

ORDINANCE NUMBER 2006-A337

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA AMENDING THE TOWN CODE, CHAPTER 7, BUILDINGS AND BUILDING REGULATIONS BY ADDING A NEW SECTION 7-10, TO PROVIDE FOR THE IMPOSITION OF A MUNICIPAL DEVELOPMENT FEE ON ALL NEW RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT PAYABLE AT THE TIME OF BUILDING PERMIT ISSUANCE TO OFFSET THE COST OF NEW DEVELOPMENT, TO SERVE PROJECTED DEMAND RESULTING FROM NEW RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT OVER THE PERIOD 2006 TO 2020; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to A.R.S. § 9-463.05, the Town of Camp Verde may assess development fees to offset costs to municipality associated with providing necessary public services to new development;

WHEREAS, provision of adequate transportation, general government, parks and recreation facilities, libraries, and police protection are essential public services which the Town of Camp Verde must provide to further the public health, safety, welfare and morals; and

WHEREAS, development of previously undeveloped land in the Town places a cost burden on the Town to provide these additional necessary public services to the development, which costs have been ascertained in a extensive study and are documented in a written report which has been released to the public; and

WHEREAS, the Town of Camp Verde retained Tischler and Associates, Inc. (hereinafter the "Consultants") to analyze and assess growth and development projections for the period 2006 to 2020 to determine the additional demand for Public Facilities or Services anticipated to be placed on the Town; and

WHEREAS, the Consultants additionally reviewed the existing demand for Public Facilities or Services, the existing Public Facilities or Services available to meet that demand and the method of financing the existing Public Facilities or Services; and

WHEREAS, the Consultants have prepared a Development Fee Study (May 24, 2006) including the Municipal Development Fee assumptions, residential and non-residential development projects, capital improvements and development fee calculations, which Study has been submitted to and reviewed by Town staff and officials; and

WHEREAS, the Development Fee Study has been presented to, and reviewed by, the Mayor and Common Council of the Town, which has determined: (1) that the Municipal Development Fee is necessary to offset the costs associated with meeting future Public Facilities or Services demand pursuant to the development projections; (2) that the Municipal Development Fee bears a reasonable relationship to the

burden imposed upon the Town to provide new Public Facilities or Services to new residents, employees and businesses and provides a benefit to such new residents, employees and businesses reasonably related to the Municipal Development Fee, per capita and per employee; (3) that an “essential nexus” exists between the projected new residential and non-residential development and the need for additional Public Facilities or Services to be funded via the Municipal Development Fee ; and (4) that the amount of the Municipal Development Fee is “roughly proportional” to the pro rata share of the additional Public Facilities, vehicles or Services needed to provide adequate municipal services to new residential and non-residential development, while maintaining the existing level of service (LOS) standard currently provided to Town residents, employees and businesses; and

WHEREAS, the Town currently does not have a Municipal Development Fee in place; and

WHEREAS, the Town has conducted a public hearing on the proposed Municipal Development Fee at least sixty (60) days after the expiration of the notice of intention to impose a new or increased development fee and at least fourteen (14) days prior to the scheduled date of adoption of the new development fee by the Mayor and Common Council; and

WHEREAS, the Municipal Development Fee adopted pursuant to this Ordinance shall not be effective until at least ninety (90) days after its formal adoption by the Mayor and Common Council of the Town.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA AS FOLLOWS:

SECTION 1. That a new section 7-10 (the “Development Fee Code”) shall be added to the Town Code, and is hereby enacted to impose a Municipal Development Fee on all new residential and non-residential development in the Town.

SECTION 2. That as of the effective date of this Ordinance, Section 7-10 of Chapter 7 of the Town Code of the Town of Camp Verde shall read as follows:

Article 7-10

Municipal Development Fees

Section 7-10-1 Definitions

The words or phrases used herein shall have the meaning attributed or prescribed to them in the Camp Verde Town Code, except as may otherwise be indicated herein:

