Subject: Planning and Development Services Newsletter: March 2026
From: "City of Tucson" <Tucson@public.govdelivery.com>
Sent: 3/27/2026 10:03:16 AM
To: elghekowebmaster@gmail.com

CITY OF TUCSON
PLANNING & DEVELOPMENT SERVICES

Monthly Newsletter
MARCH 2026

Training to Help Tucsonans Navigate Middle Housing

The City of Tucson Planning and Development Services Department (PDSD) is hosting two public training sessions to help those interested in building middle housing understand the recent code amendments. These recent updates to zoning and building codes expand housing options and support infill development across the City of Tucson.

These sessions will walk participants through zoning and building code updates that make it easier to build duplexes, triplexes, and fourplexes, and explain how these changes affect property owners, builders, designers, and the City as a whole.

In-Person Session

Date: Thursday, April 2, 2026
Time: 10 – 11:30 a.m.
SESSION REGISTRATION IS FULL

Virtual Session

Date: Thursday, April 9, 2026
Time: 11:30 a.m. - 1 p.m.
Location: Virtual via Zoom

Boards, Committee, & Commission Meetings

All public meetings are held either virtually or in a hybrid format using Microsoft Teams or Zoom. Check individual meeting agendas for instructions on how to connect or attend meeting and participate.

Armory Park Historic Zone Advisory Board
Tuesday, April 21
6:30 p.m.

Barrio Historico Historic Zone Advisory Board
Monday, April 13
4 p.m.

Board of Adjustment
Wednesday, April 29
1 p.m.

Design Review Board
Friday, April 3
Friday, April 17
8:30 p.m.

Fort Lowell Historic Zone Advisory Board

Register:
https://tucsonpdsd.info/MiddleHousingTrainingSession2

What You'll Learn

- What the Middle Housing Code Amendment is and why it matters
- New opportunities for building duplexes, triplexes, and fourplexes on residential lots
- Key zoning and building code updates and what they mean for property owners and residents
- How these changes expand housing options and support infill development across Tucson
- How to apply for permits and use the City's permitting system

Both sessions are free and open to the public. PDSD staff will be available to answer questions during and after the sessions. Materials will be made available on the Middle Housing website following the workshops.

City of Tucson Issues Notice of Intent for Proposed Rate and Fee Changes

Following a vote during the Mayor and Council meeting on Tuesday, March 17, 2026, the City of Tucson has issued a notice of intent (NOI) for proposed rate and fee changes for the following departments, as required by Arizona Revised Statutes § 9-499.15:

- Environmental Services
- Planning and Development Services
- Transportation and Mobility
- Tucson Water

Eight public meetings were scheduled, including six in-person and one remaining virtual. This provides community members with an opportunity to learn more about the proposed rate and fee changes from each department.

Upcoming Public Meetings

Monday, April 27
5:30 p.m.

Outdoor Lighting Code Committee
Wednesday, April 1
Wednesday, May 6
1 p.m.

Planning Commission
Wednesday, April 15
6 p.m.

Tucson-Pima County Historical Commission
Wednesday, April 8
Noon

Tucson-Pima County Historical Commission Plans Review Subcommittee
Thursday, April 9
1 p.m.

Tucson-Pima County Joint Code Committee
Wednesday, May 20
1 p.m.

West University Historic Zone Advisory Board
Tuesday, April 14
6 p.m.

Zoning Examiner
Thursday, April 9
Thursday, April 23
6 p.m.

Metrics & Development Activity

Updated daily at 5 a.m. MST, the Permit Dashboard allows users to explore permit completion times, permit turnaround times, permits issued turnaround times, permits issued per category, etc.

Wednesday, April 1, 5:30-7 p.m.
Randolph Center, 200 S. Alvernon Way

Thursday, April 9, 5:30-7 p.m.
Donna R. Liggins Center, 2160 N. 6th Ave.

Saturday, April 11, 10-11:30 a.m.
Fred Archer Center, 1665 S. La Cholla Blvd.

Tuesday, April 14, 5:30-7 p.m.
El Pueblo Center, 101 W. Irvington Road

Thursday, April 16, 5:30-7 p.m.
Morris K. Udall Recreation Center, 7200 E. Tanque Verde Road

Saturday, April 18, 10-11:30 a.m.
Clements Center, 8155 E. Poinciana Dr.

