

Marana Impact Fee Schedule as adopted by Council

Effective March 6, 2023

Land Use Category	Unit	EDUs per Unit	Base Fees *			
			Northwest Streets	Northeast Streets	South Streets	Parks
Residential						
Single Family Residential	Dwelling Unit	1	\$2,304.00	\$4,767.00	\$4,655.00	\$2,529.63
Multi- Family	Dwelling Unit	0.6	\$2,076.00	\$3,554.00	\$3,486.00	\$1,694.85
Hotel/Motel	Rooms	0.5	\$1,795.00	\$3,026.00	\$2,970.00	\$9.00
Congregate care	Dwelling Unit	0.2	\$96.00	\$589.00	\$566.00	
Single Family Residential (age restricted)	Dwelling Unit	0.4	N/A	N/A	N/A	\$2,529.63
Multi- Family Residential (age restricted)	Dwelling Unit	0.3	\$342.00	\$1,081.00	\$1,047.00	\$1,694.85
Retail						
< 15,000 sf	1000 sf	0.9	\$3,619.00	\$5,835.00	\$5,735.00	\$224.00
> 15,000 sf	Total fee for first 15,000 sq ft:		\$54,285.00	\$87,525.00	\$86,025.00	
	1000 sf	1.4	\$6,509.00	\$9,957.00	\$9,800.00	
High Traffic Retail	1000 sf	1.9	\$8,797.00	\$13,475.00	\$13,262.00	\$870.00
Industrial	1000 sf	0.4	\$126.00	\$1,111.00	\$1,066.00	\$288.00
General Office	1000 sf	0.8	\$2,438.00	\$4,408.00	\$4,318.00	\$385.00
Medical Facility	1000 sf	1.1	\$1,671.00	\$4,380.00	\$4,257.00	\$288.00
Institutional	1000 sf	0.3	N/A	N/A	N/A	N/A
Recreation	1000sf	0.3	N/A	\$233.00	\$199.00	N/A

*Base fees are after applying construction sales tax credits

**Retail developments will pay the total fee for the first 15,000 sf (as applicable) plus the base fee for their category for each additional square foot of building area. For example the impact fees for a 150,000 sq ft development in the South benefit area would be \$86,025 for the first 15,000 sf plus (\$9,800 x 135) for the remaining 135,000 sf, for a total base fee of \$1,409,025.00