

El Paso County Planning and Community Development Fee Schedule (effective 3/28/2019)

APPLICATION TYPE	PROJECT TYPE	CURRENT FEES	Surcharge Included (\$37*)
<i>Early Assistance Meeting (as opposed to ad hoc)</i>	A	\$390	\$427
<i>Early Assistance Meeting-Wind and/or Solar Energy Generation Plan</i>	A	\$13,000	?
<i>Resubmittal of Applications (after 3rd Review)</i>	C	\$1,800	\$1,837
Zoning Actions			
Rezoning			
<i>Rezoning - All Conventional Zones</i>	D	\$3,500	\$3,537
<i>Rezoning - Planned Unit Development (PUD)</i>	D	\$6,900	\$6,937
<i>Major Revision to a Planned Unit Development (PUD) Plan</i>	D	\$4,300	\$4,337
<i>Minor Revision to a Planned Unit Development (PUD) Plan</i>	C	\$2,300	\$2,337
<i>Combined Planned Unit Development (PUD) and Preliminary Plan Review (PUDSP)</i>	D	\$13,200	\$13,237
<i>Development Agreement with PUD</i>	D	\$2,250	\$2,287
<i>Vested Rights with PUD</i>	D	\$2,250	\$2,287
<i>Wind and/or Solar Energy Generation Plan Overlay</i>	D	TBD	
Use Subject to Special Review			
<i>Major Special Review</i>	D	\$4,200	\$4,237
<i>Special Use-Minor, Administrative or Renewal</i>	D	\$2,000	\$2,037
<i>Rural Home Occupation as a Special Use (20% of Minor Special Use fee)</i>	C	\$400	\$437
<i>Extended Family Housing (20% of Minor fee)</i>	C	\$400	\$437
<i>Administrative Mining or Batch Plant Permit</i>	C	\$1,700	\$1,737
<i>Agricultural Structure as a Special Use (20% of Minor Special Use Fee)</i>	C	\$400	\$437
<i>Minor Kennel as a Special Use (20% of Minor Special Use Fee)</i>	C	\$400	\$437
Use Variances			
<i>Major Use Variances</i>	D	\$4,200	\$4,237
<i>Minor Use Variances (2nd dwelling or renewal)</i>	D	\$2,900	\$2,937
Utility Locations			
<i>Approval of Location, Site Application</i>	D	\$3,800	\$3,837
Board of Adjustment Variances			
<i>Lot Area or Lot Area in combination with other variance</i>	D	\$1,000	\$1,037
<i>Day Care Spacing, Setbacks, Physical Dimension, Structural Location, Bulk Limitations, Parking, Signs, Distance Separation, Landscaping (above the administrative relief amount).</i>	D	\$1,000	\$1,037
<i>Administrative Relief</i>	C	\$550	\$587
Appeal of Administrative Determination			
<i>Appeal of Administrative Determination or Decision to BoCC or BOA (applicant only)</i>	D	\$850	\$887
<i>Appeal by affected party other than applicant</i>	D	\$250	\$287
Subdivision Actions			
Sketch Plan			
<i>Major Sketch Plan</i>	D	\$9,000	\$9,037
<i>Minor Sketch Plan</i>	D	\$4,800	\$4,837
<i>A major sketch plan is any plan encompassing over 200 acres in area or more than 100 dwelling units, or including more than 10 acres of developable non-residential space.</i>			
<i>Major Revision to Existing Sketch Plan</i>	D	\$6,500	\$6,537
<i>Minor Revision to Existing Sketch Plan</i>	D	\$3,300	\$3,337
<i>Major Revision is defined as any one of the following: 1) A change in land use type(s) for 25% or more of the existing Sketch Plan area; 2) 25% or greater increase in projected population or employment; 3) 25% or greater addition or area to the original Sketch Plan; 4) 10% or greater decrease in total park and/or open space area. Minor Revision is any revision required pursuant to Section 47.B.9 (as may be amended) that does not meet the thresholds of a major revision.</i>			
Preliminary Plan			
<i>Major Preliminary Plan (21+ Residential lots or tracts or 5+ Commercial lots or tracts)</i>	D	\$9,700	\$9,737
<i>Minor Preliminary Plan (1-20 Residential lots or tracts or 1-4 Commercial lots or tracts)</i>	D	\$7,000	\$7,037
