

MUNICIPAL/COUNTY DEVELOPMENT CHARGES FOR SINGLE FAMILY RESIDENCE WITH \$100,000 IN CONSTRUCTION COSTS

	Water	Sewer	Traffic	Storm Drainage	Parks and Recreation	Fee in Lieu of Land		Other Fees	Building Permit	Plan Check	Municipal/ County Use Tax	
						Parks and Rec	Schools				Percentage	Amount
Municipalities:												
Alamosa (1)	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$639.50	\$160.00	2%	\$1,000
Arvada	\$ 10,745.00	\$1,120 Arvada, \$1,980 Metro Sewer	\$0.00	\$0.00	10 acres per 1,000 residents	equal amount of funds to land required.	4 acres per 1,000 residents	\$0.00	\$2,177.00			\$1,730.00
Aurora (2)	\$10,996.00	\$3,673.00	\$500 per acre or \$50/unit per the assumptions	\$2,516 per acre, or \$251.60 per the assumptions	\$1,012.55/unit	\$733.59/unit	not available (based on \$40K/ac or appraised value	water trans \$110/unit sewer inter. \$50/unit	\$993.75	\$993.75	4.00% (Arapahoe Cnty), 3.75% (Adams Cnty)	\$2,000.00 Arapahoe, \$1,875.50 Adams
Boulder (3)	\$8,556.89	\$1,765.00	\$1,978.04	\$885.43	\$2,242.33	\$0.00	\$0.00	\$2,622.78	\$1,389.50	\$287.15	4.21%	\$2,105.00
Cannon City (4)	\$14,500.00	\$2,730.00	unknown	charged to subdivision	unknown	unknown	unknown	\$304.00	\$794.00	N/A	60% considered cost of materials.	\$ 2,100.00
Colorado Springs (5)	\$5,500.00	\$1,700.00		\$10,000.00		\$1,781.00	\$1,532.00	Information not provided				
Denver	The City of Denver did not provide information for this survey											
Durango (6)	\$5,260.00	\$1,520.00	\$908			\$300.00	\$945.00	\$0.00	\$990	\$0.00	Use Tax = (1.5%) x (total valuation)	\$1,500.00
Eagle (7)	Based on Square Footage of Lot	\$5,000.00	1,160.00	\$0.00		Based on res. demand...land dedication or fee	Based on res. demand...land dedication or fee		\$1,095.00	65% of bldg permit fee	4%	\$4,000.00
Fort Morgan	\$ 5,744.00	\$ 1,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 560.00	0%	3%	\$3,000
Grand Junction (8)	\$1,000.00	\$2,000.00	\$1,589.00	\$0.00	\$225.00	10% of appraised raw land value at subdivision	\$460.00		\$346.00		2.75%	
Greeley (9)	\$9,728.00	\$3,900.00	\$1,512	Ranges from \$69-\$704 depending on drainage basin	\$3,174.00	\$0.00	\$0.00	\$418.00	\$892.50	\$223.13	3.46% of 50% of the total value	\$1,730.00
Kiowa (10)	\$3,200.00	\$4,500.00	\$752.00	\$0.00	\$356.00			\$1,250.00	\$993.75	\$649.00	1.50%	\$1,500.00
La Junta (11)	\$1000.00 to \$4000.00	\$400.00	NA	NA	NA	NA	NA	NA	\$900.00	NA	4%	\$4,000.00

