

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, which is derived from projected demand. To determine tap size, the applicant calculates the anticipated water demand using an American Water Works Association (AWWA) formula and the number of fixtures in a building and/or projected use for irrigation purposes. The tap fee does not include the dedication of water supply, or water rights, which are also required when a building permit is issued. Currently, the City can only accept Colorado Big Thompson (CBT) water. At the sole discretion of the City Council, a cash-in-lieu payment may be available.

Water Dedication

Water dedication is based upon the tap size for non-residential development and lot size for multi-family and single-family development. Water dedication must be satisfied before issuing a building permit for non-residential development, and prior to recording the final plat for residential development.

Sewer Tap

Sanitary sewer service is provided by St. Vrain Sanitation District. Tap fees are based on the water tap size; additional fees such as plant investment fee, inspection fee, and base sewer tap fee apply. For current rates and more information, call (303) 776-957682-46930 or www.stsan.com

Impact Fees

Impact Fees are assessed for all non-residential development.

Non-residential Fees per Square Foot				
Development Type	City Hall Facilities	Regional Parks and Trails	Transportation	Total Impact Fee
Commercial	\$ 1.78	\$0.00	\$6.33	\$8.11
Industrial	\$1.24	\$0.00	\$1.23	\$2.47
Warehousing	\$0.26	\$0.00	\$0.43	\$0.69
Office/Insttutional	\$2.26	\$0.00	\$2.41	\$4.67

*Adopted by Ordinance 914- November 22, 2021
*Effective January 1, 2022

Planning Application Fees

Application Type	Application Fee**
▪ Annexation	\$2000
▪ Board of Adjustment- Industrial & Commercial	\$400
▪ Oil and Gas Special Review	\$1,000
▪ Industrial Use	\$500
▪ Zoning Amendment	\$1,250
▪ Site Plan	\$1,000

- Special Use Permit- General Land Use \$1,655
- Subdivision- Minor, Preliminary or Final \$475
- Temporary Building- D.M.C. 18-9 \$875
- Public Improvement/Overlot Grading Permit \$1,500
- Planned Unit Development
 - Outline Development Plan \$500
 - Preliminary Development Plan \$2500
 - Final Development Plan \$1850

** Cost Agreement required for all applications

Cost Agreement

Policy: It is the policy of the City of Dacono to recover the total cost of processing land use applications. Development impact costs include administrative, professional, and plan review costs. The City retains the services of consultants, including planners, engineers, architects, and attorneys, to assist in evaluating 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.

Estimated Cost of Services: An advance deposit is required 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. Backup documentation for each billing is furnished to the applicant upon request. Any amounts remaining in the account after the project is complete are returned to the applicant.

Cost Agreement: Fund Deposit Estimate	
▪ Annexation	\$10,000
▪ Zoning Amendment	\$10,000
▪ Zoning Amendment w/ Comp 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
▪ Metropolitan District Plan	\$10,000

Building Plan Review and Permit Fees

City of Dacono: Building permit fees are based on the total value or cost of the project using the most recent publication of the International Code Council Building Valuation Data as published bi-annually in February and August. Go to www.iccsafe.org for additional information.

Other inspection and plan review fees:

- Certificate of Occupancy Inspection \$125 (first two inspections only) then re-inspection fee applies
- Temporary Certificate of Occupancy \$225 + add’l. \$50 per month until final CO issued
- Re-inspection Fee \$50
- Plan Review Fee 65% of building permit fee
- Temporary Building (DMC Chapter 18-Section 18-9) \$475

Double permit fees may be assessed when construction 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 the applicable district to verify the current fee schedule.

In some cases, building permit plan review fees and submittals are made directly to other governmental agencies including:

- **Mountain View Fire District:** \$35 per hour for any plan review time. 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. Call LuAnn Penfold, Fire Marshal, for more information at (303) 772-0710 x115. Rates are subject to change; call the District directly for additional information. Review fees billed directly by the District.

- **St. Vrain Sanitation District:** Inspection fees for non-residential \$120. Plan review fee is \$130. For current rates and more information call (303) 776-9570 or www.stsan.com. Rates are subject to change; call the District directly for additional information. Review fees billed directly by the District.
- **Colorado Geological Survey.** For information on application fees, go to www.geosurvey.state.co.us Review fees billed directly by the CGS.

Subdivision Improvement Agreement

A subdivision agreement is required for all site plans that have related public improvements, drainage improvements and/or landscaping to install and/or complete. An estimate of probable construction costs for these public improvements and private landscaping is required and subject to approval by the City. A letter of credit or cash deposit in the amount of one hundred fifteen percent (115%) of the probable construction costs shall be provided in favor of the City.