- A. "Applicant" means any person who files an application with the Town for a building permit.
- B. "Appropriation" or "to appropriate" means an action by the Town to identify specific Public Facilities or Services for which development fee funds may be utilized. Appropriation shall include, but shall not necessarily be limited to: inclusion of a Public Facility in the adopted Town budget or capital improvements program; execution of a contract or other legal encumbrance for construction of a Public Facility using development fee funds in whole or in part; and/or actual expenditure of development fee funds through payments made from a development fee account.
- C. "Development Fee" means a fee adopted pursuant to A.R.S. § 9-463.05 which is imposed on New Development on a pro rata basis in connection with and as a condition of the issuance of a building permit and which is calculated to defray all or a portion of the costs of the Public Facilities required to accommodate New Development.
- D. "General Government Development Fee" means a fee imposed on all New Development to fund the proportionate share of the costs of providing general governmental services, including but not limited to municipal office space and major capital equipment.
- E. "Library Development Fee" means a fee imposed only on new residential development to fund the proportionate share of the costs of library buildings, collections and facilities.
- F. "Multiple Uses" means a New Development consisting of both residential and non-residential uses, or one (1) or more different types of non-residential uses, on the same site or part of the same New Development.
- G. "Municipal Planning Area" means an area outside of the present Camp Verde Town limits, but in which the Town may provide Public Facilities or Services.
- H. "New Development" shall not include (i) any reconstruction, redevelopment, rehabilitation, structural alteration, structural enlargement, structural extension, or new use undertaken pursuant to a building permit issued prior to the effective date of the Development Fee Code, (ii) any new residential development which does not add a new Dwelling Unit, (iii) any new non-residential development which does not add square footage, unless the new non-residential development increases the demand for Public Facilities or (iv) any use, development, project, building, fence, sign or other activity which does not result in an increase in the demand for Public Facilities. The term "New Development" shall include any new construction as well as any reconstruction, redevelopment, rehabilitation, structural alteration, structural enlargement, structural extension, new use or development not excluded above, all as described more fully in Section 7-10-3.C.2 of this Development Fee Code.
- I. "Parks and Recreation Development Fee" means a fee imposed only on new residential development to fund its proportionate share of the costs of parkland, park improvements, recreation facilities and support buildings and vehicles.

J. "Police Development Fee" means a fee imposed on all New Development to fund its proportionate share of the costs of public safety buildings and facilities, communication systems, vehicles and major capital equipment.

K. "Public Facility or Service" means public improvements, facilities or services, including police facilities, municipal facilities, open space, parks and library facilities necessitated by New Development.

L. "Public Facility Expenditures" means an appropriation or expenditure of public funds incurred in connection with the provision of a Public Facility or Service, including but not limited to:

1. amounts appropriated in connection with the planning, design, engineering and construction of Public Facilities, which expenditures including, but are not limited to:
 - a. planning, legal, appraisal, financing, development, and other costs related to the acquisition of, or use rights on, land;
 - b. the costs of compliance with bidding procedures and applicable administrative and legal requirements; and
 - c. all other costs necessarily incident to provision of the Public Facility.

Section 7-10-2 Purpose and Intent

The purposes and intent of the Town's Development Fee Code and procedures are:

- A. To establish uniform procedures for the imposition, calculation, collection, expenditure and administration of any development fees imposed on New Development;
- B. To implement the goals, objectives and policies of the Town of Camp Verde General Plan, as amended from time to time, to assure that New Development contributes its fair share towards the costs of providing Public Facilities or Services reasonably necessitated by such New Development;
- C. To ensure that New Development obtains a reasonable benefit by the Public Facilities or Services provided with the proceeds of Development Fees;
- D. To ensure that all applicable and appropriate legal standards and criteria relating to the imposition of Development Fees are properly incorporated into the Town Code; and
- E. To ensure that all applicable procedural requirements of A.R.S. § 9-463.05 have been met.

Section 7-10-3 General Provisions; Applicability

A. Term. The Development Fee Code and the procedures established herein shall remain in effect unless and until repealed, amended, or modified by the Mayor and Council in accordance with applicable State law, Town Code or Town ordinances.

B. Annual Review.

1. At least once every year, and not later than January 1 of each year, beginning January 1, 2007, the Town Manager or his designee shall coordinate the preparation and submission of an Annual Report to the Mayor and Council on the subject of Development Fees enacted pursuant to this Article.

2. The Annual Report may include any or all of the following as appropriate:

a. Recommendations for amendments, if appropriate, to this Development Fee Code or to specific ordinances or Town Code sections;

b. Proposed changes to the Town of Camp Verde General Plan, as amended from time to time, or plan elements and/or an applicable capital improvements project, including the identification of additional Public Facility projects anticipated to be funded wholly or partially with Development Fees;

c. proposed changes to Development Fee schedules as set forth in this Development Fee Code imposing and setting Development Fees for particular Public Facilities;

d. proposed changes to level of service standards for particular Public Facilities;

e. proposed changes to any Development Fee calculation methodology;

f. proposed changes to the population, housing, land use, persons per household or non-residential development projections included in the Annual Fee Report and upon which the Development Fee amounts have been determined; and

g. other data, analysis or recommendations as the Town Manager or appropriate designee may deem appropriate, or as may be requested by the Mayor and Council.

