

**Resolution No. 12533**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
MESA, ARIZONA ADOPTING NEW AND MODIFYING  
FEES AND CHARGES FOR THE DEVELOPMENT SERVICES  
DEPARTMENT.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESA, ARIZONA, AS  
FOLLOWS:

Section 1: The fees and charges for services provided by the Development Services Department, true and correct copies of which are attached hereto as Exhibits A, B, and C, and made a part hereof and incorporated herein by reference, are approved and hereby adopted to be effective on July 1, 2026. Deletions are shown as strikeouts: ~~Abc~~. Additions to the text are shown in bold and capital letters: **ABC**. New or increased fee amounts are shown in bold: **\$10.00**.

Section 2: All fees and charges for services provided by the Development Services Department previously approved and adopted and not amended or increased by this Resolution remain in effect.

Section 3: The various City officers and employees are hereby authorized and directed to perform all acts necessary to give effect to this Resolution.

PASSED AND ADOPTED by the City Council of the City of Mesa, Arizona, this 1st day of June, 2026.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**Schedule of Fees & Charges**

**Exhibit A – Development Services Fees**

**Department: Development Services**

Description of Service	Fee/Charge (Effective 8/1/2026)
<b>CODE COMPLIANCE</b>	
<i>Re-Inspection Fees</i>	
<i>Non-Compliance Fee</i> Fee assessed upon the second inspection if the violation remains	\$200.00
<i>Continued Non-Compliance Fee</i> Fee assessed after a citation is issued for each inspection where the violation still remains	\$100.00
<i>Compliance Agreement Fee</i> When complicated circumstances make coming into compliance a difficult and lengthy process, a compliance agreement establishes the required compliance actions and a timeline for the owner to complete those actions.	\$150.00 Per Agreement
<b>CIVIL VIOLATION FINES*</b>	
Fine Assessed for First Civil Violation	\$250.00-\$1,500.00 Violation
Continued 2 <sup>nd</sup> Finding of a Prior Violation	\$350.00-\$2,500.00 Violation
Continued 3 <sup>rd</sup> Finding of a Prior Violation	\$500.00-\$2,500.00 Violation
<i>Administrative Lien Fee</i>	\$20.00 Lien
* including process server fees and all other applicable fees and charges	

**Schedule of Fees & Charges**

**Exhibit B – Planning Service Fees**

**Department: Development Services**

Description of Service	Fee/Charge (Effective 7/1/2026)
<i>Bonus Intensity Zone (BIZ) and Planned Area Development (PAD), and Age Specific Overlay</i>	
Rezoning to the Planned Community District	
<b>EMPLOYMENT OPPORTUNITY DISTRICT</b>	<b>\$4,800 Plus \$78/acre</b>
<i>Design Review Board</i>	
Administrative Use Permit	<del>\$25.00</del> <b>\$648.00</b>
<i>Subdivision Development Review</i>	
Administrative Review	\$648.00
<i>Group Home</i>	
<b>COMMUNITY RESIDENCE</b> Registration	\$250.00
<b>COMMUNITY RESIDENCE</b> Annual Renewal	\$50.00
<i>Other Fees and Charges</i>	
<b>PLANNING RESUBMITTAL</b>	<p align="center"><b>4th and 5th RESUBMISSION - 20% OF THE ORIGINAL PLAN REVIEW FEE, CALCULATED AT CURRENT FEE SCHEDULE RATES</b></p> <p align="center"><b>6th and 7th RESUBMISSION - 20% OF THE ORIGINAL PLAN REVIEW FEE, CALCULATED AT CURRENT FEE SCHEDULE RATES</b></p>

