COMMUNITY DEVELOPMENT DEPARTMENT- BUILDING

BUILDING PERMIT FEES (partial list of fees) – COMPARISION WITH OTHER COUNTIES

Jurisdiction (Date of last adoption)	Current La Plata (2008)	Proposed La Plata (2022)	Archuleta (N/A)	Montezuma (No Building Permits)	Chaffee (2022) ICC V. Table	Gunnison (2022)	Montrose (2019)	Garfield (2017)	Summit (N/A)
Type of Application									
Building Permit Fee New 2,500 sq. ft. SFR	\$3,500.00 \$1.40/ft2	\$5,625.00 \$2.25/ft2	\$2,200.00 \$0.81/ft2		\$3,198.00 \$1.28/ft2	\$4,211.00 \$1.69/ft2	\$1,901.00 \$0.76/ft2	\$2,444.00 \$0.97/ft2	\$5,440.00 \$2.18/ft2
Garage New 1,000 sq. ft.	\$500.00 \$0.50/ft2	\$850.00 \$0.85/ft2	\$630.00 \$0.63/ft2		\$513 \$0.51/ft2	\$949.00 \$0.95/ft2	\$532.00 \$0.53/ft2	\$623.00 \$0.62/ft2	\$1,259.00 \$1.26/ft2
Deck New 500 sq. ft.	\$200.00 \$0.40/ft2	\$325.00 \$0.65/ft2	\$208.00 \$0.42/ft2		\$221.00 \$0.44/ft2			\$84.00 \$0.17/ft2	\$795.00 \$1.60/ft2
Renovation	\$0.70/ft2	\$1.15/ft2	Valuation		Valuation	Valuation	Valuation	Valuation	Valuation
Plumbing Permit Fee	\$150.00 +\$50.00 ea additional bath	\$175.00 +\$75.00 ea additional bath		State of Colorado \$8.00/fixture	\$20.00 X (# of fixtures)	\$8.00 per fixture		Included w/ Building Permit	\$563.00
Mechanical Permit Fee	\$0.08/ft2	\$0.15/ft2			\$20.00 X stubs			Included w/ P.	\$563.00
Mobile Home (w/ gas line)	\$185.00	\$300.00	\$250.00		\$110.00				
Modular Home or Mobile w/ permanent foundation (w/ gas line)	\$285.00	\$500.00	\$350.00		\$960.00 \$0.38/ft2				
Agricultural Permit	\$40.00 per building	\$75.00 per building							

Proposed Building Department Permit Fee Increases:

Current base cost for single family residence = \$1.40 per sq. ft. + plumbing and mechanical fees based on plumbing fixtures and mechanical installations for heating and cooling, etc.

Example (Current Fees)

Average square foot home - 2,250 sq. ft. x \$1.40 = Average cost of construction is typically \$250.00 \$3.150.00

- + Plumbing (3 bath & 1 additional fixture) \$265.00
- + Mechanical (furnace, and Fireplace) \$230.00
- = Total permit costs for home = \$3,645.00

Average square feet of garage – 750 sq. ft. x .50 = \$375.00

Total home + garage = \$4,020.00 _

Proposed Fee Increases for Building Permits

Average square foot home – 2,250 sq. ft. x \$2.25 = 5.062.50

- + Plumbing (3 bath & 1 additional fixture) \$350.00
- + Mechanical (furnace, and Fireplace) \$225.00
- Total permit costs for home = \$5,862.50 =

Average square feet of garage – 750 sq. ft. x .85 = 637.50

Total home + garage = \$6,500.00

per square foot

- Design and construction trends vary in • different areas of the County
- Construction costs can vary from \$250.00 to \$500.00 per square foot or more.

2023 Building permits revenue \$983,970.00 to date.

20% of building permits issued by the Department are for the construction of single-family residences. 25% of building permits issued by department are for Single Family addition and remodels. 20% of building permits issued by department are for Plumbing and Mechanical. 32% of building permits issued by department are for Other. 3% of building permits issued by department are for Commercial.

Building Department Fees with biennial 5% increases										
Permit Fees	P	roposed		2026		2028		2030		
Building Permit Fee (per sf)	\$	2.25	\$	2.36	\$	2.48	\$	2.59		
Garage (per sf)	\$	0.85	\$	0.89	\$	0.94	\$	0.98		
Deck (per sf)	\$	0.65	\$	0.68	\$	0.72	\$	0.75		
Renovation (per sf)	\$	1.15	\$	1.21	\$	1.27	\$	1.32		
Plumbing Permit Fee (flat fee)	\$	175.00	\$	183.75	\$	192.50	\$	201.25		
plus cost/additional bath (flat fee)	\$	75.00	\$	77.25	\$	81.00	\$	84.75		
Mechanical Permit Fee (per sf)	\$	0.15	\$	0.16	\$	0.17	\$	0.17		
Mobile Home (w/gas line) (flat fee)	\$	300.00	\$	315.00	\$	330.00	\$	345.00		
Modular Home or mobile w/ permanent										
foundation (w/ gas line) (flat fee)	\$	500.00	\$	525.00	\$	550.00	\$	575.00		
Agricultural permit (flat fee per building)	\$	75.00	\$	78.75	\$	82.50	\$	86.25		
	Min	: \$225	\$	231.75	\$	236.25	\$	247.50		
	Max	k: \$2150	\$	2,214.50	\$	2,257.50	\$	2,365.00		

