



1290 S. Public Road
Lafayette, Colorado 80026

Building Permit Fees

303-661-1270
Email: planning@lafayetteco.gov

City of Lafayette Building Permit Fees

Fee Description	Residential				Non-Residential
	Single-Family	Multi-Family	Duplex	Accessory Dwelling*	Commercial/Industrial
Building Permit Fee	See attached Exhibit A				
Plan Check Fee	65% of Building Permit Fee				
Water Tap Fee	Dependent on water meter size. See attached Exhibit B.				
Water Rights per Subdiv. Agree.	Contact Public Works				Contact Public Works
Water Meter	Dependent on meter size. See attached Exhibit B.				
Water Reclamation Tap Fee	Dependent on water meter size. See attached Exhibit B.				
Electrical Temporary	\$33				
Electrical	\$33 min, \$66 two inspections; New \$100<3,000 sq. ft. + \$33 for every 1,000 sq. ft. over 3,000 sq. ft.				\$16 per \$1,000 of value, \$70 min.
City Use Tax	3.87% of 60% of total value (.02322 x value)				
County Use Tax	1.185% of 60% of total value (.00711 x value)				
Affordable Housing Fee	\$1.00 per square foot for new residential unit (includes unfinished basement)				\$1.00 per square foot of gross floor area of structure
Engineering Inspection	\$250 per new residential unit; \$200/unit for razed/rebuilt				
Impact Fees Paid with Building Permit					
Storm Water Fee	\$1,300 per residential unit and non-residential building if platted prior to 4-13-07. If platted after 4-13-07, paid as part of development impact fee, see Attached Exhibit C.				
Storm Water Utility Fee/Unit type	\$1,750	750	\$1,250	\$250	N/A
Service Expansion Fee	\$7,500	\$2,500 Per DU Per TH, Condo, or Apt	\$10,000 Per 2 DU	\$1,000	\$0.15/gross building sq. ft.
Parks & Rec Fee	\$1350 per unit				\$0.35/gross sq. ft. of building
Public Arts Fee	\$150 per unit				\$0.05/gross sq. ft. building
Other Miscellaneous Fees					
Permit Transfer Fee/Subsequent Residential Plan Reviews	\$750				
Renewal of Building Permit	\$15% of Original Permit				
Stormwater Management Permit	\$100/plan plus \$50 per distributed acre > 5 acres				
Building Permit Commitment Deposit	\$1,000 /unit				
Temporary Sign Permit	\$25				
Temp. Outdoor Sales, Storage or Display of Merchandise	\$75				
Fire Inspection	See Exhibit D				
Out of City Fees					
Properties outside the legal City boundary pay twice the listed amount for water tap, water reclamation tap and water right fees.					
*Separate water service, wastewater service, water meters and water rights are not required for accessory dwelling units in OTR (Old Town Residential Zoning District).					



Exhibit A

Building Permit Fee Schedule

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Exhibit A Building And Sign Permit Fee Schedule

Total Valuation	Fee
Residential: AC, Furnace, Fence, Roof, Sewer Repair, Shed, Siding, Solar PV, Water Heater, & Windows	\$30.00
Demolition Review w/out HPB Review	\$150.00 per application
Demolition Review with HPB Review	\$300.00 per application plus Public Hearing Fee
\$1.00 to \$500.00	\$30.00
\$501.00 to \$2,000.00	\$30.00 for the first \$500.00 plus \$3.35 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$80.25 for the first \$2,000.00 plus \$15.40 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$434.45 for the first \$25,000.00 plus \$11.11 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$712.20 for the first \$50,000.00 plus \$7.70 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,097.20 for the first \$100,000.00 plus \$6.16 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,561.10 for the first \$500,000.00 plus \$5.22 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$6,176.10 for the first \$1,000,000.00 plus \$4.01 for each additional \$1,000.00, or fraction thereof
Other Inspections and Fees	
1. A plan review fee	65% of the applicable building permit fee
2. Inspections outside of normal business hours (min. charge 2 hours)	\$75.00 per hour*
3a. Reinspection fees	\$75.00 per hour*
3b. Electrical reinspection fees	\$75.00 per inspection
4. Inspections for which no fee is specifically indicated (minimum charge one-half hour)	\$75.00 per hour*
5. Additional plan review required by changes, additions or revisions to plans (min. charge - one-half hour)	\$75.00 per hour*
6. For use of outside consultants for plan checking and inspections, or both	Actual costs**
*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include the supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved. **Actual costs include administrative and overhead costs.	



Exhibit B – Utility Tap Fees

1290 S. Public Road, Lafayette, Colorado 80026

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Water Meter and Utility Tap Fees (In-City only). All meters shall be installed by the City of Lafayette.

RESIDENTIAL FEES					
Dwelling Unit Type	Water Meter Size	Maximum Peak Flow (GPM)	Meter Fee	Water Tap Fee	Water Reclamation Tap Fee
Single-Family	5/8" Meter	25	329	\$7,800	\$5,300
Single-Family	3/4" Meter	35	\$346	\$9,360	\$6,360
Multi-Family	1" Meter	55	\$392	\$13,026	\$8,851
Multi-Family	1 1/2" Meter	150	\$1,462	\$25,974	\$17,649
Multi-Family	2" Meter	200	\$1,712	\$41,574	\$28,249
Duplex (2 Unit)	-----	-----	Based on Meter Size	\$14,625	\$9,940
MF Units or Mobile Home Park	-----	-----	Based on Meter Size	\$7800 per Bldg plus \$4290 per Unit	\$5300 per Bldg plus \$2870 per Unit
Accessory Dwelling*			Based on Meter Size	\$4,290	\$2,870.00

Commercial and Industrial water meter sizes are determined using the plumbing code flow rates.

