



**Town of Cave Creek
Comprehensive Fee Schedule
As of February 1, 2025**

Description	Adopted Fee	Units
Administration/Finance		
Banner Fees:		
<i>Cave Creek Road Location:</i>		
For Profit	\$700.00	
Non-Profit	\$350.00	
<i>Carefree Highway Location:</i>		
For Profit	\$850.00	
Non-Profit	\$500.00	
<i>Special Events:</i>		
For Profit	\$50.00	
Non-Profit	\$50.00	
Business License Fees:		
New and Renewal	\$50.00	
Temporary, up to 3 days - Solicitor, Peddler, Transient Merchants Only	\$15.00	per day, up to 3 days
Peddler Registration Fee	\$75.00	
Copies:		
Budget Document	\$30.00	
Zoning Map	\$7.00	
All Other Copies	\$0.50	per page
Elections: Referendum and Initiative Arguments	\$75.00	per argument
Liquor Licenses:		
Regular	\$100.00	
Special Event and Other Temporary	\$100.00	
Expedited - within 14 days of event	\$250.00	
Marijuana Establishments/Facilities:		
Establishment Permit	\$615.00	
Enforcement Penalties	50% of original facility permit fee	per violation
Testing Facilities Permit	\$615.00	
Notary Fee	\$10.00	
Nonsufficient Funds/Returned Checks and ACH Payments Fee	\$30.00	
Short-Term Rentals (STRs):		
License - New and Renewal	\$250.00	
<i>Fines/Penalties:</i>		
Failure to Obtain a License - nonrefundable	\$1,000.00	every 30 days
Failure to Respond at Request of Public Safety Personnel, In-Person, within 1 Hour, to Physical Location of STR	\$500.00	
Additional Failure to Respond Actions within a 12-Month Period, at Request of Public Safety Personnel, In-Person, within 1 Hour, to Physical Location of STR	\$500.00	
<i>Additional Civil Penalties for Verified Violations:</i>		
First Verified Violation	\$500.00 or amount equal to one night's rent for the STR advertised, whichever is greater	
Second Verified Violation	\$1,000.00 or amount equal to two night's rent for the STR advertised, whichever is greater	
Third and Subsequent Verified Violation	\$3,500.00 or amount equal to three night's rent for the STR advertised, whichever is greater	
Failure to Notify Neighbors Prior to Offering STR	\$500.00, Court may reduce to \$100.00 upon proof of subsequent compliance	per notification event
Special Event Application Fee	\$150.00	
Town Code Violations: Town Code §10.99(A) General Penalties	\$500.00	per day that violation continues



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Development Services		
Building Permit Fees*:		
<i>Valuation:</i>		
\$1 to \$500	\$47.74	
\$501 to \$2,000	\$47.74 for the first \$500 plus \$7.23 per each additional \$100 of valuation or fraction thereof	
\$2,001 to \$25,000	\$140.33 for the first \$2,000 plus \$20.25 per each additional \$1,000 or fraction thereof	
\$25,001 to \$50,000	\$788.44 for the first \$25,000 plus \$20.25 per each additional \$1,000 or fraction thereof	
\$50,001 to \$100,000	\$1,297.67 for the first \$50,000 plus \$13.02 per each additional \$1,000 or fraction thereof	
\$100,001 to \$500,000	\$2,002.20 for the first \$100,000 plus \$11.57 per each additional \$1,000 or fraction thereof	
\$500,001 to \$1,000,000	\$6,514.38 for the first \$500,000 plus \$10.13 per each additional \$1,000 or fraction thereof	
\$1,000,001 and up	\$11,297.09 for the first \$1,000,000 plus \$7.23 per each additional \$1,000 or fraction thereof	
* New construction will be based on the most recently adopted International Code Council (ICC) Valuation Table.		
Additional Valuations:		
Residential Garages	\$55.50	per square foot
Covered Decks/Patios/Carports	\$21.60	per square foot
Uncovered Decks	\$16.60	per square foot
Mare Motel	\$5.00	per square foot
<i>Barns:</i>		
Wood	\$23.00	per square foot
Metal	\$9.00	per square foot
Sun Room/Arizona Room	\$100.00	per square foot
Other Permit Fees:		
<i>Fences/Walls:</i>		
Arena/Corral/Split Rail/Metal Rail	\$184.00	
Wood/Chain Link/Wrought Iron	\$184.00	
Masonry/Concrete	\$184.00	
Retaining Wall	\$184.00	
<i>Signs:</i>		
Building Mounted	\$184.00	
Monument	\$307.00	
<i>Demolitions:</i>		
Accessory Structure	\$184.00	
Single Family Dwelling	\$184.00	
Commercial	\$307.00	
Temporary Trailers (sales/construction)	\$554.00	
Pools/Spas - above ground	\$184.00	
Fountains/Ponds	\$184.00	
Pools with Standards on File	\$615.00	
Pools with No Standards on File	\$739.00	
Photovoltaic (PV) Solar	\$307.00	
Water Heater - change out like for like)	\$50.00	
Plan Review Fees:		
Standard Fee	65% of permit fee (minimum \$50), if permit is flat fee then plan review fee is \$0	
Plan Reviews Including Use of Outside Consultants	actual consultant costs plus Town's permit and plan review fees	



