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### **Peoria must reduce impact fees to comply with new state law**

## **City Council will make changes in ordinances to comply with legislation enacted n April**

by **Sonu Munshi** - Dec. 9, 2011 08:59 AM  
The Arizona Republic

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Starting next year , Peoria can no longer charge homebuilders a fee for trash containers or solid-waste [vehicles](#) to service new homes.

Any [future](#) expansion of municipal buildings such as the City Court cannot come from those fees either.

The new rules are the result of a new state law dealing with services for which cities can and cannot collect impact fees.

Peoria officials outlined these mandates to the City Council this week before the council voted to revise related city ordinances to come into compliance with SB 1525, the new state law, signed by Gov. Jan Brewer in April.

The changes would mean \$550,000 in lower fees collected annually for new development.

Proponents from the homebuilder industry say the changes will help the state's housing sector, and spur development, which in turn would benefit cities.

Full compliance is required by August 2014. Peoria is expected to conduct an impact-fee study for the same in March.

Katie Gregory, Peoria's interim [budget](#) director, said the new law imposes stricter time limits on when cities have to build projects. If cities collect a fee for a project, they have to build it within a 10-year timeframe, or within 15 years for utility expansion projects.






Among other restrictions, fees can still be collected for libraries but only for up to 10,000 square feet. Gregory noted that the city's second library, Sunrise Mountain, is more than twice that size. Impact fees for parks would be limited to a size of 30 acres, and for community centers no greater than 3,000 square feet.

Fees cannot be charged for items needed to furnish libraries such as shelves or items like computers, a staple in most public libraries.

As a result, for a single-family home, for example, impact fees have been reduced by \$1,404. Commercial categories will see a fee reduction of \$596 per 1,000 square feet, beginning Jan. 1, according to a staff report.

Vice Mayor Cathy Carlat said it's important for the city to keep tabs on the impact of the lowered fees, to be able to use those numbers to lobby in future for a change in the law.

"It was a very intelligent thing for growth to pay for itself," she said, noting that to mitigate that "is damaging."

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