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Lakewood (12)	\$11,800.00	\$3,530.00	None	\$23.76 per home per year	None	\$100.00	\$1,133.00	\$2.30 per sf	\$802.75	\$521.79	\$1,500.00	
Longmont (13)	\$5,410.00	\$3,000.00	\$782.00	\$691.47	\$4,825.00	\$0.00	\$0.00	\$1,673.18	\$1,155.43	\$577.72	3.93%	\$1,984.37
Loveland (14)	\$2,932.33	\$4,490.00	\$2,984	Based on lot size - ranges from \$0.0569 to \$0.0689	\$4,650.00		\$1,382.00	\$9,498.93		not known	3.80%	\$1,900.00
Montrose (15)	\$2,100.00	\$4,920.00	\$0.00	\$0.00	\$0.00	\$525.00	\$488.00		\$993.75	\$496.88	3.50%	\$1,750.00
Pueblo (16)	\$102.00	not known	\$0.00	\$0.00	\$0.00	(by acre) 6% of cash in lieu value	\$0.00	\$0.00	\$ 655.00	\$66.00	3.50%	\$3,500.00
Trinidad (17)	\$1,700.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$994	\$646.00	4% of 1/2 project cost	\$2,000.00
Westminster (18)	\$15,122.00	\$3,430.00	\$0.00	\$0.00	\$0.00	\$1,654.00	\$876.00	\$400	\$1,224.09	\$795.66	1.93%	\$1,925.00
Woodland Park (19)	\$9,331.00	\$4,675.00	\$767	\$611.46	\$271.00	\$1,077.00	\$0.00	\$572.00	NA	NA		
Counties:												
Adams (20)	\$10,823.00	\$3,860.00	\$1,599.07	NA	NA	Varies	Varies	NA	\$1,027.00	\$668.00	NA	NA
Arapahoe (21)	\$24,436.00		\$999	\$0.00	Varies	\$710.00	\$806.00	\$0	\$993.75	\$645.94	1/4 of 1% times 50% of overall valuation	\$125.00
Boulder (22)	\$6,000.00	\$0.00	\$50.00	NA	\$175.00	\$0.00	\$0.00	\$50.00	\$1,110.09	\$722.00		\$0.00
Douglas (23)	\$16,000.00	\$8,000.00	Varies		Varies	Varies	Varies		\$2,350.00	\$206.00	3.70%	\$1,500.00
Eagle (24)	\$ 15,480.00	\$8,160.00	\$1,600	\$0.00	\$0.00	\$0.00	.0151 acre x appraised acreage value	Varies	\$1,100.00	\$715	NA	NA
Elbert (25)	not known	not known	\$2521.00; \$1098.00; or \$653.00	\$1,481.00	\$198.00	\$500.00	Varies	\$381.00	\$993.75	\$645.94	NA	NA
El Paso (26)	\$9,860 - \$10,637	\$3,800.00	NA	NA	NA	Varies	Varies	\$100.00	not known	\$137.50	not known	not known
Jefferson (27)	\$20,000.00	\$20,000.00	\$2482-\$3377	NA	Formula by Population	Formula by Population	Formula by Population		\$100.00	included	NA	NA
La Plata	La Plata County did not provide this information								Based on Square footage			
Larimer (28)	\$22,300 - \$24,400	\$4,500-\$5,500	\$2,460	\$480.00	\$669 Community \$701 Regional	\$763.01	\$1200 PR-1 & \$1382 RJ2	\$121.00	\$767.40	\$383.70	\$400	
Las Animas	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$993.75	\$0.00		\$0.00

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Mesa (29)	\$5,500.00	\$2,000.00	per planning	per planning	per planning	per planning	per planning	per planning	\$436.00	\$0.00	4-7 3/4 % if materials are purchased out of county	
Montrose (30)	\$4,800 - \$5,500	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$473.00	\$0.00	approx. \$1,000.00	approx. \$700.00	NA	NA
Morgan	Morgan county did not provide this information											
Pueblo	Pueblo County did not provide this information											
Weid (31)	\$ 18,400.00	\$0.00	\$1,987.00	\$144.00	\$0.00	\$0.00	\$0.00	\$575.00	\$1,004.24	\$605.96	NA	NA

(1) city of Alamosa

water based upon a 3/4" water tap.
Sewer based upon a 4" sewer tap. 2% use tax based upon 1/2 of the valuation.

(2) City of Aurora

water and sewer are for multi-family classification.
Fee in lieu for schools is calculated by the school districts.
Municipal use tax is based on 50% of home valuation.

(3) City of Boulder -

Except for building permit and plan check fees, the City of Aurora does not base fees on the value of a house. In order to come up with fees we needed to make some assumptions. Residential units in the \$100,000 range would in all practical purposes need to be attached homes, typically condominiums (we also categorize these as multi-family housing). Other assumptions are: density: 10 units/ac, size of a development: 50 ac. (since traffic, storm drainage, water transmission, and sewer interceptor fees are based on acres). Assumptions water assuming 3/4-inch meter, 2 bathrooms, detached RES. Sewer is assuming 2 bathrooms, detached residential unit Traffic is assuming 1,000 sf detached home Storm drainage is assuming 973 sf of impervious area

(4) Cañon City

Additional fees are additional excise (impact) taxes & energy code fee
Building permit fees include building, electrical, mechanical, & plumbing fees
Municipal use tax is charged on 50% of valuation
Water fee is tap and meter by Fremont County Water District
Sewer is Fremont County Sanitation District
Other fees is fire department impact fee.
Building Permit fees are Bldg and Mech by city. Elec/Plumb by State.
Municipal/county use tax split is City 2%, County 1.5%

(5) City of Colorado Springs

Storm Drainage fee collected at time of subdivision plat per acre.

