

# TOWN OF MARANA IMPACT FEES BY SUBDIVISION

Last Updated 12/12/2024

## NORTHEAST MARANA

|   |   |  |  |  |
|---|---|--|--|--|
| <b>Sonoran Preserve Bajada</b><br>1st pmt 3/2007  | <b>Tortolita Vistas</b><br>1st permit 11/22/2013  | <b>Casa de Miguel</b><br>1st pmt 12/2014   | <b>Preserve at Twin Peaks</b><br>1st permit 10/9/2020  | <b>Twin Peaks &amp; Lambert</b><br>1st permit 9/10/2021  |
| NE Road Impact Fee \$ 4,767<br>Park Impact Fee \$2,529.63<br>MUSD Receipt req'd \$ 1,200<br><b>Water Resource 3</b> applies | NE Road Impact Fee \$ 4,767<br>Park Impact Fee \$2,529.63<br>MUSD Receipt req'd \$ 1,200<br><b>Water Resource 3</b> applies | NE Road Impact Fee \$ 4,767<br>Park Impact Fee \$2,529.63<br><b>Water Resource 3</b> applies | NE Road Impact Fee \$ 4,767<br>Park Impact Fee \$2,529.63<br>Water Infrastructure 2 Twin Peaks<br>Water Resource 2 applies | NE Road Impact Fee \$ 4,767<br>Park Impact Fee \$2,529.63<br>Water Infrastructure 2 Twin Peaks<br>Water Resource 2 applies |
| <b>T Bench Bar</b><br>1st pmt 5/2007  | <b>Moonlight Canyon Phase 1</b><br>1st permit 5/19/2021   | <b>Moonlight Canyon Phase II</b><br>1st permit 3/22/22                                       | <b>Saguaro Ranch</b><br>1st pmt 3/2006   | <b>Garden Estates</b><br>1st pmt 4/11/2006   |
| NE Road Impact Fee \$ 4,767<br>Park Impact Fee \$2,529.63<br>MUSD Receipt req'd \$ 1,200                                    | NE Road Impact Fee \$ 4,767<br>Park Impact Fee \$2,529.63<br>MUSD Receipt req'd \$ 1,200                                    | NE Road Impact Fee \$ 4,767<br>Park Impact Fee \$2,529.63<br>MUSD Receipt req'd \$ 1,200     | NE Road Impact Fee \$ 4,767<br>Park Impact Fee \$2,529.63<br>MUSD Receipt req'd \$ 1,200                                   | NE Road Impact Fee \$ 4,767<br>Park Impact Fee \$2,529.63<br>MUSD Receipt req'd \$ 1,200                                   |
| <b>Estates Camino de Manana</b><br>1st permit 9/3/2021  | <b>Hidden Springs</b><br>1st pmt 5/2007   | <b>Butterfly Mtn</b><br>1st permit 12/4/2007   | <b>Tortolita 30 - lots 10-22, and 31-70</b><br>1st pmt 3/30/2023   | <b>Tortolita 30 - lots 1-9, 23-30, and 71-82</b><br>1st pmt 4/18/2023  |
| NE Road Impact Fee \$ 4,767<br>Park Impact Fee \$2,529.63   | NE Road Impact Fee \$ 4,767<br>Park Impact Fee \$2,529.63   | NE Road Impact Fee \$ 4,767<br>Park Impact Fee \$2,529.63<br><b>Water Resource 3</b> applies | NE Road Impact Fee \$ 4,767<br>Park Impact Fee \$2,529.63  | NE Road Impact Fee \$ 4,767<br>Park Impact Fee \$2,529.63<br><b>Water Resource 3</b> applies                               |
| <b>Little Lambert - lots 1-5</b><br>1st permit pending  | <b>Desert Cardinal - lots 1-4</b><br>1st permit pending   | <b>Tortolita Mountain Estates Lots 1 - 81</b><br>1st permit 2/16/24                          |  |  |
| NE Road Impact Fee \$ 4,767<br>Park Impact Fee \$2,529.63<br><b>Water Resource 3</b> applies                                | NE Road Impact Fee \$ 4,767<br>Park Impact Fee \$2,529.63<br><b>Water Resource 3</b> applies                                | NE Road Impact Fee \$ 4,767<br>Park Impact Fee \$2,529.63<br>Water Resource 2 applies        |  |  |

