



DEVELOPMENT FEES
City of Woodland Park
January 1, 2022 – December 31, 2022
 (Revised 3/1/2022)

| SUBDIVISION FEES | |
|--|---------------------|
| Preliminary Plat | \$944.00 |
| Plus/per lot | 97.00 |
| Final Plat | 944.00 |
| Plus/per lot | 97.00 |
| Minor Subdivision | 944.00 |
| Plus/per lot | 97.00 |
| Subdivision Exemption Plat/Townhome Plat | 469.00 |
| Plus/per lot | 48.00 |
| Planned Unit Development Final Plan (0-1 acre) | 944.00 |
| Plus/per acre (1+ to 5 acres) | 97.00 |
| Plus/per acre (more than 5 acres) | 42.00 |
| OTHER PLANNING FEES | |
| BOA Hearing - Variance or Appeal | \$338.00 |
| Cash in Lieu of Land Dedication/Park Capital Fee (per residential lot of Final Plat) | 2240.00 |
| Conditional or Special Use Permit (CUP or SUP) | 657.00 |
| Development Application Extension | 113.00 |
| Flood Development Permit, Appeal or Variance | 338.00 |
| Neighborhood Park Fee (per residential dwelling unit) | 1119.00 |
| Site Plan Review: 0-1 acres | 563.00 |
| Plus/per acre (1+ to 5 acres) | 97.00 |
| Plus/per acre (more than 5 acres) | 42.00 |
| Temporary Use/Special Event Permit (for profit) | 101.00 |
| Temporary Use/Outdoor Vendor Permit (for profit) | 41.00 |
| Vacate Road Right-Of-Way | 944.00 |
| Vacation of Lot Line without an Easement | 54.00 (+recording) |
| Vacation of Lot Line with an Easement | 120.00 (+recording) |
| Zoning/Annexation – 0-1 acre | 944.00 |
| Plus/per acre (1+ to 5 acres) | 97.00 |
| Plus/per acre (more than 5 acres) | 42.00 |
| Zoning Change | 944.00 |
| Zoning Development Permit for: | |
| Accessory Dwelling Unit | 151.00 |
| Accessory Structure (i.e. Shed) | 56.00 |
| Additions | 151.00 |
| Banner | 28.00 + Use Tax |
| Chicken Coop (D/B/G-CPI) | 17.00 |
| Commercial | 151.00 |
| (i.e. New Development, Remodel, Interior Finish) | |
| Decks/Fences | 56.00 |
| Demolition | 56.00 |
| Driveway (+ Use Tax for hard surface only) | 56.00 |
| Garage (Attached or Detached) | 151.00 |
| Grading Permits and Infrastructure | 151.00 |
| Historic Landmark Designation | 56.00 |
| Home Occupation | 56.00 |
| Remodel/Interior Finish (Residential) | 56.00 |
| Signs – Permanent | 56.00 + Use Tax |
| Signs - Portable | 56.00 + Use Tax |
| Single Family Residence | 151.00 + Others |
| | (see application) |
| Zoning Verification Letter | \$151.00 |

| MISCELLANEOUS FEES | |
|---|--|
| Fees in Lieu of Sidewalks/Curb and Gutter | Calculated by the City Engineer, who determines the amount by the sidewalk design (width, length, attached or detached to curb and gutter) for that specific location. |
| Temporary Use Permit - Lease of City-Owned Property | Daily rate per 10 square feet = \$0.52 |
| Publication Costs (<i>sign, letter & newspaper</i>) | Vary according to length and type of public notice. |
| Use Tax | Use tax is charged on construction materials. The fee is calculated with Building Permit. |
| Water and Wastewater Tap Fees | See Utilities Department. |
| Water Development Impact Fee | Applies to Properties Annexed after Feb. 2000 per Ordinance 838 and the fee is calculated by Utilities Director. |

REGIONAL PARK FEES – effective 1/1/2022 to 12/31/2022

| Category | Unit of Measure | \$ Fee/unit |
|---|------------------------|--------------------|
| Single Family Residential, Townhomes and Condominiums | Tier 1 (1-2 bedrooms) | 335.00 |
| | Tier 2 (3 bedrooms) | 537.00 |
| | Tier 3 (4+ bedrooms) | 739.00 |

STORM WATER CAPITAL IMPROVEMENT FEES – effective 3/1/2022 to 2/28/2023

Assessed at the time of Zoning Development Permit request per Ordinance 633, Series 1994; Ordinance 645, Series 1995; Ordinance 674, Series 1996; and Ordinance 1160, Series 2012

| Category | Square Feet (SF) of Impervious Surface | \$ Fee/unit |
|---|---|--------------------|
| Single Family Residential, Townhomes and Condominiums | Tier 1 (less than 2,700 SF) | 893.00 |
| | Tier 2 (2,700 to 3,800 SF) | 1,235.00 |
| | Tier 3 (3,800 and greater) | 1,937.00 |
| Multi-family Apartments | Each unit | 1,140.00 |
| Commercial, Industrial, Institutional and Others | First 3,000 SF plus | 1,140.00 |
| | Each additional 1,000 SF | 382.00 |
| Additions to Developed Property | Per 1,000 SF | 382.00 |

After the Certificate of Occupancy is issued then a **monthly drainage fee** is assessed @ \$ 2.00 per month for Single Family Residential, Townhome, Condominiums and Apartments. The commercial fee is \$2.00 for the first 3,000 plus \$0.67 for each additional 1000 SF per month.

TRANSPORTATION CAPITAL FEES – effective 3/1/2022 to 2/28/2023

Assessed at the time of Zoning Development Permit request per Ordinance 815, Series 1999 and Tiered Fees per Ordinance 1160, Series 2012. The standard for Commercial fee rate is **\$97.47** per average daily trip.

| Single Family, Townhomes and Condos | Unit of Measure | Unit | \$ Fee/unit |
|--|------------------------|-------------|----------------------|
| Tier 1 (small home) | 1-2 bedrooms | Each | 568.00 |
| Tier 2 (medium home) | 3 bedrooms | Each | 908.00 |
| Tier 3 (large home) | 4+ bedrooms | Each | 1,249.00 |
| Multi-family, Apartment (Rentals) | 5.97 ADTs | Each | 582.00 |
| Examples of Commercial Rates | Trips/day/ unit | | \$ Fee/1000sf |
| Office | 19.25 | 1000 SF | 1,876.00 |
| Neighborhood Commercial | 24.45 | 1000 SF | 2,383.00 |
| Retail/Service | 32.56 | 1000 SF | 3,173.00 |
| Restaurant | 81.50 | 1000 SF | 7,943.00 |
| Post Office | 108.19 | 1000 SF | 10,545.00 |

*Storm Water Capital Improvement Fees and Transportation Capital Fees are adjusted on March 1st annually, based on the Denver/Boulder/Greeley Consumer Price Index (CPI-U).