3. In addition to the matters set forth in Paragraph B.2 of this Section, the Annual Report shall also set forth:

a. the number of building permits issued by type of residential or non-residential development;

b. the square footage (gross floor area) of non-residential development, by type;

- c. the total amount of Development Fees collected by Public Facility and by land use type;
- d. the amount of expenditures made from the Development Fee account or sub-accounts and the purpose for which the expenditure was made, i.e., the description, type and location of the Public Facility project;
- e. when each Public Facility project was initiated and when it was (or will be) completed;
- f. whether additional Development Fee funds will be appropriated for the same project(s) in the future;
- g. whether supplemental non-Development Fee funds have been used for the project(s) and, if so, how much;
- h. the total estimated cost of the project(s) and the portion funded with Development Fees;
- i. whether each Public Facility project is in the Town's current annual budget or capital improvements program;
- j. the estimated useful life of each project;
- k. the extent to which each Public Facility project is needed to serve new/projected growth; and
- l. such other facts as may be requested or deemed relevant by the Mayor and Council.

4. Submission of Development Fee Annual Report and Council Action. The Town Manager or appropriate designee shall submit the Development Fee Annual Report to the Mayor and Council, which shall receive the Annual Report and which may take such actions as it deems appropriate, including, but not limited to, requesting additional data or analyses and holding public workshops and/or public hearings.

C. New Development Affected. This Development Fee Code shall apply to all New Developments.

1. Municipal Planning Areas. Development Fees imposed by the Town may, if necessary and appropriate, be collected by other municipalities or by Yavapai County on New Development within the Town's Municipal Planning Area, but outside of the Town of Camp Verde limits, pursuant to an intergovernmental agreement which provides that the Development Fees collected be transferred to the appropriate Town fund for expenditure in accordance with the terms of this Development Fee Code.

2. Exceptions to the application of Development Fees to New Development. Unless otherwise expressly noted, the fees imposed by this Article shall not apply in the following circumstances:

a. Previously-Issued Building Permits. No Development Fee shall be imposed on New Development for which a building permit has been issued prior to the effective date of this Development Fee Code.

b. No Net Increase in Dwelling Units. No Development Fee shall be imposed on any new residential development which does not add a new Dwelling Unit.

c. No Net Increase in Non-Residential Square Footage. No Development Fee shall be imposed on any new non-residential development which does not add square footage to a currently existing facility, unless the new non-residential development will increase the demand for Public Facilities for which Development Fees are being imposed.

d. Other Uses. No Development Fee shall be imposed on a use, development, project, structure, building, fence, sign or other activity, whether or not a building permit is required, which does not result in an increase in the demand for Public Facilities.

e. Other Development Exempted by State Law. No Development Fee shall be imposed on New Development which is exempted by Arizona State laws, however, the Town may seek to negotiate the construction of Public Facilities or the provision of services, or to negotiate the payment of Development Fees with such entities. See A.R.S. § 9-500(18).

3. Effect of Payment of Development Fees on Other Applicable Town Land Use, Zoning, Platting, Subdivision or Development Regulations. The payment of Development Fees shall not entitle the Applicant to a building permit, which shall only be issued if all other applicable land use, zoning, planning, platting, subdivision or other related requirements, standards and conditions have been met. Such other requirements, standards and conditions are independent of the requirement for payment of a Development Fee.

4. Amendments. This Development Fee Code may be amended from time to time by the Mayor and Council; provided, however, that no such amendment shall be adopted without a written report detailing the reasons and need for the increase or establishment of a new Development Fee without proper notice and public hearing as set forth in A.R.S. § 9-463.05(C).

5. Effect of Imposition of Development Fees in a Community Facilities District. In calculating and imposing a Development Fee applicable to land in a community facilities district established under Arizona Revised Statutes, Title 48, Chapter 4, Article 6, the Town shall take into account all public infrastructure provided by the district and capital

costs paid by the district for necessary public services and facilities and shall not assess a portion of the Development Fee otherwise calculated to be due that would duplicate the infrastructure provided by the district or the costs imposed by the district on New Development.

Section 7-10-4 Procedures for Imposition, Calculation and Collection of Development Fees

A. In General. The Town shall calculate the Development Fees due and owing for any Applicant at the time of the issuance of a building permit. The Applicant shall pay the Development Fees prior to and as a condition of the issuance of a building permit.

