

# Building Permit Fee Schedule

July 01, 2020 (CPI fee increase of 1.92% included)

*New commercial and residential buildings may also be subject to impact fees for roads, parks, and schools, as well as county sales and use taxes. For information on the other fees, please contact the appropriate county department(s): Engineering (transportation fees) 498-5700; Parks and Open Lands (park fees) 679-4570; Planning (school fees) 498-7683; Finance (sales and use tax) 498-5930. Thank You.*

**Building permit fee** for a building permit shall be paid to the Building Official as required in Section R108.2 IRC/109.2 IBC and set forth in Table 1-A, except Group Utility Occupancies (private garages, carports, sheds, and agricultural buildings) shall use Table 1-B. Fees for electrical permits shall be paid as set forth in Table 1-E.

**Plan review fee** shall be paid equal to 50% (on one- and two-family dwellings) and 65% (on commercial and multi-family units greater than a duplex) of the building permit fee as required in Section R108.2 IRC/109.2 IBC and set forth in Tables 1-A and 1-B. (Miscellaneous, electrical, and wildfire fee tables are exempt from plan review fee.) The plan review fee specified in this section is separate and in addition to the building permit fee. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items, an additional plan review fee shall be charged at the rate shown in Tables 1-A or 1-B as “Other Inspections and Fees.”

**Plan re-submittal, re-inspection, investigation, and TCO issuance fees** as allowed in sections R108.4-R108.9 IRC/109.4-109.7 IBC and set forth in “Other Inspections and Fees” in Table 1-A/1-B. Reinspection and penalty fees are also included in Table 1-E.

**Plumbing and heating permit fees** for each permit as required in Sections R108.2 IRC, 106.5 IMC, & 106.6 IPC and set forth in fee Table 1-C.

**Wildfire Site Assessment Fee** shall be charged as allowed in section R327.12 IRC/3606 IBC and set forth in Table 1-D to structures in the wildfire hazard area.

**Vacation Home/Large Vacation Home Change of Occupancy Permit Fee** shall be \$200 as required in Section R108.2 IRC/109.2 IBC and set forth in Table 1-A.

**Short-term Rental Conversion Permit Fee** (Outside Estes Valley) shall be \$300 as required in Section R108.2 IRC and set forth in Table 1-A.

**Document Imaging Fees** shall be charged as allowed in Table 1-F to comply with state archive laws.

**Table 1-A**

<b>Building Permit Fees except for Utility Occupancies</b>	
<b>Total Valuation</b>	<b>Fee</b>
\$1.00 to \$1,200.00	\$50.64
\$1,200.01 to \$2,000.00	\$50.64 for the first \$1,200.00 plus \$3.3765 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,000.01 to \$25,000.00	\$76.64 for the first \$2,000.00 plus \$15.7573 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,000.01 to \$50,000.00	\$440.07 for the first \$25,000.00 plus \$11.2553 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,000.01 to \$100,000.00	\$724.37 for the first \$50,000.00 plus \$7.2259 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,000.01 to \$500,000.00	\$1,137.59 for the first \$100,000.00 plus \$5.9428 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,000.01 to \$1,000,000.00	\$3,575.40 for the first \$500,000.00 plus \$4.8679 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,000.01 and up	\$6,009.72 for the first \$1,000,000.00 plus \$3.4779 for each additional \$1,000.00 or fraction thereof.
<b>Other Inspections and Fees:</b>	
<ol style="list-style-type: none"> <li>1. Inspections outside of normal business hours (minimum charge – two hours) \$51.00/ hour</li> <li>2. Re-inspection fees assessed under provisions of Sections 108.8 IRC &amp; 109.7 IBC \$51.00/hour</li> <li>3. Inspections when no fee is specifically indicated (minimum charge -one hour) \$51.00/hour</li> <li>4. Additional plan review required by changes, additions or revisions to plans.... \$51.00/ hour</li> <li>5. Issuance of each Temporary Certificate of Occupancy (TCO) and extensions...\$600.00            There will be a \$600 fee for temporary certificate of occupancy. A Temporary Certificate of Occupancy shall be valid for 180 days. If a full Certificate of Occupancy is issued within the first 30 days, all but \$40 will be refunded. If a full Certificate of Occupancy is issued prior to the 180 day expiration, \$100 shall be refunded for each 30 day period remaining out of the original 180 day validity period of the Temporary Certificate of Occupancy.</li> <li>6. A penalty fee will be assessed up to or equal to the building permit fee for work commenced without first obtaining a building permit per IRC Section R108.6/IBC Section 109.4</li> <li>7. Use of outside consultants for plan checking, inspections, or both ..... Actual Cost</li> <li>8. Docket fee for Board of Appeals.....\$55.00</li> <li>9. Mountain area fee, one-time fee for inspections in remote areas.....\$50.00</li> <li>10. Vacation Home/Large Vacation Home Change of Occupancy Permit.....\$200.00</li> <li>11. Short-term Rental Conversion Permit (outside Estes Valley Planning Area).....\$300.00</li> </ol>	

