

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 = \$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**

Average cost of construction is typically \$250.00 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.

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**

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	Proposed	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: \$2150	\$ 2,214.50	\$ 2,257.50	\$ 2,365.00

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)
<u>Type of Application</u>										
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 +SRF ⁵	\$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		

Footnotes: S.R.F. - Surveyor Review Fee - set by contract

Planning Department Fees with biennial 5% increases (rounded to nearest \$5.00 increment)				
Permit Fees	Proposed	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