

Transportation Capital Expansion Fee Schedule

Effective July 1, 2018

Land Use Type	County Road TCEF	Regional Road TCEF	Total Per Unit
Residential (per Dwelling) by Square Feet of Finished Living Space			
900 or less (Square Feet)	\$1,946	\$163	\$ 2,109
901-1300 (Square Feet)	\$2,727	\$228	\$ 2,955
1301-1800 (Square Feet)	\$3,284	\$275	\$3,559
1801-2400 (Square Feet)	\$3,846	\$322	\$4,168
2401-3000 (Square Feet)	\$4,315	\$361	\$4,676
3001-3600 (Square Feet)	\$4,699	\$393	\$5,092
3601 or more (square Feet)	\$5,020	\$420	\$5,440
Nonresidential (per 1,000 Square Feet of Floor Area)			
Industrial	\$1,196	\$100	\$ 1,296
Commercial	\$5,039	\$422	\$ 5,461
Office and other Services	\$2,965	\$248	\$ 3,213

- The fee is based on the current Larimer County Transportation Capital Expansion Fee (TCEF) Study. The complete TCEF Study and TCEF Sections of the Larimer County Land Use Code (LCLUC Sections 9.5 and 9.6) are found at www.larimer.org/engineering/development-review under the Capital Expansion Fee header.
- The “Residential” tiered fee schedule based on square footage 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 also 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. Finished living square footage excludes unfinished basements, attics, and garage floor area. The “Residential” tiered fee structure will not be applied to additions or finishes of existing living space IF the original residential building permit was issued before July 1, 2018.
- The “Nonresidential” fee schedule is based on building use and total square feet. The TCEF applies to new square footage and to changes of use of existing square footage of three general nonresidential categories that are further defined below:
 - “Industrial” includes the processing or production of goods, along with 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.

