



LARIMER COUNTY DEVELOPMENT REVIEW FEE SCHEDULE

COMMUNITY DEVELOPMENT PLANNING DEPARTMENT
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.

<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 (3rd submittal / 2nd resubmittal)</i>	One-half (1/2) the Original Application Fee

1041 Review

<i>1041 Permit</i>	\$7,500
<i>Additions/Alterations</i>	\$2,500
<i>Appeal of Determination (BCC)</i>	\$1,500
<i>Technical Review</i>	\$3,905

Administrative Special Review

<i>Administrative Special Review</i>	\$1,330
<i>Accessory Living Area</i>	\$980
<i>Accessory Living Area Amendment</i>	\$500
<i>Extended Family Dwelling / Farmstead</i>	\$500

Appeals

<i>Appeal of Administrative Decision</i>	\$300
Appeal to BCC	
<i>Appeal Code Standard with Project Review</i>	\$535
<i>Appeal Code Standard without Project Review</i>	\$1,870
<i>Fee Appeal</i>	No fee

Determination of Status

<i>Nonconformities / Expansion of Nonconformity</i>	\$1,330
<i>Lot Determination / Expanded Zoning Determination / Property Status / Zoning Determination</i>	\$125

Land Division
Administrative Subdivision

Sketch Plan \$1,965

Final Plat \$7,160

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

Sketch Plan \$1,965

Preliminary Plat Public Hearing

Up to 6 lots \$3,055

7 or more lots \$4,820

Final Plat \$7,160

Additional Processes

Development Agreement Modification \$1,085

Preliminary Plat Time Extension \$650

Minor Land Division
Minor Land Division

With Existing Uses on All Proposed Lots \$1,315

Creating a Vacant Lot with Proposal \$1,760

Plat Modification
Administrative

Boundary Line Adjustment / Amended Plat (or combo) \$700

Lot Consolidation / Add-On Agreement \$700

Board Approved (BCC)

Amended Plat (inc. combo with Boundary Line Adjustment) \$1,300

Lot Consolidation \$950

Rezoning

Sketch Plan \$1,965

Rezoning \$3,805

Rezoning – Comprehensive Plan Implementation \$310

Site Plan

<i>Change of Use (or Tenant Finish on Prev. Approved Site Plan)</i>	\$660
<i>No Buildings <u>or</u> Buildings Less than or Equal to 10,000 gsf</i>	\$1,610
<i>Buildings Over 10,000 gsf</i>	\$3,905
<i>Amendment</i>	\$1,220

Special Review

<i>Sketch Plan</i>	\$1,965
<i>Special Review (unless use is listed below)</i>	\$4,505
<i>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)</i>	\$5,760

Variance

<i>Variance</i>	\$1,405
<i>Extension or Modification of Approved Variance</i>	\$515
<i>Minor Modification</i>	\$700

Wireless Facilities

<i>Site Plan</i>	\$3,705
<i>Administrative Special Review</i>	\$4,880
<i>Special Review</i>	\$6,410
<i>Master License Agreement – Up to 5 Facilities</i>	\$2,160
<i>Master License Agreement – Add. Facilities (Up to 10)</i>	\$3,515
<i>Eligible Facilities Request</i>	\$640

Amendments

<i>Development Code Text Amendment</i>	\$1,500
<i>Comprehensive Plan Amendment</i>	\$1,500

Zoning Compliance Review (at Building Permit)

<i>Accessory Structures (includes barns and garages without a principal structure)</i>	\$150
<i>Residential (includes new structures, additions, and alterations)</i>	\$150
<i>Commercial (includes new structures, additions, and alterations)</i>	\$160
<i>Temporary Structures (includes fireworks stands, temporary commercial, and temporary mobile home during construction)</i>	\$125
<i>Utility and Miscellaneous Permits (if Plot Plan Review is required)</i>	\$125

Miscellaneous

<i>Certificate of Designation</i>	\$5,060
<i>Major Amendment</i>	\$3,280
<i>Minor Amendment</i>	\$1,680
<i>Condominium Map Review</i>	\$1,390
<i>Special District</i>	\$430
<i>Location and Extent Review</i> <i>(projects funded by Larimer County General Fund are exempt from fee)</i>	\$1,700
<i>Location and Extent Administrative Amendment</i>	\$660
<i>Temporary Agricultural Uses</i>	\$470
<i>Temporary Agriculture – Renewal without significant changes</i>	\$330
<i>Sign Permits</i>	\$130

ENGINEERING FEES

Development Construction Permit (Engineering)

<i>Per SF Unit</i>	\$400
<i>Per Duplex Unit</i>	\$200
<i>Per MF Unit</i>	\$200
<i>Per Commercial / Industrial Site</i>	\$1,500 (urban) \$750 (rural)

Flood Plain Review Board

<i>Map Amendment Request</i>	\$600
<i>Code Interpretation and Variance</i>	\$400
<i>Floodplain Project Review</i>	\$750
<i>Appeal to the BCC</i>	\$200

Vacation

<i>Right-of-Way Vacation</i>	\$1,175
<i>Easement Vacation</i>	\$425
<i>Plat Vacation</i>	\$670

Miscellaneous

<i>Temporary Permit for Public Construction Site</i>	\$800
--	-------

REFERRAL AGENCY FEES

Fire District Fees

Berthoud Fire Protection District	\$100
(Make checks payable to Berthoud Fire Protection District)	
<i>Minor Subdivision/ Preliminary Plat, Final Plat and PUD or</i>	\$50
<i>Amendment to PUD, Site Plan</i>	
<i>Concept Plan / Sketch or any other project referred to BFPD</i>	
Loveland Fire Rescue Authority	\$250
(Make checks payable to Loveland Fire Rescue Authority)	
<i>Land Division, Rezoning, Site Plan Review, Special Exception &</i>	\$100
<i>Special Review</i>	
<i>Any other application (example PSP) referred to LFRA</i>	
Poudre Fire Authority	\$250
(Make checks payable to Poudre Fire Authority)	
<i>Land Division, Rezoning, Site Plan Review, Special Exception &</i>	\$50
<i>Special Review Applications</i>	
<i>New commercial and residential development may be subject to</i>	
<i>an additional Scope Fee.</i>	
Larimer County Sheriff Office	\$100
<i>Minor Subdivision/ Preliminary Plat, Final Plat and PUD or</i>	
<i>Amendment to PUD, Site Plan, Land Division, Rezoning, Site</i>	
<i>Plan Review, Special Exception & Special Review</i>	
<i>Concept Plan / Sketch or any other project referred to LCSO</i>	\$50
<i>Short-Term Rental (all application types)</i>	\$150

Colorado Geological Survey Fee

(Make checks payable to the Colorado Geological Survey)	
Very Small Residential Sub (1-3 dwellings & less than 100 acres)	\$600
Small Subdivision (more than 3 dwellings & less than 100 acres)	\$950
Large Subdivision (100-499 acres)	\$1,550
Very Large Subdivisions (500 acres or more)	\$2,500

SPECIAL EVENT PERMIT FEES

Special Event Permits

Tier 1

Standard Fee	\$200
Non-Profit / Community Group	\$100
Natural Resources Fee*	\$25

Tier 2

Standard Fee	\$500
Non-Profit / Community Group	\$200
Natural Resources Fee*	\$100

Tier 3

Standard Fee	\$1000
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