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Description	Adopted Fee	Units
Additional Plan Reviews Caused by Changes, Lost Plans, or Plan Review Comment Sheets	\$123.00	per hour
Standard Annual Renewal Fee	\$123.00	
Inspection Fees:		
Inspections or services for which no fee is specifically indicated	\$150.00	per hour
Outside Normal Building Hours - minimum 2 hours	\$150.00	per hour
Reinspections After First and One Subsequent Inspection - requires 24-hour waiting period after each failed subsequent inspection	\$100.00	per reinspection
Request for Certificate of Occupancy for Change of Use Group without Construction	\$61.00	
Permit Fee for Temporary Certificate of Occupancy (CofO):		
First 30 days	3% of building permit fee	
Second 30 days	6% of building permit fee	
Third 30 days	9% of building permit fee	
Fees for Permits After Work Requiring Permits Already Begun	Two Times Permit and Plan Review Fees	
Fee Refunds:		
When No Work Has Been Done Under Permit Issued	not more than 80% of permit fee paid	
When Application for Permit for which Plan Review Fee Has Been Paid Withdrawn or Canceled before Any Plan Review Effort Expended	not more than 80% of plan review fee paid	
Community Residence Application (CR) Fee	\$61.00	per application
Disability Accommodation Permit (DAP) Fee	\$307.00	per permit
"F" - Final Plat Cases	\$5,867.00 plus \$123.00 per acre over 10 acres up to \$54,000.00	
Amend Final Plat	\$2,463.00 plus \$123.00 per acre over 10 acres up to \$51,500.00	
"P" - Preliminary Plat Cases	\$5,867.00 plus \$123.00 per acre over 10 acres up to \$54,000.00	
Amend Preliminary Plat	\$5,867.00 plus \$123.00 per acre over 10 acres up to \$54,000.00	
"Z" - PUD/PAD Cases	\$9,237.00 plus \$123.00 per acre over 10 acres up to \$56,500.00	
"Z" - Amend PUD/PAD	\$9,237.00 plus \$123.00 per acre over 10 acres up to \$56,500.00	
"A" - Amendments to the Zoning Ordinance	\$3,079.00	per amendment
"AS" - Amendments to the Subdivision Ordinance	\$3,079.00	per amendment
"AGP" - Amendments to the General Plan	\$3,079.00	per amendment
"ATC" - Amendments to the Town Code	\$3,079.00	per amendment
Continuance Requested by Applicant	\$184.00	per request
"BOA" - Board of Adjustment:		
Appeal Case	\$739.00	per appeal
Variance Cases:		
Residential	\$1,539.00	per variance
Commercial	\$1,847.00	per variance
"HO" - Home Occupation Permit	\$615.00	per permit
"L" - Land Split - 2-3 parcels, original parcel under 2.5 acres requires Council approval	\$1,478.00	per split request
"L" - Land Division - 2-3 parcels, original parcel 2.5 acres and over requires only Staff approval	\$1,231.00	per split request
"LLA" Lot Line Adjustment/Assemblage Cases	\$1,231.00	per lot line adjustment
"NCU" - Non-Conforming Use Modification Cases:		
Residential	\$3,079.00	
Commercial	\$3,079.00	
"OP" Other Project Cases - include Town-initiated research projects such as annexations or Town Core studies	no charge	
"ZAL" - Zoning Administrator Letter - Zoning Administrator Verification/Interpretation/Determination Letter	\$615.00	
"PAC" - Pre-Application Conference Cases	\$1,841.00	
"REF" - Referral Cases	no charge	
"RFP" - Request for Proposals	no charge	
"SPR" - Site Plan Review Cases:		



