



PLANNING & BUILDING SERVICES DIVISION

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LARIMER COUNTY DEVELOPMENT REVIEW FEE SCHEDULE



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. For example: a parcel of land with a Rezoning and Subdivision application will be charged the Subdivision and Rezoning fee at the public hearing submittal. Multiple requests in a single application at Sketch Plan Review will only be charged the single Sketch Plan Review Fee. Sign and advertising costs are included in the application fees. Recording fees will be collected at the time of recording.

1041

Domestic Water/Sewer Transmission Line	\$5,800.00
Electrical Substation	\$3,000.00
Electrical Transmission Line	\$5,800.00
Electrical Transmission Line Upgrade	\$3,000.00
Natural Gas/Petroleum Pipeline	\$5,800.00
Natural Gas/Petroleum Storage Facility	\$3,000.00
Power Plant	\$5,800.00
Wind Power Plant	\$5,800.00
Any combination of Power Plant/Transmission Line or Substation	\$7,500.00
Solar Energy Power Plant	\$3,000.00
Additions/Alterations	\$1,500.00
Appeal	\$600.00

Add-On-Agreement \$100.00 + Rec. Fees

Amended Plat \$600.00 + Rec. Fees

Appeals to the Board of County Commissioners

Code standard as part of a project review	No Charge
Code standard without a project submittal	\$200.00
Fee Appeal	No Charge
Appeals to anything else (process, interpretation, etc.)	\$200.00

LARIMER COUNTY DEVELOPMENT REVIEW FEE SCHEDULE - Cont.

Boundary Line Adjustment	\$300.00 + Rec. Fees
Cell-Towers Administrative Review	\$1,300.00
Colorado Geological Survey Fee - please make checks payable to the Colorado Geological Survey	
Very Small Residential Sub (1-3 dwellings & less than 100 acres)	\$600.00
Small Subdivision (more than 3 dwellings & less than 100 acres)	\$950.00
Large Subdivision (100 - 499 acres)	\$1,550.00
Very Large Subdivisions (500 acres or more)	\$2,500.00
Condominium Map Review	\$285.00 + Rec. Fees
Conservation Development	
*1st Step Sketch Plan Review	\$800.00
*2nd Step Preliminary Plat - Public Hearing Submittal	
This fee is based upon building lots	
Up to 6 lots	\$3,000.00
7-50 lots	\$4,000.00
Over 50 lots	\$5,000.00
Colorado Geological Survey Fee - see the section labeled Colorado Geological Survey Fee	
Fire District Fee - see the section labeled Fire District Fee	
Wildfire Review Fee - see the section labeled Wildfire Review fee	
*3rd Step Final Plat	\$3,600.00 + Rec. Fees
*4th Step Development Construction Permit (Obtained from the Engineering Dept.)	
Per Single Family Unit	\$150.00
Per Duplex Unit	\$75.00
Per Multi-Family Unit	\$50.00
Per Commercial Unit	\$400.00
*Other Possible Fees:	
Development Agreement Modification	\$600.00
Preliminary Plat Time Extension	\$600.00
Resubmittal: with referral	1/2 Current App. Fee
Resubmittal: without referral	\$200.00
Easement Vacation	\$100.00

LARIMER COUNTY DEVELOPMENT REVIEW FEE SCHEDULE - Cont.

Extended Family Dwelling (Administrative Review)	\$100.00 + Rec. Fees
Extended Family Dwelling (BCC Review) - For reasons other than age or disability, or on lots/parcels containing fewer than 4 acres	\$400.00 + Rec. Fees

Farmstead	\$350.00 per d/u + Rec. Fees
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Flood Plain Review Board

Flood Plain Map Revision Request established by FEMA	\$200.00 + Applicable Fees
Variance	\$200.00
Special Review	\$400.00
Appeal to the Board of County Commissioners	\$50.00

General Development Plan

*1st Step Sketch Plan Review	\$800.00
*2nd Step Public Hearing Submittal	\$2,000.00
*Other Possible Fees:	
Resubmittal: with referral	1/2 Current App. Fee
Resubmittal: without referral	\$200.00

Fire District Fee

Loveland Rural Fire Protection District -Land Division, Rezoning, Special Exception & Special Review Applications (Please make checks payable to Loveland Rural Fire Protection District)	\$200.00
Poudre Fire Authority District -Land Division, Rezoning Site Plan Review, Special Exception & Special Review referred to PFA	\$100.00
Any other application referred to Poudre Fire Authority (Please make checks payable to Poudre Fire Authority)	\$50.00