B. Calculation.

1. Upon receipt of an application for a building permit, the Town shall determine (a) whether the permit is for a residential or non-residential use, (b) the specific category (type) of residential or non-residential development, if applicable, (c) if residential, whether the use is single-family, multifamily or mobile home, and (d) if non-residential, the number of new or additional square feet of gross floor area (rounded up to the nearest square foot) and the proposed use of the facility.
2. Upon receipt of an application for a building permit relating to an existing facility, the Town shall determine whether the permit will result in a change in use. In such cases, the Development Fee due shall be based only on the incremental increase in the Development Fee(s) for the additional Public Facilities needed to accommodate the change in use.
3. After making the determinations in the Paragraph B of this Section 7-10-4, the Town shall calculate the Development Fee pursuant to Table One of Section 7-10-5 of this Development Fee Code by incorporating any applicable offset.
4. If the type of land use proposed for New Development is not expressly listed in the particular Development Fee schedule, the Town shall, at its option and in its discretion, determine the basis used to calculate the Development Fee(s) by:
 - a. identifying the most similar land use type listed and calculate the Development Fee based on the Development Fee for that land use; or
 - b. identifying the broader land use category within which the specified land use would apply and calculate the Development Fee based on the Development Fee for that land use category; or
 - c. reference to an independent impact analysis for Development Fee calculation. If this option is chosen, the following shall apply:
 - (i) The Applicant shall be responsible, at its sole expense, for preparing the independent impact analysis, which shall be reviewed for approval by

the Town Engineer and the Town Manager prior to the Town's notification pursuant to paragraph (iii) of this subparagraph.

(ii) The independent impact analysis shall measure the impact that the proposed New Development will have on the particular Public Facility at issue, and shall be based on the same methodologies used in the Development Fee calculation methodology report, and shall be supported by professionally acceptable data and assumptions.

(iii) After review of the independent analysis submitted by the Applicant, the Town shall accept or reject the analysis and provide written notice to the Applicant of its decision on a form provided for such purpose within thirty (30) days of the submission of the completed independent impact analysis. If the independent impact analysis is rejected, the written notice shall provide an explanation of the insufficiencies of the analysis.

(iv) The final decision of the Town Engineer may be appealed pursuant to this Article.

5. An Applicant may request a *non-binding* estimate of Development Fees due for a particular New Development at any time by filing a request on a form provided for such purpose by the Town. The Applicant must acknowledge that the estimate may be subject to change when a formal application for a building permit for New Development is made. Such non-binding estimate is solely for the benefit and convenience of the prospective Applicant and shall in no way bind the Town nor preclude it from making amendments or revisions to any provisions of this Development Fee Code, the specific Development Fees or the Development Fee schedules.

6. The calculation of Development Fees due from a Multiple-Use New Development shall be based upon the aggregated demand for each Public Facility generated by each land use type in the New Development.

7. The calculation of Development Fees due from a phased New Development shall be based upon the demand generated by each specific land use within the phase of development for which a separate building permit is requested.

8. Development Fees shall be calculated based on the Development Fee amount in effect at the time of application for a building permit.

C. Offsets. The Town Manager, or his designee, shall perform the actions of the Town in accordance with this Paragraph C unless specifically stated otherwise.

1. Offsets against the amount of a Development Fee due from a New Development shall be provided for, among other things, contributions made in cash, or by dedication of land (if accepted or required by the Town) or by actual construction of all or part of a Public Facility acceptable to the Town by the affected property owner meeting or exceeding the

demand generated by the New Development, and the contribution is determined by the Town to be a reasonable substitute for the cost of Public Facilities which are included in the particular Development Fee calculation methodology.

2. The amount of the excess contribution shall be determined by the Town upon its receipt of a written application requesting an offset; provided, however, that (a) the Town will make no reimbursement for excess contributions unless and until the particular Public Facility fund has sufficient revenue to make the reimbursement without jeopardizing the continuity of the Town's capital improvements program and (b) the excess contribution may not be transferred or credited to any other type of Development Fees calculated to be due from that development for other types of Public Facilities. The determination of the eligibility for and the amount of the credit shall be made by the Town on a form provided for such purposes. If the Applicant contends that any aspect of the Town's decision constitutes an abuse of discretion, the Applicant shall be entitled to appeal pursuant to this Article.