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## NORTHWEST MARANA

| <b>Monarch Blocks<br/>11/12 &amp; 13</b>                                       | 1st permit<br>pending | <b>Rancho Marana<br/>blocks 3,4</b> | 1st permit<br>7/18/22 | <b>Cypress Gardens</b>            | 1st permit<br>pending | <b>Gladden Farms 1<br/>Blocks 1-22, &amp; 24</b> | *Last 1st<br>permit 3/2/18 | <b>Remington<br/>Ranch</b>            | 1st permit<br>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                     | \$2,028.63            | 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                |
| <b>Rancho Marana NP Protected Facility<br/>Blocks 11/12</b>                    | <b>78.15/lot</b>      | Water Infrastructure <sub>2</sub>   | N Marana              | Water Infrastructure <sub>2</sub> | N Marana              | LSC Levee (per block)                            | \$ 11,892                  | LSC Levee (total)                     | \$ 53,500               |
| <b>Block 13</b>  | <b>90.33/lot</b>      | Water Resource <sub>2</sub>         | applies               | Water Resource <sub>2</sub>       | applies               | Water Infrastructure <sub>2</sub>                | N Marana                   | Water Infrastructure <sub>2</sub>     | N Marana                |
| LSC Levee Fee  | \$500/acre            | Wastewater <sub>2</sub>             | applies               | Wastewater <sub>2</sub>           | applies               | Water Resource <sub>2</sub>                      | applies                    | Water Resource <sub>2</sub>           | applies                 |
| Water Infrastructure <sub>2</sub>  | N Marana              |                                     |                       |                                   |                       | Wastewater <sub>2</sub>                          | applies                    | Wastewater <sub>2</sub>               | applies                 |
| Water Resource <sub>2</sub>  | applies               |                                     |                       |                                   |                       |  |                            |                                       |                         |
| Wastewater <sub>2</sub>  | applies               |                                     |                       |                                   |                       |  |                            |                                       |                         |
|  |                       |                                     |                       |                                   |                       | *Blks 7&13 most recent (all others older)        |                            |                                       |                         |
| <b>Gladden Farms 2 Blocks 28, 31,<br/>33, 34, 37, 38, 39, 40, 41, &amp; 42</b> |                       |                                     |                       | <b>Mandarina</b>                  | 1st permit<br>pending | <b>Village at Barnett</b>                        | 1st permit<br>7/1/21       | <b>Encantada at<br/>Gladden Farms</b> | Dev plan<br>4/18/24     |
| NW Road Impact Fee   | \$ -                  | Blk 27 1st pmt 4/27/21              |                       | NW Road Impact Fee                | \$ 2,304              | NW Road Impact Fee                               | \$ 2,304                   | Type A bldg 16 units - fee per bldg   |                         |
| Park Impact Fee  | \$2,529.63            | Blk 28 1st pmt 10/17/22             |                       | Park Impact Fee                   | \$2,529.63            | Park Impact Fee                                  | \$2,529.63                 | NW Road Impact Fee                    | \$ -                    |
| MUSD Receipt req'd   | \$ 1,200              | Blk 30 1st pmt 3/3/21               |                       | Water Infrastructure <sub>2</sub> | N Marana              | LSC Levee (total)                                | \$ 34,631                  | Park Impact Fee                       | \$27,117.60             |
| LSC Levee (per block)  | \$ 18,626             | Blk 31 1st pmt 2/16/22              |                       | Water Resource <sub>2</sub>       | applies               | Water Infrastructure <sub>2</sub>                | N Marana                   | Type B bldg 24 units - fee per bldg   |                         |
| Water Infrastructure <sub>2</sub>  | N Marana              | Blk 33 1st pmt 8/25/22              |                       | Wastewater <sub>2</sub>           | applies               | Water Resource <sub>2</sub>                      | applies                    | NW Road Impact Fee                    | \$ -                    |
| Water Resource <sub>2</sub>  | applies               | Blk 34 1st pmt 9/29/22              |                       |                                   |                       | Wastewater <sub>2</sub>                          | applies                    | Park Impact Fee                       | \$40,676.40             |
| Wastewater <sub>2</sub>  | applies               | Blk 35 1st pmt 5/13/19              |                       |                                   |                       |  |                            | Type C bldg 8 units - fee per bldg    |                         |
|  |                       | Blks 36/40 1st pmt 3/13/20          |                       |                                   |                       |  |                            | NW Road Impact Fee                    | \$ -                    |
|  |                       | Blk 37 1st pmt 9/28/22              |                       |                                   |                       |  |                            | Park Impact Fee                       | \$13,558.80             |
|  |                       | Blk 39 1st pmt 12/10/2018           |                       |                                   |                       |  |                            | LSC Levee (total)                     | \$8,515.00              |
|  |                       | Blks 40/41 1st pmt 12/10/18         |                       |                                   |                       |  |                            | Public Art Fee/bldg                   | \$10,000.00             |
|  |                       | Blk 42 1st pmt 5/11/22              |                       |                                   |                       |  |                            | Water Infrastructure <sub>2</sub>     | N Marana                |
|  |                       |                                     |                       |                                   |                       |  |                            | Water Resource <sub>2</sub>           | applies                 |
|  |                       |                                     |                       |                                   |                       |  |                            | Wastewater <sub>2</sub>               | applies                 |

