

# LARIMER COUNTY DEVELOPMENT REVIEW FEE SCHEDULE

COMMUNITY DEVELOPMENT PLANNING DEPARTMENT  
 LARIMER.ORG/PLANNING • (970) 498-7683 • 200 W. OAK ST., 3<sup>RD</sup> 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.

<i>Meeting Publication and Notification Fee</i>	Cost of Service – collected prior to noticing
<i>Recording Fee</i>	Cost of Service – collected at the time of recording
<i>Resubmittal Fee (3<sup>rd</sup> submittal / 2<sup>nd</sup> resubmittal)</i>	One-half (1/2) the Original Application Fee

## 1041 Reviews

<i>Additions/Alterations</i>	\$2,051
<i>Appeal to Board of County Commissioners (BCC)</i>	\$1,070
<i>Reconsideration of Determination</i>	\$750
<b>Individual Reviews</b>	\$6,845
Domestic Water/Sewer Transmission; Electrical Substation; Electrical Transmission Line; Electrical Transmission Line Upgrade; Highways/Interchanges; Natural Gas/Petroleum Pipeline; Natural Gas/Petroleum Storage Facility; Nuclear Power Plant; Power Plant; Solar Energy Power Plant; Wind Power Plant; Water Storage Reservoir	
<b>Combo Reviews</b>	\$8,253
Power Plant / Transmission Line / Transmission Station / Etc.	

## Accessory Living Areas

<i>Accessory Living Area</i>	\$891
<i>Accessory Living Area Amendment (Admin)</i>	\$611
<i>Accessory Living Area Amendment (BCC)</i>	\$753
<i>Extended Family Dwelling Unit (Admin)</i>	\$514
<i>Extended Family Dwelling (BCC)</i> (For reasons other than age or disability, or on lots/parcels containing fewer than 4-acres)	\$1,104
<i>Farmstead</i>	\$674

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## Appeals

<i>Appeal to Board of Adjustment</i>	\$508
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### **Appeal to BCC**

<i>Appeal Code Standard with Project Review</i>	\$267
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<i>Appeal Code Standard without Project Review</i>	\$1,320
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<i>Fee Appeal</i>	\$114
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<i>General Appeal</i>	\$870
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## Colorado Geological Survey Fee

(Make checks payable to the Colorado Geological Survey)

<i>Very Small Residential Sub (1-3 dwellings &amp; less than 100 acres)</i>	\$600
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<i>Small Subdivision (more than 3 dwellings &amp; less than 100 acres)</i>	\$950
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<i>Large Subdivision (100-499 acres)</i>	\$1,550
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<i>Very Large Subdivisions (500 acres or more)</i>	\$2,500
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## Concept Plan

<i>Sketch Plan</i>	\$884
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<i>Public Hearing Submittal</i>	\$2,210
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## Determination of Status

<i>Nonconformities / Expansion of Nonconformity</i>	\$764
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<i>Lot Determination / Expanded Zoning Determination / Property Status / Zoning Determination</i>	\$64
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## Fire District Fees (applied at initial submittal)

### **Berthoud Fire Protection District**

(Make checks payable to Berthoud Fire Protection District)

<i>Minor Subdivision/ Preliminary Plat, Final Plat and PUD or Amendment to PUD, Site Plan</i>	\$100
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<i>CTR / Sketch or any other project referred to BFPD</i>	\$50
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### **Loveland Fire Rescue Authority**

(Make checks payable to Loveland Fire Rescue Authority)

<i>Land Division, Rezoning, Site Plan Review, Special Exception &amp; Special Review</i>	\$250
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<i>Any other application (example PSP) referred to LFRA</i>	\$100
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### **Poudre Fire Authority**

(Make checks payable to Poudre Fire Authority)

<i>Land Division, Rezoning, Site Plan Review, Special Exception &amp; Special Review Applications</i>	\$100
<i>Any other application (example PSP) referred to PFA</i>	\$50

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### **Flood Plain Review Board**

<i>Map AMENDMENT Request</i>	\$485
<i>Code Interpretation and Variance</i>	\$390
<i>Floodplain Project Review</i>	\$756
<i>Appeal to the BCC</i>	\$145

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### **Land Divisions – Major**

#### **Administrative Subdivision**

<i>Sketch Plan</i>	\$1,488
<i>Final Plat</i>	\$4,776

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### **Subdivisions, Conservation Development, Planned Land Division, Rural Land Use**

<i>Sketch Plan</i>	\$1,680
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#### **Preliminary Plat Public Hearing**

<i>Up to 6 lots</i>	\$3,128
<i>7-50 lots</i>	\$4,544
<i>Over 50 lots</i>	\$5,595
<i>Final Plat</i>	\$4,470

