

LARIMER COUNTY DEVELOPMENT REVIEW FEE SCHEDULE

EFFECTIVE JULY 1, 2025

COMMUNITY DEVELOPMENT PLANNING DIVISION

LARIMER.GOV/PLANNING * (970) 498-7683 * 200 W OAK ST, 3RD FLOOR

Multiple fees shall be charged for multiple requests in a single application (except for a Special Review and Rezoning application) at the public hearing stage. Multiple requests in a single application at Sketch Plan Review will only be charged the single Sketch Plan Review Fee. The County may develop policy guidelines, by separate resolution(s), that establish an equity-based fee reduction for county-wide projects meeting strategic plans, goals or are in the best interest of its' residents.

Meeting Publication and Notification Fee

Cost of Service - collected prior to noticing

Recording Fee

Cost of Service - collected at the time of recording

Resubmittal Fee (3rd submittal / 2nd resubmittal)

One-half (1/2) the original application fee

1041 REVIEW

1041 Permit	\$8,070.64
Additions / Alterations	\$2,690.21
Appeal of Determination (BCC)	\$1,614.13
Technical Review	\$4,202.11

ADMINISTRATIVE SPECIAL REVIEW

Administrative Special Review	\$1,431.20
Accessory Living Area	\$1,054.57
Accessory Living Area Amendment	\$538.04
Extended Family Dwelling / Farmstead	\$538.04

APPEALS

Appeal of Administrative Decision	\$322.83
Appeal to BCC	
Appeal Code Standard with Project Review	\$575.70
Appeal Code Standard without Project Review	\$2,012.28
Fee Appeal	No Fee

DETERMINATION OF STATUS

Nonconformities / Expansion of Nonconformity	\$1,431.19
Lot Determination / Expanded Zoning Determination / Property Status / Zoning Determination	\$134.53

LAND DIVISION

Administrative Subdivision	
Sketch Plan	\$2,114.50
Final Plat	\$7,704.78
Subdivision, Conservation Development, Planned Land Division, Rural Land Use	
Sketch Plan	\$2,114.50
Preliminary Plat Public Hearing	
Up to 6 lots	\$3,287.44
7 or more lots	\$5,186.73
Final Plat	\$7,704.77
Additional Processes	
Development Agreement Modification	\$1,167.57
Preliminary Plat Time Extension	\$699.46

MINOR LAND DIVISION

Minor Land Division	
With Existing Uses on all Proposed Lots	\$1,415.05
Creating a Vacant Lot with Proposal	\$1,893.91

PLAT MODIFICATION

Administrative	
Boundary Line Adjustment / Amended Plat (or Combo)	\$753.26
Lot Consolidation / Add-On Agreement	\$753.26
Board Approved (BCC)	
Amended Plat	\$1,398.91
(including Combo with Boundary Line Adjustment)	
Lot Consolidation	\$1,022.28

REZONING

Sketch Plan	\$2,114.50
Rezoning	\$4,094.51
Rezoning - Comprehensive Plan Implementation	\$333.58

SITE PLAN

Change of Use	\$710.21
(or Tenant Finish on Previously Approved Site Plan)	
No Buildings <u>or</u> Buildings Less than or Equal to 10,000 gsf	\$1,732.49
Buildings Over 10,000 gsf	\$4,202.11
Amendment	\$1,312.83

SPECIAL REVIEW

Sketch Plan	\$2,114.50
Special Review	\$4,847.76
(unless Use is listed below)	
Special Review - Major	\$6,195.82
For the following Uses: Airport, commercial poultry, country club, feed yard, golf course, heliport, correctional facility, landfill (private), manufactured housing park, mining operation, recreational vehicle park/campground, retreat, and seasonal camp	

VARIANCE

Variance	\$1,511.90
Extension or Modification of Approved Variance	\$554.19
Minor Modification	\$753.26

WIRELESS FACILITIES

Site Plan	\$3,993.36
Administrative Special Review	\$5,251.30
Special Review	\$6,897.69
Master License Agreement - Up to 5 Facilities	\$2,324.34
Master License Agreement - Additional Facilities (up to 10)	\$3,782.44
Eligible Facilities Request	\$688.70

AMENDMENTS

Development Code Text Amendment	\$1,614.13
Comprehensive Plan Amendment	\$1,614.13

ZONING COMPLIANCE REVIEW (at Building Permit)

Accessory Structures	\$161.41
(includes barns and garages without a principle structure)	
Residential	\$161.41
(includes new structures, additions, and alterations)	
Commercial	\$172.17
(includes new structures, additions, and alterations)	
Temporary Structures	\$134.52
(includes fireworks stands, temporary commercial, and temporary mobile home during construction)	
Utility and Miscellaneous Permits	\$134.52
(if Plot Plan Review is required)	