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## SOUTH MARANA

| <b>Los Morteros</b><br>1st permit<br>2/23/2001         | <b>Cascada Villages</b><br>1st Permit<br>Pending  | <b>Silverbell<br/>Gateway<br/>Apartments</b><br>Dev Plan<br>2/12/21   | <b>Sierra Pointe</b><br>1st permit<br>10/15/2021                   | <b>De Anza</b><br>1st permit<br>12/6/2021             |
|--|---|---|--|---|
| 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                            |
| <b>Water Resource 3</b> 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                              |
| <b>Saguaro Bloom</b><br>Blocks 1, 2,<br>5, 6, 7, 9, 10 | <b>Linda Vista<br/>Village V, Linda<br/>Vista Village IV<br/>lots 14-17</b><br>1st permit<br>12/28/22 | <b>Linda Vista<br/>Village I, Linda<br/>Vista Village IV<br/>lots 1-13 and 18-<br/>70</b><br>1st permit<br>12/28/22 | <b>Linda Vista<br/>Village II and III</b><br>1st permit<br>pending | <b>Summerstone</b><br>1st permit<br>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 permit 12/5/2018                             |   |   |  |   |
| Blk 2 1st permit 8/14/2018                             |   |   |  |   |
| Blk 7 1st permit 6/12/2020                             |   |   |  |   |
|  |   |   |  | <b>Safford<br/>Apartments</b><br>Dev Plan<br>12/12/22 |
|  |   |   |  | Type 1 bldg 24 units -fee per bldg                    |
|  |   |   |  | S Trans Impact Fee \$ 83,664                          |
|  |   |   |  | Park Impact Fee \$ 40,676                             |
|  |   |   |  | Type 2 bldg 8 units -fee per bldg                     |
|  |   |   |  | S Trans Impact Fee \$ 27,888                          |
|  |   |   |  | Park Impact Fee \$ 13,559                             |
|  |   |   |  | Type 3 bldg 12 units -fee per bldg                    |
|  |   |   |  | S Trans Impact Fee \$ 41,832                          |
|  |   |   |  | Park Impact Fee \$ 20,338                             |
|  |   |   |  | Type 4 bldg 36 units -fee per bldg                    |
|  |   |   |  | S Trans Impact Fee \$ 125,496                         |
|  |   |   |  | Park Impact Fee \$ 61,015                             |
|  |   |   |  | Water Infrastructure 2 Twin Peaks                     |
|  |   |   |  | Water Resource 2 applies                              |

# TOWN OF MARANA IMPACT FEES BY SUBDIVISION

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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 <sub>2</sub> | varies     | major Marana Water infrastructure  | 2022.029  | Current and future Marana water service area                  |
| Water Resource <sub>2,3</sub>     | varies     | renewable water resources and gravity storage systems  | 2022.029  | Current and future Marana water service area                  |
| Wastewater <sub>2</sub>           | varies     | future wastewater expansion  | 2002.029  | 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.

