

Tap Fees & Raw Water Dedication

Water Tap. Water tap fees are generally paid at the time of building permit issuance. The fee is based on the size of the tap. The tap fee does not include the dedication of water supply, or water rights.

Water Dedication. Water rights must be dedicated prior to the recording of the final plat. The amount of water to be dedicated for each home is determined based on lot size for multi-family and single-family at the time of recording. Currently, the City only accepts Colorado Big Thompson water.

Sewer Tap Fee

The sewer tap fee base price is \$5,650 (plant investment) + \$60 (inspection) plus any applicable line extension fee. For additional information please contact the St Vrain Sanitation District at 303.682.4693 or stsan.com.

Residential Impact Fees

Impact fees are collected to offset the costs of the capital improvements needed to serve new development. The impact fees are based per unit. Impact fees are paid at the time of building permit issuance. Certain projects may qualify for an impact fee credit agreement.

City of Dacono Impact Fees

▪ Transportation, Impact Fee	\$3,629 per unit
▪ Regional Parks and Trails Impact Fee	\$1,769 per unit
▪ Drainage Impact Fee	\$497 per unit
▪ City Hall Facilities Impact Fee	\$175 per unit
▪ Total	\$6,070 per unit

Some subdivisions have Impact Fee Credit agreements which may reduce or eliminate a portion of the Impact Fees.

Fort Lupton School District RE-8: Cash-in-lieu only (effective January 1, 2013)- \$2,236 (SF), \$959 (SF-a), \$779 (MF), \$1,645 (MH). A receipt showing proof of payment is required prior to issuance of a building permit.

St. Vrain Valley School District RE-1J: Cash-in-lieu- \$970 (SF), \$846 (Duplex/Triplex), \$589 (MF), \$347 (Condo/TH Unit), \$785 (MH).

Land Use Planning Application Fees

Application Type	Application Fee
▪ Annexation	\$2,000
▪ Board of Adjustment- Residential	\$125
▪ Comprehensive Plan Amendment	\$1,500
▪ Public Improvement/Overlot Grading Permit	\$875
▪ Site Plan	\$1,000
▪ Special Use Permit- General Land Use	\$1,000
▪ Subdivision- Minor, Preliminary & Final	\$1,655
▪ Zoning/Rezoning	\$1,250
▪ Planned Unit Development	
○ ODP	\$500
○ PDP	\$2500
○ FDP	\$1850

Resolution 18-103

Cost Agreement

Policy: It is the policy of the City of Dacono to recover the full cost of processing land use applications. Development impact costs include administrative, professional and plan review costs.

Consultant Services: The City retains the services of consultants, including planners, engineers, and attorneys, to assist in the evaluation of applications. In addition to the consultant costs, the City also incurs certain other related costs, including but not limited to legal publications costs and administrative costs. A "Cost Agreement" between the applicant and the City is required for any land use application. Any amounts retaining in the account at the completion of the project are returned to the applicant.

Estimated Cost of Services: An advance deposit is required for certain in application based upon average costs as past experience demonstrates. This initial deposit amount is only an estimate for an individual application. The actual cost may be substantially less or more than the initial deposit amount.

Cost Agreement: Fund Deposit Estimate

▪ Annexation	\$10,000
▪ Zoning Amendment	\$10,000
▪ Zoning Amendment with a Comprehensive Plan Amendment	\$15,000
▪ Oil and Gas Special Review	\$10,000
▪ Site Plan	\$10,000
▪ Special Use Permit	\$10,000
▪ Subdivision or PUD	\$15,000

Monthly Invoicing: The initial funds deposit is only an estimate of costs. Any backup documentation for each billing is furnished to the applicant upon request.

Building Plan Review, Permit and Inspection Fees

City of Dacono: The City of Dacono utilizes the most recent version of the Building Valuation Data as published by the ICC. This is updated in February & August. Use tax is 1.5%. Go to ICCSAFE.ORG for the current data. Additional information at cityofdacono.com

Other inspection and plan review fees:

▪ Certificate of Occupancy (2 inspections)	\$125, reinspection fees apply
▪ Temporary Certificate of Occupancy (2 inspections)	\$225 + add'l. \$50 per month until final CO issued
▪ Reinspection Fees	\$50 per inspection
▪ Plan Review Fees	65% of building permit fee
▪ Replacement Placard	\$100

Double permit fees may be assessed when construction work is performed without first obtaining a permit. NOTE: Fees are subject to change from time to time. Contact the City of Dacono at 303.833.2317, or contact the applicable district to verify the current fee schedules.

Mountain View Fire District: \$35 per hour for any plan review time (most review is done during subdivision process; however, any additional review as a result of changes to plans could result in additional fees payable to the district). Fire protection system review is based on valuation; inspections \$35 per hour and re-inspections are \$50 per hour. Contact LuAnn Penfold, Fire Marshal, at 303.772.0710 x115 for more information. Review fees billed directly by the District. In most cases, building permit plan review and fee payment are made directly to the District.

St. Vrain Sanitation District: Inspection fees for residential \$60/hour. Plan review fee is \$130 per review. For current rates and more information call 303.776.9570 or stsan.com Review fees billed directly by the District. Plan submittal made directly to the District.

Colorado Geologic Survey: Colorado statutes require that CGS recover the on-going operating costs of providing geologic hazard reviews. Land use review fees range from \$590-\$2500 based on the type and size of review. For more information go to geosurvey.state.co.us Review fees billed directly by the CGS.