<i>Note: Mixed subdivisions will be charged on predominant use.</i>			
<i>Waiver or Deviation (with the preliminary plan or plat app, 2 waivers or deviations in combination is not charged)</i>	B	\$550	\$587
<i>Preliminary Plan Amendment (Major)</i>	D	\$4,500	\$4,537
<i>Preliminary Plan Amendment (Minor)</i>	D	\$3,800	\$3,837
<i>Early Grading Plan associated with Preliminary Plan (Construction Permit required) (before or after Preliminary Plan)</i>	C	\$1,100	\$1,137
Final Plat			
<i>Major Final Plat (21+ Residential lots or tracts or 5+ Commercial lots or tracts; with public improvements)</i>	D	\$6,000	\$6,037
<i>Minor Final Plat (1-20 Residential lots or tracts or 1-4 Commercial lots or tracts; with public improvements)</i>	D	\$5,300	\$5,337
<i>Note: Mixed subdivisions will be charged on predominant use.</i>			
<i>Waiver or Deviation (if not approved with Preliminary Plan 2 waivers or deviations in combination is not charged)</i>	D	\$550	\$587
<i>Minor Subdivision (4 or less lots, no preliminary required)</i>	D	\$4,500	\$4,537
<i>Townhome, Condominium, or Crystal Park Plat</i>	C	\$1,050	\$1,087

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Final Plat Amendments or Extensions, Replats			
<i>Final Plat Amendment, Level 2 (additional lots or tracts, significant roadway changes; substantial change to water supply; may need preliminary plan amendment)</i>	D	\$3,700	\$3,737
<i>Final Plat Amendment, Level 1 (same or less lots, plat note modification or deletion, remove completed plat restriction, release of plat restriction w/Subdivision Improvement Agreement (SIA) to replace condition, reconsideration of expired plat, change defined access locations; change floodplain boundary or restriction; non-substantial change in water supply; lot line/building envelope adjustment; vacation of plat-no right of way) Hearings may be required.</i>	D or C	\$1,700	\$1,737
<i>Extension of Time to Record Plat (Administrative)</i>	B	\$550	\$587
<i>Plat Correction</i>	B	\$550	\$587
Miscellaneous Subdivision and Exemption Actions			
<i>Subdivision Exemption, Rural Land Use Plan (RLUP)</i>	D	\$2,900	\$2,937
<i>Highway ROW, Utilities, Open Space Exemption</i>	B	\$550	\$587
<i>Boundary Line Adjust for Unplatted Land (EXBL), Combination of Contiguous Parcels (EXCMB)</i>	B	\$550	\$587
<i>Waiver of Subdivision Regulations (in advance of a submittal)</i>	D	\$2,300	\$2,337
<i>Project Name Change</i>	B	\$225	\$262
Vacations and Mergers			
Major Vacation (with Plat Document or Resolution)			
<i>Plat Vacation with Right-of-Way (ROW), Vacation of ROW</i>	D	\$3,100	\$3,137
<i>Road Disclaimer</i>	D	\$1,500	\$1,537
Minor Vacations (administrative)			
<i>Vacation of Interior Lot Lines; Utility, Drainage or Sidewalk Easements; Sight Visibility; View Corridor</i>	B	\$1,700	\$1,737
Mergers			
<i>Merger Agreement</i>	B5	\$550	\$587
Construction Documents and Public Improvements			
Construction Plan Review			
<i>Major Construction Drawings (21+ Residential lots or tracts or 5+ Commercial lots or tracts)</i>	D	\$4,300	\$4,337
<i>Minor Construction Drawings (1-20 Residential lots or tracts or 1-4 Commercial lots or tracts)</i>	D	\$3,400	\$3,437
<i>Amendment to Approved Construction Drawings</i>	C	\$1,700	\$1,737
<i>Review of Construction Drawings not associated with a project (Major, based upon estimated review hours)</i>	C	\$2,400	\$2,437
