



Roads



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Capital Expansion Fees

Transportation Capital Expansion Fees below are effective October 1, 2026

Roads

Transportation Capital Expansion Fees (TCEFs)

PURPOSE

The purpose of the Transportation Capital Expansion Fees (TCEFs) is to defray capital costs directly related to development impacts. The TCEFs are commonly used by Colorado Counties and municipalities to help fund road infrastructure improvements required to maintain adequate levels of service on major road systems. TCEFs are one-time payments imposed on new development, and they represent the new developments proportionate share of the cost of the growth-related road improvement needs.

HOW CAN THE FEE BE USED

TCEFs can be used on mainline public County Roads in unincorporated Larimer County. TCEFs can only be used for improvements that increases the capacity of the road system. TCEFs cannot be used for operations, maintenance, and replacement of infrastructure or correcting existing deficiencies.

AUTHORITY

Colorado is a "home rule" state and can collect impact fees under the home-rule authority granted in the Colorado Constitution. In addition, Colorado Statutes (29-20-104.5) specifically authorize statutory counties such as Larimer County to collect capital expansion fees.

COUNTY CODES & REGULATIONS

Fees are usually collected at the time of building permit issuance. New uses approved through Larimer County processes that do not trigger a building permit can also be assessed a fee.

The County TCEF Study and associated Sections of the Land Use Code (Article 15.1.6 & 15.1.7) can be found at, www.larimer.org/engineering/development-review under Development Review Permits and Fees.

Transportation Capital Expansion Fees (TCEFs)

Regional Roads	Regional road transportation fees pay for improving select county roads with regional significance in unincorporated Larimer County.
Non-Regional	County transportation fees are used to expand the capacity of non-regional arterial roads and intersections in unincorporated Larimer County.

RESIDENTIAL BUILDING PERMITS

The following tiered fee schedule applies to any new or additional finished habitable square footage, including permits for additions, basement finishes, and detached habitable space. For additions, the total fee due is based on the incremental difference between the existing & proposed finished habitable square footage.

Finished Living Space (square feet) Per Dwelling	Non-Regional		Regional Roads	Total TCEF
	Arterials	Intersection Improvements		
900 or less	\$3,098	\$521	\$237	\$3,856
901 – 1300	\$4,291	\$721	\$328	\$5,340
1301-1800	\$5,138	\$864	\$393	\$6,395
1801-2400	\$5,934	\$998	\$453	\$7,385
2401 – 3000	\$6,564	\$1,104	\$502	\$8,170
3001 – 3600	\$7,082	\$1,191	\$541	\$8,814
3601 or more	\$7,517	\$1,264	\$575	\$9,356

NON-RESIDENTIAL BUILDING PERMITS

Non-Residential TCEFs are determined by building use and total square footage (SF), applying to both new construction and changes in use of existing space. The applicable use categories are as follows:

- "Industrial" includes the processing or production of goods, along warehousing, transportation, communications, and utilities.
- "Commercial" includes retail development and eating/drinking places, along with entertainment uses, often located in a shopping center (e.g. movie theater).
- "Office & Other Services" includes offices, health care and personal services, business services (e.g. banks) and lodging. Public and quasi-public buildings that provide educational, social assistance, or religious services are also included in this category.
- "Mini Warehouse/Self Storage" Includes self-service storage facilities with individually rented storage units, including climate-controlled and drive-up storage.
- "Warehousing / AG" Includes storage buildings, distribution centers, and agricultural operations (such as food processing) that feature large floor plans, few employees, and heavy truck access—distinguishing them from higher-activity manufacturing or assembly plants

Non-Residential (per 1,000 square feet)	Non-Regional		Regional Roads	Total TCEF
	Arterials	Intersection Improvements		
Mini-Warehouse (per acre)	\$9,635	\$1,620	\$737	\$11,992
Warehousing/ Agricultural	\$801	\$134	\$61	\$996
Industrial/ Manufacturing	\$1,580	\$265	\$120	\$1,965
Commercial/Retail/ Restaurants	\$7,918	\$1,332	\$605	\$9,855
Office & All Other Services	\$5,082	\$855	\$388	\$6,325



