

1-06

JOHNSTOWN PERMIT FEES Commercial and Industrial

- 1) **VALUATION** - Based on square foot valuation or construction costs.
 - a) Total valuation of all construction work including: architectural, structural, electrical, plumbing, and mechanical, including contractor's profit, labor, excavation, foundation, framing, air conditioning, finish work, painting, roofing, fire extinguishing systems, and any other permanent equipment.
- 2) **BUILDING PERMIT FEE** - Based on the valuation as determined above.
For permit fee refer to Fee Table - Commercial Appendix A
 - Re-inspection fee \$47.00
 - Inspections or items not specifically indicated \$47.00 per hour
 - Temporary Certificate of Occupancy – valid for maximum 6 mo. \$600.00 each*
- 3) **PLAN REVIEW FEE** - Required for all new construction & alterations
Plan review fee shall be 65% of building permit fee as determined by Commercial Appendix A.
A permit submittal fee, equal to the plan review fee, is required at building permit application.
The plan review fee will be calculated using the Use Tax Valuation Checklist.
Re-submittal Fee - \$50.00
- 4) **ELECTRICAL PERMIT FEE** - Required for all electrical work, the fee is based on total construction costs including materials and labor.
Per current Colorado State Electrical Law, Rules & Regulations – refer to Commercial Appendix B.
- 5) **FOOTING AND FOUNDATION PERMIT FEE** - When requested by the applicant.
Based on the valuation as defined in #1 above
For permit fee refer to Commercial Appendix A
- 6) **WATER TAP FEE** - Based on demand study - refer to Commercial Appendix C
- 7) **SEWER TAP FEE** - Based on demand study - refer to Commercial Appendix C
- 8) **SEWER PERMIT & INSPECTION FEE** - \$100.00 for commercial
\$500.00 for industrial
- 9) **PARK FEE** - \$500.00 for each permit for new commercial or industrial buildings.
- 10) **DEVELOPMENT FEES** – Refer to Commercial Appendix D
- 11) **USE TAX**
 - a) Johnstown use tax 3% of retail materials
 - b) Larimer County use tax .65% of retail materials

*\$500 may be refunded if CO is issued before TCO expires

COMMERCIAL APPENDIX A

Fee Table

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

Other Inspections and Fees:

- | | |
|--|-------------------|
| 1. Inspections outside of normal business hours
(minimum charge two hours) | \$47.00 per hour* |
| 2. Reinspection fees assessed under provisions of Section 305.8 | \$47.00 per hour* |
| 3. Inspections for which no fee is specifically indicated
(minimum charge one-half hour) | \$47.00 per hour* |
| 4. Additional plan review required by changes, additions or revisions to plans
(minimum charge one-half hour) | \$47.00 per hour* |
| 5. For use of outside consultants for plan checking and inspections, or both | Actual costs** |

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

**Actual costs include administrative and overhead costs

COMMERCIAL APPENDIX B

ELECTRICAL PERMIT FEES

Current Colorado State Electrical Permit Fee

Valuation	Value of work including material and labor Permit fee
<= \$300	\$40.00
\$301 to \$2,000	\$40.00
\$2,001 to \$50,000	\$10 per thousand or fraction thereof, plus \$15 base fee
\$50,001 to \$500,000	\$10 per thousand or fraction thereof, plus \$15 base fee
> \$500,000	\$10 per thousand or fraction thereof, plus \$15 base fee
Electrical re-inspection fee	\$30.00

COMMERCIAL APPENDIX C

WATER & SEWER TAP FEES

Fees collected at building permit issuance

Effective 12-21-15

Potable Water Tap Fees*		Water meter	Raw Water Development Fee
Meter Size**	In Town		
3/4"	\$5,356	\$270	\$4,600
1"	\$9,105.20	\$340	\$7,820
1 1/2"	\$17,674.80	***	\$15,180
2"	\$28,386.80	***	\$24,380
3"	\$62,665.20	***	\$53,820
4"	Negotiable	***	Negotiable
6"	Negotiable	***	Negotiable
8"	Negotiable	***	Negotiable

* Commercial projects located in the 2534 development or other properties served by the Thompson Crossing Metro District #1 (Metro District) purchase water and sewer taps from the Metro District; all other fees are collected by the Town of Johnstown. Water & sewer certificates provided by the Metro District shall be provided to the Town of Johnstown at building permit application.

** Tap sizes are based on a demand study

*** Town approved Meter & Yoke purchased by owner

The Metro District can be contacted at: (970) 669-1463

Sewer Taps	
Meter size	In Town
3/4"	\$4,100
1"	\$6,970
1 1/2"	\$13,530
2"	\$21,730
3"	\$47,970
4"	Negotiable
6"	Negotiable
8"	Negotiable

Thompson Crossing Metro District #1 (Metro District) Infrastructure Reimbursement Fee

For properties located within the Low Point Wastewater Service Area but outside the Metro District boundaries shall pay the following Metro District Infrastructure Reimbursement Fee:

Meter size	Fee	Meter size	Fee
3/4"	\$4,589.00	3"	\$48,964.63
1"	\$7,663.63	4"	\$76,498.63
1 1/2"	\$15,281.37	6"	\$152,951.37
2"	\$24,459.37	8"	\$244,731.37

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COMMERCIAL APPENDIX D

DEVELOPMENT (Impact) FEES NONRESIDENTIAL

Fees collected at building permit issuance

Facilities Development Fees	Per square foot	Public	Police	Transportation
Retail		\$0.54	\$0.42	\$3.33
Office		\$0.62	\$0.15	\$1.91
Industrial/Other		\$0.32	\$0.13	\$1.09