

MEMORANDUM

To: Vanessa Bueras
City Clerk

From: Lisell Blancarte
Budget Manager

CC: Ben Bitter
City Manager

Matthew Kozlowski
Deputy City Manager, CFO

Date: December 17, 2025

Subject: Annual Development Fees Report

Pursuant to the requirements of Arizona Revised Statutes (A.R.S.) §9-463.05N, please find attached the annual report accounting for the collection and use of development impact fees for the fiscal year ended June 30, 2025.

State Statute requires the filing of this report with the City Clerk. State Statute also requires copies be made available to the public on request and be posted on the City's website. The information in this report is unaudited and is indicated as such on each page of the report.

Annual Development Impact Fee
Report
&
Rate Schedule
(Unaudited)

City of Maricopa
Development Fees Report
For Fiscal Year Ended June 30, 2025
(Unaudited)

Residential and Non-Residential Permits and Fees

Residential permits issued		751
Residential fee revenue	\$	4,208,128
Multi-family permits issued		53
Multi-family fee revenue	\$	1,744,706
Non-residential permits issued		14
Non-residential fee revenue	\$	356,990
Total Impact Fee Revenue	\$	6,309,824
Total Investment Earnings	\$	915,945
Adjustments	\$	32,961.67
Transfers In	\$	-
Transfer Out	\$	(27,992.00)
Miscellaneous Revenue	\$	-
		<hr/>
Net Revenue	\$	<u><u>7,230,739.49</u></u>

