

# LARIMER COUNTY DEVELOPMENT REVIEW FEE SCHEDULE

EFFECTIVE JANUARY 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

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## 1041 REVIEW

1041 Permit	\$7,891.50
Additions / Alterations	\$2,630.50
Appeal of Determination (BCC)	\$1,578.30
Technical Review	\$4,108.84

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## 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

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## 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

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## DETERMINATION OF STATUS

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

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## 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

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## 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

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## 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

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## REZONING

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

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## SITE PLAN

Change of Use	\$694.45
(or Tenant Finish on Previously Approved Site Plan)	
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

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**SPECIAL REVIEW**

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

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**VARIANCE**

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

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**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

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**AMENDMENTS**

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

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**ZONING COMPLIANCE REVIEW (at Building Permit)**

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

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**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	\$1,788.74
(projects funded by Larimer County General Fund are exempt from fee)	
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**

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**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

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**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

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**VACATION**

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

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**MISCELLANEOUS**

Temporary Permit for Public Construction Site	\$841.76
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## REFERRAL AGENCY FEES

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### 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 \$250

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

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

#### **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

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### 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

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

<b>Full Road Closure</b>	<b>\$500</b>
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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.

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