Location & Extent Review - projects for review that are funded by the Larimer County General Fund are exempt from this review fee	\$800.00
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Lot Consolidation	\$600.00 + Rec. Fees
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Minor Land Division

With existing uses on all proposed lots	\$1,000.00 + Rec. Fees
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Creating a vacant lot with proposal

\$1,700.00 + Rec. Fees

Minor Special Review \$600.00
Fire District Fee - see the section labeled Fire District Fee

LARIMER COUNTY DEVELOPMENT REVIEW FEE SCHEDULE - Cont.

Nonconformities

Extention, Expansion, Enlargement or Change in
Character of a Nonconforming Use, Building
or Structure \$500.00
Nonconforming Building or Structure with regards
to setbacks \$500.00

Plat Vacation \$100.00

Planned Land Division

***1st Step** Sketch Plan Review \$800.00
***2nd Step** Preliminary Plat - Public Hearing Submittal
This fee is based upon building lots
Up to 50 lots \$3,600.00
Over 50 lots \$5,500.00
Rezoning concurrent with a Planned Land Division \$1,000.00
(required when the uses requested are not permitted uses in the existing zoning district)
Colorado Geological Survey Fee - see the section labeled Colorado
Geological Survey Fee
Fire District Fee - see the section labeled Fire District Fee
Wildfire Review Fee - see the section labeled Wildfire Review fee
***3rd Step** Final Plat \$4,000.00 + Rec. Fees
***4th Step** **Development Construction Permit (Obtained from the Engineering Dept.)**
Per Single Family Unit \$150.00
Per Duplex Unit \$75.00
Per Multi-Family Unit \$50.00
Per Commercial Unit \$400.00
***Other Possible Fees:**
Development Agreement Modification \$600.00
Preliminary Plat Time Extension \$600.00
Resubmittal: with referral 1/2 Current App. Fee
Resubmittal: without referral \$200.00

Property Status Information No Charge

Public Site Plan	\$300.00
Fire District Fee - see the section labeled Fire District Fee	

Right-of-Way Vacation	\$200.00
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LARIMER COUNTY DEVELOPMENT REVIEW FEE SCHEDULE - Cont.

Rezoning

*1st Step Sketch Plan Review	\$800.00
*2nd Step Public Hearing Submittal	
Within a Growth Management Area	\$4,000.00
Outside a Growth Management Area	\$3,600.00
Fire District Fee - see the section labeled Fire District Fee	
Wildfire Review Fee - see the section labeled Wildfire Review Fee	
*Other Possible Fees:	
Resubmittal: with referral	1/2 Current App. Fee
Resubmittal: without referral	\$200.00

Rural Land Plan:

Application	\$500.00
Wildfire Review Fee - see the section labeled Wildfire Review Fee	
Public Hearing	\$50.00 per home site
Final Plat	\$500.00
Building Permit	\$1250.00 per home site

Site Plan Review:

If the site plan review is for an addition and the addition is more than 75% of the existing structure, the fee amount will be calculated on the gross square feet of the existing structure plus the gross sq. feet of the addition

*Structures NOT adding square footage but requiring Site Plan Review (such as):	
Change of Use	\$400.00
Preliminary Site Plan-part of a CD/PLD/Special Review	No Charge
Temporary Permit for Public Construction Site	\$200.00
Buildings less than 10,000 gross square feet	\$1,300.00
Buildings 10,000-25,000 gross square feet	\$2,800.00
Buildings more than 25,000 gross square feet	\$5,000.00
Tenant Finish on previously approved Site Plan	\$60.00

Fire District Fee - see the section labeled Fire District Fee
 Wildfire Review Fee - see the section labeled Wildfire Review Fee

Resubmittal - First Time	No Charge
Second Time	\$50.00
Third Time or more	\$100.00
Amended Site Plan per Section 6.6 of the Land Use Code	\$100.00
Request for written approval of minor change to an approved site plan	\$50.00

LARIMER COUNTY DEVELOPMENT REVIEW FEE SCHEDULE - cont.