MISCELLANEOUS

Certificate of Designation	\$5,444.99
Major Amendment	\$3,529.55
Minor Amendment	\$1,807.83
Condominium Map Review	\$1,495.76
Special District	\$462.73
Location and Extent Review	\$1,829.34
(projects funded by Larimer County General Fund are exempt from fee)	
Location and Extent Administrative Amendment	\$710.21
Temporary Agricultural Uses	\$505.77
Temporary Agriculture - Renewal without significant changes	\$355.10
Sign Permit	\$139.90

ENGINEERING FEES

DEVELOPMENT CONSTRUCTION PERMIT (Engineering)

Per SF Unit	\$420.88
Per Duplex Unit	\$210.44
Per MF Unit	\$210.44
Per Commercial / Industrial Site	(urban) \$1578.30
	(rural) \$789.15

FLOOD REVIEW BOARD

Map Amendment Request	\$645.65
Code Interpretation and Variance	\$430.43
Floodplain Project Review	\$807.06
Appeal to the BCC	\$215.22

VACATION

Right-of-Way Vacation	\$1,264.40
Easement Vacation	\$457.35
Plat Vacation	\$720.98

MISCELLANEOUS

Temporary Permit for Public Construction Site	\$860.87
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REFERRAL AGENCY FEES

FIRE DISTRICT FEES

Berthoud Fire Protection District

(Make checks payable to Berthoud Fire Protection District)

Minor Subdivision / Preliminary Plat, Final Plat and PUD or \$250

Amendment to PUD, Site Plan

Concept Plan / Sketch or any other project referred to BFPD \$100

New commercial and residential development may be TBD by BFPD
subject to additional Scope Fee

Loveland Fire Rescue Authority

(Make checks payable to Loveland Fire Rescue Authority)

Land Division, Rezoning, Site Plan Review, Special Exception & \$250
Special Review

Any other application referred to LFRA \$100

Poudre Fire Authority

(Make checks payable to Poudre Fire Authority)

Land Division, Rezoning, Site Plan Review, Special Exception & \$250
Special Review

New commercial and residential development may be TBD by PFA
subject to additional Scope Fee

Larimer County Sheriff's Office

Minor Subdivision / Preliminary Plat, Final Plat and PUD or \$100
Amendment to PUD, Site Plan, Land Division, Rezoning,

Site Plan Review, Special Exception & Special Review

Concept Plan / Sketch or any other project referred to LCSO \$50

Short-Term Rental (all application types) \$150

COLORADO GEOLOGICAL SURVEY FEE

(Make checks payable to Colorado Geological Survey)

Site Plan, Administrative Special Review, Special Review, 1041 \$600

Very Small Residential Subdivision \$600

(1 - 3 dwellings & less than 100 acres)

Small Subdivision \$950

(more than 3 dwellings & less than 100 acres)

Large Subdivision \$1,550

(100 - 499 acres)

Very Large Subdivision \$2,500

(500 acres or more)

SPECIAL EVENT PERMIT FEES

SPECIAL EVENT PERMITS

	Standard Fee	\$200
Tier 1	Non-Profit / Community Group	\$100
	Natural Resources Fee*	\$25
	Standard Fee	\$500
Tier 2	Non-Profit / Community Group	\$200
	Natural Resources Fee*	\$100
	Standard Fee	\$1,000
Tier 3	Non-Profit / Community Group	\$500
	Natural Resources Fee*	\$250

Full Road Closure	\$500
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*Natural Resources Fee: Applies to events on or adjacent to lands owned or managed by the Larimer County Department of Natural Resources. Additional fees for event staffing will be negotiated on a case-by-case basis, per Department of Natural Resources policy.

Event Type	Event includes at least one of the following characteristics:
Tier 1 (up to 500 people)	<ul style="list-style-type: none"> • Max attendance of up to 500 people • Minor impacts to roadways, adjacent property owners, and adjacent neighborhoods • Minor transportation impacts • Generally, does not require Larimer County Sheriff's Office or Department of Natural Resources staffing beyond normal operations
Tier 2 (up to 1500 people)	<ul style="list-style-type: none"> • Max attendance of up to 1,500 people • Moderate impacts to roadways, adjacent property owners, and adjacent neighborhoods • Moderate transportation impacts (e.g., removal of parking, off-site parking and circulation plan, requires a traffic impact study) • Requires limited to moderate Larimer County Sheriff's Office or Department of Natural Resources staffing beyond normal operations
Tier 3 (> 1500 people)	<ul style="list-style-type: none"> • Attendance estimated to be greater than 1,500 people • Moderate to severe impacts to roadways, adjacent property owners, and adjacent neighborhoods • Moderate to severe transportation impacts (e.g., removal of parking, off-site parking and circulation plan, requires a traffic impact study, major mitigation measures required, major impacts to transit) • Requires significant Larimer County Sheriff's Office or Department of Natural Resources staffing, including moderate to major support in the venue