**Schedule of Fees & Charges**

**Exhibit C – Planning Service Fees Administrative Update**

**Department: Development Services**

<b>Description of Service</b>	<b>Fee/Charge (Effective 7/1/2026)</b>
<b>PLANNING SERVICE FEES</b>	
<b>PRE-SUBMITTAL CONFERENCE</b>	\$400.00
<i>Pre-Submittal Conference</i>	\$400.00
<i>Form-Based Code Review</i>	\$648.00
<b>PRE-APPLICATION</b>	
<b>SINGLE RESIDENCE, DUPLEX, RV, AND MANUFACTURED HOME</b>	No Fee
<b>GENERAL PLAN AMENDMENT</b>	
<b>MAJOR PLAN AMENDMENT</b>	\$15,000.00
<b>MINOR PLAN AMENDMENT</b>	\$3,000.00
<i>Zoning Application Fees</i>	
<i>Preliminary Plat Approval/Subdivision Review*</i>	\$2,991.00 Plus \$130/acre, lot, unit or parcel
<i>Preliminary Plat Extension</i>	\$648.00
<i>*Preliminary plat fee is not charged when filed in conjunction with the site plan.</i>	
<i>Rezoning</i>	\$1,944.00 Plus \$65/acre
<i>Downtown Districts</i>	\$2,400.00-\$1,944.00 plus \$78/acre for first 100 acres- Plus \$65/acre
<i>All Other <b>BASE</b> Districts</i>	\$2,400.00 plus \$38/acre for 101-250 acres Plus \$78/acre for first 100 acres
	\$2,400.00 plus \$20/acre for 251-500 acres Plus \$38/acre for 101-250 acres
	\$2,400.00 plus \$13/acre for 501 plus acres Plus \$20/acre for 251-500 acres Plus \$13/acre for 501 plus acres
<b>OVERLAY DISTRICTS</b>	Same as Rezoning
<b>MODIFICATION OF PAD (NON-SINGLE RESIDENCE AND MANUFACTURED HOME)</b>	\$1,250.00
<b>MODIFICATION OF PAD (SINGLE RESIDENCE AND MANUFACTURED HOME)</b>	\$310.00
<b>INFILL DEVELOPMENT DISTRICT 1</b>	Same as Rezoning
<b>INFILL DEVELOPMENT DISTRICT 2</b>	\$4,800.00 Plus \$78/acre
<b>PLANNED COMMUNITY DISTRICT</b>	\$25,000.00 Plus \$25/acre

Description of Service	Fee/Charge (Effective 7/1/2026)
<b>PLANNED COMMUNITY AMENDMENT</b>	
<b>MINOR</b>	\$2,400.00
<b>MAJOR</b>	Same as initial zoning
<b>EMPLOYMENT OPPORTUNITY DISTRICT</b>	\$4,800.00 Plus \$78/acre
<b>DEVELOPMENT UNIT PLAN</b>	
<b>DEVELOPMENT UNIT PLAN NEW APPLICATION</b>	\$2,500.00 Plus \$60/acre for first 100 acres
	Plus \$20/acre for 101-200 acres
	Plus \$10/acre for 201 plus acres
<b>DEVELOPMENT UNIT PLAN NEW AMENDMENT</b>	
<b>MINOR</b>	\$648.00
<b>MAJOR</b>	\$2,500.00
<i>Site Plan Review/Site Plan Modification</i>	
Downtown Districts	\$1,944.00 Plus \$162/acre
All Other <b>BASE</b> Districts	\$2,400.00 Plus \$195/acre for first 100 acres
	<del>\$2,400.00</del> Plus \$95/acre for 101-250 acres
	<del>\$2,400.00</del> Plus \$60/acre for 251-500 acres
	<del>\$2,400.00</del> Plus \$60/acre for 251-500 acres
<i>Combined Rezoning &amp; Site Plan Review/Site Plan Modification</i>	
Downtown Districts	\$1,944.00 Plus \$195/acre
All Other <b>BASE</b> Districts	\$2,400.00 Plus \$235/acre for first 100 acres
	<del>\$2,400.00</del> Plus \$115/acre for 101-250 acres
	<del>\$2,400.00</del> Plus \$60/acre for 251-500 acres
	<del>\$2,400.00</del> Plus \$25/acre for 501 plus acres
<b>DEVELOPMENT INCENTIVE PERMIT (DIP)</b>	\$750.00
<i>Combined Development Incentive Permit &amp; Site Plan Review/Site Plan Modification</i>	
Downtown Districts	\$1,944.00 Plus \$162/acre
All Other <b>BASE</b> Districts	\$2,400.00 Plus \$195/acre for first 100 acres
	<del>\$2,400.00</del> Plus \$235/acre for 101-250 acres
	<del>\$2,400.00</del> Plus \$60/acre for 251-500 acres
	<del>\$2,400.00</del> Plus \$25/acre for 501 plus acres
<b>SUBSTANTIAL CONFORMANCE IMPROVEMENT PERMIT (SCIP)</b>	\$1,000.00
<i>Combined Substantial Conformance Improvement Permit &amp; Site Plan Review/Site Plan Modification</i>	
Downtown Districts	\$1,944.00 Plus \$162/acre

