

JOHNSTOWN PERMIT FEES

Residential

12-2019

- 1) **VALUATION** - The total valuation of all construction work including but not limited to: architectural, structural, electrical, plumbing, and mechanical, including contractor's markup/profit, labor, excavation, foundation, framing, air conditioning, finish work, painting, roofing, fire extinguishing systems, water and sewer taps, and any other permanent equipment.
- 2) **BUILDING PERMIT FEE** - Based on the valuation. Refer to Residential Appendix **A**
- 3) **PLAN REVIEW FEE** - Residential plan review fee is 30% of building permit fee.
A plan review submittal fee is required when applying for a building permit.
Refer to Residential Appendix **B**
- 4) **ELECTRICAL PERMIT FEE** - Refer to Residential Appendix **C**
- 5) **PAVING/STREET IMPROVEMENT FEE** - Refer to Residential Appendix **D**
- 6) **WATER UPGRADE FEE** - Refer to Residential Appendix **E**
- 7) **WATER & SEWER REIMBURSEMENT FEE** - Required in the following subdivision:
 - a) Corbett Glen \$1,631.00
- 8) **WATER TAP FEE** Refer to Residential Appendix **F**
- 9) **SEWER TAP FEE** Refer to Residential Appendix **F**
- 10) **SEWER PERMIT & INSPECTION FEE** \$100.00
- 11) **PARK FEE** \$500.00 for each new residential house building permit.
- 12) **USE TAX**
 - a) Town of Johnstown Use Tax - 3% of retail materials.
 - b) Larimer County Use Tax - .08% of retail materials.
- 13) **DEVELOPMENT FEE - SINGLE FAMILY DETACHED** Refer to Residential Appendix **G**
- 14) **DEVELOPMENT FEE - OTHER DWELLING UNITS** Refer to Residential Appendix **H**
- 15) **TRAFFIC SIGNAL FEE** Refer to Residential Appendix **I**
- 16) **SCHOOL FEE** Refer to Residential Appendix **J**
- 17) **FIRE SERVICE IMPACT FEE.** Refer to Residential Appendix **K**

RESIDENTIAL APPENDIX A – Permit Fee Table

12-2019

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$4.05 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

- Re-submittal Fee** \$47.00
- Re-inspection fee** \$47.00
- Inspections or items not specified** \$47.00 per hour
- Temporary Certificate of Occupancy** \$600.00 each*

Outside consultants for plan checking and/or inspections Actual costs
 *\$500 may be refunded if CO is issued before TCO expires, when requested by applicant.

RESIDENTIAL APPENDIX B - Plan Review submittal fee is due at building permit application. 01-2018

New House or Establish Stock Plan	\$500.00
Stock Plan & Basement Finish, Alteration, etc	\$50.00
Detached Garage, Shed, Addition, etc	\$100.00
Miscellaneous - Deck, Arbor, etc	\$20.00

1-2019

RESIDENTIAL APPENDIX C - Electrical Permit Fee's

Current Colorado State Electrical Permit Fee back in **June, 2018**
 (new, remodel, addition - round sq. ft. up to next 100 for calculation)

Residential Installation – based on enclosed living area only	
	Permit fee
Temporary Meter	\$ 38
Permanent Meter	\$ 38
Mobile Home Park per space	\$ 77
Living Area	Permit fee
Equal to or less than 1000 sq. feet	\$ 77
1001 sq. feet but equal to or less than 1500 sq. feet	\$116
1501 sq. feet but equal to or less than 2000 sq. feet	\$155
Greater than 2001 sq. feet (\$155 + (\$6 x each additional 100 sq. feet)	
Example: (2235 sq. ft) first 2000 sq. ft. = \$155 + (300 (235 rounded up to next 100) x \$6) = \$173	

Solar Installation	
Valuation of Installation – (Based on cost to customer of labor, material & items)	Fee
Not more than \$2000 (Base fee)	\$77
\$2001 and above = \$77 + \$6.00 per thousand of total job valuation always round up the next \$1000 of valuation	
EXAMPLE: The valuation is \$5,150 (round up to \$6,000) The base fee as shown above; \$77 + (6x\$6.00) = \$113.00 total fee	

Electrical re-inspection fee: \$50.00

RESIDENTIAL APPENDIX D - Paving/Street Improvement Fee

01-2018

Country Acres	336.00
Redstone Hills	\$149.00
Riverbend (not developed)	\$2,500.00
Rolling Hills Ranch & Sunrise Ridge	\$108.00

RESIDENTIAL APPENDIX E – Water Upgrade Fees

Corbett Glen	\$125.00
Rolling Hills Ranch	\$336.71

RESIDENTIAL APPENDIX F – Water/Sewer Tap Fees

For water taps larger than ¾" refer to Commercial Permit Fees

12-2019

Tap size	Water Tap PIF*		Water Meter	Raw Water Development Fee	Sewer Tap PIF*	Metro District Reimburse Fee**
	In Town limits	Outside Town limits			In Town limits	
¾"	\$6,437	\$7,920	\$270	\$5,441.96	\$5,280	\$4,589

01-2018

Corbett Glen - Filing 4 -Sewer Impact Fee | \$3,000

* Properties located in the Thompson Crossing Metro District boundaries shall purchase water & sewer taps from the Town of Johnstown at building permit application.

** Properties located within the Low Point Wastewater Service Area (Thompson Crossing II subdivision) shall pay the Metro District Fee for Infrastructure Reimbursement to the Town of Johnstown.
Metro District phone number: (970) 669-1463

RESIDENTIAL APPENDIX G - Development Fee - Single Family Detached

12-2019

Parks & Open Space Development Fee	\$1,194
Library Facilities Development Fee	\$1,148
Public Facilities Development Fee	\$1,589
Police Facilities Development Fee	\$733
Transportation Facilities Development Fee	\$2,777

RESIDENTIAL APPENDIX H - Development Fee - Other Dwelling Units - Attached

12-2019

Parks & Open Space Development Fee	\$1,016
Library Facilities Development Fee	\$977
Public Facilities Development fee	\$1,352
Police Facilities Development fee	\$624
Transportation Facilities Development Fee	\$2,363

RESIDENTIAL APPENDIX I - Traffic Signal Fee

01-2018

Rocksbury Ridge	\$200.00
Corbett Glen - two traffic signals	\$278.86
Johnstown Farm	\$277.01
Riverbend	TBD

RESIDENTIAL APPENDIX J - School Fee

03-2018

The following school fees are payable by separate check to: Weld County School District RE-J5

All in Weld County except the following:	\$750.00
Clearview Filing 1	\$500.00
Clearview Filing 2	\$592.11
Clearview Filing 4	\$592.11
Corbett Glen, Johnstown Farms, Riverbend	\$1,250.00

The following school fees are payable by separate check to: Thompson School District R2-J 01-2018

All in Larimer County	\$688.00
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RESIDENTIAL APPENDIX K – Fire and emergency services provider facilities development fee.

Loveland Fire Rescue Authority. All residential and nonresidential development within the jurisdictional boundaries of the Loveland Fire Rescue Authority shall be subject to the payment of a fire and emergency services provider facilities development fee at the time of building permit issuance.

Facilities Development Fees	Residential
Use Type	Fee Per Unit
Single Family	\$895.00
Multi-family	\$622.00

Front Range Fire Rescue Authority. All residential and nonresidential development within the jurisdictional boundaries of the Front Range Fire Rescue Authority shall be subject to the payment of a fire and emergency services provider facilities development fee at the time of building permit issuance.

Facilities Development Fees	Residential
Use Type	Fee Per Unit
Single Family	\$1,087.00
Multi-family	\$692.00