#### **Development Construction Permit (Eng.)**

<i>Per SF Unit</i>	\$275
<i>Per Duplex Unit</i>	\$138
<i>Per MF Unit</i>	\$125
<i>Per Commercial / Industrial Site</i>	\$950 (urban) \$575 (rural)

#### **Additional Processes**

<i>Development Agreement</i>	\$878
<i>Development Agreement Modification</i>	\$862
<i>Subdivision Improvements Agreement</i>	\$617
<i>Amendment to Approved SIA</i>	\$463

<i>Preliminary Plat Time Extension</i>	\$646
<i>Waiver from Subdivision Design</i>	\$235
<i>Request for Release of Collateral</i>	\$923

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### **Land Divisions – Minor and Accessory**

<b><i>Minor Land Division</i></b>	
<i>With Existing Uses on All Proposed Lots</i>	\$1,191
<i>Creating a Vacant Lot with Proposal</i>	\$1,787

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### **Land Divisions – Plat Modifications**

<b><i>Administrative (DIR)</i></b>	
<i>Boundary Line Adjustments</i>	\$637
<i>Amended Plat</i>	\$476
<i>Lot Consolidation</i>	\$327
<i>Plat Note</i>	\$251
<b><i>Board Approved (BCC)</i></b>	
<i>Amended Plat</i>	\$1,122
<i>Lot Consolidation</i>	\$797

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### **Miscellaneous**

<i>Add-on Agreements</i>	\$569
<b><i>Certificate of Designation</i></b>	\$2,985
<i>Major Amendment</i>	\$1,641
<i>Minor Amendment</i>	\$839
<i>Condominium Map Review</i>	\$848
<i>Special District</i>	\$481
<i>Location and Extent Review</i> (Projects that are funded by the Larimer County General Fund are exempt from this review)	\$1,355
<i>Location and Extent Administrative Amendment</i>	\$346
<i>Temporary Agricultural Uses</i>	\$329
<i>Temporary Agriculture – Renewal without significant changes</i>	\$212
<i>Sign Permits</i>	\$64

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**Rezoning**

<i>Sketch Plan</i>	\$1,051
<i>Public Hearing</i>	\$3,842
<i>Rezoning – Comprehensive Plan Implementation (With concurrent review)</i>	\$311

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**Site Plan**

<i>Change of Use</i>	\$542
<i>Preliminary SP – part of CD / PLD / Special Review</i>	\$230
<i>Temporary Permit for Public Construction Site</i>	\$507
<i>No Buildings <u>or</u> Buildings Under 10,000 gsf</i>	\$1,498
<i>Buildings Over 10,000 gsf</i>	\$3,905
<i>Tenant Finish on Previously Approved Site Plant</i>	\$336
<i>Amendment</i>	\$637
<i>Landscape Review</i>	\$501

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**Special Review**

<i>Administrative Review</i>	\$1,064
<i>Administrative Review – Short Term Rentals</i>	\$1,233
<i>Public Hearing Review</i>	\$1,233
<b><i>Board Approved</i></b>	
<i>Sketch Plan</i>	\$1,416
<i>Public Hearing Submittal (unless specified use)</i>	\$3,053
<i>Special review (per list of specified uses)</i>	\$5,974

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**Vacation**

<i>Right-of-Way</i>	\$694
<i>Easement</i>	\$265
<i>Plat</i>	\$389

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**Variance**

<i>Variance</i>	\$1,343
<i>Extension or Modification of Approved Variance</i>	\$324
<i>Minor Modification</i>	\$695

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**Wireless Facilities**

<i>Site Plan</i>	\$3,703
<i>Administrative Special Review</i>	\$4,580
<i>Special Review</i>	\$6,410
<i>Master License Agreement – Up to 5 Facilities</i>	\$1,331
<i>Master License Agreement – Add. Facilities (Up to 10)</i>	\$1,807
<i>Eligible Facilities Request</i>	\$544

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**Zoning Compliance Review (at Building Permit)**

<i>Accessory Living Structure</i>	\$124
<i>Accessory Structures (less than 35 acres)</i>	\$90
<i>Accessory Structures (35 acres or greater)</i>	\$90
<i>Barn without a Principle Structure</i>	\$127
<i>Cell Towers – New / Additions / Alterations</i>	\$179
<i>Commercial Structures – New</i>	\$185
<i>Commercial Structures – Additions / Alterations</i>	\$165
<i>Fireworks Stands</i>	\$152
<i>Garage without a Principle Structure</i>	\$126
<i>Mobile Home – Temporary During Construction</i>	\$101
<i>Residential Structures – New</i>	\$128
<i>Residential Structures – Additions</i>	\$109
<i>Residential Structures – Alterations</i>	\$64
<i>In Non-residential, Residential and Rural Districts</i>	\$106
<i>Temporary Commercial</i>	\$74

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**Amendments**

<i>Development Code Text Amendment</i>	\$849
<i>Comprehensive Plan Amendment</i>	\$633