



Roads



Fire



Parks



Schools

Capital Expansion Fees

The following fees are effective July 1, 2018

Roads

Transportation Capital Expansion Fees (TCEFs)

PURPOSE

The purpose of the Transportation Capital Expansion Fees (TCEFs) is to defray capital costs directly related to development impacts. The TCEFs are commonly used by Colorado Counties and municipalities to help fund road infrastructure improvements required to maintain adequate levels of service on major road systems. TCEFs are one-time payments imposed on new development and they represent the new developments proportionate share of the cost of the growth related road improvement needs.

HOW CAN THE FEE BE USED

TCEFs can be used on mainline public County Roads in unincorporated Larimer County. TCEFs can only be used for improvements that increases the capacity of the road system. TCEFs cannot be used for operations, maintenance, and replacement of infrastructure or correcting existing deficiencies.

AUTHORITY

Colorado is a "home rule" state and can collect impact fees under the home-rule authority granted in the Colorado Constitution. In addition, Colorado Statutes (29-20-104.5) specifically authorize statutory counties such as Larimer County to collect capital expansion fees.

COUNTY CODES & REGULATIONS

Fees are usually collected at the time of building permit issuance. New uses approved through Larimer County processes that do not trigger a building permit can also be assessed a fee.

The County TCEF Study and the associated Sections of the Land Use Code (sections 9.5 & 9.6) can be found at, www.larimer.org/engineering/development-review under the Capital Expansion Fee header.

Transportation Capital Expansion Fees (TCEFs)

- Regional** Regional transportation fees pay for improving select county roads with regional significance in unincorporated Larimer County.
- County** County transportation fees are used to expand the capacity of non-regional collector and arterial roads in unincorporated Larimer County.

RESIDENTIAL BUILDING PERMITS

*The following tiered fee schedule applies to building permits for new residential structures with an application date after June 30, 2018. For new residences constructed after this date, the TCEF will be applied to any new or additional finished living space square footage, including permits for additions and basement finishes. In such cases, the total fee due is based on the incremental difference between the existing & proposed finished living square footage. The tiered fee structure will not be applied to additions or finishes of existing residential living space IF the original residential building permit was initiated on or before July 1, 2018.

Finished Living Space per Dwelling (Square Feet)	Regional (\$)	County (\$)	TCEF (\$)
900 or less (Square Feet)	\$163	\$1,946	\$2,109
901-1300 (Square Feet)	\$228	\$2,727	\$2,955
1301-1800 (Square Feet)	\$275	\$3,284	\$3,559
1801-2400 (Square Feet)	\$322	\$3,846	\$4,168
2401-3000 (Square Feet)	\$361	\$4,315	\$4,676
3001-36 (Square Feet)	\$393	\$4,699	\$5,092
3601 or more (Square Feet)	\$420	\$5,020	\$5,440

COMMERCIAL BUILDING PERMITS

* Commercial TCEFs are based on building use and total square feet (SF). They apply to new SF and to changes of use of existing SF. Payment of commercial TCEFs can be delayed to Certificate of Occupancy only under special circumstances. Use categories are as follows:

- "Industrial" includes the processing or production of goods, along warehousing, transportation, communications, and utilities.
- "Commercial" includes retail development and eating/drinking places, along with entertainment uses often located in a shopping center (e.g. movie theater).
- "Office & Other Services" includes offices, health care and personal services, business services (e.g. banks) and lodging. Public and quasi-public buildings that provide educational, social assistance, or religious services are also included in this category.

