



**DEVELOPMENT FEES**  
**City of Woodland Park**  
**March 1, 2025 – December 31, 2025**  
 (Revised 3/1/2025)

| <b>SUBDIVISION FEES</b>  |                                      |
|--|--------------------------------------|
| Preliminary Plat   | \$1093.00                            |
| Plus/per lot   | 112.00                               |
| Final Plat   | 1093.00                              |
| Plus/per lot   | 112.00                               |
| Minor Subdivision  | 1093.00                              |
| Plus/per lot   | 112.00                               |
| Subdivision Exemption Plat/Townhome Plat   | 543.00                               |
| Plus/per lot   | 56.00                                |
| Planned Unit Development Final Plan (0-1 acre)                                       | 1093.00                              |
| Plus/per acre (1+ to 5 acres)  | 112.00                               |
| Plus/per acre (more than 5 acres)  | 48.00                                |
| <b>OTHER PLANNING FEES</b>   |                                      |
| BOA Hearing - Variance or Appeal   | \$392.00                             |
| Cash in Lieu of Land Dedication/Park Capital Fee (per residential lot of Final Plat) | 2,594.00                             |
| Conditional or Special Use Permit (CUP or SUP)                                       | 761.00                               |
| Development Application Extension  | 131.00                               |
| Flood Development Permit, Appeal or Variance   | 392.00                               |
| Neighborhood Park Fee (per residential dwelling unit)                                | 1,296.00                             |
| Site Plan Review: 0-1 acres  | 652.00                               |
| Plus/per acre (1+ to 5 acres)  | 112.00                               |
| Plus/per acre (more than 5 acres)  | 48.00                                |
| Temporary Use/Special Event Permit (for profit)                                      | 112.00                               |
| Temporary Use/Outdoor Vendor Permit (for profit)                                     | 45.00                                |
| Vacate Road Right-Of-Way   | 1093.00                              |
| Vacation of Lot Line without an Easement   | 63.00 (+recording)                   |
| Vacation of Lot Line with an Easement  | 139.00 (+recording)                  |
| Zoning/Annexation – 0-1 acre   | 1093.00                              |
| Plus/per acre (1+ to 5 acres)  | 112.00                               |
| Plus/per acre (more than 5 acres)  | 48.00                                |
| Zoning Change  | 1093.00                              |
| Zoning Development Permit for:   |                                      |
| Accessory Dwelling Unit  | 175.00                               |
| Accessory Structure (i.e. Shed)  | 65.00                                |
| Additions  | 175.00                               |
| Banner   | 32.00 + Use Tax                      |
| Chicken Coop (D/B/G-CPI)   | 20.00                                |
| Commercial   | 175.00                               |
| (i.e. New Development, Remodel, Interior Finish)                                     |                                      |
| Decks/Fences   | 65.00                                |
| Demolition   | 65.00                                |
| Driveway (+ Use Tax for hard surface only)   | 65.00                                |
| Garage (Attached or Detached)  | 175.00                               |
| Grading Permits and Infrastructure   | 175.00                               |
| Historic Landmark Designation  | 65.00                                |
| Home Occupation  | 65.00                                |
| Remodel/Interior Finish (Residential)  | 65.00                                |
| Signs – Permanent  | 65.00 + Use Tax                      |
| Signs - Portable   | 65.00 + Use Tax                      |
| Single Family Residence  | 175.00 + Others<br>(see application) |
| Zoning Verification Letter   | \$175.00                             |

| <b>MISCELLANEOUS FEES</b>                                 |  |
|---|--|
| Fees in Lieu of Sidewalks/Curb and Gutter                 | Calculated by the City Engineer, who determines the amount by the sidewalk design (width, length, attached or detached to curb and gutter) for that specific location. |
| Temporary Use Permit - Lease of City-Owned Property       | Daily rate per 10 square feet = \$0.58   |
| Publication Costs ( <i>sign, letter &amp; newspaper</i> ) | Vary according to length and type of public notice.  |
| Use Tax   | Use tax is charged on construction materials. The fee is calculated with Building Permit.  |
| Water and Wastewater Tap Fees                             | See Utilities Department.  |
| Water Development Impact Fee                              | Applies to Properties Annexed after Feb. 2000 per Ordinance 838 and the fee is calculated by Utilities Director.   |

**REGIONAL PARK FEES – effective 1/1/2025 to 12/31/2025**

| Category  | Unit of Measure       | \$ Fee/unit |
|---|-----------------------|-------------|
| Single Family Residential, Townhomes and Condominiums | Tier 1 (1-2 bedrooms) | 389.00      |
|   | Tier 2 (3 bedrooms)   | 622.00      |
|   | Tier 3 (4+ bedrooms)  | 856.00      |

**STORM WATER CAPITAL IMPROVEMENT FEES – effective 3/1/2024 to 2/28/2025\***

Assessed at the time of Zoning Development Permit request per Ordinance 633, Series 1994; Ordinance 645, Series 1995; Ordinance 674, Series 1996; and Ordinance 1160, Series 2012

| Category  | Square Feet (SF) of Impervious Surface | \$ Fee/unit |
|---|--|-------------|
| Single Family Residential, Townhomes and Condominiums | Tier 1 (less than 2,700 SF)            | 1080.00     |
|   | Tier 2 (2,700 to 3,800 SF)             | 1,493.00    |
|   | Tier 3 (3,800 and greater)             | 2,341.00    |
| Multi-family Apartments                               | Each unit                              | 1,378.00    |
| Commercial, Industrial, Institutional and Others      | First 3,000 SF plus                    | 1,378.00    |
|   | Each additional 1,000 SF               | 463.00      |
| Additions to Developed Property                       | Per 1,000 SF                           | 463.00      |

After the Certificate of Occupancy is issued then a **monthly drainage fee** is assessed @ \$ 2.00 per month for Single Family Residential, Townhome, Condominiums and Apartments. The commercial fee is \$2.00 for the first 3,000 plus \$0.67 for each additional 1000 SF per month.

**TRANSPORTATION CAPITAL FEES – effective 3/1/2024 to 2/28/2025\***

Assessed at the time of Zoning Development Permit request per Ordinance 815, Series 1999 and Tiered Fees per Ordinance 1160, Series 2012. The standard for Commercial fee rate is **\$97.47** per average daily trip.

| Single Family, Townhomes and Condos      | Unit of Measure | Unit    | \$ Fee/unit   |
|--|-----------------|---------|---------------|
| Tier 1 (small home)                      | 1-2 bedrooms    | Each    | 688.00        |
| Tier 2 (medium home)                     | 3 bedrooms      | Each    | 1098.00       |
| Tier 3 (large home)                      | 4+ bedrooms     | Each    | 1,510.00      |
| <b>Multi-family, Apartment (Rentals)</b> | 5.97 ADTs       | Each    | 708.00        |
| Examples of Commercial Rates             | Trips/day/ unit |         | \$ Fee/1000sf |
| Office                                   | 19.25           | 1000 SF | 2,278.00      |
| Neighborhood Commercial                  | 24.45           | 1000 SF | 2,894.00      |
| Retail/Service                           | 32.56           | 1000 SF | 3,854.00      |
| Restaurant                               | 81.50           | 1000 SF | 9,647.00      |
| Post Office                              | 108.19          | 1000 SF | 12,806.00     |

\*Storm Water Capital Improvement Fees and Transportation Capital Fees are adjusted on March 1<sup>st</sup> annually, based on the Denver/Boulder/Greeley Consumer Price Index (CPI-U).