1290 S. Public Road
Lafayette, Colorado 80026
303-665-5588
Fax 303-665-2153

City of Lafayette Building Permit Fees

Fee Description	Residential				Non-Residential
	Single-Family	Multi-Family	Duplex	Accessory Dwelling	Commercial/Industrial
Building Permit Fee	See attached Exhibit A				
Plan Check Fee	65% of Building Permit Fee				
Water Tap Fee	$7,800 (5/8" meter); $9,360 (3/4" meter)	$7,800 + $4,290/unit	$14,625	$4,290	Dependent on water meter size. See attached Exhibit B.
Water Rights per Subdiv. Agree.	Contact Public Works				Contact Public Works
Water Meter	$300 (5/8" meter), $330 (3/4" meter)				Varies depending on meter size. See attached Exhibit B.
Water Reclamation Tap Fee	$5,300 (5/8" meter); $6,360 (3/4" meter)	$5,300 + $2,870/unit	$9,940	$2,870	Dependent on water meter size. See attached Exhibit B.
Electrical Temporary	$33				
Electrical	$33 min, $66 two inpsections; New $100<3,000 sq. ft. + $33 for every 1,000 sq. ft. over 3,000 sq. ft.				$16 per $1,000 of value, $70 min.
City Use Tax	3.5% of 60% of total value (.021 x value)				
County Use Tax	0.80% of 60% of total value (.0048 x value)				
Engineering Inspection	$250 per new residential unit; $200/unit for razed/rebuilt				
Impact Fees Paid with Building Permit					
Storm Water Fee	$1,000 per residential unit and non-residential building if platted prior to 4-13-07. If platted after 4-13-07, paid as part of development impact fee, see Attached Exhibit C.				
Service Expansion Fee	$950	$325 plus $625/unit	$1,550	$775	$0.13/gross building sq. ft.
Parks & Rec Fee	$1300 per unit				$0.32/gross sq. ft. of building
Public Arts Fee	$25 per unit				$0.025/gross sq. ft. building

Other Miscellaneous Fees	
Permit Transfer Fee/Subsequent Residential Plan Reviews	$200
Renewal of Building Permit	$15% of Original Permit
Stormwater Management Permit	$100/plan plus $50 per distributed acre > 5 acres
Building Permit Commitment Deposit	$1,000 /unit
Temporary Sign Permit	$10
Temp. Outdoor Sales, Storage or Display of Merchandise	$50
Fire Inpsection	See Exhibit D

Out of City Fees

Properties outside the legal City boundary pay **twice** the listed amount for water tap, water reclamation tap and water right fees.

All fees are subject to change without notice.

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Exhibit A
Building And Sign Permit Fee Schedule

Total Valuation	Fee
$1.00 to $500.00	$30.00
$501.00 to $2,000.00	$30.00 for the first $500.00 plus $3.35 for each additional $100.00, or fraction thereof, to and including $2,000.00
$2,001.00 to $25,000.00	$80.25 for the first $2,000.00 plus $15.40 for each additional $1,000.00, or fraction thereof, to and including $25,000.00
$25,001.00 to $50,000.00	$434.45 for the first $25,000.00 plus $11.11 for each additional $1,000.00, or fraction thereof, to and including $50,000.00
$50,001.00 to $100,000.00	$712.20 for the first $50,000.00 plus $7.70 for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$100,001.00 to $500,000.00	$1,097.20 for the first $100,000.00 plus $6.16 for each additional $1,000.00, or fraction thereof, to and including $500,000.00
$500,001.00 to $1,000,000.00	$3,561.10 for the first $500,000.00 plus $5.22 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00
$1,000,001.00 and up	$6,176.10 for the first $1,000,000.00 plus $4.01 for each additional $1,000.00, or fraction thereof
Other Inspections and Fees	
1. A plan review fee	65% of the applicable building permit fee
2. Inspections outside of normal business hours (minimum charge - two hours)	$52.00 per hour*
3a. Reinspection fees	$52.00 per hour*
3b. Electrical reinspection fees	$50.00 per inspection
4. Inspections for which no fee is specifically indicated (minimum charge - one-half hour)	$52.00 per hour*
5. Additional plan review required by changes, additions or revisions to plans (minimum charge - one-half hour)	$52.00 per hour*
6. For use of outside consultants for plan checking and inspections, or both	Actual costs**

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include the supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.
**Actual costs include administrative and overhead costs.

