

TOWN OF MARANA IMPACT FEES BY SUBDIVISION Last Updated 5/10/2024

NORTHEAST MARANA

Sonoran Preserve Bajada 1st pmt 3/2007	Tortolita Vistas 1st pmt 2/2011	Casa de Miguel 1st pmt 12/2014	Preserve at Twin Peaks 1st pmt 10/2020	Twin Peaks & Lambert 1st pmt 9/2021
NE Road Impact Fee \$ 4,767	NE Road Impact Fee \$ 4,767	NE Road Impact Fee \$ 4,767	NE Road Impact Fee \$ 4,767	NE Road Impact Fee \$ 4,767
Park Impact Fee \$2,529.63	Park Impact Fee \$2,529.63	Park Impact Fee \$2,529.63	Park Impact Fee \$2,529.63	Park Impact Fee \$2,529.63
MUSD Receipt req'd \$ 1,200	MUSD Receipt req'd \$ 1,200	Water Resource 3 applies	Water Infrastructure 2 Twin Peaks Water Resource 2 applies	Water Infrastructure 2 Twin Peaks Water Resource 2 applies

T Bench Bar 1st pmt 5/2007	Moonlight Canyon Phase I 1st pmt 5/19/2021	Moonlight Canyon Phase II 1st pmt 3/22/22	Saguaro Ranch 1st pmt 3/2006	Garden Estates 1st pmt 4/2006
NE Road Impact Fee \$ 4,767	NE Road Impact Fee \$ 4,767	NE Road Impact Fee \$ 4,767	NE Road Impact Fee \$ 4,767	NE Road Impact Fee \$ 4,767
Park Impact Fee \$2,529.63	Park Impact Fee \$2,529.63	Park Impact Fee \$2,529.63	Park Impact Fee \$2,529.63	Park Impact Fee \$2,529.63
MUSD Receipt req'd \$ 1,200	MUSD Receipt req'd \$ 1,200	MUSD Receipt req'd \$ 1,200	MUSD Receipt req'd \$ 1,200	MUSD Receipt req'd \$ 1,200

Estates Camino de Manana 1st pmt 9/2021	Hidden Springs 1st pmt 5/2007	Butterfly Mtn 1st pmt 2/2005	Tortolita 30 - lots 10-22, and 31-70 1st pmt 3/30/2023	Tortolita 30 - lots 1-9, 23-30, and 71-82 1st pmt 4/18/2023
NE Road Impact Fee \$ 4,767	NE Road Impact Fee \$ 4,767	NE Road Impact Fee \$ 4,767	NE Road Impact Fee \$ 4,767	NE Road Impact Fee \$ 4,767
Park Impact Fee \$2,529.63	Park Impact Fee \$2,529.63	Park Impact Fee \$2,529.63	Park Impact Fee \$2,529.63	Park Impact Fee \$2,529.63
		Water Resource 3 applies		Water Resource 3 applies

Little Lambert - lots 1-5 1st pmt pending	Desert Cardinal - lots 1-4 1st pmt pending	Tortolita Mountain Estates Lots 1 - 81 1st pmt 2/15/24
NE Road Impact Fee \$ 4,767	NE Road Impact Fee \$ 4,767	NE Road Impact Fee \$ 4,767
Park Impact Fee \$2,529.63	Park Impact Fee \$2,529.63	Park Impact Fee \$2,529.63
Water Resource 3 applies	Water Resource 3 applies	Water Resource 2 applies

