

City of Fort Collins Development Fees

Links and Information

1. Development Review Fee

- Paid with initial development plan submittal
- Fee Schedule can be found online at <http://fcgov.com/file-gateway/?id=30&ts=2007-01-24%2011:15:26>
- A typical development (Project Development Plan) with subdivision plat is approximately \$6,000 for preliminary approval and \$1000 at Final Plan stage

2. Transportation Development Review Fee (TDRF)

- Paid with initial development plan submittal (separate application from the Development Review fee but can be combined on one check)
- Fee Schedule can be found online at <http://fcgov.com/file-gateway/?id=31&ts=2007-01-24%2011:08:50>
- The TDRF has a base fee of \$2000 for Project Development Plans and also takes into account site acreage and square footage and/or total dwelling units
- The TDRF for Final Development Plans is \$1000

3. Building Permit Charges

- All new buildings are subject to the following fees:
 - Plan check and Permit fees
 - Street Oversizing
 - Electric Service
 - Water
 - Wastewater
 - Stormwater
 - City and County tax
 - Capital Expansion fees
 - and for Residential only: Parkland fees.
- See the following sections for further information about each of these Building Permit Charges
- Summary Information about Building Permit Charges can be found online at:
<http://fcgov.com/nbs/pdf/1permfeesch.pdf>

4. Plan Check and Permit Fees

- The Building Permit Fee (combined Plan Check, Permit Fee, City Sales/Use Tax and County Sales Tax) Calculator can be found online at:
<http://fcgov.com/nbs/fees.php>

5. **Transportation Capital Expansion (Street Oversizing) Fees**

- Information about Street Oversizing Fees can be found online at:
<http://fcgov.com/engineering/pdf/oversizing-fees.pdf?1199903245>
- Larimer County Road Impact Fees and City Street Oversizing Fees are assessed

6. **Electric Utility Charges**

- The Electric Development Fee Estimator Calculator can be found online at:
<http://fcgov.com/electric/fee-estimate.php>
- Additional information about Electric (Light and Power) Charges can be found online at:
<http://fcgov.com/utilities/builders-fees.php>
- Typically, electric charges are invoiced separately and are not all included with other charges applied to the building permit. Generally, the development charges are invoiced all at once in 2 halves. The first invoice is valid for 60 days and must be paid in order to schedule electric utility construction. The remainder is payable prior to energizing the electric system. For residential developments, another charge is applied to the building permit to pay for the 'secondary' system from the transformer to the meter on the building.

7. **Water Utility Charges**

- Water charges include Plant Investment Fees (PIF)
- Water PIF information can be found online at:
<http://fcgov.com/water/pdf/water-pif.pdf?20080128>
- Raw Water Requirement (RWR) fees are also assessed, or water rights or other conversion factors must be accepted by the City.
- Information about RWR's can be found online at:
 - Residential Projects –
<http://fcgov.com/water/pdf/rwr-res.pdf?20080128>
 - Commercial (Non-residential) Projects –
<http://fcgov.com/utilities/pdf/non-res-raw-water-req.pdf?20080130>
- Information about water rights or conversion factors can be found at:
http://fcgov.com/water/pdf/wtr-rights_conversions.pdf
- Summary information and development review costs can be found online at:
 - Residential Projects –
<http://fcgov.com/utilities/pdf/pifr-summary.pdf?20080227>
 - Commercial (Non-residential) Projects –
<http://fcgov.com/utilities/pdf/pifc-summary.pdf?20080205>
- Water fees and charges are payable on the building permit.

8. Wastewater Utility Charges

- Information about wastewater Plant Investment Fees (PIF) can be found online at:
<http://fcgov.com/wastewater/pdf/wastewater-pif.pdf?20080220>
- Summary information and development review costs can be found online at:
 - Residential Projects –
<http://fcgov.com/utilities/pdf/pifr-summary.pdf?20080227>
 - Commercial (Non-residential) Projects –
<http://fcgov.com/utilities/pdf/pifc-summary.pdf?20080205>
- Wastewater fees and charges are payable on the building permit.

9. Stormwater Utility Charges

- Stormwater charges include Plant Investment Fees (PIF) and Development Review charges.
- Stormwater Fees are payable on the building permit.
- Information about Stormwater PIF's can be found online at:
<http://fcgov.com/stormwater/pdf/stormwater-pif.pdf?20080130>
- Information about calculating total Stormwater charges can be found online at:
 - Residential Projects –
<http://fcgov.com/utilities/pdf/pifr-summary.pdf?20080227>
 - Commercial (Non-residential) Projects –
<http://fcgov.com/utilities/pdf/pifc-summary.pdf?20080205>

10. Capital Expansion Fees

- Information about Capital Expansion (Impact Fees) can be found online at:
<http://fcgov.com/nbs/pdf/1permit-impact-fees.pdf>

11. OTHER FEES

- *SCHOOL DISTRICT IMPACT FEES* – charged per dwelling unit based on the school district the property is within. A summary of charges can be found online at:
<http://fcgov.com/nbs/pdf/1permfeesch.pdf>
- *POUDRE FIRE AUTHORITY COMMERCIAL PLAN REVIEW* – Information about Poudre Fire Authority permitting and fees can be found online at:
<http://www.poudre-fire.org/services/permits.php>