

December 16, 2025

Public Hearing: Proposed Development Impact Fees

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Development Impact Fees Timeline



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Updated Timeline with Proposed Impact Fees



- January-April 2025 – Project Initiation and Informational Presentations to Council
- 6/3/25: Work Session to discuss LUA IIP Report
- 7/1/2025: Advertised the LUA IIP Report on website
- 9/16/2025: Public Hearing was held
- 10/21/2025: Council approved LUA and IIP
- 10/22/2025: Advertised Council Approved LUA IIP Report on website
- 12/2/2025: Council approved proceeding on Shea Blvd Widening project with much lower bid than originally projected
- 12/16/2025 (tonight): Public Hearing for proposed development impact fee schedule (30 days waiting period)
- 1/20/2026: Council considers approval of new fees (75 days waiting period)
- 4/6/2026: New Development Impact Fees go into effect

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Proposed Impact Fees – with Streets Reduction



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Impact Fee Increases in Report Approved by Council



Current Fees

Development Type	Development Unit	Fire	Parks & Recreational	Street	Current Fees
Single Family	Housing Unit	\$122	\$1,916	\$1,935	\$3,973
Multi-Family	Housing Unit	\$94	\$1,479	\$964	\$2,537
Industrial	1,000 Sq Ft	\$100	\$560	\$630	\$1,290
Commercial	1,000 Sq Ft	\$140	\$810	\$2,860	\$3,810
Office & Other Services	1,000 Sq Ft	\$180	\$1,030	\$1,240	\$2,450
Institutional	1,000 Sq Ft	\$60	\$320	\$2,480	\$2,860

Proposed Fees

Development Type	Development Unit	Fire	Parks & Recreational	Street	Proposed Fees
Single Family	Housing Unit	\$1,303	\$4,014	\$6,997	\$12,314
Multi-Family	Housing Unit	\$923	\$2,844	\$3,390	\$7,157
Industrial	1,000 Sq Ft	\$862	\$215	\$2,035	\$3,112
Commercial	1,000 Sq Ft	\$1,164	\$291	\$6,719	\$8,174
Office & Other Services	1,000 Sq Ft	\$1,790	\$447	\$4,531	\$6,768
Institutional	1,000 Sq Ft	\$511	\$128	\$8,160	\$8,799

Impact Fees in
LUA Report,
approved by
Council on
10/21/25



Projected Streets Costs Decreased

- Streets Development Impact Fees were projected based on higher engineering estimate of over \$6 million to complete this current phase of Shea Blvd Widening
 - **Town completed invitation for bids (IFB) process in November 2025, and Council approved staff to proceed with low bid of \$3.2 million and other related costs at December 2nd meeting**
 - **Finance staff reviewed projected costs in the IIP plan compared to newly known costs to complete the project**
 - **Staff now proposes a 50% reduction to the Streets development impact fees in the IIP approved by Council – to be considered for approval at 1/20/26 meeting**
 - **All other development impact fees will remain the same (still increasing from the current impact fees)**



New Staff Proposed Development Impact Fees

Figure 5: Staff Proposed Development Fees

Residential Fees per Development Unit					
Development Type	Development Unit	Fire	Parks & Recreational	Street	Alternative Fees
Single Family	Housing Unit	\$1,303	\$4,014	\$3,499	\$8,816
Multi-Family	Housing Unit	\$923	\$2,844	\$1,695	\$5,462
Nonresidential Fees per Development Unit					
Development Type	Development Unit	Fire	Parks & Recreational	Street	Alternative Fees
Industrial	1,000 Sq Ft	\$862	\$215	\$1,018	\$2,095
Commercial	1,000 Sq Ft	\$1,164	\$291	\$3,360	\$4,815
Office & Other Services	1,000 Sq Ft	\$1,790	\$447	\$2,266	\$4,503
Institutional	1,000 Sq Ft	\$511	\$128	\$4,080	\$4,719

Changes

-\$3,498

-\$1,695

-\$1,017

-\$3,359

-\$2,265

-\$4,080

All proposed decreases were applied to Streets Impact Fees on this schedule



Difference Between Staff Proposal to Current Fees

Figure 6: Difference Between Staff Proposed and Current Development Fees

Residential Fees per Development Unit					
Development Type	Development Unit	Fire	Parks & Recreational	Street	Difference
Single Family	Housing Unit	\$1,181	\$2,098	\$1,564	\$4,843
Multi-Family	Housing Unit	\$829	\$1,365	\$731	\$2,925

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Fire	Parks & Recreational	Street	Difference
Industrial	1,000 Sq Ft	\$762	(\$345)	\$388	\$805
Commercial	1,000 Sq Ft	\$1,024	(\$519)	\$500	\$1,005
Office & Other Services	1,000 Sq Ft	\$1,610	(\$583)	\$1,026	\$2,053
Institutional	1,000 Sq Ft	\$451	(\$192)	\$1,600	\$1,859

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Questions? Public Comments



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