

## Frequently Asked Question (FAQ) Impact Fees

### What are Impact Fees?

Impact fees are a one-time charge assessed by the City to offset the costs associated with providing necessary public services and infrastructure for new development. These fees help fund essential City functions, including Fire, Library, Parks and Recreation, Police, Streets, Water, and Wastewater services. Essentially, impact fees ensure that new development contributes its fair share toward the enhanced costs of public infrastructure and services needed to support it. By including all impact fees, we can effectively sustain and enhance the City's ability to provide these vital resources.

### When do the new Impact Fees take effect?

As required by state law, the Land Use Assumptions and Infrastructure Improvements Plan is updated at least every five (5) years. The 2025 Land Use Assumptions (“LUA”), Infrastructure Improvements Plan (“IIP”) and Development Fee Report was approved by the City Council on February 18, 2025, and the new and updated impact fees will take effect on May 5, 2025. Although the 2025 fees take effect on May 5, 2025, pursuant to City code, some new developments may be temporarily exempt from increased impact fees as follows:

- Single-family residential development with an approved subdivision plat maintains their existing impact fee schedule for twenty-four months after the date that the first building permit is issued. However, no subsequent changes may be made to the approved subdivision plat that would increase the number of service units, or the new or increased portion of the fees shall be applied to the additional units. A renewal or amendment of the final subdivision plat does not extend the twenty-four-month period.
- Commercial, industrial or multifamily developments maintain their existing impact fee schedule for twenty-four months after the date of approval of a site plan, or if no site plan is submitted for the development, the date of approval of a final subdivision plat per A.R.S. § 9-463.05(T)(4) [9-463.05 - Development fees; imposition by cities and towns; infrastructure improvements plan; annual report; advisory committee; limitation on actions; definitions.](#)

**How is the date of “final approval” determined for a final plat that is administratively approved? Is a re-plat considered a new final approval for the purpose of the twenty-four months of the grandfather fees?**

The official approval date for an administratively approved final plat is the date on the approval letter. In cases of a re-plat, it likely would not qualify as a "new approval" for impact fee purposes, though this may depend on the scope of the re-plat. For Administrative Plats, the final approval date is determined at the point of last staff approval. Please note that this approval date does not coincide with the plat's recording date.

**Are any interim relief programs being considered for new projects after May 2025?**

Other than the grandfathering provisions above, the City currently does not offer any interim relief programs from new or increased development impact fees.

**If our project reports find that our water/wastewater demand is less than the City's Engineering Design Standards, can we use our report to determine the impact fees for water and sewer?**

Under the new IIP effective May 5, 2025, various factors need to be reviewed before finalizing any fee estimations, especially if there are potential changes. We are currently collaborating with the Water Resources Department to update our Water and Wastewater Engineering Design Standards. This update will include revised demand tables for both water and wastewater.

**If a development is providing their own on-site parks/playgrounds/dog parks, does that mitigate any fees (such as parks)?**

No.

**If a development is providing half-street improvements along their frontages, does that mitigate any fees (such as Street fees)?**

No, the general Code-required half-street improvements along property frontages are not a component of the fees.

**Will Regional Traffic Signal fees still be in effect?**

Yes, Regional Traffic Signal fees remain in effect and apply to all projects within the City.

**What if I have a prior development impact fee agreement with the City?**

Your fees may vary based on your specific agreement. However, the City avoids charging twice for the same proportionate share of a particular item of public infrastructure.

If you need further information, please contact Heather Edwards at [hedwards@buckeyeaz.gov](mailto:hedwards@buckeyeaz.gov)