<b>Description of Service</b>	<b>Fee/Charge (Effective 7/1/2026)</b>
All Other <b>BASE</b> Districts	\$2,400.00 plus \$195/acre for first 100 acres
	<del>\$2,400.00</del> plus \$235/acre for 101-250 acres
	<del>\$2,400.00</del> plus \$60/acre for 251-500 acres
	<del>\$2,400.00</del> plus \$25/acre for 501 plus acres
<del>Bonus Intensity Zone (BIZ) and Planned Area Development (PAD), and Age Specific Overlay</del>	Same as Rezoning
Rezoning to the Infill Development District 1	Same as Rezoning
Rezoning to the Infill Development District 2	\$4,800.00 Plus \$78/acre
Rezoning to the Planned Community District	\$25,000.00 Plus \$25/acre
Planned Community Amendment	
— Minor	\$2,400.00
— Major	Same as initial zoning
Employment Opportunity District	\$4,800.00 Plus \$78/acre
Development Unit Plans	\$2,500.00 plus \$60/acre for first 100 acres
	plus \$20/acre for 101-200 acres
	plus \$10/acre for 201 plus acres
<i>Development Unit Plans Amendment</i>	
— Minor	\$648.00
— Major	\$2,500.00
<b>DESIGN REVIEW</b>	
<b>DESIGN REVIEW APPLICATION</b>	\$1,800.00
<b>DESIGN REVIEW APPLICATION SUBMITTED CONCURRENTLY WITH A REZONING OR SITE PLAN REVIEW APPLICATION</b>	\$1,000.00
<b>CONDITIONAL USE PERMITS</b>	
<b>ADAPTIVE REUSE PERMIT</b>	\$1,000.00 Per submission
<b>ADMINISTRATIVE USE PERMIT</b>	\$648.00
<b>COUNCIL USE PERMIT</b>	\$2,500.00
<b>COUNCIL USE PERMIT SUBMITTED CONCURRENTLY WITH ANOTHER APPLICATION</b>	\$1,000.00
<b>SPECIAL USE PERMIT</b>	
<b>SINGLE RESIDENCE AND MANUFACTURED HOME</b>	\$310.00
<b>NON-SINGLE RESIDENCE AND MANUFACTURED HOME</b>	\$1,250.00
<b>TEMPORARY USE PERMIT</b>	\$110.00
<i>Historic Landmark (HL) and Historic District (HD) Overlay</i>	No Fee
Council Use Permit	\$2,500.00
— With another application	\$1,000.00
Continuance at Request of Applicant	\$500.00