COMMERCIAL & INDUSTRIAL (NON-RESIDENTIAL) FEES				
Water Meter Size	Maximum Peak Flow (GPM)	Meter Fee	Water Tap Fee	Water Reclamation Tap Fee
5/8" Meter	25	\$329	\$7,800	\$5,300
3/4" Meter	35	\$346	\$9,360	\$6,360
1" Meter	55	\$392	\$13,026	\$8,851
1 1/2" Compound Meter	150	\$1,462	\$25,974	\$17,649
2" Compound Meter	200	\$1,712	\$41,574	\$28,249
3" Compound Meter	500	\$2,099	\$83,226	\$56,551
4" Compound Meter	1000	\$3,522	\$130,026	\$88,351
6" Compound Meter	2500	\$6,092	\$259,974	\$176,649

Continuous flow rates shall be used for irrigation applications.

IRRIGATION METERS			
Water Meter Size	Maximum Peak Flow (GPM)	Meter Fee	Water Tap Fee
5/8" Meter	25	\$329	\$7,800
3/4" Meter	35	\$346	\$9,360
1" Meter	55	\$392	\$13,026
1 1/2" Turbo Meter	200	\$1,070	\$25,974
2" Turbo Meter	250	\$1,287	\$41,574
3" Turbo Meter	650	\$1,540	\$83,226
4" Turbo Meter	1250	\$2,814	\$130,026
6" Turbo Meter	2500	\$5,213	\$259,974

Out-of-City Water Meter and Utility Tap Fees: Contact Public Works Department -303-661-1279

*Separate water service, wastewater service, water meters and water rights are not required for accessory dwelling units in OTR.



Exhibit C
Development Impact Fees & Exactions

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Exhibit C
Development Impact Fees and Exactions
(Charged at Time of Subdivision Approval)

Water Rights Dedication

The dedication of water rights occurs with the platting of residential properties based on predetermined projected uses. For non-residential uses water rights are either dedicated at the time of platting or can be deferred until the issuance of a building permit. The amount of water rights dedication for non-residential uses is based on a projected annual water use that is dependent on the actual land use.

The cash in-lieu fee is subject to periodically change based on the market value fluctuation of the CBT units. If the projected number of CBT units results in a fraction the total number of CBT units is rounded up to the next whole number.

Along with the dedication of water rights, developments are required to pay a Windy Gap/Northern Integrated Supply Project (NISP) Supplemental Water fee for each acre-foot of water dedicated.

Any development with a projected total annual water use of ten (10) acre-feet or more is required to dedicate shares of Colorado Big Thompson (CBT) water units, approval of cash-in-lieu is at the sole and absolute discretion of City Council. Developments with a projected total annual water use of less than ten (10) acre-feet may pay a cash in-lieu fee, subject to approval by the Director of Public Works.

Residential Water Rights Dedication

Single-Family dwelling	0.50 acre-feet per unit
Multi-Family dwellings, including duplexes with outdoor irrigation	0.35 acre-feet per unit
Multi-Family dwellings, including duplexes with no outdoor irrigation	0.25 acre-feet per unit

Non-residential Water Rights Dedication

In most non-residential subdivisions the water rights dedication is required at the time of issuance of the building permit. The water right dedication amount is determined based upon the proposed land use and the projected annual water use.

Windy Gap/Northern Integrated Supply Project (NISP) Supplemental Water Fee

\$5,021 per acre-foot of dedicated water

Acre-foot yield per CBT share

One (1) CBT share yields 0.70 acre-feet of water

Cash in-lieu fee

\$94,285 per acre foot plus payment of Windy Gap/NISP Supplemental Water Fee

Exhibit C Development Impact Fees & Exactions (continued)

Stormwater Fee

Stormwater Utility Enterprise Fee \$0.254 sq. ft. or \$11,079/acre

This fee applies to property platted for the first time after April 13, 2007. Properties platted prior to this date are not subject to this fee, but are subject to the Storm Drainage Fee of \$1,300 per dwelling unit or non-residential building, which is charged at the time of the issuance of a building permit.

Public Land Dedication

Amount of Public Land dedication 12% of total land area (Non-residential)

15% of total land area (Residential)

Cash-in-Lieu Fair market value of required dedication

Visitability Regulations Cash In-Lieu

	<u>Amount</u>	<u>Unit</u>
Unbuilt visitable dwelling unit	\$5,000.00	Per dwelling unit
Unbuilt visitable model home unit	\$10,000.00	Per model home

Off Street Parking Requirement Cash In-Lieu

	<u>Amount</u>	<u>Unit</u>
Parking stall	\$12,000.00	Per parking stall



Exhibit D
Fire Department Fees

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Exhibit D
Sprinkler or Fire Suppression System and/or Fire Alarm

Construction Inspection Fee -- Non-Residential Only	
New Building Core & Shell	Fee
1 - 15,000 sq. ft.	\$350
15,001 - 100,000 sq. ft.	\$350 for the first 15,000 sq. ft. plus \$.0125 for each additional sq. ft. up to 100,000 sq. ft.
100,001 - 150,000 sq. ft.	\$1,600 for the first 100,000 sq. ft. plus \$.025 for each additional sq. ft. up to 150,000 sq. ft.
over 150,000 sq. ft.	\$3,750 for the first 150,001 sq. ft. plus \$.03 for each additional sq. ft.
Tenant Finish	Fee
0-1,500 sq. ft.	\$50
over 1,500 sq. ft.	\$50 for the first 1,500 sq. ft. plus \$.033/sq. ft. for each additional sq. ft.
Reinspection Fee	\$75 for first offense, double the previous fee for every re-inspection.