

12-2019

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*

***\$500 may be refunded upon written request, if CO is issued before TCO expires.**
- 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) **FIRE SERVICE IMPACT FEE** – Refer to Commercial Appendix E
- 12) **USE TAX**
 - a) Johnstown use tax 3% of retail materials
 - b) Larimer County use tax .08% of retail materials

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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

B. Commercial and other fees: Including some residential installations that are not based on square footage (not living area, i.e. garage, shop, etc.) Fees in this section are calculated from the total cost to customer (contract price), including electrical materials, items and labor – **whether provided by the contractor or the property owner.**

Valuation of Installation – (Based on cost to customer of labor, material & items)	
Valuation	Permit fee
Equal to or less than \$2000 = \$77 (base fee)	\$ 77.00
Greater than \$2001, add \$6.00 per thousand of job valuation to the base fee of \$116. Always round up the next thousand.	
EXAMPLE: The cost of installation is \$5,150 (round up to \$6,000) (6 x \$6 = \$36)	
The base fee (shown above): \$77 + \$36 = \$113	
C. Mobile/Modular/Manufactured Home set (per unit)	\$77.00
D. Temporary heat release	\$38.00

RE-INSPECTION FEE (\$50): A re-inspection fee may be assessed when additional inspections are required when the job is not ready for inspection (if 5 or more correction items are cited), access is not provided, violations from the last inspection are not completed, etc.

Permit fees are reviewed occasionally and may be adjusted as necessary.

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COMMERCIAL APPENDIX C

WATER & SEWER TAP FEES

Fees collected at building permit issuance

Effective 12-02-2019

Potable Water Tap Fees*		Water meter	Raw Water Development Fee
Meter Size**	In Town		
3/4"	\$6,437.00	\$270	\$5,441.96
1"	\$10,247.98	\$340.00	\$9,251.32
1 1/2"	\$19,893.14	\$806.41	\$17,958.45
2"	\$31,949.59	\$976.68	\$28,842.37
3"	\$70,530.23	\$1,376.68	\$63,670.88
4"	Negotiable	\$3,059.08	Negotiable
6"	Negotiable	\$4,784.72	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 Town of Johnstown; all fees are collected by the Town of Johnstown.

** 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"	\$5,280
Multi-family (per unit) apts.	\$2,640
1"	\$7,650
1 1/2"	\$14,850
2"	\$23,850
3"	\$52,650
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 (Thompson Crossing II Subdivision) 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		\$0.74	\$0.68	\$4.92
Office		\$0.74	\$0.25	\$2.98
Industrial/Other		\$0.74	\$0.25	\$1.92

COMMERCIAL APPENDIX E

DEVELOPMENT (Impact) FEES NONRESIDENTIAL

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. Contractors shall contact the Fire Rescue Authority regarding permits & fees prior to submittal of a Building Permit to the Town of Johnstown.

Facilities Development Fees	Nonresidential
Use Type	Fee Per Square Foot
Commercial	\$0.30
Industrial	\$0.03

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. Contractors shall contact the Fire Rescue Authority regarding permits & fees prior to submittal of a Building Permit to the Town of Johnstown.

Facilities Development Fees	Nonresidential
Use Type	Fee Per Square Foot
Any Non-residential	\$0.60