Commercial Use per 1,000 SF of Floor Area	Regional (\$)	County (\$)	TCEF (\$)
Industrial	\$100	\$1,196	\$1,296
Commercial	\$422	\$5,039	\$5,461
Office & Other Services	\$248	\$2,965	\$3,213



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Frequently Asked Questions

- Q.** What is a Transportation Capital Expansion Fee?
- A.** Also known as an impact fee, a Capital Expansion Fee is a charge on new development to pay for the construction or expansion of capacity-related capital improvements to the County's road system.
- Section 9.5 & 9.6 of the Larimer County Land Use Code contains regulations pertaining to Capital Expansion Fees.
- Q.** What is a Park In-Lieu of Fee?
- A.** At the time of filing a preliminary plat for a residential land division, the developer may either dedicate land for parks or pay an In-Lieu Fee. Please refer to section 9.3.7 for a detailed explanation.
- Q.** When do I have to pay impact fees?
- A.** Fees are generally collected at the time a building permit is issued and no later than issuance of a Certificate of Occupancy.
- Q.** Why are there different fees and how do I know which fees I will have to pay?
- A.** Fees are calculated based on the type, size and location of the construction. When subdivisions are developed, capital facilities (schools, parks, roads) are needed to keep up with the new growth.
- A building permit technician can provide an estimate of fees.
- Q.** I'm moving a manufactured home to my vacant land. Do I owe any fees?
- A.** Yes, mobile homes are required to get a building permit and fees are collected when the permit is issued.
- Q.** I own a commercial building; will my tenant owe Capital Expansion Fees when they pull a permit?
- A.** Yes, the commercial building pays a fee when a permit for the shell is issued. When each tenant-finish permit is issued fees are calculated based on the use and total square footage.
- Q.** Will I owe a capital expansion fee for a new cabin or if I convert a cabin to a single family (SF) home?
- A.** The fee for a new cabin is based on the total finished living square footage. Converting a cabin to a SF home will not trigger a TCEF as long as no new square footage is being added.
- Q.** Will I owe a capital expansion fee for finishing my basement or adding a residential addition?
- A.** The TCEF is not applicable if the permit for the original house was applied for before, July 1, 2018. The TCEF does apply for all finishes and additions to residential homes with an original permit dated on, or after, July 1, 2018.

Community Park Land

Community Park Land Dedication/In-Lieu Fee

Community Park In-Lieu Fees are collected for residential development **inside Growth Management Areas** of Fort Collins, Loveland, Berthoud and the Estes Valley.

The fees are distributed to towns and cities in Larimer County to be used for land acquisition.

RESIDENTIAL BUILDING PERMITS

	FTC	LVL	BER	ESTES
Single-Family Detached	\$669	\$590	\$668	\$303
Single-Family Attached	\$522	\$460	\$520	\$235
Duplex	\$501	\$443	\$500	\$228
Multi-Family	\$435	\$333	\$435	\$198
Mobile Home	\$516	\$455	\$515	\$232

Regional Park Land

Regional Park Land Dedication/In-Lieu Fee

The Regional Park In-Lieu Fee is collected in **all areas of unincorporated Larimer County**, including Growth Management Areas (GMA) and the Estes Valley to purchase land for regional parks.

RESIDENTIAL BUILDING PERMITS

	Fee
Single-Family Detached	\$701
Single-Family Attached	\$547
Mobile Home	\$540
Duplex (each unit)	\$526
Multi-Family (each unit)	\$456

For information on Park Fees contact:

Larimer County Parks & Open Lands
1800 S. County Rd 31
Loveland, CO 80537
970-679-4570

Schools

School fees are collected and distributed to school districts for the acquisition of land. This fee is paid at the time a building permit is issued.

School District

School District	Fee
Poudre School District PR-1	\$ 1710
Thompson RJ2	\$ 1382
Park R-3 (per lot, fee collected at final plat)	\$ 8

For information on School Fees contact:

Larimer County Planning
200 West Oak Street, 3rd floor
Fort Collins, CO 80521
970-498-7683

Fire

Recent changes in state law allows fire districts to charge impact fees on new residential and commercial development to fund facilities needed to keep up with growth. Larimer County will assess these fees on building permits for projects in the Loveland Rural Fire District and the Estes Valley Fire Protection District and send the money to the fire districts. Loveland Fire information is at <https://lfra.org/lfra-begins-collecting-capital-expansion-impact-fees-on-new-construction>. Estes Valley Fire information is at <https://www.estesvalleyfire.org/plan-review-and-inspections>.