



**\*DISCLAIMER: All fees listed are subject to change\***

**LAND USE REVIEW DEVELOPMENT CHARGES & FEES**

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- **Land Use Application Fees**-These are [review fees](#) that will be generated by your land use planner based on your specific application type(s).
  - Paid at time of application submittal
  
- **Public Notice Fee**- Public Notice in the form of a postcard and poster posted on site are required for major application types including: any type of development plan, a final plat, zone changes, minor or major amendments to existing development plans, or a variance. Additional public notification is required if the project will need to go in front of City Planning Commission, City Council, and/or requires a Neighborhood Meeting. Fees are for printing posters and sending out postcards; the fee includes the printing, mailing, and postage for postcards to surrounding properties. Your land use planner will generate these fees for you. Postcards are \$.67/postcard and posters are \$14.
  - Paid when posters and postcards need to be sent out for public notice.
  
- **Engineering Review Fee** - [Plat review fee](#) based on the number of acres within the parcel. \$266.07/acre (2.17 acres x \$266.07).
  - Paid when plat is submitted to Land Use Review for plat recordation.

TYPE OF APPLICATION	PLANNING & COMMUNITY DEVELOPMENT REVIEW FEE
<b>Plat and annexation recordation</b>	
Subdivision and/or annexation plat administration	\$400.00 per plat
Subdivision and/or annexation plat recordation	\$ 40.00 per page
Single Family with internal public streets	\$107.49 per lot
Single Family with private or no internal streets	\$76.63 per lot
Minor Residential Plats	\$53.21 per lot
Commercial / Industrial	\$266.07 per acre
<b>Multi-Family</b>	<b>\$266.07 per acre</b>
Minor Multi-Family, Minor Commercial Annexation Plat	\$88.34 per acre
New Right-of-Way only (no lots included)	\$266.07 per acre



**PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**  
**Community Development Division**

- **Plat Recording Fee-** [Fee to record plat](#) with the county clerk and recorder, \$40 per page included in plat.
  - Paid when plat is submitted to Land Use Review for plat recordation.

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Single Family with private or no internal streets	\$76.63 per lot
Minor Residential Plats	\$53.21 per lot
Commercial / Industrial	\$266.07 per acre
Multi-Family	\$266.07 per acre
Minor Multi-Family, Minor Commercial Annexation Plat	\$88.34 per acre
New Right-of-Way only (no lots included)	\$266.07 per acre

- **Subdivision Administration Fee -** [Fee to review plat](#), flat \$400 fee regardless of parcel or number of pages in plat.
  - Paid when plat is submitted to Land Use Review for plat recordation.

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- **Drainage Fees** - This is a [fee for drainage improvements](#) directly related to the basin in which the project is located. Based on location of project and size of parcel in acres. If this project is a re-plat drainage fees are not owed. Fees are calculated when final plat is approved, but fees will likely also be calculated by your engineer within the Final Drainage Report that is submitted to SWENT.
  - Paid when plat is submitted to Land Use Review for plat recordation.
- **Police - Community Development Impact Fee** - to fund capital improvements related to the provision of police services
  - Paid at building permit

Police Fees	
Number of Units per Structure	Fees/Unit
1	\$305



2-4	\$249
5-19	\$221
20-49	\$207
50+	\$193

- **Fire - Community Development Impact Fee** - to fund capital improvements related to the provision of fire services
  - Paid at building permit

<b>Fire Fees</b>	
Number of Units per Structure	Fees/Unit
1	\$281
2-4	\$229
5-19	\$204
20-49	\$191
50+	\$178

**PARK LAND DEDICATION ORDINANCE (PLDO) FEE**

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- **School Impact Fee**-This is the fee paid to schools for the impact the new units will have on the local school district. An estimate will be provided when first review comments from Land Use Review are received.
  - Paid at building permit.

<b>School Fees</b>	per unit
8 units/acre or less	\$ 1,532.00
greater than 8 units/acre	\$ 368.00

- **Park Impact Fee**-This is the fee paid to the Parks, Recreation and Cultural Services Department for the impact the new units will have on the local park system. Both neighborhood and community fees apply to each project. An estimate will be provided when first review comments from Land Use Review are received.
  - Paid at building permit.

