

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, or the City Council must approve a water purchase agreement. 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 (CBT) water. At the sole discretion of the City Council, a cash-in-lieu fee may be paid.

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 for current fees.

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.

Residential Development Impact Fees				
Development Category	City Hall Facilities	Regional Parks and Trails	Transportation	Total Impact Fee
Single Family*	\$965	\$3,829	\$4,863	\$9,657
Multi-Family*	\$497	\$2,429	\$2,802	\$5,843

**See Development Fee Impact Fee Study Appendix B for Land Use Definitions. Adopted by Ordinance 914.*

Fair Contributions for Public School Sites

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 before the 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).

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

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, architects, 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 remaining 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 applications 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 less or more than the initial deposit amount.

Cost Agreement: Fund Deposit Estimate

- Annexation \$2,500
- Zoning Amendment \$5,000
- Zoning Amendment with a Comprehensive Plan Amendment \$10,000
- Oil and Gas Special Review \$10,000
- Site Plan \$5,000
- Special Use Permit \$5,000
- Subdivision or PUD \$10,000

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 + addt'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 the 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 reinspections are \$50 per hour. Contact the Mtn View Fire Marshal at (303) 77-0710 ext. 115 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. The 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.