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NORTHWEST MARANA

Sanders Grove		Rancho Marana blocks 3,4 1st pmt 7/18/22		Cypress Gardens		Gladden Farms 1 Blocks 1-25		Remington Ranch 1st pmt 11/6/2023	
NW Road Impact Fee	\$ 2,304	NW Road Impact Fee	\$ -	NW Road Impact Fee	\$ 2,304	NW Road Impact Fee	\$ -	NW Road Impact Fee	\$ 2,304
Park Impact Fee	\$2,529.63	Park Impact Fee	\$ 1,960	Park Impact Fee	\$2,529.63	Park Impact Fee	\$ -	Park Impact Fee	\$1,793.63
MUSD Receipt req'd	\$ 1,200	LSC Levee (total)	\$ 77,000	LSC Levee (total)	\$ 21,975	MUSD Receipt req'd	\$ 900	MUSD Receipt req'd	\$ 1,200
Water Infrastructure ₂	N Marana	Water Infrastructure ₂	N Marana	Water Infrastructure ₂	N Marana	LSC Levee (per block)	\$ 11,892	LSC Levee (total)	\$ 53,500
Water Resource ₂	applies	Water Resource ₂	applies	Water Resource ₂	applies	Water Infrastructure ₂	N Marana	Water Infrastructure ₂	N Marana
Wastewater ₂	applies	Wastewater ₂	applies	Wastewater ₂	applies	Water Resource ₂	applies	Water Resource ₂	applies
						Wastewater ₂	applies	Wastewater ₂	applies
Gladden Farms 2 Blocks 28, 33, 34, & 37		Gladden Farms 2 Blocks 31, 38, 41, 42, & 43		Village at Barnett 1st pmt 6/30/21		Encantada at Gladden Farms Dev Plan approval pending			
NW Road Impact Fee	\$ -	Blk 33 1st pmt 8/25/22		NW Road Impact Fee	\$ -	NW Road Impact Fee	\$ 2,304	Type A bldg 16 units - fee per bldg	
Park Impact Fee	\$ 2,461	Blk 34 1st pmt 9/29/22		Park Impact Fee	\$2,529.63	Park Impact Fee	\$2,529.63	NW Road Impact Fee	\$ -
MUSD Receipt req'd	\$ 1,200	Blk 37 1st pmt 9/28/22		MUSD Receipt req'd	\$ 1,200	LSC Levee (total)	\$ 34,631	Park Impact Fee	\$27,117.60
LSC Levee (per block)	\$ 18,626	Blk 28 1st pmt 10/16/22		LSC Levee (per block)	\$ 18,626	Water Infrastructure ₂	N Marana	Type B bldg 24 units - fee per bldg	
Water Infrastructure ₂	N Marana			Water Infrastructure ₂	N Marana	Water Resource ₂	applies	NW Road Impact Fee	\$ -
Water Resource ₂	applies			Water Resource ₂	applies	Wastewater ₂	applies	Park Impact Fee	\$40,676.40
Wastewater ₂	applies			Wastewater ₂	applies			Type C bldg 8 units - fee per bldg	
								NW Road Impact Fee	\$ -
								Park Impact Fee	\$13,558.80
								LSC Levee (total)	\$8,515.00
								Public Art Fee/bldg	\$10,000.00
								Water Infrastructure ₂	N Marana
								Water Resource ₂	applies
								Wastewater ₂	applies