Development Impact Fees

Fee Schedule Effective July 1, 2024 Resolution 24-14							
Area	Land Use	Parks & Recreation	Libraries	Police	Fire	Streets	Total Fee
NORTH MARICOPA	Residential Development Fees (per Housing Unit)						
	Single Family Unit	\$ 791.00	\$ 248.00	\$ 613.00	\$ 946.00	\$ 5,942.00	\$ 8,540.00
	Multi-Family Unit	\$ 643.00	\$ 201.00	\$ 553.00	\$ 1,247.00	\$ 4,247.00	\$ 6,891.00
	Nonresidential Development Fees (per 1,000 Square Feet, unless otherwise noted)						
	Light Industrial	\$ 29.00	\$ 9.00	\$ 78.00	\$ 129.00	\$ 1,918.00	\$ 2,162.00
	Industrial Park	\$ 21.00	\$ 7.00	\$ 54.00	\$ 89.00	\$ 1,327.00	\$ 1,498.00
	Manufacturing	\$ 35.00	\$ 11.00	\$ 76.00	\$ 126.00	\$ 1,871.00	\$ 2,118.00
	Warehousing	\$ 6.00	\$ 2.00	\$ 27.00	\$ 45.00	\$ 673.00	\$ 754.00
	Assisted Living	\$ 18.00	\$ 6.00	\$ 209.00	\$ 175.00	\$ 1,172.00	\$ 1,580.00
	Hotel (per room)	\$ 18.00	\$ 5.00	\$ 685.00	\$ 574.00	\$ 3,936.00	\$ 5,218.00
	Motel (per room)	\$ 4.00	\$ 1.00	\$ 287.00	\$ 241.00	\$ 1,650.00	\$ 2,183.00
	School	\$ 51.00	\$ 5.00	\$ 628.00	\$ 821.00	\$ 1,976.00	\$ 3,481.00
	Community College	\$ 76.00	\$ 8.00	\$ 652.00	\$ 852.00	\$ 2,049.00	\$ 3,637.00
	Church	\$ 8.00	\$ 2.00	\$ 171.00	\$ 196.00	\$ 674.00	\$ 1,051.00
	Day Care	\$ 41.00	\$ 13.00	\$ 2,379.00	\$ 1,991.00	\$ 10,502.00	\$ 14,926.00
	Hospital	\$ 52.00	\$ 16.00	\$ 538.00	\$ 450.00	\$ 3,011.00	\$ 4,068.00
	General Office	\$ 60.00	\$ 19.00	\$ 147.00	\$ 258.00	\$ 4,269.00	\$ 4,752.00
	Research & Dev Center	\$ 60.00	\$ 19.00	\$ 150.00	\$ 264.00	\$ 4,363.00	\$ 4,856.00
Business Park	\$ 56.00	\$ 18.00	\$ 169.00	\$ 296.00	\$ 4,899.00	\$ 5,438.00	
Commercial / Retail	\$ 39.00	\$ 12.00	\$ 1,849.00	\$ 1,548.00	\$ 10,617.00	\$ 14,065.00	
SOUTH MARICOPA	Residential Development Fees (per Housing Unit)						
	Single Family Unit	\$ 791.00	\$ 248.00	\$ 613.00	\$ 2,650.00	\$ 5,942.00	\$ 10,244.00
	Multi-Family Unit	\$ 643.00	\$ 201.00	\$ 553.00	\$ 3,493.00	\$ 4,247.00	\$ 9,137.00
	Nonresidential Development Fees (per 1,000 Square Feet, unless otherwise noted)						
	Light Industrial	\$ 29.00	\$ 9.00	\$ 78.00	\$ 361.00	\$ 1,918.00	\$ 2,395.00
	Industrial Park	\$ 21.00	\$ 7.00	\$ 54.00	\$ 250.00	\$ 1,327.00	\$ 1,659.00
	Manufacturing	\$ 35.00	\$ 11.00	\$ 76.00	\$ 352.00	\$ 1,871.00	\$ 2,344.00
	Warehousing	\$ 6.00	\$ 2.00	\$ 27.00	\$ 127.00	\$ 673.00	\$ 836.00
	Assisted Living	\$ 18.00	\$ 6.00	\$ 209.00	\$ 491.00	\$ 1,172.00	\$ 1,896.00
	Hotel (per room)	\$ 18.00	\$ 5.00	\$ 685.00	\$ 1,607.00	\$ 3,936.00	\$ 6,251.00
	Motel (per room)	\$ 4.00	\$ 1.00	\$ 287.00	\$ 674.00	\$ 1,650.00	\$ 2,617.00
	School	\$ 51.00	\$ 5.00	\$ 628.00	\$ 1,801.00	\$ 1,976.00	\$ 4,461.00
	Community College	\$ 76.00	\$ 8.00	\$ 652.00	\$ 1,869.00	\$ 2,049.00	\$ 4,654.00
	Church	\$ 8.00	\$ 2.00	\$ 171.00	\$ 550.00	\$ 674.00	\$ 1,405.00
	Day Care	\$ 41.00	\$ 13.00	\$ 2,379.00	\$ 5,579.00	\$ 10,502.00	\$ 18,513.00
	Hospital	\$ 52.00	\$ 16.00	\$ 538.00	\$ 1,262.00	\$ 3,011.00	\$ 4,880.00
	General Office	\$ 60.00	\$ 19.00	\$ 147.00	\$ 723.00	\$ 4,269.00	\$ 5,217.00
	Research & Dev Center	\$ 60.00	\$ 19.00	\$ 150.00	\$ 739.00	\$ 4,363.00	\$ 5,331.00
Business Park	\$ 56.00	\$ 18.00	\$ 169.00	\$ 829.00	\$ 4,899.00	\$ 5,971.00	
Commercial / Retail	\$ 39.00	\$ 12.00	\$ 1,849.00	\$ 4,336.00	\$ 10,617.00	\$ 16,853.00	

**City of Maricopa
Development Fees Report
For Fiscal Year Ended June 30, 2025
(Unaudited)**

		Parks Impact Fee Fund
Beginning Balance (Audited): July 1, 2024 as adjusted		<u>\$ 4,731,568.34</u>
Revenues:		
Interfund Loan		
Investment Earnings		\$ 266,716.23
Miscellaneous		
Development Impact Fees		
Collected - Residential	\$ 798,578.00	
Collected - Multi-family	\$ 221,498.00	
Collected - Non-Residential	\$ 5,892.41	
Adjustments	\$ 7,543.67	
Development Impact Fees (Net)		\$ 1,033,512.08
Total Revenue/Resources		<u>\$ 6,031,796.65</u>
Expenditures:		
Professional & Occupational		
Capital Outlay		
40044-Lakes Park Plan		\$ 26,288.85
40047-Heritage Park Development		\$ 186,045.63
Total Capital Outlay		\$ -
Total Expenditures:		<u>\$ 212,334.48</u>
Other Financing Sources:		
Transfers In		
Transfers Out		\$ 6,035.00
Fund Balance, June 30, 2025		<u><u>\$ 5,813,427.17</u></u>