<b>Parks Fees</b>	<b>Neighborhood</b>	<b>Community</b>
Number of Units per Structure	Fees/Unit	Fees/Unit
1	\$915.00	\$781.00



2-4	\$735.00	\$628.00
5-19	\$662.00	\$566.00
20-49	\$602.00	\$515.00
50+	\$563.00	\$481.00

### METRO DISTRICT FEES

If you're located in one of the metro districts, the total ongoing property tax levy for the property is likely to be higher than the City average. Some districts assess significant one-time fees at the building permit or platting stages. Additionally, some metropolitan districts also charge ongoing fees or assessments for services, either in addition to or in lieu of a traditional property owners association. Special district locations can be found [here](#).

- Paid at building permit or final plat recordation

### ENGINEERING FEES

- **Geological Hazard Report** - Only applies if your project is West of I-25. A [geological hazard report review fee](#) is a flat rate of \$284 for City Review and processing, an additional \$300 is required for outside agency review. There could be re-review fees from the outside agency (\$300-\$1,200+) depending on how many re-reviews are necessary. An application and waiver (if your project is west of I-25 but does not require a geological hazard report) can be found [here](#).
  - Paid at application and in entitlement review
- **Assurances** apply to projects with public improvements. Your engineer can produce an estimate based off of [this table](#) if you have public improvements associated with the project, or you can have your engineer request that the city produce an estimate in the review phase of your entitlements.
  - Posted prior to building permit signoff

### SWENT FEES

- **GEC Permitting Fees-** [Permit fees](#) are based off the size of the parcel. This permit is required prior to breaking ground. If you start construction without an approved GEC permit, additional fees apply.
  - Paid before or after building permit depending on when project team wants to break ground. If paid before building permit, eligible for rebate.

GEC Permit	Less that 1 acre	\$250
GEC Permit	1 acre to 5 acres	\$1,000
GEC Permit	Greater than 5 acres	\$1,750

- **SWENT Plan Review** - [Plan Review fees](#) ensure compliance with the City's Municipal Separate Storm Sewer System (MS4) permit, the City's Draining Criteria Manual (DCM) requirements, and City Code.
  - Paid before building permit

Type of Document Review	2020 Fee	2021 Fee	2022 Fee	2023 Fee
Drainage Study <1 acre	\$350.00	\$367.50	\$385.00	\$402.50
Drainage Study 1-5 acres	\$1,500.00	\$1,575.00	\$1,650.00	\$1,725.00
Drainage Study >5 acres	\$2,000.00	\$2,100.00	\$2,200.00	\$2,300.00
Drainage Study Amendment or Addendum	\$1,000.00	\$1,050.00	\$1,100.00	\$1,150.00
Grading and Erosion Control Plan	\$250.00	\$262.50	\$275.00	\$287.50
Grading and Erosion Control Narrative	\$250.00	\$262.50	\$275.00	\$287.50
Master Development Drainage Plan	\$3,000.00	\$3,150.00	\$3,300.00	\$3,450.00
Master Development Drainage Plan Amendment	\$1,500.00	\$1,575.00	\$1,650.00	\$1,725.00
Drainage Plan/Profiles <200 ft.	\$600.00	\$630.00	\$660.00	\$690.00
Drainage Plan/Profiles >200 ft.	\$1,250.00	\$1,312.50	\$1,375.00	\$1,437.50
Best Management Practice (BMP)	\$1,100.00	\$1,155.00	\$1,210.00	\$1,265.00

## LANDSCAPE FEES

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- **Final Landscape Plan** - [Fee to review](#) and confirm that landscape plan conforms with City requirements. A base fee of \$105 + \$75 for each acre included within the parcel. If your parcel is 2.17 acres multiply 2.17 \*75 = \$162.75 +\$105 = \$267.75
  - Payment time varies

<b>Final Landscape Plan – Commercial, Multi-Family and Townhome Project</b>	\$105 plus \$75 per acre not to exceed \$1,500
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- **Irrigation Plan Fee** - Fee to review and confirm that irrigation plan conforms with City requirements. This is a flat fee of \$480 for every project.
  - Paid at building permit

