



1290 S. Public Road
Lafayette, Colorado 80026

Building Permit Fees

303-661-1270
Email: planning@lafayettedco.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 | 0.985% of 60% of total value (.00591 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

1290 S. Public Road
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Email: planning@lafayetteco.gov

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

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

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

\$85,700 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. |