# TOWN OF MARANA IMPACT FEES BY SUBDIVISION

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## History:

|              |  |
|--------------|--|
| Feb 16, 1999 | Collection of the Lower Santa Cruz Levee Fee began (\$500/acre) per Ordinance 99.02  |
| Apr 23, 2001 | Collection of South Transportation Impact Fee began (\$2,435) per Ordinance 2001.02  |
| Jul 4, 2005  | Collection of NW Transportation Fee began (\$5,941) per Ordinance 2005.12,<br>Collection of Town wide Parks Fee began (\$2,884) per Ordinance 2005.11  |
| Jan 2, 2006  | Collection of Water Infrastructure Fee (\$864 per 5/8" meter) and Water Resource Fee (\$1,467 per 5/8" meter) began per Ordinance 2005.25  |
| Jul 31, 2006 | Ordinance 2006.12, reset South Transportation (\$2,932), NW Transportation (\$6,238), and Parks fees (\$3,028) and further mandated that they be updated annually each July per the ENR CCI and exempted colonias from having to pay those fees (\$130,702 transferred from general fund to cover lost fees) |
| Jul 1, 2007  | South Transportation, NW Transportation, and Parks automatically adjusted upward 3.2%, check month was previous December   |
| Jul 1, 2008  | South Transportation, NW Transportation, and Parks automatically adjusted upward 3.2%, check month switched to May   |
| Jul 1, 2008  | Collection of NE Transportation Fee began (\$6,872) per Ordinance 2007.33  |
| Jul 7, 2008  | Sheet updated to most current fees and subdivisions (current format)   |
| Nov 18, 2008 | Ordinance 2008.25 establishes Wastewater Fee (\$4,312 for 5/8" water meter), collection to begin February 2, 2009 or when the Town begins operating the Marana Wastewater utility, whichever occurs last   |
| Dec 29, 2008 | Sheet updated to add Sonoran Preserve on the Bajada, removed Villages at Dove Mountain, Villas at Cont. Ranch 15 and Heritage Highlands  |
| Feb 6, 2009  | Sky Ranch credits updated  |
| Jul 1, 2009  | S, NW, NE Transportation and Parks automatically adjusted upward 5.3%, check month was May 2009  |
| Jul 1, 2009  | Removed Ironwood Reserve, Continental Reserve, Dos Lagos, Solana   |
| Jul 1, 2009  | Added Los Morteros, Dove Mountain Resort, Ina & Silverbell, Cascada Villages, Sombra del Tecolote, Saguaro Forest, Silver Shadows (Fmr Silverbell West), Payson Farms  |
| Feb 4, 2010  | Removed Gallery Dove Mtn, Dove Mtn Resort, Canyon Pass Dove Mtn, Saguaro Forest, Updated Preserves Dove Mtn<br>Reinstated Continental Reserve  |
| Mar 1, 2010  | Updated Preserves Dove Mtn, added Legacy Apartments Dove Mountain  |
| Jul 1, 2010  | S, NW, NE Transportation and Parks automatically adjusted upward 2.2%, check month was May 2010  |
| Aug 31, 2010 | Updated Legacy Apartments based on impact fee development agreement (Resolution 2010-39)   |
| Nov 24, 2010 | Added Regency Apartments, later known as Aerie Apartments  |
| Feb 8, 2011  | Ordinance 2011.07 removed the exemption of impact fees for colonias  |
| Feb 8, 2011  | Ordinance 2011.06 created a program whereby affordable housing applicants can have their impact fees paid by the Town  |
| Jul 1, 2011  | S, NW, NE Transportation and Parks automatically adjusted upward 3.1%, check month was May 2011  |
| Jul 1, 2011  | Removed Legacy Apartments Dove Mountain (paid in full)   |
| Jan 1, 2012  | Ordinance 2011.35 adjusted the Parks fee from \$3579 to \$3294, all subdivisions with Parks fee credits recalculated based on their respective development agreements, indexing of impact fees terminated to comply with SB1525  |
| Jan 3, 2012  | Transfer of ownership of Marana wastewater treatment plant from Pima County to Marana. Though Ordinance 2008.25 was effective on February 2, 2009, collection did not begin until January 3, 2012.   |
| Feb 19, 2012 | Tortolita Vistas NE Road fee updated based on expiration of development agreement exemption from road impact fees  |
| Aug 23, 2012 | Added Encantada Apartments   |
| Mar 6, 2013  | Added Silverbell R-10 and adjusted Silver Shadows to reflect Resolution 2001-28  |
| Mar 6, 2013  | Updated Sky Ranch based on development agreement (Resolution 2012-107)   |
| Jun 18, 2013 | Updated Gladden Farms II based on impact fee development agreement (Resolution 2012-083)   |