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Multi-Family Residential	\$6,012.00 plus \$500.00 per dwelling unit	
Amend Approved Multi-Family Residential	\$2,897.00 plus \$500.00 per dwelling unit	
Commercial	\$6,012.00 plus \$1,000.00 per acre over one acre	
Amend Approved Commercial	\$2,897.00 plus \$1,000.00 per acre over one acre	
"SUP" - Special Use Permits:		
Residential	\$4,926.00	
Non-Residential	\$4,926.00	
Amend Approved Special Use Permit	\$2,463.00	
"Z" - Rezoning:		
To Single Family Residential	\$4,926.00 plus \$100 per acre over 10 acres	
To Multi-Family Residential	\$6,158.00 plus \$500 per acre over 10 acres	
To Commercial	\$6,158.00 plus \$500 per acre over 10 acres	
<i>Amend Approved Stipulations:</i>		
Single Family, Multi-Family, Commercial	\$2,463.00	
Other	\$1,539.00	
"ZC" - Zoning Clearances:		
Fences, Signs, Buildings under 120 sq. ft.	\$100.00	
Residential	\$1,046.00	
Pools	\$369.00	
Commercial	\$1,046.00	
Hillside Property - additional fee	\$369.00	
Publications:		
Zoning Ordinance	\$24.00	
<i>Zoning Maps:</i>		
Small	\$6.00	
Large	\$30.00	
Subdivision Ordinance	\$12.00	
<i>General Plan:</i>		
Standard	\$6.00	
Small	\$2.00	
Subdivision Exception Request Fee	\$1,539.00	
Development Agreement	based on actual costs incurred - \$2,500.00 minimum	



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Description	Adopted Fee	Units
Engineering/Public Works		
Right-of-Way Permit/Patent or Easement Reservation - not applicable to signs:		
Permit Application Fee	\$300.00 plus \$50.00 per affected lot	
<i>Permit Plan Check Fees:</i>		
First and Second Submittal	\$225.00	per page
Third Submittal	\$275.00	
<i>Permit Inspection Fees:</i>		
Inspection	3% of project valuation	
Re-Inspection - half-hour minimum	\$150.00	per hour
Right-of-Way Permit Application for Non-Permanent Signs	\$100.00	
Engineering Review Fees:		
<i>Subdivisions:</i>		
Pre-Application	\$350.00 plus \$10.00 per lot	
Preliminary Plat	\$1,200.00 plus \$125.00 per lot	
Preliminary Drainage Report	\$300.00 plus \$37.00 per lot	
<i>Preliminary Traffic Study:</i>		
Outside Consultant	actual consultant cost plus 15% admin fee	
In House - 2-hour minimum	time and materials	
<i>Final Plat - Single Family Detached Dwellings:</i>		
Subdivision Review Fee	\$1,200.00 plus \$125.00 per lot	
Grading & Drainage Plan	\$0.60	per linear foot of improvements
Paving Plan	\$0.60	per linear foot of improvements
Combination Grading/Drainage and Paving Plan	\$0.75	per linear foot of improvements
Storm Water Management Plan (SWMP)	\$350.00	per sheet
Final Drainage Report	\$450.00 plus \$150.00 per lot	
Final Traffic Study	actual consultant cost plus 15% admin fee	
Engineer's Cost Estimate	\$450.00	
Fourth and Subsequent Reviews	50% of original fee for each item	
Revisions to Approved Plans	50% of original fee for each item	
Inspections - request form must be submitted, one-hour minimum	\$150.00	per hour
<i>Multi-Family Residential Site Plans/Plats:</i>		
Pre-Application	\$350.00 plus \$10.00 per dwelling unit	
Grading/Drainage & Utility Site Plan	\$1,200.00 plus \$100.00 per dwelling unit	
Drainage Report	\$450.00 plus \$25.00 acre	
<i>Traffic Study:</i>		
Outside Consultant	actual consultant cost plus 15% admin fee	
In House - 2-hour minimum	time and materials	
Storm Water Management Plan (SWMP)	\$350.00	per sheet
Engineer's Cost Estimate	\$450.00	
Map of Dedication - right-of-way, easements, etc	\$450.00	
Infrastructure Plans, within dedicated or proposed Town rights-of-way or public easements	\$350.00	per page
Preliminary Plat	\$1,000.00 plus \$50.00 per dwelling unit	
Final Plat	\$1,200.00 plus \$50.00 per dwelling unit	
Final Drainage Report	\$450.00 plus \$25.00 per acre or portion thereof in whole acres	
<i>Final Traffic Study:</i>		
Outside Consultant	actual consultant cost plus 15% admin fee	
In House - 2-hour minimum	time and materials	
Engineer's Cost Estimate	\$450.00	
Fourth and Subsequent Reviews	50% of original fee for each item	