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Exhibit B
Non-Residential Utility Tap Fees

Non-Residential Utility Tap Fees
Non-residential water meter sizes are determined using the plumbing code flow rates. Continuous flow rates shall be used for irrigation applications. Meters will be installed by the City of Lafayette.

Water Meter Size	Maximum Peak Flow (GPM)	Allowable Continuous Flow (GPM)	Meter Fee	Water Tap Fee	Water Reclamation Tap Fee
5/8"	20	1-10	$300	$7,800	$5,300
3/4"	30	11-15	$330	$9,360	$6,360
1"	50	16-25	$370	$13,026	$8,851
1-1/2"	100	26-50	$585	$25,974	$17,649
2"	160	51-80	$754	$41,574	$28,649
3"	320	81-320	$2,162	$83,226	$56,551
4"	500	321-500	$3,155	$130,026	$88,351
6"	1000	501-1000	$5,843	$259,974	$176,649

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Exhibit C
Development Impact Fees and Exactions
(Charged at Time of Subdivision Approval)

Water Rights Dedication

The dedication of water rights occurs with the platting of residential properties based on predetermined projected uses. For non-residential uses water rights are either dedicated at the time of platting or can be deferred until the issuance of a building permit. The amount of water rights dedication for non-residential uses is based on a projected annual water use that is dependent on the actual land use.

Any development with a projected total annual water use of five (5) acre-feet or more is required to dedicate shares of Colorado Big Thompson (CBT) water units. Developments with a projected total annual water use of less than five (5) acre-feet may pay a cash in-lieu fee, subject to approval by the Director of Public Works. The cash in-lieu fee is subject to periodically change based on the market value fluctuation of the CBT units. If the projected number of CBT units results in a fraction the total number of CBT units is rounded up to the next whole number.

Along with the dedication of water rights developments are required to pay a Windy Gap/Northern Integrated Supply Project (NISP) Supplemental Water fee for each acre-foot of water dedicated.

Residential Water Rights Dedication

Single-Family dwelling	0.75 acre-feet per unit
Multi-Family dwelling, including duplexes	0.375 acre-feet per unit
Accessory dwelling/ Apartment	0.25 acre-feet per unit

Non-residential Water Rights Dedication

In most non-residential subdivisions the water rights dedication is required at the time of issuance of the building permit. The water right dedication amount is determined based upon the proposed land use and the projected annual water use.

Windy Gap/Northern Integrated Supply Project (NISP) Supplemental Water Fee

$5,021 per acre-foot of dedicated water

Acre-foot yield per CBT share

One (1) CBT share yields 0.75 acre-feet of water

Cash in-lieu fee

$16,000 per acre foot plus payment of Windy Gap/NISP Supplemental Water Fee

Stormwater Fee

Stormwater Utility Enterprise Fee $0.10 sq. ft. or $4,356/acre

This fee applies to property platted for the first time after April 13, 2007. Properties platted prior to this date are not subject to this fee, but are subject to the Storm Drainage Fee of $1,000 per dwelling unit or non-residential building, which is charged at the time of the issuance of a building permit.

Public Land Dedication

Amount of Public Land dedication	6% of total land area (Non-residential) 12% of total land area (Residential)
Cash-in-Lieu	$2.00 per square foot of required dedication

Visitability Regulations Cash In-Lieu

	Amount	Unit
Unbuilt visitable dwelling unit	$2,500.00	Per dwelling unit
Unbuilt visitable model home unit	$5,000.00	Per model home

Note: All fees are subject to change without notice.

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Exhibit D
Sprinkler or Fire Suppression System and/or Fire Alarm

Construction Inspection Fee -- Non-Residential Only	
New Building Core & Shell	**Fee**
1 - 15,000 sq. ft.	$350
15,001 - 100,000 sq. ft.	$350 for the first 15,000 sq. ft. plus $.0125 for each additional sq. ft. up to 100,000 sq. ft.
100,001 - 150,000 sq. ft.	$1,600 for the first 100,000 sq. ft. plus $.025 for each additional sq. ft. up to 150,000 sq. ft.
over 150,000 sq. ft.	$3,750 for the first 150,001 sq. ft. plus $.03 for each additional sq. ft.
Tenant Finish	**Fee**
0-1,500 sq. ft.	$50
over 1,500 sq. ft.	$50 for the first 1,500 sq. ft. plus $.033/sq. ft. for each additional sq. ft.
Reinspection Fee	$75 for first offense, double the previous fee for every re-inspection.