

TOWN OF MARANA IMPACT FEES BY SUBDIVISION

Last Updated 2/4/2026

NORTHEAST MARANA

Butterfly Mountain	1st Permit 12/4/2007	Casa de Miguel	1st Permit 12/23/2014	Desert Cardinal Lots 1 - 4	1st Permit 4/24/2025	Estates Camino de Manana	1st Permit 9/3/2021	Garden Estates	1st Permit 4/11/2006
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
Water Resource ₃	applies	Water Resource ₃	applies	Water Resource ₃	applies	Preserve at Twin Peaks Protected Facility (Based on meter size. See Fee Chart)		MUSD Receipt req'd	\$ 1,200
Hidden Springs	1st Permit 5/7/2007	Little Lambert Lots 1 - 5	1st Permit 6/19/2024	Moonlight Canyon Phase I	1st Permit 5/19/2021	Moonlight Canyon Phase II	1st Permit 3/22/2022	Olding Pisciotta Estates	1st Permit 11/7/2018
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	MUSD Receipt req'd	\$ 1,200	MUSD Receipt req'd	\$ 1,200	Water Resource ₃	applies
Saguaro Ranch	1st Permit 10/31/2005	Sonoran Preserve Bajada	1st Permit 3/12/2007	T Bench Bar	1st Permit 5/18/2007	Tavira at Twin Peaks Phase I Lots 1 - 45	1st Permit 4/22/2025	Tortolita Mountain Estates Lots 1 - 81	1st Permit 2/16/2024
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	Preserve at Twin Peaks Protected Facility (Based on meter size. See Fee Chart)		Water Resource ₂	applies
		Water Resource ₃	applies			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 Road 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	2022.029	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.

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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, 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 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)

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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 Lowered fees included NE streets fee, wastewater fee and Saguaro Bloom water infrastructure fee. 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 Raised fees included S streets fee, Water Resource fee, Twin Peaks & North Marana water infrastructure fees. 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 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 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.

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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).
December 27, 2024	Adjusted fees for Linda Vista Village I-V with new impact fees; moratorium expiration date for old fees is 12/27/24.
January 24, 2025	Added Rancho Marana NP Protected Facility Block 1 per lot fee to Monarch. (Northwest Marana)
February 4, 2025	Added protected facility fees to applicable subdivisions.
February 26, 2025	Removed Silverbell Gateway Apartments and Safford Apartments. All permits have been issued. (South Marana)
April 21, 2025	Added Tavira at Twin Peaks to Monopoly Card (Northeast Marana). Note Preserve at Twin Peaks Protected Facility Fee. Also added Preserve at Twin Peaks Protected Facility Fee to other applicable subdivisions in Northeast Marana. Removed Twin Peaks & Lambert, Tortolita 30, Preserve at Twin Peaks (Northeast Marana), Encantada at Gladden Apartments, Gladden Farms I Blocks 1, 2, 4-22, & 24, Gladden Farms II Blocks 28, 31, 33, 34, & 40 (Northwest Marana). All permits have been issued.
April 22, 2025	Added Olding Pisciotta Estates to Monopoly Card (Northeast Marana).
May 6, 2025	Added De Anza Phase III and separated Phase I and II as fee does not apply (South Marana). Note OV Section 23 Protected Facility Fee.
May 14, 2025	Updated OV Section 23 Protected Facility fee to new 3% annual increase amount.
July 11, 2025	Removed Rancho Marana Blocks 3 & 4 (Northwest Marana) and Sierra Pointe (South Marana). All permits have been issued.
September 12, 2025	Added Silverbell Ridge to Monopoly Card (South Marana). Added Monarch Block 2 to Monopoly Card (Northwest Marana). Removed Gladden Farms II Blocks 39, & 41 (Northwest Marana). All permits have been issued.
November 5, 2025	Removed Tortolita Vistas (Northeast Marana). All permits have been issued.
February 4, 2026	Removed De Anza Phase I and II (South Marana). All permits have been issued. Removed De Anza Phase III, not a part of De Anza Phase I and II. Pending development.