# TOWN OF MARANA IMPACT FEES BY SUBDIVISION

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|              |   |
|--------------|---|
| Sep 27, 2013 | Updated Gladden Farms I based on ordinance 2008.03, which changed block 25 from residential to commercial and block 14 from commercial to residential   |
| Oct 7, 2013  | Updated Silverbell R-10 to reflect Ordinance 2005.06 related to MUSD school contribution  |
| May 22, 2014 | Added Casa Sevilla  |
| Jul 31, 2014 | Ordinance 2014.12 (passed on May 6, 2014) reset the Northeast Road Impact fee and Parks fee, re-affirmed the prior South Road fee and Lower Santa Cruz Levee fees. The Northwest Road Impact fee expires. All fees recalculated as a result.  |
| Jul 31, 2014 | Ordinance 2014.13 (passed on May 6, 2014) reset the water and wastewater fees. All fees recalculated as a result.   |
| Jul 31, 2014 | Added Cypress Gardens, Tortolita Reserve  |
| Jul 23, 2015 | Added Marana 59   |
| May 23, 2016 | Added Willow Vista subdivision, compliant with Town ordinance 2015.017  |
| Jul 14, 2016 | Removed stipulation that larger meter sizes due to fire flow needs are assessed at lower 5/8" meter rate based on 2014 water impact fee study adoption. Added water resource fee to areas served by Tucson water by contract.   |
| Jul 28, 2016 | Added Tangerine Ridge subdivision   |
| Jan 19, 2018 | Ordinance 2017.029 (passed on Dec 19, 2017) changed fees. Fees that were lowered went into effect on Jan 19, 2018<br>Lowered fees included NE streets fee, wastewater fee and Saguaro Bloom water infrastructure fee.<br>The parks fee and Lower Santa Cruz fee were not changed.   |
| Jan 19, 2018 | Added Camino de Oeste subdivision, removed Tangerine Crossing, Sombra del Tecolote, Casa Sevilla, Tortolita Reserve, San Lucas, Oasis Hills, Pines, Willow Ridge, Silverbell R-10, Silver Shadows, and Marana 59  |
| Mar 5, 2018  | Ordinance 2017.029 (passed on Dec 19, 2017) changed fees. Fees that were new or raised went into effect on Mar 5, 2018<br>Raised fees included S streets fee, Water Resource fee, Twin Peaks & North Marana water infrastructure fees.<br>The NW streets fee, allowed to expire on July 31, 2014, was re-instated which classified it as a new fee. |
| Mar 12, 2018 | Saguaro Bloom, Block 4, revised due to the 2-year grace period for increased impact fees expiring. The first permit for Block 4 was issued on 3/11/2016.  |
| Mar 30, 2018 | Added Estates at Tortolita Foothills subdivision  |
| Aug 2, 2018  | Added Encantada Apartments at Continental Ranch   |
| Mar 19, 2019 | Added Desert Oasis and Lazy K subdivisions, removed Willow Vista subdivision  |
| Apr 9, 2019  | Updated Saguaro Ranch to reflect Ordinance 2015.016 related to park impact fees   |
| Apr 29, 2019 | Updated Saguaro Bloom block 8a for expiration of 2 year impact fee grace period, removed Saguaro Bloom blocks 4, 8b   |
| Jun 7, 2019  | Updated Saguaro Bloom blocks 1, 2, 5, 6, 7, 9, 10 to reflect Resolution 2019-040 regarding park impact fee credits effective June 7, 2019   |
| Aug 30, 2019 | Updated various subdivisions to correct payment of Marana Water Resource fee for areas served by Tucson Water for which Marana is obligated to provide water resources as stipulated in Ordinance 2014.013.   |
| Dec 18, 2019 | Updated Gladden Farms II to reflect resolution 2019-122 (passed Dec 17, 2019), full park impact fee credit  |
| Jan 23, 2020 | Removed values related to water and wastewater impact fees  |
| Jul 10, 2020 | Updated Camino de Oeste 1-144 for expiration of 2 year grace period, which was in February of 2020  |
| Oct 7, 2020  | Added Twin Peaks and Lambert, Preserve at Twin Peaks subdivision; Removed Saguaro Bloom block 3   |
| Mar 23, 2021 | Added Silverbell Gateway Apartments; Removed Aerie Apartments   |
| Apr 21, 2021 | Added Whitney Farms   |
| Jun 9, 2021  | Added SC Ranch, Village at Barnett; Renamed Payson Farms to new project name of Remington Ranch   |
| Jun 25, 2021 | Added Sierra Pointe   |
| Jul 13, 2021 | Added Tortolita Ridge; Removed Desert Oasis, Camino de Oeste, and Encantada @ Continental Ranch   |
| Jul 27, 2021 | Added De Anza; corrected water resource fee requirement on Tortolita Ridge  |