3. No offset shall be allowed unless the Town has approved the contribution or expenditure before it is or was made.

4. Offsets for dedication of land or provision of Public Facilities shall be applicable only as to Development Fees imposed for the same types of Public Facilities which are proposed to be dedicated or provided. Even if the value of the dedication of land or provision of a Public Facility exceeds the Development Fee due for the type of Public Facility, the excess value may not be transferred to Development Fees calculated to be due from the Applicant for other types of Public Facilities for which Development Fees may be imposed. Offsets may, however, be transferred to the same Applicant or to other Applicants for New Development which are proposed within the final approved platted area of the same development and for the same type of Public Facility.

D. Collection. The Town shall collect all applicable Development Fees at the time of issuance of a building permit and shall issue a receipt to the Applicant for such payment unless:

1. the Applicant is determined to be entitled to a full offset; or

2. the Applicant has been determined to be not subject to the payment of a Development Fee; or

3. the Applicant has filed an appeal protesting the imposition or calculation of the Development Fee and has posted with the Town a bond or other surety in the amount of the Development Fee, as calculated by the Town and approved by Town Attorney and Finance Director.

The Town shall collect a Development Fee at the time of issuance of a building permit even if Development Fees were paid by the Applicant at an earlier time in the development permit or approval process if the amount of the Development Fees have increased since such prior approval. In such case, the Applicant shall only be liable for

the difference between the Development Fees paid earlier and those in effect at the time of issuance of the subsequent building permit.

E. Establishment of Development Fee Accounts; Appropriation of Development Fee Funds; and Refunds.

1. Development Fee Accounts. A Development Fee account shall be established by the Town for each category of Public Facilities for which Development Fees are imposed. Such account shall clearly identify the category, account, or fund for which the Development Fees are imposed. All Development Fees collected by the Town shall be deposited into the appropriate Development Fee account or sub-account, which shall be interest bearing. All interest earned on monies deposited to such account shall be credited to and shall be considered funds of the account. The funds of each such account shall be capable of being accounted for separately from all other Town funds, over time. The Town shall establish and implement necessary accounting controls to ensure that the Development Fee funds are properly deposited, accounted for and appropriated in accordance with this Development Fee Code, A.R.S. § 9-463.05 and any other applicable legal requirements.

2. Appropriation of Development Fee Funds.

a. In General. Development Fee funds may be appropriated for Public Facilities, for Public Facility expenditures as defined herein and for the payment of principal, interest and other financing costs on contracts, bonds, notes, or other obligations issued by or on behalf of the Town.

b. Restrictions on Appropriations. Development Fees shall be appropriated only for the particular Public Facility for which they were imposed, calculated and collected.

3. Refunds.

a. Eligibility for Refund.

(i) Expiration or Revocation of Building Permit. An Applicant who has paid a Development Fee for a New Development for which the necessary building permit has expired or for which the building permit has been revoked prior to construction shall be eligible to apply for a refund of Development Fees paid on a form provided by the Town for such purposes.

(ii) Abandonment of Development After Initiation of Construction. An Applicant who has paid a Development Fee for a New Development for which a building permit has been issued and pursuant to which construction has been initiated, but which construction is abandoned prior to completion and issuance of a certificate of occupancy, shall be eligible

for a refund if, and only if, the uncompleted building is completely demolished pursuant to a proper demolition permit.

(iii) Administrative Fee. A five percent (5%) administrative fee, but not to exceed two hundred dollars (\$200), shall be deducted from the amount of any refund granted and shall be retained by the Town in the appropriate Development Fee account to help defray the administrative expenses associated with the processing of a refund application.

(iv) Refunds shall be made only to the current owner of property on which the New Development was proposed or occurred. If more than one owner owns property which paid the Development Fees, the request for refunds shall contain a copy of the conveyance documents wherein the proportionate ownership shares are set forth and the refunds shall be issued in accordance with the ownership shares of the conveyance documents. Any party obtaining a refund from the Town shall confirm current ownership and entitlement to this refund under oath and shall defend and indemnify the Town from any claims by any other party claiming a right to the refund for the same New Development.

b. Processing of Applications for a Refund. Applications for a refund shall be made on a form provided by the Town for such purposes and shall include all information required herein, as appropriate. Upon receipt of a complete application for a refund, the Town shall review the application and documentary evidence submitted by the Applicant as well as such other information and evidence as may be deemed relevant, and make a determination as to whether a refund is due. Refunds by direct payment shall be made following an affirmative determination by the Town.

