



DEVELOPMENT FEES
City of Woodland Park
January 1, 2023 – December 31, 2023
 (Revised 3/1/2023)

SUBDIVISION FEES	
Preliminary Plat	\$991.00
Plus/per lot	102.00
Final Plat	991.00
Plus/per lot	102.00
Minor Subdivision	991.00
Plus/per lot	102.00
Subdivision Exemption Plat/Townhome Plat	492.00
Plus/per lot	50.00
Planned Unit Development Final Plan (0-1 acre)	991.00
Plus/per acre (1+ to 5 acres)	102.00
Plus/per acre (more than 5 acres)	44.00
OTHER PLANNING FEES	
BOA Hearing - Variance or Appeal	\$355.00
Cash in Lieu of Land Dedication/Park Capital Fee (per residential lot of Final Plat)	2,352.00
Conditional or Special Use Permit (CUP or SUP)	690.00
Development Application Extension	119.00
Flood Development Permit, Appeal or Variance	355.00
Neighborhood Park Fee (per residential dwelling unit)	1,175.00
Site Plan Review: 0-1 acres	591.00
Plus/per acre (1+ to 5 acres)	102.00
Plus/per acre (more than 5 acres)	44.00
Temporary Use/Special Event Permit (for profit)	105.00
Temporary Use/Outdoor Vendor Permit (for profit)	42.00
Vacate Road Right-Of-Way	991.00
Vacation of Lot Line without an Easement	57.00 (+recording)
Vacation of Lot Line with an Easement	126.00 (+recording)
Zoning/Annexation – 0-1 acre	991.00
Plus/per acre (1+ to 5 acres)	102.00
Plus/per acre (more than 5 acres)	44.00
Zoning Change	991.00
Zoning Development Permit for:	
Accessory Dwelling Unit	159.00
Accessory Structure (i.e. Shed)	59.00
Additions	159.00
Banner	29.00 + Use Tax
Chicken Coop (D/B/G-CPI)	18.00
Commercial	159.00
(i.e. New Development, Remodel, Interior Finish)	
Decks/Fences	59.00
Demolition	59.00
Driveway (+ Use Tax for hard surface only)	59.00
Garage (Attached or Detached)	159.00
Grading Permits and Infrastructure	159.00
Historic Landmark Designation	59.00
Home Occupation	59.00
Remodel/Interior Finish (Residential)	59.00
Signs – Permanent	59.00 + Use Tax
Signs - Portable	59.00 + Use Tax
Single Family Residence	159.00 + Others (see application)
Zoning Verification Letter	\$159.00

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 = \$0.57
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 1/1/2023 to 12/31/2023

Category	Unit of Measure	\$ Fee/unit
Single Family Residential, Townhomes and Condominiums	Tier 1 (1-2 bedrooms)	352.00
	Tier 2 (3 bedrooms)	564.00
	Tier 3 (4+ bedrooms)	776.00

STORM WATER CAPITAL IMPROVEMENT FEES – effective 3/1/2023 to 2/28/2024

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)	951.00
	Tier 2 (2,700 to 3,800 SF)	1,315.00
	Tier 3 (3,800 and greater)	2,061.00
Multi-family Apartments	Each unit	1,213.00
Commercial, Industrial, Institutional and Others	First 3,000 SF plus	1,213.00
	Each additional 1,000 SF	407.00
Additions to Developed Property	Per 1,000 SF	407.00

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 3/1/2023 to 2/28/2024

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	605.00
Tier 2 (medium home)	3 bedrooms	Each	967.00
Tier 3 (large home)	4+ bedrooms	Each	1,329.00
Multi-family, Apartment (Rentals)	5.97 ADTs	Each	623.00
Examples of Commercial Rates	Trips/day/ unit		\$ Fee/1000sf
Office	19.25	1000 SF	2,007.00
Neighborhood Commercial	24.45	1000 SF	2,549.00
Retail/Service	32.56	1000 SF	3,395.00
Restaurant	81.50	1000 SF	8,498.00
Post Office	108.19	1000 SF	11,281.00

*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).