if the County's designated consulting engineer comments on the plat and participates in the meeting, the subdivider will pay the full cost charged to the County by the consulting engineer, typically \$350 per meeting, which includes travel expenses. See below if additional such meetings are required.

### Final Plat Fee

\$650 + \$10 per lot (50% to Highway & Floodplain) (Covers 1<sup>st</sup> & 2<sup>nd</sup> review-\$150 for each additional review). Covers one Subdivision Committee meeting. However, if the County's designated consulting engineer commented on the plat and participates in the meetings, the subdivider will pay the full cost charged to the County by the consulting engineer, typically \$350 per meeting, which includes travel expenses. See below if additional such meetings are required.

### Drainage Report Review

\$350 for the 1<sup>st</sup> and 2<sup>nd</sup> review plus \$175 for each additional review of subsequent revised reports if the reports are reviewed by County staff. At the department's discretion, the County will submit the report to the County's designated consulting engineer, and the subdivider/developer will pay the full review cost.

### Traffic Impact Analyses (TIA) or Traffic Study Review

\$350 for the 1<sup>st</sup> and 2<sup>nd</sup> review, plus \$175 for review of each subsequent revision if the report is reviewed by County staff. At the department's discretion, the County will submit the report to the County's designated consulting engineer, and the full cost of their review will be paid by the subdivider/developer.

## Other Subdivision Fees

Health Subdivision Plan Review	\$200
Tentative Plat Time Extensions	\$500
Waivers from Subdivision Regulations	\$250 per waiver
Amended Plats	\$300
Assurance Agreement Time Extensions	\$500
Substitution of Assurance Agreement	\$300
Plat Abandonments	\$300
Appeals	\$600
Inspection of Private Roads	\$50 per hour

Adopted 09/14/87, Resolution 87-77  
 Amended 11/21/88, Resolution 88-98  
 Amended 08/02/93, Ordinance 008-93 and Ordinance 009-93  
 Amended 10/18/93, Ordinance 010-93  
 Amended 06/05/95, Ordinance 019-95  
 Amended 10/04/99, Resolution 99-68  
 Amended 12/18/01, Resolution 01-80  
 Amended 05/27/03, Resolution 32-03  
 Amended 08/05/03, Resolution 03-52  
 Amended 06/22/04, Resolution 04-41  
 Amended 01/13/09, Ordinance 037-09  
 Amended 5/19/09, Ordinance 038-09  
 Amended 5/1/18, Resolution 18-06  
 Amended 10/01/19, Resolution 19-19  
 Amended 1/25/22, Resolution 22-02  
 Amended 7/1/22, Resolution 22-15  
 Amended 9/13/2022, ADOH ISA Fee Schedule for 2023 Fiscal Year