c. Applications for refunds due to abandonment of a New Development prior to completion shall be made in or on forms provided by the Town and shall be made no later than sixty (60) days following expiration or revocation of the building permit. The Applicant shall submit (1) evidence that the Applicant is the property owner or the duly designated agent of the property owner, (2) the amount of the Development Fees paid by Public Facilities category and receipts evidencing such payments, and (3) documentation evidencing the expiration or revocation of the building permit or approval of demolition of the structure pursuant to a valid Town-issued demolition permit. Failure to apply for a refund within sixty (60) days following expiration or revocation of the building permit or demolition of the structure shall constitute a waiver of entitlement to a refund. No interest shall be paid by the Town in calculating the amount of any refunds.

d. The Town may, at its option, make refunds of Development Fees by direct payment, by offsetting such refunds against other Development Fees due for the same category of Public Facilities for New Development on the same property, or by other means subject to agreement with the property owner.

F. Appeals.

1. An appeal from any decision of a Town official pursuant to this Development Fee Code shall be made to the Mayor and Council by filing a written appeal pursuant to the appropriate Town form, if any, with the Town Clerk within thirty (30) days following the decision which is being appealed; provided, however, that if the notice of appeal is accompanied by a cash bond or letter of credit in a form satisfactory to the Town Attorney and the Finance Director in an amount equal to the Development Fee calculated to be due, a building permit may be issued to the New Development. The filing of an appeal shall not stay the imposition or collection of the Development Fee as calculated by the Town unless a cash bond or other sufficient surety has been provided.
2. The burden of proof shall be on the appellant to demonstrate that the decision of the Town is erroneous pursuant to the applicable legal standard.
3. All appeals shall detail the specific grounds therefor and other relevant information and shall be filed in such form as requested by the Town for such purposes.

Section 7-10-5 Development Fees

A. All new residential and non-residential development in the Town of Camp Verde shall be subject to the payment of a Municipal Development Fee payable at the time of building permit issuance by the Town, pursuant to this Ordinance as follows:

**TABLE ONE
DEVELOPMENT FEES**

	Police	General Government	Library	Parks and Recreation	TOTAL
<u>Residential</u>	Per Housing Unit				
Single Family	\$275	\$578	\$549	\$1,225	\$2,627
Multifamily	\$300	\$630	\$599	\$1,336	\$2,865
Mobile Home	\$249	\$523	\$497	\$1,109	\$2,379
<u>Nonresidential</u>	Per 1,000 Square Feet				
820 Com/Shop Ctr 25,000 SF or less	\$1,336	\$312			\$1,648
820 Com/Shop Ctr 25,001-50,000 SF	\$1,048	\$268			\$1,316
820 Com/Shop Ctr 50,001-100,000 SF	\$917	\$234			\$1,151
820 Com/Shop Ctr 100,001-200,000 SF	\$794	\$208			\$1,002
820 Com/Shop Ctr over 200,000 SF	\$681	\$187			\$868
710 Office/Inst 10,000 SF or less	\$527	\$420			\$947
710 Office/Inst 10,001-25,000 SF	\$427	\$388			\$815
710 Office/Inst 25,001-50,000 SF	\$364	\$367			\$731
710 Office/Inst 50,001-100,000 SF	\$310	\$347			\$657
720 Medical-Dental Office	\$841	\$380			\$1,221

	Police	General Government	Library	Parks and Recreation	TOTAL
610 Hospital	\$409	\$317			\$726
770 Business Park	\$297	\$296			\$593
110 Light Industrial	\$162	\$217			\$379
140 Manufacturing	\$88	\$168			\$256
150 Warehousing	\$115	\$120			\$235
Other Nonresidential					
320 Lodging (per room)	\$131	\$67			\$198
565 Day Care (per student)	\$104	\$15			\$119
620 Nursing Home (per bed)	\$55	\$34			\$89

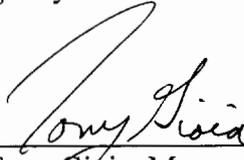
SECTION 3. SEVERABILITY.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not effect the validity of the remaining portions thereof.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall be effective at 12:01 a.m. on December 20, 2006 (the ninety-first (91st) day) following its adoption by the governing body of the Town of Camp Verde.

PASSED AND APPROVED by a majority vote of the Town Council of Camp Verde, Arizona, this 20th day of October, 2006.



 Tony Gioia, Mayor

ATTEST:



 Deborah Barber, Town Clerk

APPROVED AS TO FORM:



 William J. Sims, Town Attorney

Effective Date 12-20-06