

## Community Development Fee Schedule 2025

### Planning Department Fees:

Development Application Type	Application Class	2025 Fees*
Minor Revisions Process	Class 1	\$250 up to 2 hours, hourly rate thereafter
Renewals	Class 1	\$250 up to 2 hours, hourly rate thereafter
Conceptual Worksession Process	NA	\$1,000 (Credit towards any future applications)
Rezoning Process	Class 4	\$1,000 up to 8 hours, hourly rate thereafter
Density Transfer Process		
From lot, or density bank, to a lot	Class 4	Part of rezoning process fee
Within the density bank	Class 1	\$125
Design Review Process		
	Class 1	\$250 up to 2 hours, hourly rate thereafter
	Class 2	\$500 up to 4 hours; hourly rate thereafter
	Class 3	\$3,500 plus per unit fee up to 28hours, hourly rate thereafter
Signs	Class 1	\$125
Roof Material	Class 1	\$250 outside Village Center
	Class 3	\$500 in Village Center zone district
Deed Restricted Housing Design and Development Applications	Class 1-5	No Fee as incentive
Renewable Energy System Only Application	Class 3	No Fee as incentive
Design Variation or Specific Approval Process	Class 3	\$500 when reviewed seperately from another Class 3 Design Review Application
Master Development Plan	Class 3	\$1,000 up to 8 hours; hourly rate thereafter
Site Specific PUD (SPUD)		
Conceptual PUD	Class 4	\$2,000 up to 16 hours; hourly rate thereafter
Sketch PUD	Class 3	\$3,000 up to 24 hours plus per unit fee: hourly rate thereafter
Final PUD	Class 4	\$1,000 up to 8 hours; hourly rate thereafter
Master PUD (MPUD)		

Outline PUD	Class 5	\$2,000 up to 16 hours; hourly rate thereafter
Final PUD	Class 4	\$3,000 up to 24 hours plus per unit fee; hourly rate thereafter
PUD Amendments		
Major Amendment	Class 4	\$1,000 up to 8 hours, hourly rate thereafter plus per unit fee for any new added units.
Minor Amendment	Class 1	\$250 up to 2 hours; hourly rate thereafter
Per Unit Fee (applicable to subdivision, design and PUD applications)		
Single-Family	NA	No per unit fee for 1 dwelling unit
Multi-Family	NA	\$100 per unit
Commercial		\$100 per 1,000 sq. ft.
Subdivision		
Major Subdivision	Class 4	\$2,000 up to 16 hours, hourly rate thereafter
Minor Subdivision	Class 5	\$500 up to 4 hours; hourly rate thereafter
Staff Subdivision or Minor Plat Amendment	Class 1	\$500 up to 4 hours; hourly rate thereafter
Condition Use Permits	Class 4	\$1,000 up to 8 hours; hourly rate thereafter
Variance Process	Class 3	\$2,000 up to 16 hours; hourly rate thereafter
Vested Property Rights	Class 4	\$1000 up to 8 hours; hourly rate thereafter
Home Occupations	Class 1	\$125 up to 1 hour; hourly rate thereafter
Telecommunications Regulations		
New Freestanding Antenna	Class 4	\$2,000 up to 16 hours; hourly rate thereafter
Attached to structure	Class 1	\$250 up to 2 hours; hourly rate thereafter
Cell on Wheels (COW)	Class 1	\$250 up to 2 hours; hourly rate thereafter
Defensible Space	Class 1	See incentive Program
Tree Removal Permit	Class 1	\$125 up to 1 hour; hourly rate thereafter
Tree Removal Permit up to Hazard Trees	Class 1	No Fee as incentive
Appeals	NA	\$2,000

Haul (Large Truck) Permit	Class 1	\$250 Not associated with a development permit
Alternative Review Process		
General Fund Departments, Town Development Applications	NA	No fee for Town projects
Town Enterprise Fund Department	NA	Same fee as private development
Annexation	NA	\$3,500 plus per unit fee up to 28 hours; hourly rate thereafter. Rezoning, subdivision and other applicable fees will apply.
Parking Payment-in- lieu Fee	Class 5	Set forth by the Council on a case-by-case basis
Administrative Development Agreement Amendment (No PUD amendment)	NA	\$500 up to 4 hours, hourly rate thereafter
Professional Fees (Attorney, consultants, etc.)		Amount charged to the Town pursuant to CDC Section 17.1.13
San Miguel County Recording Fees		Amount charged to the Town by San Miguel County for recording documents.
Hourly rate		\$125 per hour
Miscellaneous development applications not covered by this fee schedule (e.g. General Easement Encroachment Agreements)	NA	\$250 fee up to two hours; an hourly rate thereafter
Copies of Comprehensive Plan, CDC or other documents not covered by other fee schedule	NA	Copy cost plus 20% Large copies: As required by CAD operator fees
Fee reductions and fee waivers	NA	The Town Council has adopted a policy on fee waivers. The Director of Community Development may also reduce certain fees based on the scale of the application and estimated time involved for the development review procedures.
CDC Violations	NA	Fineable up to \$5000 per violation and additional \$5000/day that a violation exists