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Frequently Asked Questions

- Q.** What is a Transportation Capital Expansion Fee?
- A.** Also known as an impact fee, a Transportation Capital Expansion Fee is a charge on new development to pay for the construction or expansion of capacity-related capital improvements to the County's road system.
- Article 15.1.6 & 15.1.7 of the Larimer County Land Use Code contains regulations pertaining to Capital Expansion Fees.
- Q.** What is a Park In-Lieu of Fee?
- A.** At the time of filing a preliminary plat for a residential land division, the developer may either dedicate land for parks or pay an In-Lieu Fee. Please refer to section 15.1.5 for a detailed explanation.
- Q.** When do I have to pay impact fees?
- A.** Fees must be collected at building permit issuance.
- Q.** Why are there different fees and how do I know which fees I will have to pay?
- A.** Fees are calculated based on the type, size and location of the construction. When subdivisions are developed, capital facilities (schools, parks, roads) are needed to keep up with the new growth.
- Q.** I am moving a manufactured home to my vacant land. Do I owe any fees?
- A.** Yes, mobile homes are required to get a building permit, and fees are collected when the permit is issued.
- Q.** I own a commercial building; will my tenant owe Capital Expansion Fees when they pull a permit?
- A.** Yes, the commercial building pays a fee when a permit for the shell is issued. When each tenant-finish permit is issued fees are calculated based on the use and total square footage.
- Q.** Will I owe a Transportation Capital expansion fee for a new cabin, or I convert a cabin to a single-family home?
- A.** The fee for a new cabin is based on the finished habitable square footage. Converting a cabin to a home will not trigger a TCEF if no new square footage is added.
- Q.** Will I owe a Transportation Capital expansion fee for an addition to my home or for finishing my basement?
- A.** The TCEFs apply for all additional habitable space.
- Q.** Will I owe a Transportation Capital expansion fee if I convert a utility building or detached building to habitable space?
- A.** The fee is assessed based on the finished habitable square footage.
- Q.** Will I pay Transportation Capital expansion fees if I build an Accessory Living Area (ALA), convert part of my home to an ALA or build an ALA addition to my existing home?
- A.** Yes, Accessory Living Areas are considered new habitable space and will incur a fee based on square footage.

Community Park Land

Community Park In-Lieu Fees: is a fee collected for residential development **inside Growth Management Areas** of Fort Collins, Loveland, Berthoud and the Estes Valley.

The fees are distributed to towns and cities in Larimer County to be used for land acquisition.

RESIDENTIAL BUILDING PERMITS

	FTC	LVLD	BER	ESTES
Single Family Detached	\$669	\$590	\$668	\$303
Single-Family Attached	\$522	\$460	\$520	\$235
Duplex	\$501	\$443	\$500	\$228
Multi-Family	\$435	\$333	\$435	\$198
Mobile Home	\$516	\$455	\$515	\$232

The Regional Park In-Lieu Fee is a fee collected in **all areas of unincorporated Larimer County**, including Growth Management Areas (GMA) and the Estes Valley to purchase land for regional parks.

RESIDENTIAL BUILDING PERMITS

	Fee
Single-Family Detached	\$1,402
Single-Family Attached	\$1,094
Mobile Home	\$1,080
Duplex (each unit)	\$1,052
Multi-Family (each unit)	\$912

For information on Park Fees contact:

Larimer County Parks & Open Lands
1800 S. County Rd 31
Loveland, CO 80537
970-679-4570

Schools

School fees are collected and distributed to school districts for the acquisition of land. This fee is paid at the time a building permit is issued.

School District

	Fee
Poudre School District PR-1	\$ 1,710
Thompson RJ2	\$ 1,382
St. Vrain	\$ 8

For information on School Fees contact:

Larimer County Planning
200 West Oak Street, 3rd floor
Fort Collins, CO 80521
970-498-7683

Fire

Many Colorado fire districts now charge impact fees on new residential and non-residential development to fund facilities needed to keep up with growth. Larimer County will assess and transmit fire impact fees on building permits for new development in our unincorporated county area of these Fire Districts:

District	Website	District	Website
Berthoud Fire	berthoudfire.org	Estes Valley Fire	estesvalleyfire.org
Front Range Fire Rescue	frfr.colorado.gov	Loveland Fire Rescue	lfra.org
Poudre Fire Authority	poudre-fire.org	Windsor-Severance	wsfr.us
Wellington Fire	wfpd.org		