Monday, April 20, 5:30-7 p.m.
Virtual Meeting
Zoom Link: https://us06web.zoom.us/j/89925574155

Proposed Rate and Fee Changes

PDSD proposes targeted increases for specific applications and permit types to reflect the cost of service, and to reinstate a code enforcement reinspection fee. This update to development review and permit fees aims to better align charges with the current cost of service.

Proposed Development Review Fee Schedule

- 5% fee increase for most non-valuation permits, including site review, zoning, subdivision, grading, and development package fees
- Targeted increases for fee categories significantly below the cost of service or peer cities, including:
    - Full cost recovery for design professional review fees (doubling the current fee)
    - Increases to reflect the full cost of service for floodplain use permits and related permit types
    - 25% increase for special approvals (NPZ, IID, etc.)
    - 10% increase for sign permits
    - 10% increase for rezoning and entitlement fees
    - Increased fees for pre-application conferences for commercial projects; reduction in these fees for residential development
    - Establishing new site review fees for developments utilizing the Community Corridors Tool
    - New Development Package permit fee
- Reinstates and increases the code enforcement reinspection fee from $75 to $200, supported by improved invoicing through EnerGov

You can also review the latest development activity in the City of Tucson for the month of February. Last month, Planning and Development Services issued **729** building permits.

Contact Planning and Development Services

Tucson Development Center
pdsdinquiries@tucsonaz.gov
520-791-5550

Building Safety
building_official@tucsonaz.gov

Development Packages or Pre-Applications
CDRC@tucsonaz.gov

Entitlements/Rezoning
rezoning@tucsonaz.gov

Historic
PDSDhistoric@tucsonaz.gov

Inspections
PDSDclearances@tucsonaz.gov

Media Inquiries
pdsdcommunications@tucsonaz.gov

Neighborhood Associations
neighborhood@tucsonaz.gov

Signs
PDSD_SignPermits@tucsonaz.gov

Zoning
zone1.desk@tucsonaz.gov

Click here to learn more about the other department's proposed rate and fee adjustments.

City of Tucson Warns Public About Phishing Emails Requesting Payment

PDSD is alerting the public to fraudulent emails circulating that appear to come from the department and the permitting system.

PDSD does not request payment or wire transfers by email or phone. If you receive a message asking for payment, please do not respond. All official PDSD permit invoices are sent exclusively from noreply@eplmail.tylerapp.com. Any payment request from a different address was not from the City.

The City is taking this matter seriously and is working with City IT partners to investigate the issue and protect customers. Updates will be provided as more information becomes available.

For questions about permits, contact PDSD at 520-791-5550.

If you responded to one of these emails and submitted a payment, contact your bank or financial institution and report the incident to the FBI's Internet Crime Complaint Center at ic3.gov as soon as possible. Acting quickly improves your chances of recovering your funds.

The City encourages the public to reach out and confirm any correspondence that they feel unsure about by calling 311 to be connected with the appropriate department.

Build Your Career With Planning & Development Services

The City of Tucson's Planning and Development Services Department is continually growing and looking for passionate professionals to join our customer-focused team in shaping Tucson's future.

Planner: The Planner position assists with a range of land-use planning projects. This position reviews proposed development projects for compliance with local codes and standards, area plans, and policies.

Building Inspector: The City of Tucson is accepting applications for the positions of Building Inspector I, II, and III to fill multiple vacancies. The Building Inspector position generally conducts residential building inspections for construction, manufactured buildings, plumbing, electrical, and mechanical equipment, and systems to ensure conformance to building codes, plans, and regulatory standards. Reviews residential plans and completes building inspection reports in an online permitting system.

Explore all open positions, learn about City of Tucson benefits, and apply to be part of a team dedicated to making a difference. Visit the City of Tucson job listings page to review current opportunities within Planning and Development Services and across the City.

Planning and Development Services

Planning and Development Services is a department of the City of Tucson

Planning and Development Services

SUBSCRIBER SERVICES:

Manage Subscription | Help

This email was sent to elghekowebmaster@gmail.com using GovDelivery Communications Cloud on behalf of: City of Tucson · 255 W. Alameda · Tucson, AZ 85701

govdelivery