(6) City of Durango

Building Permit fees \$640 for the first \$50,000, plus \$7 for each addtn

(7) Town of Eagle

Traffic fees payed at time of zoning or subdivision

(8) City of Grand Junction

No storm drainage fee at this time--on-site detention required.

(9) City of Greeley

Parks and Recreation fee includes trail fee

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(10) Town of Kiowa	Other fee is Fire and Police											
(11) Town of La Junta	Water assumes 3/4" tap, sewer assumes 4" tap											
(12) City of Lakewood	Other fees are for Public Facilities											
(13) City of Longmont	water fee depends upon services size											
(14) City of Loveland	Sewer is based upon standard 4" connection											
(15) City of Montrose	Use tax - 1% county + 3% city is collected											
(16) City of Pueblo	Tap + meter fees are charged by Consolidated Mutual											
(17) City of Trinidad	Lakewood sewer is \$1,550 to City, \$1,980 to MWRD											
(18) City of Westminster	Other fees for use of park for drainage from a private property											
(19) Woodland Park	Water is based on a 5,000 sf lot (fees based on Sq Ft of lot)											
(20) Adams County	Sewer is based on 3/4" tap.											
(21) Arapahoe County	Other fees are for Electrical fees and other misc fees.											
(22) Boulder County	water - 3/4" tap requires .236 acre feet											
(23) Douglas County	sewer - \$4340 for drainage, \$150 for storm inspection											
(24) Eagle County	Parks and Recreation - Parks \$2,454, Rec \$1,128, Trails \$406, Open \$662											
	Other fees = 3/4" water, 150 amp electrical											
	Municipal use tax is assessed on 1/2 of the total project valuation											
	Municipal use tax is based on 1/2 of cost (1/2 labor)											
	Water tap fee is for res. 1" line. Exc. plant invest fee											
	Fee in lieu of land for parks and rec is included in subdivision cost											
	Municipal use tax is charged on construction materials brought in from outside the City											
	Other fee is grading review fee											
	Water fee includes Plant investment fee and water rights fee											
	Sewer fee includes plant investment fee											
	Fee in lieu of land for parks and rec is paid by the developer at Final Plat											
	Building permit and plan check fees are charged by Teller County											
	Water and sewer are charged by South Adams Water District											
	Water and sewer are charged by E. Cherry Ck. Valley W&S Dist											
	water fee includes sewer and storm water drainage fees											
	Traffic fee is for a Single Family with 2 car garage, only in areas east of Parker Rd. to E-470											
	Parks and recreation fee in lieu of land is based on # of persons generated by the development											
	School fee in lieu of land is based on # of students generated by development											
	Water and sewer fees are shown together from Hoover Hills Water District											
	Traffic impact fees only charged in some areas of the County											
	Other fees include a \$25.00 non-profit human services tax and \$25.00 jail improvement & operation tax											
	Water and sewer are provided by Pinery Water and Wastewater District											
	Water and sewer estimates from Eagle River Water and Sanitation District											
	Other fee is "Green Build" fees which have a scale of compliance											

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(25) Elbert County												
(26) El Paso County												
(27) Jefferson County												
(28) Larimer County												
(29) Mesa County												
(30) Montrose County												
(31) Weld County												

Traffic Impact fees vary depending on what part of county.
 School fee in lieu of land depends upon the school district
 Other fee is for the Sheriffs office

Water and Sewer charged by Widefield Water and Sanitation District

Water and Sewer charged by West Jefferson Water District

Based upon water and sewer fees from Fort Collins/Loveland Water

Storm drainage fees estimated for 1 acre, but vary depending upon location

School fees - RJ2 to go to \$1800 on 1-1-2008

Other fees includes \$85 plot plan fee, \$36 for plumbing & heating fees

Water through Ute Water, sewer through Fruitvale Sewer

Water through Tri-County Water, sewer through West Montrose Sanitation District

Water fee includes all tap fees for water and sewer from district

Other fees are for capital improvements