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SOUTH MARANA

Los Morteros 1st pmt 2/2001		Cascada Villages		Silverbell Gateway Apartments Dev Plan 2/12/21		Sierra Pointe 1st pmt 10/15/2021		De Anza 1st pmt 12/5/2021	
S Trans Impact Fee	\$ 4,655	S Trans Impact Fee	\$ 4,655	fee per bldg - all buildings 30 units		S Trans Impact Fee	\$ 4,655	S Trans Impact Fee	\$ 4,655
Park Impact Fee	\$2,529.63	Park Impact Fee	\$2,529.63	S Trans Impact Fee	\$ 104,580	Park Impact Fee	\$2,529.63	Park Impact Fee	\$2,529.63
Water Resource 3	applies	MUSD Receipt req'd	\$ 1,200	Park Impact Fee	\$50,845.50			MUSD Receipt req'd	\$ 1,200
		Water Infrastructure 2	Twin Peaks	Water Resource 2	applies			Water Infrastructure 2	Twin Peaks
		Water Resource 2	applies					Water Resource 2	applies
Saguaro Bloom Blocks 1, 2, 5, 6, 7, 9, 10		Linda Vista Village V, Linda Vista Village IV lots 14-17 1st pmt 12/28/22		Linda Vista Village I, Linda Vista Village IV lots 1-13 and 18-70 1st pmt 12/28/22		Linda Vista Village II and III 1st pmt pending		Summerstone 1st pmt 2/16/2024	
S Trans Impact Fee	\$ 4,655	S Trans Impact Fee	\$ 4,327	S Trans Impact Fee	\$ 4,327	S Trans Impact Fee	\$ 4,327	S Trans Impact Fee	\$ 4,655
Park Impact Fee	\$ -	Park Impact Fee	\$ 2,461	Park Impact Fee	\$ 2,461	Park Impact Fee	\$ 2,461	Park Impact Fee	\$2,529.63
Water Infrastructure 2	S Bloom	MUSD Receipt req'd	\$1,200	Water Infrastructure 2	applies	Water Infrastructure 2	applies	MUSD Receipt req'd	\$ 1,200
Water Resource 2	applies	Water Infrastructure 2	applies	Water Resource 2	applies	Water Resource 2	applies	Water Infrastructure 2	S Bloom
Wastewater 2	applies	Water Resource 2	applies					Water Resource 2	applies
	Blk 1 1st pmt 12/5/2018								
	Blk 2 1st pmt 10/17/2018								
	Blk 7 1st pmt 6/12/2020								
				Amavida Apartments Dev Plan 10/14/22		San Luciano Townhomes Dev Plan 6/22/22		Safford Apartments Dev Plan 12/12/22	
				Type 1 bldg 24 units - fee per bldg		Type A bldg 2 units - fee per bldg		Type 1 bldg 24 units-fee per bldg	
				S Trans Impact Fee	\$76,176	S Trans Impact Fee	\$6,348	S Trans Impact Fee	\$ 83,664
				Park Impact Fee	\$35,592	Park Impact Fee	\$2,966	Park Impact Fee	\$ 40,676
				Type 2 bldg 12 units -fee per bldg		Type B bldg 4 units - fee per bldg		Type 2 bldg 8 units-fee per bldg	
				S Trans Impact Fee	\$38,088	S Trans Impact Fee	\$12,696	S Trans Impact Fee	\$ 27,888
				Park Impact Fee	\$17,796	Park Impact Fee	\$5,932	Park Impact Fee	\$ 13,559
				Type 3 bldg 2 units - fee per bldg		Type C bldg 5 units - fee per bldg		Type 3 bldg 12 units -fee per bldg	
				S Trans Impact Fee	\$6,348	S Trans Impact Fee	\$15,870	S Trans Impact Fee	\$ 41,832
				Park Impact Fee	\$2,966	Park Impact Fee	\$7,415	Park Impact Fee	\$ 20,338
				Water Resource 3	applies	Type 10 bldg 5 units - fee per bldg		Type 4 bldg 36 units -fee per bldg	
						S Trans Impact Fee	\$15,870	S Trans Impact Fee	\$ 125,496
						Park Impact Fee	\$7,415	Park Impact Fee	\$ 61,015
								Water Infrastructure 2	Twin Peaks
								Water Resource 2	applies

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Current Base Fees

Fee	Base Fee	Used For:	Ordinance	Boundary
NE Road Impact Fee	\$ 4,767	arterial and collector roads in NE Marana	2022.029	Lambert, CAP canal/I-10, northeastern Town limits
NW Road Impact Fee	\$ 2,304	arterial and collector roads in NW Marana	2022.029	Santa Cruz River, CAP canal/I-10, northwestern Town limits
S Trans Impact Fee	\$ 4,655	Twin Peaks Interchange	2022.029	Santa Cruz River/Lambert, southern Town limits
Park Impact Fee	\$2,529.63	regional parks and trails Town wide	2022.029	Town wide
LSC Levee	\$500/acre	pays back Santa Cruz levee	1999.02	Per ordinance, generally areas that benefitted from the levee
Water Infrastructure ²	varies	major Marana Water infrastructure	2022.029	Current and future Marana water service area
Water Resource ^{2,3}	varies	renewable water resources and gravity storage systems	2022.029	Current and future Marana water service area
Wastewater ²	varies	future wastewater expansion	20022.029	Marana wastewater treatment service area
MUSD Receipt req'd		Receipt of Marana School Contribution required prior to building permit issuance per agreement		

Notes:

1. Impact fees have been implemented at various times and have been adjusted periodically in the past. With the passage of SB1525, indexing of impact fees was terminated. All impact fees are therefore static until recalculated. A recalculation occurred in 2017 of all impact fees (LSC Levee fee was reaffirmed).
2. Water and Wastewater impact fees are based on meter sizes. The various utilities determine their costs.
3. Non-contracted Tucson Water service areas are required to pay the Marana water resource fee with the building permit. Cost of fee is based on meter size.