<b>Description of Service</b>	<b>Fee/Charge (Effective 7/1/2026)</b>
Shared Parking Plan	\$750.00
Temporary Use Permit	\$110.00
Administrative Alternative Landscape Plan	\$648.00
Telecommunications Review Fee	\$90.00 Per hour
Customized Review Schedule	Double application fees
Administrative Review Fee	\$648.00
Planning Hearing Officer Review	\$227.00
<b><i>Technology Improvement Fees</i></b>	
Each and every permit fee and service fee of all types shall be assessed an additional technology improvement fee equal to four percent (4%) of the permit and/or service fee total to fund technology improvements. Such additional technology improvement fee shall be limited to a maximum of eight hundred dollars (\$800.00) on each permit or service fee transaction. Such additional technology improvement fee shall only be used to acquire and implement improvements to the land development process technologies as approved by the City Manager.	
<b><i>General Plan Amendment</i></b>	
Major Plan Amendment	\$15,000.00
Minor Plan Amendment	\$3,000.00
<b>LAND DIVISION</b>	
<b>PRELIMINARY PLAT</b>	\$2,991.00 Plus \$130/acre, lot, unit or parcel
<b>FINAL PLAT</b>	\$1,296.00 Plus \$26/lot, unit, tract or parcel
<b>LAND SPLIT</b>	\$648.00
<b>AFFIDAVIT OF CHANGE/CORRECTION</b>	\$100.00
<b>ADMINISTRATIVE REVIEW</b>	
<b>MINOR DEVELOPMENT PLAN, SITE PLAN, DESIGN REVIEW, SCIP, DIP, CSP MODIFICATION</b>	\$648.00
<b>SHARED PARKING PLAN</b>	\$750.00
<b>ALTERNATIVE LANDSCAPE PLAN</b>	\$648.00
<b>PAINT CHANGE</b>	\$100.00
<b>EXPEDITED PREMIUM*</b>	Double application fees 100% (1.00) of Total Fee

Description of Service	Fee/Charge (Effective 7/1/2026)
* EXPEDITED SERVICE ENTITLES THE PROJECT TO SPECIAL HANDLING OF THE INITIAL SUBMITTAL AND TWO (2) RE-SUBMITTALS. EXPEDITED FEES ARE AN ADDITIONAL PREMIUM ADDED TO THE ADMINISTRATIVE REVIEW FEE. FEES SHALL BE COLLECTED WITH THE INITIAL SUBMITTAL OF DOCUMENTS.	
<b>FORM-BASED CODE REVIEW</b>	
<b>ZONING CLEARANCE</b>	\$648.00
<i>Historic Preservation</i>	
<b>HISTORIC LANDMARK (HL) AND HISTORIC DISTRICT OVERLAY</b>	No Fee
<i>Design Review Board</i>	
Design Review Application	\$1,800.00
Design Review Admin Review	\$648.00
Design Review Admin Review — Paint Change	\$100.00
Design Review Application Submitted concurrently with a Rezoning or Site Plan Review Application	\$1,000.00
Administrative Use Permit	\$648.00
<b>VARIANCE</b>	
<b>SINGLE RESIDENCE AND MANUFACTURED HOME</b>	\$259.00
<b>NON-SINGLE RESIDENCE AND MANUFACTURED HOME</b>	\$1,037.00
<i>Subdivision Development Review</i>	
Final Plat	\$1,296.00 plus \$26/lot, unit, tract or parcel
3rd Review of Pre-Final	\$75.00 hour
Plat Recording**	Pursuant to Maricopa County Fee Schedule
CC & R**	Pursuant to Maricopa County Fee Schedule
**Check taken and forwarded directly to Maricopa County – not City of Mesa revenue.	
Land Split	\$648.00
Administrative Review	\$648.00
Affidavit of Change/Correction	\$100.00
<i>Zoning Administration</i>	
Adaptive Reuse Permit Fee	\$1,000.00 Per submission
Board of Adjustment Application:	
— Special Use Permits:	
— Single Residence and manufactured home	\$310.00
— Extension, Administrative	\$31.00

