

## Building Permit Fees to Go Up on July 1, 2018

There will be several changes to fees associated with Larimer County building permits that go into effect on July 1, 2018, which we want you to know about.

### **Building Permit Fee Cost-of-Living Adjustment**

Building Permit Fee Schedule Tables 1-A, 1-B and 1-C are adjusted annually to align with the Department of Labor/Bureau of Labor Statistics Consumer Price Index for our area. This year, these fees will rise 3.38%.

### **Transportation Capital Expansion Fees (TCEF)**

Larimer County collects a transportation fee from new traffic generated by applying a fair share of the costs to improve the public facilities to accommodate the increase in traffic created by development. The fee is based on a County Transportation Capital Expansion Fee Study. Larimer County last updated the County Fee Study in 2006, which no longer reflects current needs and construction costs. The updated Fee Study was completed in 2018 and the updated fees will become effective July 1, 2018. The updated fee study also includes:

- Instead of a one-size-fits-all fee for 9 different residential categories, there is now one tiered fee structure for all residential permits that is based on new, and additional, finished square footage.
- Residential Fees will now be directly proportional to dwelling size, so smaller dwellings will no longer pay the same fee as much larger dwellings. With this tiered system, additional TCEFs will now be applied to all new additions and finished living square footage, such as finished basements that are adding onto, or finishing a part of, an original residential permit for a home applied for on, or after, July 1, 2018. The tiered system, and additional fees, will not apply to permits that were applied for, and built, prior to July 1, 2018.
- The non-residential categories have been reduced from over 20 categories to just three categories: Industrial, Commercial, and Office and other uses.
- The complete updated Larimer County Transportation Capital Expansion Fee Study and the associated Sections of the Larimer County Land Use Code (LCLUC Sections 9.5 and 9.6) are found at [www.larimer.org/engineering/development-review](http://www.larimer.org/engineering/development-review) under the Capital Expansion Fee header.

The Fee Table effective July 1, 2018 is as follows:

Residential 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
Non Residential 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

### **Fire District Impact Fees**

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>.