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|                   |   |
|-------------------|---|
| Aug 30, 2021      | Added Alexander Apartments  |
| Oct 4, 2021       | Added Moonlight Canyon @ Saguaro Ranch, Estates @ Camino de Manana, Summerstone   |
| Oct 22, 2021      | Added Encantada at Marana Center, removed Tangerine Ridge, Preserve at Dove Mountain  |
| July 13, 2022     | Added Solstice Apartments   |
| November 21, 2022 | Added Amavida Apartments  |
| December 29,2022  | Added Linda Vista Villages V including Linda Vista Village IV Lots 14-17  |
| December 29,2022  | Added Linda Vista Villages I and Linda Vista Village IV Lots 1-13, and lots 18-70   |
| December 29,2022  | Added San Luciano Townhomes   |
| January 17, 2023  | Updated San Luciano Townhomes   |
| January 20, 2023  | Ordinance 2022.029 (passed on Dec 20, 2022) changed fees. Fees that were lowered went into effect on Jan 20, 2023<br>Northwest Streets Impact Fee was a lower fee from the previous impact fees. The Lower Santa Cruz Levee Fee was not changed.  |
| January 20, 2023  | Removed Fianchetto Farms, Farm Field Five, Whitney Farms, Estates at Tortolita FH, Tortolita Ridge, Saguaro Bloom Block 8A, and Lazy K  |
| March 6, 2023     | Ordinance 2022.029 (passed on Dec 20, 2022) changed fees. Fees that were increased go effect on March 6, 2023<br>Raised Fees include NE Streets, South Streets, Water Resource, Water Infrastructure for Twin Parks and North Marana, Sewer, and Parks. The Lower Santa Cruz Levee Fee was not changed. |
| March 6, 2023     | Split out Moonlight Canyon I and II with different moratorium dates. Added Linda Vista Village II and III and removed Sky Ranch, Added Gladden Farms Blocks 31, 33, 34, and 37  |
| March 27, 2023    | Added Tortolita 30 - Water resource on a portion of plat.   |
| April 3, 2023     | Removed Gladden Farms Block 30, 35, 36/40, 39, and 40/41 from the 1st permit list   |
| October 5, 2023   | Added Little Lambert Lots 1 - 5   |
| October 5, 2023   | Adjusted fees on Monopoly Card due to past Moratorium dates for Moonlight Canyon Phase I, Estates at Camino de Manana, Twin Peaks at Lambert Lane, & Village at Barnett   |
| October 13, 2023  | Added Desert Cardinal Lots 1 - 4  |
| October 13, 2023  | Adjusted fees for Sierra Pointe with new impact fees; moratorium expiration date for old fees is 10/14/23   |
| October 30, 2023  | Gladden Farms 2 Park Impact Fee Credits have been met. Added Parks Impact Fee moratorium value (\$2,461) to Blocks 28, 31, 33, 34, 37, & 42.  |
| October 30, 2023  | Gladden Farms 2 Park Impact Fee Credits have been met. Added Parks Impact Fee value (\$2,529.63) to Blocks 38, 41, & 43.  |
| October 30,2023   | Removed Gladden Farms 2 Blocks 26, 27, 30, 35, 36, 39, & 40 since all permits have been issued (0 lots remaining).  |
| October 30,2023   | Removed Alexander Apartments. All impact fees have been paid (B2105-089, B2105-088, B2109-099)  |
| October 31, 2023  | Added Safford Apartments. The Clubhouse (Bldg 1), Fitness (Bldg 5), & Maintenance Bldg are ancillary (N/A).   |
| November 16, 2023 | Removed Encantada @ Marana Center based on all multi-family permits being issued & streets & parks impact fees paid.  |
| November 27, 2023 | Removed Remington Ranch Parks Contribution Fee (\$1,000) per interpretation and recommendation from Legal.  |
| December 5, 2023  | Adjusted fees for De Anza with new impact fees; moratorium expiration date for old fees is 12/5/23.   |
| February 5, 2024  | Removed Solstice Apartments (South Marana) from Monopoly Card (all permits have been issued).   |
| February 5, 2024  | Added Tortolita Mountain Estates to Monopoly Card (Northeast Marana).   |
| February 15, 2024 | Added Encantada at Gladden Farms (multi-family - apartments) to Monopoly Card (Northwest Marana).   |
| February 15, 2024 | Gladden Farms Block 31 moratorium ended 2/15/24. Park Impact Fee of \$2,529.63 now applicable (Northwest Marana).   |
| February 21, 2024 | Added all fees for Encantada at Gladden Farms (multi-family - apartments) to Monopoly Card. Buildings 16, 17, & 18 are ancillary (not included).  |
| March 21, 2024    | Adjusted fees for Moonlight Canyon Phase II with new impact fees; moratorium expiration date for old fees is 3/21/24.   |
| May 10, 2024      | Adjusted fees for Gladden Farms II, Block 42 with new impact fees; moratorium expiration date for old fees is 5/10/24.  |
| June 10, 2024     | Verified and/or applied 1st permit issuance dates for all subdivisions and blocks.  |

