



Town of Fountain Hills

16705 E. Avenue of the Fountains
Fountain Hills, AZ 85268
(480) 816-5100

January 29, 2026

RE: New Development Impact Fees Effective Date

Dear Developer,

The Town of Fountain Hills is providing this notice to inform you that the Town Council approved Resolution No. 2026-01, adopting a new development impact fee schedule at its regular meeting held on January 20, 2026. The new development impact fees adopted by Resolution No. 2026-01 as shown below will become effective on April 6, 2026.

Development Type	Development Fee Per	Adopted Fee
Single Family	Housing Unit	\$8,816
Multi-Family	Housing Unit	\$5,462
Industrial	1,000 sq. ft.	\$2,095
Commercial	1,000 sq. ft.	\$4,815
Office & Other Services	1,000 sq. ft.	\$4,503
Institutional	1,000 sq. ft.	\$4,719

Pursuant to Town Code Section 7-2-10, and in accordance with Arizona Revised Statutes § 9-463.05¹, the Town will provide a “Temporary Freezing of Development Impact Fee Schedules” for any development for which a valid building permit application has been submitted prior to the effective date and proceeds without any extensions. Any single-family residential development will remain subject to the current fees for a 24-month period following issuance of the first building permit pursuant to an approved site plan or subdivision plat. Further, any nonresidential or multifamily project which has received site plan approval prior to the effective date will remain subject to the current fees for a 24-month period following site plan approval. If a building permit application is not received within 24 months, the new fees will be applied to the development when it is approved.

Developers are hereby notified that projects which do not meet the applicable criteria stated above, or that do not otherwise qualify for a temporary impact fee freeze under Town Code Section 7-2-10, are subject to the new development impact fees on or after April 6, 2026.

¹ A.R.S. § 9-463.05(T)(4) defines “final approval” as the approval of a site plan for nonresidential or multifamily development. In the event no site plan is submitted for nonresidential or multifamily development, the “final approval” is defined as the approval of a final subdivision plat.

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This notice is provided for informational purposes only. Developers are encouraged to consult the Town Code, applicable State statutes, and to coordinate with Town staff to confirm how the adopted impact fee schedule may apply to a specific project. If you have questions regarding this notice or the application of development impact fees, please contact the Development Services Department.

Sincerely,

John D. Wesley

John D. Wesley
Development Services Director
Town of Fountain Hills
480-816-5138

CC: Rachael Goodwin, Town Manager
Jennifer Wright, Town Attorney
Paul Soldinger, Chief Financial Officer
Peter Johnson, Building Official
Dianne Hastings, Sr. Building Permit Tech.
Mila Cook, Building Permit Tech.
