

Building Permit Fee Reduction Information

For replacement or repair of structures damaged or destroyed in the Cameron Peak Fire – August through November, 2020

1. The property owner benefitting from the fee reduction must be the property owner of record at the time of the disaster. The reduction does not apply to persons who acquire the property at a later date.
2. The reduced fee applies only to structures partially or fully constructed under a valid building permit or determined to be “grandfathered” or “non-conforming”.
3. The reduced fee only applies to structures damaged or destroyed in the Cameron Peak Fire. The structure must be located within fire boundaries as shown on the Cameron Peak Fire map attached to the “Resolution Establishing a Three-Year Cameron Peak Fire Clean UP and Rebuilding Program” approved by the Board of County Commissioners on October 6, 2020.
4. The reduced fee is available to Cameron Peak Fire survivors who are uninsured or underinsured. If insured, the owner will certify on the Reduced Fee Application that insurance coverage does not adequately cover costs to rebuild including payment of building permit fees. The Community Development Director has the authority to request documentation if there is a question concerning levels of insurance coverage.
5. Applicants may appeal the Community Development Director’s determination to the Board of County Commissions pursuant to Section 22 of the Larimer County Land Use Code.
6. The reduced fee applies only to the Building Department fee portion of the total permit fees, i.e., the building fee and plan check fees. Use tax fees associated with building permits cannot be waived or reduced and must be paid by the applicant/owner, transportation capital expansion fees (TCEFs), Planning plot plan review and district fees are not subject to the fee reduction.
7. The maximum reduction in building permit fees for each parcel is up to \$1000.00 for residences and cabins and \$500.00 for utility rebuilds, subject to fund availability.
8. If building permit and review fees (less use tax fees, TCEF fees, district fees and Planning plot plan fees) are not more than or equal the maximum reduction per parcel, the lesser amount shall apply.
9. Building permits are valid for 18 months. At the owner’s request, a one-time extension for another 18 months to complete the work can be granted without a fee. If an owner needs an extension beyond the second 18-month period, the owner is responsible for paying the applicable extension fee (one-half the building fee portion of the total permit fee.)
10. The County understands property owners may not be in a position to obtain a building permit to replace damaged or destroyed structures immediately. If a fee reduction request is granted, the approval will remain in effect for the duration of the Rebuild Program.