# TOWN OF MARANA IMPACT FEES BY SUBDIVISION

Last Updated 12/12/2024

|                    |   |
|--------------------|---|
| July 8, 2024       | Removed San Luciano Townhomes from Monopoly Card (all permits have been issued)   |
| July 18, 2024      | Adjusted fees for Rancho Marana with new impact fees for Parks based on moratorium expiration date of old fees (\$501 credit is still applicable) |
| August 23, 2024    | Adjusted fees for Gladden Farms II, Block 33 with new impact fees; moratorium expiration date for old fees is 8/24/24.                            |
| September 27, 2024 | Adjusted fees for Gladden Farms II, Block 37 with new impact fees; moratorium expiration date for old fees is 9/27/24.                            |
| September 27, 2024 | Adjusted fees for Gladden Farms II, Block 34 with new impact fees; moratorium expiration date for old fees is 9/28/24.                            |
| October 16, 2024   | Removed Amavida Apartments as all permits have been issued.   |
| October 16, 2024   | Adjusted fees for Gladden Farms II, Block 28 with new impact fees; moratorium expiration date for old fees is 10/16/24.                           |
| December 12, 2024  | Added Monarch Blocks 11/12 & 13 to Monopoly Card (Northwest Marana). Note Rancho Marana Non-Potable Protected Facility Fee.                       |
| December 12, 2024  | Added Mandarinina to Monopoly Card (Northwest Marana).  |