<i>Review of Construction Drawings not associated with a project, or grading & erosion control plan not concurrent with preliminary plan (Minor, based upon estimate review hours)</i>	C	\$1,700	\$1,737
<i>Deviation (ECM-per deviation in excess of 2)</i>	B	\$550	\$587
Construction Permit Issuance (in addition to Plan Review)			
<i>Construction Permit-Major Final Plat (CO required and/or permanent BMPS and/or offsite improvements)</i>	C	\$4,400	\$4,437
<i>Construction Permit-Major Final Plat with Early Grading Credit</i>	C	\$3,400	\$3,437
<i>Construction Permit-Minor Final Plat</i>	C	\$2,400	\$2,437
<i>Construction Permit-Minor Subdivision with Improvements</i>	C	\$1,800	\$1,837
<i>Construction Permit-Site Development Plan Major</i>	C	\$1,700	\$1,737
<i>Construction Permit-Site Development Plan Minor</i>	C	\$1,000	\$1,037
<i>Construction Permit-Early Grading or grading</i>	C	\$1,600	\$1,637
<i>Erosion & Sediment Quality Control Permit (stand alone activity without concurrent commercial Site Development Plan or construction drawing submittal)</i>	C	\$1,500	\$1,537
Public Facility Agreements & Financing Mechanisms			
<i>Modification to Subdivision Improvement Agreement (SIA)</i>	D	\$1,700	\$1,737
<i>Development Agreement (not concurrent with a project)</i>	D	\$4,500	\$4,537
<i>Maintenance Agreement for Ponds, Access, Joint Well, Walls (not concurrent with a project)</i>	C	\$1,050	\$1,087
<i>Cost Recovery</i>	D	\$3,600	\$3,637
Facility Acceptance & Release of Funds			
<i>Renew Collateral</i>	B	\$550	\$587
<i>Letter of Credit Partial Release (3 releases per project included in the construction permit fee, 4th or greater release is charged fee)</i>	B	\$550	\$587
<i>Road or Facility Acceptance-Preliminary</i>	C	\$1,700	\$1,737
<i>Road or Facility Acceptance-Final</i>	C	\$1,500	\$1,537
Special Districts			
<i>Special District⁵ (multiple districts for the same project is one fee-Minimum fee, see note 5)</i>	D	\$6,750	\$6,787
<i>Special District Amendment⁵</i>	D	\$4,500	\$4,537
Solid Waste Facilities			
Major Certificate of Designation			
<i>Solid Waste Disposal Site and Facility (includes scrap tire)</i>	D	\$20,000	\$20,037
<i>Enclosed or Open Trash Transfer Facility if Certificate of Designation Required</i>	D	\$10,000	\$10,037
Minor Certificate of Designation			
<i>Inert Material Disposal (not qualifying for exemption)⁶</i>	D	\$10,000	\$10,037
<i>Inert Material Disposal (ESQCP included) (less than 10 acres or 100,000 cubic feet, lasting less than 18 months)⁶</i>	C	\$2,700	\$2,737
<i>Major Amendment to Certificate of Designation</i>	D	\$10,000	\$10,037
<i>Minor Amendment to Certificate of Designation</i>	C	\$1,800	\$1,837

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APPLICATION TYPE	PROJECT TYPE	CURRENT FEES	Surcharge Included (\$37*)
Administrative Permits and Approvals			
Site Plan-residential, deck, accessory building, agricultural building (excluding 2nd kitchens in house)	A	\$110	\$147
Tiny House Site Plan (THS)	B	\$210	\$247
Driveway Permit Curb & Gutter	B	\$100	\$137
Driveway Permit Public Road with Drainage Ditches	B	\$170	\$207
Driveway Access Waiver (private drive) or Commercial Access Permit	B	\$67	\$104
Builder Erosion & Sediment Quality Control Permit	A	\$100	\$137
Temporary Use	A	\$110	\$147
Extension on Temporary Use, Temporary Mobile Home	B	\$210	\$247
Child Care/Adult Care/Group Home Permit	B	\$210	\$247
Home Occupation Permit	B	\$210	\$247
Septic Permit	A	\$110	\$147
Accessory Use Agreement	B	\$210	\$247