**Table 1-B**

<b>Building Permit Fees for Utility Occupancies</b>	
<b>Total Valuation</b>	<b>Fee</b>
\$1.00 to \$1,500.00	\$50.64
\$1,500.01 to \$2,000.00	\$50.64 for the first \$1,500.00 plus \$3.3765 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,000.01 to \$25,000.00	\$65.28 for the first \$2,000.00 plus \$13.0899 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,000.01 to \$50,000.00	\$365.80 for the first \$25,000.00 plus \$9.3982 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,000.01 to \$100,000.00	\$603.27 for the first \$50,000.00 plus \$6.4494 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,000.01 to \$500,000.00	\$928.68 for the first \$100,000.00 plus \$5.0874 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,000.01 to \$1,000,000.00	\$2,965.75 for the first \$500,000.00 plus \$4.3389 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,000.01 and up	\$5,146.90 for the first \$1,000,000.00 plus \$3.1178 for each additional \$1,000.00 or fraction thereof.
<b>Other Inspections and Fees:</b>	
<ol style="list-style-type: none"> <li>1. Inspection outside of normal business hours (minimum charge-two hours) \$51.00/hour</li> <li>2. Re-inspection fees assessed per provisions of Section R108.8 IRC &amp; 109.7 IBC \$51.00</li> <li>3. Inspections when no fee is specifically indicated (minimum charge-one hour) \$51.00/hour</li> <li>4. Additional plan review required by changes, additions or revisions to plan \$51.00/hour</li> <li>5. A penalty fee will be assessed up to or equal to the building permit fee for work commenced without first obtaining a building permit per IRC Section R108.6/IBC Section 109.4</li> <li>6. Use of outside consultants for plan checking, inspections, or both .....Actual Cost</li> <li>7. Docket fee for Board of Appeals.....\$55.00</li> </ol>	

**Table 1-C  
Plumbing and Mechanical Permit Fee**

<b>Total Valuation</b>	<b>Fee</b>
Up to \$2000.00	\$52.90
\$2000.01 to \$50,000.00	\$40.73 for the first 2000.00 plus \$20.3494 for each additional \$1000.00 or fraction thereof, to and including \$50,000.00
\$50,000.01 to \$500,000.00	\$1,017.79 for the first \$50,000 plus \$15.9937 for each additional \$1000.00 or fraction thereof, to and including \$500,000.00
\$500,000.01 and up	\$8,214.97 for the first \$500,000 plus \$14.4217 for each additional \$1000.00 or fraction thereof.

**Table 1-D**

<b>Wildfire Site Assessment Fees</b>	
<b>Type</b>	<b>Site Assessment Required</b>
New Residence	\$50.00
New Utility Bldg.	\$50.00
New Commercial	\$50.00
Residence Add.	\$50.00
Utility Bldg. Add.	\$50.00
Commercial Add.	\$50.00
Fees for other inspections or services not covered above.....	\$36.00 per hour (Minimum charge = one hour.)
Docket fee for Board of Appeals .....	\$55.00

**Table 1-E**

<b>Electrical Permit Fees</b>	
<b>Fees are based on A, B, C, or D below.</b>	
<b>A. Residential Electrical Installation:</b> (new, remodel, addition) (round sq. ft. up to next 100 for calculation)	
<b>Residential Installation – Based on enclosed living area only</b>	
<b>Living Area:</b>	<b>FEE</b>
Less than or equal to 1000 square feet	<b>\$120</b>
1,001 square feet but not more than 1,500 square feet	<b>\$168</b>
1,501 square feet but not more than 2,000 square feet	<b>\$216</b>
Greater than 2001 square feet	<b>\$216 + \$9.60 per each additional 100 sq. ft. rounded up</b>
<i>EXAMPLE: (2235 sq. ft.) first 2000 sq. ft. = \$216 + (3 (235 rounded up to next 100) x \$9.60 = 28.80) = \$244.80</i>	
<b>B. Commercial and other fees:</b> Including some residential installations not based on square footage (non-habitable area, garage, shop, solar, etc.). These fees are calculated from the customer’s total cost (contract price), including materials, items and labor- <b>whether provided by the contractor or the property owner.</b>	
<b>Valuation of Installation – (Based on cost to customer of labor, material and items)</b>	
<b>Valuation</b>	<b>FEE</b>
Less than or equal to \$2000 = \$120 (base fee)	<b>\$120</b>
\$2001 or more	<b>\$120 + \$9.60 per thousand of job valuation rounded up</b>
<i>EXAMPLE: The installation cost is \$5,150 (round up to \$6,000) = \$120 + (6 x \$9.60 = \$57.60) = \$177.60 total fee</i>	
<b>C. Mobile/Modular/Manufactured Home Set</b>	<b>\$120</b>
<b>D. Temporary Heat Release/Temporary Construction Meter</b>	<b>\$ 60</b>

**Other Inspections and Fees:**

1. Inspections outside of normal business hours (minimum charge two hours) \$51.00/hour
2. Re-inspection fees assessed per IRC Section R108.8/IBC Section 109.7 IBC/NEC \$51.00
3. Inspections when no fee is specifically indicated (minimum charge one hour) \$51.00/hour
4. A penalty fee will be assessed up to or equal to the electrical permit fee for work commenced without first obtaining a building permit per IRC Section R108.6/IBC Section 109.4/NEC
5. Trim permit. If a permit expires after the rough-in inspection has been completed, inspected, and approved by the electrical inspector, but before the final inspection is approved, a TRIM permit must be obtained. The fee is based on the valuation of the remaining electrical work to be inspected. Minimum trim permit fee is \$120.00
6. Use of outside consultants for inspections Actual Cost
7. Docket fee for Board of Appeals..... \$55.00
8. Solar permit fees are capped by state law at \$500 for residential installations and \$1,000 for commercial installations.

**Table 1-F**

<b>Document Imaging Fees</b>	
Residential Plans	No Fees required
Commercial plans submitted on digital disc.	No Fees required
Commercial plans 10 pages and under	\$18
Commercial plans 11 pages to 30 pages	\$36
Commercial plans 30 to 50 pages	\$100
Commercial plans greater than 50 pages	\$100 plus \$2 for each additional page