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Description	Adopted Fee	Units
Revisions to Approved Plans	50% of original fee for each item	
Inspections - request form must be submitted, one-hour minimum	\$150.00	per hour
<i>Commercial Site Plans:</i>		
Pre-Application	\$350.00 plus \$20.00 per acre	
Grading/Drainage & Utility Site Plan	\$1,200.00 plus \$200.00 per acre	
Other Fees	\$150.00	
Drainage Report	\$450.00 plus \$25.00 per acre	
<i>Traffic Study:</i>		
Outside Consultant	actual consultant cost plus 15% admin fee	
In House - 2-hour minimum	time and materials	
Storm Water Management Plan (SWMP)	\$350.00	per sheet
Engineer's Cost Estimate	\$450.00	
Map of Dedication - right-of-way, easements, etc	\$450.00	
Infrastructure Plans, within dedicated or proposed Town rights-of-way or public easements	\$350.00	per page
Fourth and Subsequent Reviews	50% of original fee for each item	
Revisions to Approved Plans	50% of original fee for each item	
Inspections - request form must be submitted, one-hour minimum	\$150.00	per hour
<i>Grading & Drainage Plan - Single Family Detached Dwelling:</i>		
Standard Fee	\$750.00	
Hillside Lot - additional fee	\$250.00	
<i>Additions/Garages/Barns:</i>		
Minor - do not affect drainage, washes, etc.	\$300.00	
Major - affecting drainage, washes, etc.	\$350.00	
Retaining Walls - other than single family detached dwelling	\$250.00 plus \$0.50 per linear foot	
Fences, Site Walls, Pools	\$100.00	
Shade Structures, Mare Motels	\$300.00	
Gas Lines, Electric Service, Communication Service	no charge	
Not Otherwise Classified Engineering Reviews, one-hour minimum	\$150.00	per hour
Traffic Control Plan	\$100.00	
Driveway Cut	\$250.00	per driveway
Lot Splits	\$750.00	
Lot Line Adjustments/Combinations	\$350.00	
<i>Rights-of-Way & Easements:</i>		
Map of Dedication	\$450.00	
Right-of-Way Abandonment/Vacation (single family detached dwelling)	\$800.00 plus appraised value	
Right-of-Way Abandonment/Vacation (Other)	\$800.00 plus appraised value plus \$100.00 per parcel	
<i>Variances:</i>		
Single Family Dwelling	\$150.00	
Multi-Family or Commercial	\$350.00	
Miscellaneous Fourth and Subsequent Reviews	50% of original fee for total	
Miscellaneous Revisions to Approved Plans	50% of original fee for total	



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Description	Adopted Fee	Units
Memorial Area Rodeo Grounds Rentals		
Use of Arena	\$300.00	per day
Rodeo Ticket Surcharge	\$3.00	per ticket
Full Time Attendant - up to 8 hours	\$400.00	per day
Additional Charges:		
Water	\$75.00	per load
Arena Lights	\$50.00	per day
Cantina/VIP Area	\$100.00	per day
Security Deposit	\$150.00	per event
Key Deposit	\$50.00	per event
Public Safety		
Background Check	\$37.00	
Fingerprint Fees	\$15.00	
Town Code §130.15 Loitering	\$500.00	
Town Code §72.54(A) & (B) Towing Charge	\$75.00	per 24 hours
Emergency Response Charge Against Person who Causes Fire due to Violation of Stage I or II Restriction	expenses of emergency response not to exceed \$25,000.00	
Civil Penalty for Violating Stage I or II Fire Restrictions	not to exceed \$500.00	each occurrence



