



Roads



Community Park Land



Regional Park Land



Schools

Capital Expansion Fees

Updated July 1, 2015

ROADS

HISTORY

Capital Expansion Fees, designed to address the need for capital facilities, are one-time charges assessed on new development. Capital Expansion Fees provide or improve roads that benefit Larimer County citizens.

REGULATIONS

Colorado State Statutes specifically authorize statutory counties such as Larimer County to collect capital expansion fees.

LAND USE CODE

Citizens can read more about Capital Expansion Fees in Section 9 of the Larimer County Land Use Code, available online at www.larimer.org.

Special Review and Special Exception Applications

For traffic-generating development that occurs as a result of a Special Review or Special Exception approval, the Transportation Capital Expansion Fee will be determined and paid to the fee administrator at the time agreed upon by the County Commissioners as a condition of approval.

Transportation Capital Expansion Fees (TCEF)

Capital Expansion Fees are used to fund improvements required to maintain adequate levels of service on Larimer County's major road system.

Fees are collected at the time a building permit is issued and no later than issuance of a Certificate of Occupancy. All building permits that create new dwelling units, an increase in traffic, or a change or expansion of a use, will be assessed a Transportation Capital Expansion Fee.

RESIDENTIAL BUILDING PERMITS

- Regional: Regional transportation fees pay for improving select county roads with regional significance in unincorporated Larimer County.
- Non-Regional: County transportation fees are used to expand the capacity of non-regional collector and arterial roads in unincorporated Larimer County.

Fees effective July 1, 2015	Regional	Non-Regional	Total Fee
Single Family Dwelling	\$302	\$3,116	\$3,418
Farmstead Dwelling	\$302	\$3,116	\$3,418
Multi-Family Dwelling (per unit)	\$211	\$2,188	\$2,399
Accessory Living Area (detached)	\$211	\$2,188	\$2,399
Cabin Dwelling	\$91	\$935	\$1,026
Extended Family Dwelling (temporary - 3 yr permit)	\$45	\$467	\$512

COMMERCIAL BUILDING PERMITS

1. Fees are based on building use and total square feet.
2. When applying for a building permit, the applicant completes a TCEF Calculation Form.
3. TCEF Administrator calculates fee.
4. Capital Expansion Fee is collected when the building permit is issued.
5. The current fee schedule is available online at the Engineering Department's web page - www.larimer.org/engineering/Transportation/TCEFs/TCEFs.htm

For information on TCE Fees contact:

Larimer County Engineering
200 West Oak Street, 3rd floor
Fort Collins, CO 80521
970-498-5700



Roads	Community Park Land	Regional Park Land	Schools
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Frequently Asked Questions

- Q.** What is a Road Capital Expansion Fee?
- A.** Also known as an impact fee, a Capital Expansion Fee is a charge on new development to pay for the construction or expansion of capacity-related capital improvements to the County's road system. Section 9 of the Larimer County Land Use Code contains regulations pertaining to Capital Expansion Fees.
- Q.** What is a Park In-Lieu of Fee?
- A.** At the time of filing a preliminary plat for a residential land division, the developer may either dedicate land for parks or pay an In-Lieu Fee. Please refer to section 9.3.7 for a detailed explanation.
- Q.** When do I have to pay impact fees?
- A.** Fees are generally collected at the time a building permit is issued and no later than issuance of a Certificate of Occupancy.
- Q.** Why are there different fees and how do I know which fees I will have to pay?
- A.** Fees are calculated based on the type, size and location of the construction. When subdivisions are developed, capital facilities (schools, parks, roads) are needed to keep up with the new growth. A building permit technician can provide an estimate of fees.
- Q.** I'm moving a manufactured home to my vacant land. Do I owe any fees?
- A.** Yes, mobile homes are required to get a building permit and fees are collected when the permit is issued.
- Q.** I own a commercial building; will my tenant owe Capital Expansion Fees when they pull a permit?
- A.** Yes, the commercial building pays a fee when a permit for the shell is issued. When each tenant-finish permit is issued fees are calculated based on the use and total square footage.
- Q.** Will I owe a capital expansion fee for a cabin?
- A.** Yes, the fee for a cabin is 30% of the single family residential fee.
- Q.** What if I'm converting a cabin to a single family residence?
- A.** The single family fee will be assessed at the time a building permit is issued and you will receive a 30% credit for the cabin. Fees collected remain with the property so it's a good idea to track previous uses of the property.

Community Park Land

Community Park Land Dedication/In-Lieu Fee

Community Park In-Lieu Fees are collected for residential development **inside Growth Management Areas** of Fort Collins, Loveland, Berthoud and the Estes Valley.

The fees are distributed to towns and cities in Larimer County to be used for land acquisition.

RESIDENTIAL BUILDING PERMITS

	FTC	LVL	BER	ESTES
Single-Family Detached	\$669	\$590	\$668	\$303
Single-Family Attached	\$522	\$460	\$520	\$235
Duplex	\$501	\$443	\$500	\$228
Multi-Family	\$435	\$333	\$435	\$198
Mobile Home	\$516	\$455	\$515	\$232

Regional Park Land

Regional Park Land Dedication/In-Lieu Fee

The Regional Park In-Lieu Fee is collected in **all areas of unincorporated Larimer County**, including Growth Management Areas (GMA) and the Estes Valley to purchase land for regional parks.

RESIDENTIAL BUILDING PERMITS

	Fee
Single-Family Detached	\$701
Single-Family Attached	\$547
Mobile Home	\$540
Duplex (each unit)	\$526
Multi-Family (each unit)	\$456

For information on Park Fees contact:

Larimer County Parks & Open Lands
1800 S. County Rd 31
Loveland, CO 80537
970-679-4570

Schools

School fees are collected and distributed to school districts for the acquisition of land. This fee is paid at the time a building permit is issued.

School District

	Fee
Poudre School District PR-1	\$1600
Thompson RJ2	\$1382
Park R-3 (per lot, fee collected at final plat)	\$ 8

For information on School Fees contact:

Larimer County Planning
200 West Oak Street, 3rd floor
Fort Collins, CO 80521
970-498-7683