

LARIMER COUNTY DEVELOPMENT REVIEW FEE SCHEDULE



July 1, 2021 – June 30, 2022

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. Sign and advertising costs are included in the application fees. Recording fees will be collected at the time of recording.

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Domestic Water/Sewer Transmission Line	\$6,191.16
Electrical Substation	\$3,202.32
Electrical Transmission Line	\$6,191.16
Electrical Transmission Line Upgrade	\$3,202.32
Natural Gas/Petroleum Pipeline	\$6,191.16
Natural Gas/Petroleum Storage Facility	\$3,202.32
Power Plant	\$6,191.16
Wind Power Plant	\$6,191.16
Any combination of Power Plant/Transmission Line or Substation	\$8,005.81
Solar Energy Power Plant	\$3,202.32
Additions/Alterations	\$1,601.16
Appeal	\$640.46

Add-On-Agreement \$106.74 + Rec. Fees

Amended Plat \$944.69+Rec.Fees
Amended Plat - Administrative \$200.00 + 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	\$773.89
Fee Appeal	No Charge
Appeals to anything else (process, interpretation, etc.)	\$773.89

Boundary Line Adjustment \$720.52+ Rec. Fees

Certificate of Designation \$909.19

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

LARIMER COUNTY DEVELOPMENT REVIEW

FEE SCHEDULE - Cont.

Condominium Map Review	\$304.22 + Rec. Fees
Easement Vacation	\$106.74
Extended Family Dwelling (Administrative Review)	\$320.23 + Rec. Fees
Extended Family Dwelling (BCC Review) - For reasons other than age or disability, or on lots/parcels containing fewer than 4 acres	\$987.38 + Rec. Fees
Farmstead	\$366.46 per d/u + Rec. Fees
Fire District Fee (applied at initial submittal)	
Berthoud Fire Protection District - Minor Subdivision/ Replat, Preliminary Plat, Final Plat and PUD or Amendment to PUD, Site Plan	\$100.00
CTR / Sketch or any other project referred to BFPD	\$50.00
(Please make checks payable to Berthoud Fire Protection District)	
Loveland Fire Rescue Authority -Land Division, Rezoning Site Plan Review, Special Exception & Special Review Applications	\$250.00
Any other application, (example PSP), referred to LFRA	\$100.00
(Please make checks payable to Loveland Fire Rescue Authority)	
Poudre Fire Authority - Land Division, Rezoning Site Plan Review, Special Exception & Special Review Applications	\$100.00
Any other application (Example PSP) referred to Poudre Fire Authority	\$50.00
(Please make checks payable to Poudre Fire Authority)	
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
Concept Plan	
*1st Step Sketch Plan Review	\$853.95
*2nd Step Public Hearing Submittal	\$2,134.88
*Other Possible Fees:	
Resubmittal: with referral	1/2 Current App. Fee
Resubmittal: without referral	\$213.48
Location & Extent Review - projects for review that are funded by the Larimer County General Fund are exempt from this review	\$1,014.07

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FEE SCHEDULE - Cont.

Lot Consolidation	\$640.46 + Rec. Fees
Lot Consolidation - Administrative	\$200.00 + Rec. Fees

Minor Land Division	
With existing uses on all proposed lots	\$1,067.44 + Rec. Fees
Creating a vacant lot with proposal	\$1,814.65 + Rec. Fees

Nonconformities	\$747.21
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Plat Vacation	\$106.74
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Property Status Information	No Charge
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Right-of-Way Vacation	\$213.49
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Rezoning

*1st Step	Sketch Plan Review	\$853.95
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*2nd Step	Public Hearing Submittal	
	Within a Growth Management Area	\$4,269.76
	Outside a Growth Management Area	\$3,842.79
	Fire District Fee - see section 'Fire District Fee'	

***Other Possible Fees:**

Resubmittal: with referral	1/2 Current App. Fee
Resubmittal: without referral	\$213.49

Rezoning - Comprehensive Plan Implementation	\$300.00
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Rezoning to implement the comprehensive plan if concurrent with another application