COMMUNITY DEVELOPMENT DEPARTMENT- PLANNING

PROPOSED LAND USE PERMIT APPLICATION FEES – COMPARISION WITH OTHER COUNTIES

Jurisdiction (Date of last adoption)	Current La Plata (2003)	2017 Staff Review Cost Allocation Analysis	Proposed Fee	Archuleta (2022)	Montezuma (2019)	Chaffee (2019)	Gunnison (2022)	Montrose (2016)	Garfield (2014)	Summit (2019)
Type of Application										
Pre-app Conference	\$25	10% of fee	\$50	\$50						
Administrative Permit	\$160	\$906	\$250	\$200	\$500		\$1,018		\$250	
Minor Permit	\$190	\$1,755	\$1,250	\$1,125		\$800	\$2,700	\$951.77	\$400	\$1,470
Sketch Plan	n/a		\$1,250							
Major Permit										
Sketch Plan	n/a	\$5,549	\$1,250	\$1,000	\$1000	\$1000	\$4,000	\$1,020.19 <u><</u> 23-lots \$1,010.19 +42.83/addtl. lot <u>></u> 23-lots	\$400	\$1,890
Preliminary Plat /Plan	\$705 + \$70/lot over 3 lots	\$3,080	\$2,500 + \$100/lot over 3 lots	\$1,750 + \$30/lot	\$500/lot - \$650/lot		\$5,400	\$1,327.18 <u><</u> 23-lots \$1,327.18 \$56.61/addtl. lot <u>></u> 23-lots	\$675	\$4,385
Final Plat/ Plan	\$0 + SRF ¹	\$1,624	\$250 + SRF ²	\$875			\$850	\$1,1002.27 <+ \$20/lot	\$200	\$2,885 +205/lot
Clustered Rural Development	n/a		\$1,000						\$400 – Rural Land Development Option	
Appeal/Call-up	\$0	\$3,326	\$250	\$200		\$250	\$500	\$203.41	Staff – Hourly Rate	
Appeal/Call-up	\$0	\$3,326	\$250	\$200		\$250	\$500	\$203.41		

Jurisdiction (Date Last adopted)	Current La Plata (2003)	2017 Staff Review Cost Allocation Analysis	Proposed Fee	Archuleta (2017)	Montezuma (2019)	Chaffee (2019)	Gunnison (2022)	Montrose (2016)	Garfield (2014)	Summit (2019)
Type of Application										
Boundary Adjustment	\$160 + SRF ³	N/A	\$250 + SRF ⁴		\$200	\$300	\$275	\$263.13	\$840	\$2,045
Lot Legalization	\$190	N/A	\$250	\$300						
Lot Consolidation	\$160 +SRF⁵	\$290	\$250 + SRF ⁶	\$300			\$1018	\$275.57	\$840	
Variance – Board of Adjustment	\$190	\$3,326	\$500	\$400	\$100	\$800	\$275	\$371.10	\$250	\$1,940
Director Determination	\$100	N/A	\$250						\$50	
AVLUP or Map Change	\$830	\$2,554	\$1,000					\$771.70 - Rezoning		
Special Events	\$160	N/A	\$175		\$150	\$140	\$200			
Development Improvements Agreement	\$0	\$1,007	\$250 + Attorney's Office fees	Hourly			\$500	\$631.79		

Planning Department Fees	with k	biennial 5%	incr	eases (round	ed t	o nearest \$5.0	0 ind	crement)
Permit Fees	Р	roposed		2026		2028		2030
Pre-App Conference	\$	50.00	\$	55.00	\$	60.00	\$	65.00
Director Determination	\$	250.00	\$	265.00	\$	280.00	\$	295.00
Administrative Permit	\$	250.00	\$	265.00	\$	280.00	\$	295.00
Minor Land Use Permit/ Sketch								
Plan	\$	1,250.00	\$	1,315.00	\$	1,380.00	\$	1,445.00
Major Permit	\$	-	\$	-	\$	-	\$	-
Sketch Plan	\$	1,250.00	\$	1,315.00	\$	1,380.00	\$	1,445.00
Preliminary Plat/ Plan	\$	2,500.00	\$	2,625.00	\$	2,750.00	\$	2,875.00
Final Plat / Plan	\$	250.00	\$	265.00	\$	280.00	\$	295.00
AVLUP or Map Change	\$	1,000.00	\$	1,050.00	\$	1,100.00	\$	1,150.00
Special District/Service Plans	\$	1,000.00	\$	1,050.00	\$	1,100.00	\$	1,150.00
Development Agreements	\$	250.00	\$	265.00	\$	280.00	\$	295.00
Special Events	\$	175.00	\$	185.00	\$	195.00	\$	205.00
Lot Consolidation	\$	250.00	\$	265.00	\$	280.00	\$	295.00
Lot legalization	\$	250.00	\$	265.00	\$	280.00	\$	295.00
Boundary Adjustment	\$	250.00	\$	265.00	\$	280.00	\$	295.00
Clustered Rural Development	\$	1,000.00	\$	1,050.00	\$	1,100.00	\$	1,150.00
Appeal/ Call up	\$	250.00	\$	265.00	\$	280.00	\$	295.00
Variance (BOA)	\$	500.00	\$	525.00	\$	550.00	\$	575.00
Surveyor Review Fees	\$	75.00	\$	80.00	\$	85.00	\$	90.00
	Min:	\$225	\$	232.00	\$	236.00	\$	248.00
	Max:	\$2150	\$	2,215.00	\$	2,258.00	\$	2,365.00