Special District \$500.00

Special Exception

*1st Step Sketch Plan Review	\$800.00
*2nd Step Public Hearing Submittal	\$1,500.00
Fire District Fee - see the section labeled Fire District Fee	
Wildfire Review Fee - see the section labeled Wildfire Review Fee	
*Other Possible Fees:	
Development Agreement Modification	\$600.00
Resubmittal: with referral	1/2 Current App. Fee
Resubmittal: without referral	\$200.00
Special Exception Extension/Modification	\$600.00

Special Review

*1st Step Sketch Plan Review	\$800.00
*2nd Step Public Hearing Submittal (unless use is listed below)	\$1,500.00
Special Review for the following uses:	\$5,800.00
Airport, Cell Tower, Commercial Poultry, Country Club,	
Feed Yard, Golf Course, Heliport, Jail/Prison, Land Fill (private),	
Manufactured Housing Park, Mining, Radio and TV Transmitter,	
Recreational Vehicle Park/Campground, Retreat,	
Resort Lodge/Cabins, and Seasonal Camp	
Fire District Fee - see the section labeled Fire District Fee	
Wildfire Review Fee - see the section labeled Wildfire Review Fee	

***Other Possible Fees:**

sed and Effective 07/12/11

Development Agreement Modification	\$600.00
Resubmittal: with referral	1/2 Current App. Fee
Resubmittal: without referral	\$200.00
Special Review Extension/Modification	\$600.00

LARIMER COUNTY DEVELOPMENT REVIEW FEE SCHEDULE- Cont.

Subdivision

*1st Step	Sketch Plan Review	\$800.00
*2nd Step	Preliminary Plat - Public Hearing Submittal	\$3,000.00
	Colorado Geological Survey Fee - see the section labeled Colorado Geological Survey Fee	
	Fire District Fee - see the section labeled Fire District Fee	
	Wildfire Review Fee - see the section labeled Wildfire Review Fee	
*3rd Step	Final Plat	\$3,600.00 + Rec. Fees
*4th Step	Development Construction Permit (Obtained from the Engineering Dept.)	
	Per Single Family Unit	\$150.00
	Per Duplex Unit	\$75.00
	Per Multi-Family Unit	\$50.00
	Per Commercial Unit	\$400.00
*Other Possible Fees:		
	Development Agreement Modification	\$600.00
	Preliminary Plat Time Extension	\$600.00
	Resubmittal: with referral	1/2 Current App. Fee
	Resubmittal: without referral	\$200.00

Temporary Agricultural Uses	\$180.00
Yearly renewal without significant change	\$90.00

Variance (Zoning)

Variance	\$500.00
Extension or Modification of Approved Variance	\$125.00
Administrative Variance	\$50.00
Minor Setback Variance	\$50.00
Appeal of an Administrative Decision to the Board of Ad	\$50.00

Wildfire Review Fee - A wildfire review fee will be collected for the following types of applications that are in a designated wildfire hazard area. This fee may be collected for applications outside the wildfire hazard area if the Wildfire Coordinator determines that a wildfire review is necessary.

Conservation Development, Planned Land Division, Rezoning, Special District, Special Exception, Special Review and Subdivision - collected at the public hearing submittal	\$200.00
Site Plans - to be collected at the time of submittal	\$200.00

LARIMER COUNTY DEVELOPMENT REVIEW FEE SCHEDULE - Cont.

Zoning Compliance Review Fee:

**The following fees will be collected at building permit application only if review is required:

Accessory Living Structure	\$85.00
Accessory Structures (i.e. sheds, barns, decks, 8' fences, garages, pools, porches, etc.)	
Less than 35 acres	\$30.00
35 acres or greater	\$15.00
Barn without a Principle Structure	\$100.00
Cell Towers - New/Additions/Alterations	\$180.00
Commercial Structures - New	\$180.00
Commercial Structures - Additions/Alterations	\$180.00
Fireworks Stands	\$180.00
Garage without a Principle Structure	\$100.00
Mobile Home - temporary during construction	\$65.00 + zoning compliance fee
Residential Structures - New	\$85.00
Residential Structures - Additions	\$65.00
Residential Structures - Alterations	\$15.00
Signs -	
In Non-Residential, Residential and Rural Districts	\$85.00
Temporary Commercial	\$25.00
Temporary Construction & Project Marketing	\$85.00
Storage Building without a Principle Structure	\$100.00

Zoning Determination

No Charge