<b>Irrigation Plan</b>	\$480
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- **Assurances** - If landscaping can't be installed before certificate of occupancy request, financial assurances will be required before a C/O can be issued. [To estimate these fees](#), click on "Improvement Estimate Worksheet" under Private Improvement Financial Assurances.
  - Posted prior to building permit signoff

## FIRE REVIEW

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- **Water Plan Review** - [Fee for review](#) of adequate hydrant location and new hydrants.
  - Paid before building permit

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**Water Plan Reviews & Inspections**

Plan review	\$140.00
Inspection first fire hydrant	\$115.00
Inspection each additional hydrant	\$57.50
Inspection, per fire line	\$230.00
Water tank for fire suppression	\$650.00

- **Hazmat review** - [fees](#) may apply if a pool is included (review of quantity of chemicals)

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**PIKES PEAK REGIONAL BUILDING DEPARTMENT**

- **Permit Fee**-PPRBD offers a [fee calculator](#) for permitting which is intended as a guide. As with all of the fees listed here, fees are subject to change. More information on the [fee schedule](#) can be found here.
  - Plan Check fee is paid at submittal to PPRBD, not at building permit issuance, but this amount is estimated on the calculator.
  - Remainder is paid at building permit issuance.
  - County Use Tax Fee and County Use Tax Admin Fee are **NOT** eligible for rebate.
- **City Fire Review Fee** – The construction plan review and inspection of fire walls and details. This fee is calculated as “may apply” in the fee calculator. This fee always applies to new multi-family.
  - Paid at building permit

R-2 - Up to and including 10 dwelling/sleeping units	\$255.00
R-2 - 11 - 30 dwelling/sleeping units	\$370.00
R-2 - 31 - 100 dwelling/sleeping units	\$797.50
R-2 - 101 - 150 dwelling/sleeping units	\$1,785.00
R-2 - 151 - 200 dwelling/sleeping units	\$2,270.00
R2 - Each additional 50 dwelling/sleeping units or portion thereof greater than 200	\$567.50
R-2 - Townhomes, per building	\$150.00

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**UTILITIES INFRASTRUCTURE**

- **Utilities Estimate** - Typically generated after plans have started their routing process through PPRBD. Engineer fills out this [water meter sizing form](#) and sends to [cca@csu.org](mailto:cca@csu.org) for an estimate.



**FEEES NOT ELIGIBLE FOR REBATE (PAID AFTER BUILDING PERMIT)**

**SIGN REVIEW FEES**

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- **Sign Review Fee** - Fees are generated and paid for after building permit and therefore not eligible for rebate.

FREESTANDING SIGNS -	\$95 per sign + \$1 per sf
WALL SIGNS -	\$50 per sign + \$1 per sf
BILLBOARDS -	\$200
BANNERS -	\$30 per sign
ELECTRONIC MESSAGE CENTERS -	\$200 per sign + \$1 per sf
DIRECTIONAL, DIRECTORY, AWNINGS AND ORDER/MENU BOARDS -	\$50 per sign + \$1 per sf

RE-INSPECTION FEES -	\$100 per site visit
SIGNS INSTALLED WITHOUT PERMITS -	\$TWO TIMES THE PERMIT FEE
COMPLIANCE FAILURE FEES -	\$100 per site visit
(Per Section 7.5.1008 of City Code)	\$250 Repeat Offender
	\$500 Chronic Offender

- **Special Condition Application Fees**

USE VARIANCE / CONDITIONAL USE (BILLBOARDS) -	\$1445.00
NON USE VARIANCE -	\$575.00
IT SERVICE (always connected with the above applications) -	\$25.00
APPEALS -	\$176.00

COORDINATED SIGN PLAN (CSP) -	\$125.00
ADMINISTRATIVE RELIEF (AR) -	\$290.00
TEMPORARY USE PERMIT (\$23 additional per month) -	\$100.00
REVOCABLE PERMIT -	\$115.00

- **Regional Building Department Sign Fee** - Fees are generated and paid for after building permit and therefore not eligible for rebate.

**Regional Building Department Fee's**

FREESTANDING SIGNS -	\$55 + Electrical if applicable
WALL SIGNS, LOW PROFILE, DIRECTORY AND DIRECTIONAL SIGNS -	\$30 + Electrical if applicable
ELECTRICAL -	\$50
ENUMERATIONS (all ground signs require addressing) -	\$30