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	\$426.98
Preliminary Site Plan-part of a CD/PLD/Special Review	No Charge
Temporary Permit for Public Construction Site	\$213.49
No Buildings or Buildings less than 10,000 gross sq ft	\$1,387.67
Buildings 10,000-25,000 gross square feet	\$2,988.84
Buildings more than 25,000 gross square feet	\$5,337.21
Tenant Finish on previously approved Site Plan	\$64.05

Fire District Fee - see section 'Fire District Fee'

Resubmittal - First Time	No Charge
Second Time	\$53.37
Third Time or more	\$106.74

Amended Site Plan per Section 6.1.7 of the Land Use Code request for written approval of minor change to an approved site plan	\$53.37
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FEE SCHEDULE - Cont.

Special District	\$533.72
Special Review	
*1st Step Sketch Plan Review	\$853.95
*2nd Step Public Hearing Submittal (unless use is listed below)	\$1,601.16
Special Review for the following uses:	\$6,191.16
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 section 'Fire District Fee'	
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Special Review - Administrative	\$800.00
If Public Hearing becomes Required - Additional Fee	\$785.00
** Does not include Wireless Communication Facilities or STRs	
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*Other Possible Fees:	
Development Agreement Modification	\$640.46
Resubmittal: with referral	1/2 Current App. Fee
Resubmittal: without referral	\$213.49
Special Review Extension/Modification	\$640.46
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Subdivision, Conservation Development, Planned Land Division Rural Land Use	
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*1st Step Sketch Plan Review	\$853.95
*2nd Step Preliminary Plat - Public Hearing Submittal	
This fee is based upon building lots	
Up to 6 lots	\$3,202.32
7-50 lots	\$4,269.76
Over 50 lots	\$5,337.21
Colorado Geological Survey Fee - see section 'Colorado Geological Survey Fee'	
Fire District Fee - see section 'Fire District Fee'	
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Subdivision - Administrative	
*1st Step Sketch Plan Review	\$853.95
*2nd Step Final Plat	\$3,842.79 + Rec. Fees
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FEE SCHEDULE - Cont.

Subdivision, Conservation Development, Planned Land Division Rural Land Use Cont.

***3rd Step** Final Plat \$3,842.79 + 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 \$640.46

Preliminary Plat Time Extension \$640.46

Resubmittal: with referral 1/2 Current App. Fee

Resubmittal: without referral \$213.48

Temporary Agricultural Uses

\$192.13

Yearly renewal without significant change \$96.08

Variance (Zoning)

Variance \$1,280.93

Extension or Modification of Approved Variance \$133.43

Minor Modification \$320.24

Appeal of an Administrative Decision to the Board of Adjustment \$50.00

Wireless Facilities:

Site Plan (SP) \$3,575.93

Administrative Special Review \$4,280.64

Special Review \$6,191.16

Master License Agreement – Site Specific Review Up to 5 Facilities \$500.00

Additional Facilities (Up to 10) \$100.00

Eligible Facilities Request (EFR) \$450.00

Zoning Compliance Review Fee:

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

Accessory Living Structure \$90.74

Accessory Structures (i.e. sheds, barns, decks, 8' fences, garages, pools, porches, etc.)

Less than 35 acres \$32.02

35 acres or greater \$16.02

Barn without a Principle Structure \$106.74

Cell Towers - New/Additions/Alterations \$192.13

Commercial Structures - New \$192.13

Commercial Structures - Additions/Alterations \$192.13

LARIMER COUNTY DEVELOPMENT REVIEW FEE SCHEDULE - Cont.

Zoning Compliance Review Fee Cont.

Commercial Structures - Additions/Alterations	\$192.13
Fireworks Stands	\$192.13
Garage without a Principle Structure	\$106.74
Mobile Home - temporary during construction	\$69.38+
	zoning compliance fee
Residential Structures – New	\$90.74
Residential Structures – Additions	\$69.38
Residential Structures – Alterations	\$16.02
In Non-Residential, Residential and Rural Districts	\$90.74
Temporary Commercial	\$26.68