*\*The applicant shall be responsible for all legal fees incurred by the Town in the processing and review of any development application or other submittal, including but not limited to any Town Attorney fees and expenses incurred by the Town in the legal review of a development application together with the legal review of any associated legal documents or issues. Legal expenses so incurred shall be paid for by the applicant prior to the issuance of any permits. The applicant shall be responsible for all other fees associated with the review of a*

development application or other submittal conducted by any outside professional consultant, engineer, agency, organization and which are deemed necessary by the Town for a proper review.

Definition of Design Review Classifications

Class 1 = Staff Level Review

Class 2 = DRB Chairperson Review

Class 3 = DRB Review

Class 4 = DRB Recommendation and Town Council (2 readings)

Class 5 = Town Council Review

**Building Department Fees:**

**Table 1-A Building Permit Fee \*\*/\*\*\*\***

<b>Total Valuation</b>	<b>Fee</b>
\$1.00 to \$1500.00	Permit fee is waived
\$ 1501.00 to \$25,000.00	\$90.00 up to the first \$2000.00 plus \$ 1 5.75 up to each additional \$ 1,000.00, or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$453.20 up to the first \$25,000.00 plus \$ 11.50 up to each additional \$ 1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$ 100,000.00	\$750.00 up to the first \$50,000.00 plus \$7.95 up to each additional \$ 1,000.00, or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$1,150.00 up to the first \$100,000.00 plus \$6.50 up to each additional \$1,000.00, or fraction hereof, to and including \$500,000.00.
\$500,001.00 to 1,000,000.00	\$3,760.00 up to the first \$500,000.00 plus \$5.75 up to each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$6,700 .00 up to the first \$1,000,000 .00 plus \$5.25 up to each additional \$1,000.00, or fraction thereof.

<b>Other Inspections and Building Department Fees:</b>	<b>2025 Fees</b>
1. Inspections outside of normal business hours	\$250 up to 1 hr. (Paid in advance); \$250/hr. thereafter
2. Re-inspection and investigation fees	\$125 Per Hour

3. Hourly Building Department rate for which no fee is specifically indicated	\$125 Per Hour
4. Additional plan review required by changes, additions or revisions to plans	\$125 Per Hour
5. Use of outside consultants for plan checking and inspections	\$250 Per Hour
7. Demolition Permit Fee	\$250 up to 2 hrs.; \$125/hr. thereafter
8. Solar Permit	\$1000 commercial and \$500 Residential
9. Geothermal exchange as an energy alternative	No Fee up to Incentive except payment of associated taxes with permit.
10. Exterior Energy Use Offset Program (aka Renewable Energy Mitigation Program or REMP) (found at Community Development Code Section 17.7.11.A.5(d)(ii) Exterior Energy Use, a subsection of the IECC Building Code Section.	REMP Fees are payable upon building permit issuance. See REMP worksheet** on the town's website up to calculation and fee requirements. (e.g. snowmelt, spas (including hot tubs), exterior pools)
Building Violation Fines 1 <sup>st</sup> offense 2 <sup>nd</sup> offense 3 <sup>rd</sup> offense	(Working without a permit or required license) Double permit fees or minimum of \$500.00. Quadruple permit fees or a minimum of \$1000. License is subject to suspension or revocation and an additional fee of eight times the permit fees.

\*\* The fee for each permit shall be as set up in Table 1-A with the following exception: Exception: Deed Restricted employee units, including deed restricted single family, detached condominium, employee apartment, employee condominium or employee dormitory shall have building permit fees waived except for county taxes associated with the building permit valuation.

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Formula for calculating permit fees based on construction valuation of a project:

- Permit Fee: Based on construction valuation of project calculated from Table 1-A above

- Plan Review Fee: 65% of Permit fee. Plan review fees are non-refundable and are due at the time of permit submittal.
- Mountain Village Use Tax: 4 ½% of 40% of valuation of project. (Tax rate established by Ordinance; not the fee resolution)
- San Miguel County Use Tax: 1% of 40% of valuation of the project. (Tax rate established by the County and not the fee resolution).
- Road Impact Fee: (Fee rate established by Ordinance and not the fee resolution)
- All new construction, residential and commercial, including additions shall pay \$1.00 per gross square foot of construction.
- All remodels shall pay \$1.00 per \$400.00 of total project valuation.
- All Deed restricted housing as defined by Town of Mountain Village Housing Guidelines Road Impact Fee is waived.
- Total of above 5 items equals total permit fee due upon issuance of a building permit