

LARIMER COUNTY DEVELOPMENT REVIEW FEE SCHEDULE

EFFECTIVE JULY 1, 2024

COMMUNITY DEVELOPMENT PLANNING DIVISION

LARIMER.ORG/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	\$7,891.50
Additions / Alterations	\$2,630.50
Appeal of Determination (BCC)	\$1,578.30
Technical Review	\$4,108.84

ADMINISTRATIVE SPECIAL REVIEW

Administrative Special Review	\$1,399.43
Accessory Living Area	\$1,031.16
Accessory Living Area Amendment	\$526.10
Extended Family Dwelling / Farmstead	\$526.10

APPEALS

Appeal of Administrative Decision	\$315.66
Appeal to BCC	
Appeal Code Standard with Project Review	\$562.92
Appeal Code Standard without Project Review	\$1,967.62
Fee Appeal	No Fee

DETERMINATION OF STATUS

Nonconformities / Expansion of Nonconformity	\$1,399.42
Lot Determination / Expanded Zoning Determination / Property Status / Zoning Determination	\$131.54

LAND DIVISION

Administrative Subdivision	
Sketch Plan	\$2,067.57
Final Plat	\$7,533.76
Subdivision, Conservation Development, Planned Land Division, Rural Land Use	
Sketch Plan	\$2,067.57
Preliminary Plat Public Hearing	
Up to 6 lots	\$3,214.47
7 or more lots	\$5,071.60
Final Plat	\$7,533.76
Additional Processes	
Development Agreement Modification	\$1,141.65
Preliminary Plat Time Extension	\$683.93

MINOR LAND DIVISION

Minor Land Division	
With Existing Uses on all Proposed Lots	\$1,383.64
Creating a Vacant Lot with Proposal	\$1,851.87

PLAT MODIFICATION

Administrative	
Boundary Line Adjustment / Amended Plat (or Combo)	\$736.54
Lot Consolidation / Add-On Agreement	\$736.54
Board Approved (BCC)	
Amended Plat	\$1,367.86
(including Combo with Boundary Line Adjustment)	
Lot Consolidation	\$999.59

REZONING

Sketch Plan	\$2,067.00
Rezoning	\$4,003.63
Rezoning - Comprehensive Plan Implementation	\$326.18

SITE PLAN

Change of Use (or Tenant Finish on Previously Approved Site Plan)	\$694.45
No Buildings <u>or</u> Buildings Less than or Equal to 10,000 gsf	\$1,694.04
Buildings Over 10,000 gsf	\$4,108.84
Amendment	\$1,283.69

SPECIAL REVIEW

Sketch Plan	\$2,067.57
Special Review (unless Use is listed below)	\$4,740.16
Special Review 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	\$6,058.30

VARIANCE

Variance	\$1,478.34
Extension or Modification of Approved Variance	\$541.89
Minor Modification	\$736.54

WIRELESS FACILITIES

Site Plan	\$3,904.72
Administrative Special Review	\$5,134.74
Special Review	\$6,744.60
Master License Agreement - Up to 5 Facilities	\$2,272.75
Master License Agreement - Additional Facilities (up to 10)	\$3,698.48
Eligible Facilities Request	\$673.41

AMENDMENTS

Development Code Text Amendment	\$1,578.30
Comprehensive Plan Amendment	\$1,578.30

ZONING COMPLIANCE REVIEW (at Building Permit)

Accessory Structures (includes barns and garages without a principle structure)	\$157.83
Residential (includes new structures, additions, and alterations)	\$157.83
Commercial (includes new structures, additions, and alterations)	\$168.35
Temporary Structures (includes fireworks stands, temporary commercial, and temporary mobile home during construction)	\$131.53
Utility and Miscellaneous Permits (if Plot Plan Review is required)	\$131.53

MISCELLANEOUS

Certificate of Designation	\$5,324.13
Major Amendment	\$3,451.23
Minor Amendment	\$1,767.70
Condominium Map Review	\$1,462.56
Special District	\$452.56
Location and Extent Review (projects funded by Larimer County General Fund are exempt from fee)	\$1,788.74
Location and Extent Administrative Amendment	\$694.45
Temporary Agricultural Uses	\$494.54
Temporary Agriculture - Renewal without significant changes	\$347.22
Sign Permit	\$136.79

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	\$631.32
Code Interpretation and Variance	\$420.88
Floodplain Project Review	\$789.15
Appeal to the BCC	\$210.44

VACATION

Right-of-Way Vacation	\$1,236.34
Easement Vacation	\$447.20
Plat Vacation	\$704.98

MISCELLANEOUS

Temporary Permit for Public Construction Site	\$841.76
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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
Amendment to PUD, Site Plan \$100

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

Loveland Fire Rescue Authority

(Make checks payable to Loveland Fire Rescue Authority)

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

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 &
Special Review \$250

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

Larimer County Sheriff's Office

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

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)

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

*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