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Description	Adopted Fee	Units
Utilities		
Establishment of Service	\$20.00	
Re-establishment of Service - after voluntary interruption	number of months off times minimum monthly charge	
Reconnection of Service - after disconnection due to delinquency	\$25.00	
Move Meter at Customer's Request	cost	
Meter Test - if meter tests correctly	\$50.00	
Meter Re-read	\$20.00	
Broken Meter Lock - delinquent account	cost	
Meter Removal - delinquent account	cost	
Turn Off of Water Service at Main - delinquent account	cost	
Plugging Service to Prevent Unauthorized Water Usage	cost	
Cave Creek Water System:		
<i>Base Fees - based on meter size:</i>		
<i>Not Boosted:</i>		
5/8 inch to 1 inch	\$61.69	per month
1 1/2 inch	\$187.49	per month
2 inch	\$300.09	per month
<i>Boosted:</i>		
5/8 inch to 1 inch	\$72.69	per month
1 1/2 inch	\$198.56	per month
2 inch	\$311.16	per month
<i>Volumetric Rates - based on water usage:</i>		
<i>Single and Multi-Family Residential:</i>		
0-10,000 gallons	\$3.09	per 1,000 gallons
10,001-20,000 gallons	\$4.64	per 1,000 gallons
20,001-30,000 gallons	\$7.46	per 1,000 gallons
30,001-50,000 gallons	\$11.31	per 1,000 gallons
> 50,000 gallons	\$17.50	per 1,000 gallons
<i>Commercial:</i>		
0-10,000 gallons	\$3.09	per 1,000 gallons
10,001-20,000 gallons	\$4.64	per 1,000 gallons
20,001-30,000 gallons	\$6.96	per 1,000 gallons
30,001-50,000 gallons	\$11.36	per 1,000 gallons
> 50,000 gallons	\$17.04	per 1,000 gallons
<i>Common Areas and Commerical Irrigation:</i>		
0-10,000 gallons	\$5.62	per 1,000 gallons
10,001-20,000 gallons	\$7.03	per 1,000 gallons
20,001-30,000 gallons	\$9.13	per 1,000 gallons
30,001-50,000 gallons	\$11.87	per 1,000 gallons
> 50,000 gallons	\$17.21	per 1,000 gallons
<i>Commerical Pools:</i>		
0-10,000 gallons	\$4.33	per 1,000 gallons
10,001-20,000 gallons	\$5.41	per 1,000 gallons
20,001-30,000 gallons	\$7.04	per 1,000 gallons
30,001-50,000 gallons	\$11.61	per 1,000 gallons
> 50,000 gallons	\$17.41	per 1,000 gallons
Desert Hills Water System:		
<i>Base Fees - based on meter size:</i>		
<i>Not Boosted:</i>		
5/8 inch to 1 inch	\$76.61	per month
1 1/2 inch	\$255.13	per month
2 inch	\$408.35	per month
Standpipe	\$89.94	per month
Replacement of Standpipe Equipment	\$13.33	per month
<i>Boosted:</i>		
5/8 inch to 1 inch	\$87.61	per month
1 1/2 inch meter	\$266.12	per month
2 inch	\$419.35	per month
<i>Volumetric Rates - based on water usage:</i>		
<i>Single Family Residential:</i>		
0-10,000 gallons	\$5.24	per 1,000 gallons
10,001-20,000 gallons	\$7.85	per 1,000 gallons
20,001-30,000 gallons	\$11.78	per 1,000 gallons



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30,001-50,000 gallons	\$17.67	per 1,000 gallons
> 50,000 gallons	\$26.50	per 1,000 gallons
<i>Commercial:</i>		
0-10,000 gallons	\$4.87	per 1,000 gallons
10,001-20,000 gallons	\$7.30	per 1,000 gallons
20,001-30,000 gallons	\$10.95	per 1,000 gallons
30,001-50,000 gallons	\$16.43	per 1,000 gallons
> 50,000 gallons	\$24.64	per 1,000 gallons
Wastewater System:		
Residential	\$89.77	per month
<i>Non-residential:</i>		
<i>Base Fees - based on meter size:</i>		
3/4 inch	\$63.40	per month
1 inch	\$105.88	per month
1 1/2 inch and larger	\$211.14	per month
Interceptor Devices - grease, oil, sand interceptors	\$97.74	per month
<i>Volumetric Rates:</i>		
General Commercial	\$4.33	per 1,000 gallons over 10,000 gallons
Restaurant	\$12.31	per 1,000 gallons over 10,000 gallons
Professional Office	\$1.73	per 1,000 gallons over 10,000 gallons
Hotel - without dining	\$3.64	per 1,000 gallons over 10,000 gallons
Car Wash	\$1.21	per 1,000 gallons over 10,000 gallons
Laundromat	\$5.74	per 1,000 gallons over 10,000 gallons
Service Station	\$3.56	per 1,000 gallons over 10,000 gallons
Industrial	\$2.96	per 1,000 gallons over 10,000 gallons