Administrative Determination-Zoning Interpretation, Determination of Nonconformity, Zoning Compliance Request	B	\$225	\$262
Medical Marijuana Land Use	B	\$700	\$737
Oil and Gas Exploration	C	\$1,700	\$1,737
Major Commercial Site Development Plan	C	\$2,800	\$2,837
Minor Commercial Site Development Plan	C	\$1,800	\$1,837
Commercial Over the Counter Site Development Plan Review	B	\$210	\$247
Sign Permit, Billboard Credit	B	\$225	\$262
Additional sign on same property at same time \$125 (no surcharge)		\$125	
Landscape Completion Agreement	B	\$550	\$587
Deviation/Administrative Relief, Alternative Landscape Plan	B	\$550	\$587
Co-location agreement on Tower	B	\$2,000	\$2,037
Small Cell CMRS Facility (up to 5)	C	\$500	
Additional Small Cell at the same time beyond 5	C	\$100	
Publication Fees			
Land Development Code Books		\$50	
Comprehensive Plans		\$25	
Landscape Manuals		\$20	
Copies		25 cents	
Large Format Copies		\$10	
New Zoning Map Book Sales		\$65	
Individual Zoning Maps		\$5	
Drainage Criteria Manuals		\$30	
Engineering Criteria Manuals		\$50	
CD Copy of Report/File (if digitized)		\$12	
Copies of Hearing Recordings		\$2	
Research (hourly rate)		\$50	
FEE NOTES			
* Surcharge is used for technology upgrades.			
1) The Development Services Director may waive or reduce an applicable fee for exceptional circumstances including but not limited to: a) The elimination of an obsolete zoning designation, b) County-initiated applications, c) concurrent submittals.			
2) Unless an error occurred by County staff which resulted in the filing of an unnecessary application, the maximum fee refund for a withdrawn application is 80% of the original fee, and no refunds will be granted for applications once they have been officially forwarded to agencies for review.			
3) For those projects that, because of their size, type of operation, or technical details which are beyond the technical expertise of the El Paso County staff and require review and the provision of appropriate technical expert testimony at any required public hearing(s) before the County's governmental bodies or contracted employees of the County, the costs for said review and the provision of said expert shall be paid by the applicant. The extent and nature of said costs shall be established between the applicant and El Paso County prior to formal submittal.			
4) For those applications/ requests which are not specifically listed, the Development Services Director shall establish the submittal fee. Said fee will be based upon the most closely related identified application type.			
5) Special District review costs shall not exceed 1/100 of 1% of bonded indebtedness. The exact fee will be determined at the early assistance or application stage.			
6) Inert Material is defined as earth, sand, gravel, rock, hardened concrete, masonry, asphalt paving fragments, scrap lumber and plywood, drywall, shingles, and other demolition or construction waste. It does not include, among other things, asbestos or anything containing hazardous or toxic wastes or materials, yard clippings or other such organic wastes, scrap tires, junk vehicles, sludge or industrial wastes or by products, or petroleum or other contaminated soil.			
7) Waiver or deviation requests are 2 per project, in combination. If subsequent waivers or deviations are requested after original approval of 2, additional charges are applicable.			
Updated 4/30/14			