**City of Maricopa
Development Fees Report
For Fiscal Year Ended June 30, 2025
(Unaudited)**

	Library Impact Fee Fund
Beginning Balance (Audited): July 1, 2024, as adjusted	<u>\$ 91,808.66</u>
Revenues:	
Interfund Loan	
Investment Earnings	\$ 50,151.00
Miscellaneous	
Development Impact Fees	
Collected - Residential	\$ 101,817.00
Collected - Multi-family	\$ 50,770.00
Collected - Non-Residential	\$ 1,227.51
Adjustments	\$ 786.00
Development Impact Fees (Net)	\$ 154,600.51
Total Revenue/Resources	<u>\$ 296,560.17</u>
Expenditures:	
Professional & Occupational	
Capital Outlay	
Total Capital Outlay	
Total Expenditures:	<u>\$ -</u>
Other Financing Sources:	
Transfers In	
Transfers Out	\$ 786.00
Fund Balance, June 30, 2025	<u><u>\$ 295,774.17</u></u>

**City of Maricopa
Development Fees Report
For Fiscal Year Ended June 30, 2025
(Unaudited)**

		Police Impact Fee Fund
Beginning Balance (Audited): July 1, 2024		<u>\$ 385,989.91</u>
Revenues:		
Interfund Loan		
Investment Earnings		\$ 6,724.31
Miscellaneous		
Development Impact Fees		
Collected - Residential	\$ 317,158.00	
Collected - Multi-family	\$ 149,876.00	
Collected - Non-Residential	\$ 20,555.14	
Adjustments	\$ 3,472.00	
Development Impact Fees (Net)		\$ 491,061.14
Total Revenue/Resources		<u>\$ 883,775.36</u>
Expenditures:		
Professional & Occupational		
Capital Outlay		
38049 New PD Admin Building		\$ 394,254.82
Total Capital Outlay		\$ -
Total Expenditures:		<u>\$ 394,254.82</u>
Other Financing Sources:		
Transfers In		
Transfers Out		\$ 2,976.00
Fund Balance, June 30, 2025		<u><u>\$ 486,544.54</u></u>

**City of Maricopa
Development Fees Report
For Fiscal Year Ended June 30, 2025
(Unaudited)**

		Fire Impact Fee Fund
Beginning Balance (Audited): July 1, 2024		<u>\$ 5,330,929.75</u>
Revenues:		
Interfund Loan		
Investment Earnings		\$ 297,238.48
Miscellaneous		
Development Impact Fees		
Collected - Residential	\$ 554,532.00	
Collected - Multi-family	\$ 181,552.00	
Collected - Non-Residential	\$ 29,286.92	
Adjustments	\$ 3,370.00	
Development Impact Fees (Net)		\$ 768,740.92
Total Revenue/Resources		<u>\$ 6,396,909.15</u>
Expenditures:		
Professional & Occupational		
Capital Outlay		
Total Capital Outlay		
Debt Service		
Total Expenditures:		<u>\$ -</u>
Other Financing Sources:		
Transfers In		
Transfers Out		\$ 3,370.00
Fund Balance, June 30, 2025		<u><u>\$ 6,393,539.15</u></u>

**City of Maricopa
Development Fees Report
For Fiscal Year Ended June 30, 2025
(Unaudited)**

		Transportation Impact Fee Fund
Beginning Balance (Audited): July 1, 2024		<u>\$ 8,985,294.56</u>
Revenues:		
Interfund Loan		
Investment Earnings		\$ 295,115.45
Miscellaneous		
Development Impact Fees		
Collected - Residential	\$ 2,436,043.00	
Collected - Multi-family	\$ 1,141,010.00	
Collected - Non-Residential	\$ 300,028.37	
Adjustments	\$ 17,790.00	
Development Impact Fees (Net)		\$ 3,894,871.37
Total Revenue/Resources		<u>\$ 13,175,281.38</u>
Expenditures:		
Professional & Occupational		
Capital Outlay		
38056 - Traffic Signal - White&Bowlin		\$ 2,800.00
40029 - East/West Corridor		\$ 17,012.38
Total Capital Outlay		\$ -
Total Expenditures:		<u>\$ 19,812.38</u>
Other Financing Sources:		
Transfers In		
Transfers Out		\$ 14,825.00
Fund Balance, June 30, 2025		<u><u>\$ 13,155,469.00</u></u>