Description of Service	Fee/Charge (Effective 7/1/2026)
— All Others	\$1,250.00
— Extension, Administrative	\$125.00
— Variances:	
— Single Residence and manufactured home	\$259.00
— Extension, Administrative	\$26.00
— All Others	\$1,037.00
— Extension, Administrative	\$104.00
<b>PLANNING HEARING OFFICER REVIEW</b>	\$227.00
— Modification of PAD:	
— Single Residence and manufactured home	\$310.00
— All Others	\$1,250.00
— Pre Application	
— Single Residence, Duplex, RV, and Manufactured Home	No Fee
— Multi-Residence and Non-Residential	\$100.00
<i>Technology Improvement Fees</i>	
Each and every permit fee and service fee of all types shall be assessed an additional technology improvement fee equal to four percent (4%) of the permit and/or service fee total to fund technology improvements. Such additional technology improvement fee shall be limited to a maximum of eight hundred dollars (\$800.00) on each permit or service fee transaction. Such additional technology improvement fee shall only be used to acquire and implement improvements to the land development process technologies as approved by the City Manager.	
<i>Board of Adjustment Application Fees</i>	
Continuance at Request of Applicant	\$150.00
Substantial Conformance Improvement Permit (SCIP)	\$1,000.00
Development Incentive Permit (DIP)	\$750.00
Board of Adjustment Administrative Review	\$648.00
<b>REGISTRATION FEE</b>	
<b>COMMUNITY RESIDENCE REGISTRATION</b>	\$250.00
<b>COMMUNITY RESIDENCE ANNUAL RENEWAL</b>	\$50.00
<b>MARIJUANA FACILITY REGISTRATION</b>	\$648.00
<b>MARIJUANA FACILITY ANNUAL RENEWAL</b>	\$50.00
<b>RELOCATION FEE</b>	\$110.00
<i>Community Residence</i>	
Community Residence Registration	\$250.00
Community Residence Annual Renewal	\$50.00

Description of Service	Fee/Charge (Effective 7/1/2026)
<i>Marijuana Dispensary or Cultivation Facility</i>	
Marijuana Facility Registration	\$648.00
Marijuana Facility Annual Renewal	\$50.00
<del>Location Fee</del>	<del>\$110.00</del>
<b>OTHER FEES AND CHARGES</b>	
<b>PLANNING RESUBMITTAL</b>	4th and 5th resubmission - 20% Of the original plan review fee, calculated at current fee schedule rates  6th and 7th resubmission – 20% of the original plan review fee, calculated at current fee schedule rates
<b>BOARD OF ADJUSTMENT CONTINUANCE AT REQUEST OF APPLICANT</b>	\$150.00
<b>COUNCIL USE PERMIT CONTINUANCE AT REQUEST OF APPLICANT</b>	\$500.00
<b>VARIANCE SINGLE RESIDENCE AND MANUFACTURED HOME EXTENSION, ADMINISTRATIVE</b>	\$26.00
<b>VARIANCE NON-SINGLE RESIDENCE AND MANUFACTURED HOME EXTENSION, ADMINISTRATIVE</b>	\$104.00
<b>PRELIMINARY PLAT EXTENSION</b>	\$648.00
<b>SPECIAL USE PERMIT NON-SINGLE RESIDENCE EXTENSION, ADMINISTRATIVE</b>	\$125.00
<b>SPECIAL USE PERMIT SINGLE RESIDENCE AND MANUFACTURED HOME EXTENSION, ADMINISTRATIVE</b>	\$31.00
<b>ZONING VERIFICATION LETTERS (ONE PARCEL REQUEST)</b>	\$240.00 Letter
<b>RECORDING FEES</b>	Pursuant to Maricopa County Fee Schedule
<i>Other Fees and Charges</i>	
<del>Planning Resubmittal</del>	<del>4th and 5th resubmission – 20% Of the original plan review fee, calculated at current fee schedule rates  6th and 7th resubmission – 20% of the original plan review fee, calculated at current fee schedule rates</del>
<del>Zoning Verification Letters (One Parcel Request)</del>	<del>\$240.00 Letter</del>
<del>Outside City Utility Service Requests</del>	
<del>Utility Verification Letters</del>	<del>\$100.00 Letter</del>
<del>Subcommittee appeals of required infrastructure improvement</del>	<del>\$1,500.00 Case</del>
<del>Subcommittee appeals of required infrastructure improvement builder of a single residence</del>	<del>\$500.00</del>