

**CITY OF CORTEZ
COUNCIL RESOLUTION NO. 45, SERIES 2016**

**A RESOLUTION SETTING FEES AND CHARGES FOR PLANNING AND BUILDING
DEPARTMENT SERVICES AND MATERIALS PROVIDED
BY THE CITY OF CORTEZ, COLORADO**

WHEREAS, the City of Cortez has determined that fees are to be set for the Planning and Building Department to cover expenses for materials and cost of services; and

WHEREAS, it is determined that charges for materials and services must be collected in sufficient amounts to enable the City to meet such expenses; and

WHEREAS, Council Resolution No. 20, Series 2015, is hereby superseded and the fees shown below are recommended by the Planning and Building Department.

NOW, THEREFORE, BE IT RESOLVED BY THE CORTEZ CITY COUNCIL:

THAT the following fees shall be effective **January 1, 2017**, for listed services and materials.

MISCELLANEOUS PERMITS - PLANNING AND BUILDING

ADMINISTRATIVE ADJUSTMENT	\$125.00
ADMINISTRATIVE COSTS – RESEARCH.....	\$50.00/HR.
AMENDED PLATS AND/OR REPLATS	\$200.00
ANNEXATION – Under 10 acres.....	\$350.00
Over 10 acres	\$500.00
VACATIONS (STREET OR ALLEY).....	\$250.00
APPLICATION WITHDRAWAL FEE.....	1/2 OF COLLECTED FEE
BILLBOARD (Renewable Yearly) PERMIT.....	\$50.00/Billboard/Year
BILLBOARD (NEW SIGN) PERMIT.....	\$27.50
BOARD OF ADJUSTMENTS APPLICATION.....	\$300.00
COMPREHENSIVE PLAN.....	\$15.00for CD
.....	\$25.00 for paper copy
CONDITIONAL USE PERMIT	\$300
If an applicant is applying for a conditional use permit CONCURRENT with a site plan review, the full site plan review fee applies, in addition to half the conditional use permit fee.	
CONDOMINIUM SUBDIVISION.....	See Subdivision Plat Fees
CONDOMINIUM CONVERSION.....	\$200.00
COPIES	\$0.25/page

DEMOLITION PERMIT.....	\$40.00
ENCROACHMENT PERMIT.....	\$100.00
HISTORICAL SIGN APPLICATION FEE.....	\$75.00
HISTORICAL STRUCTURE APPLICATION FEE.....	No Charge
HOME OCCUPATION PERMIT	\$50.00
LAND DEDICATION – 5% CASH-IN-LIEU REQUIREMENT..... (equates to \$600.00 per acre)	\$12,000 per acre
LAND USE CODE.....	\$15.00for CD
.....	\$75.00 for paper copy
MASTER SIGN PLAN.....	Includes All Types of Signs – As Per Adopted Permit Fee Schedule
MINOR SUBDIVISION.....	\$ 200.00
PLANNED UNIT DEVELOPMENT	(See Subdivision Plat Fees)
RECORDING FEES	Actual Costs
SIGN PERMIT (Not including Billboards)	Per Adopted Permit Fee Schedule
SITE PLAN REVIEW.....	\$500
SPECIAL EXCEPTION.....	\$100.00
*SUBDIVISION PLAT FEES, INCLUDING:	
Condominium Subdivisions	
Planned Unit Development	
\$400.00 for the first acre or part thereof	
\$50.00/acre for next 4 acres	
\$20.00/acre for each additional acre	
RE-APPLICATION FEE	\$300.00 +
Plus the appropriate Subdivision Plat Fees shown above	
* SEPARATE FEE FOR EACH SUBMITTAL – PRELIMINARY PLAT AND FINAL PLAT	
TEMPORARY PERMITS.....	\$30.00
ZONING CHANGE	
Residential/Small (½ acre or less).....	\$350.00
Commercial & Large Residential.....	\$500.00

BUILDING PERMIT FEES

From the total valuation of the structure, the permit fee is tabulated. See table below:

<u>TOTAL VALUATION</u>	<u>FEE</u>
\$1.00 to \$500.00	\$40.00
\$501.00 to \$2,000	\$40.00 for the first \$500.00 plus \$4.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,001 to \$25,000	\$100.00 for the first \$2,000.00 plus \$13.75 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,001 to \$50,000	\$416.25 for the first \$25,000.00 plus \$10.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001 to \$100,000	\$678.75 for the first \$50,000.00 plus \$7.25 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,001 to \$500,000	\$1,053.75 for the first \$100,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001 to \$1,000,000	\$3,453.75 for the first \$500,000 plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001 and up	\$5,953.75 for the first \$1,000,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof.

VALUATION OF STRUCTURE – The valuation of the structure will be based on the “Square Foot Construction Cost” table from the ICC’s “Building Safety Journal” of the August edition of the prior year. For other than HUD or IRC approved homes, structures that are complete turnkey pre-fabricated building systems with no additional materials costs for any associated improvements, use tax will be calculated at 100% of the purchase price of the structure Building permit fees will be calculated to include labor and ancillary work based on 200% of the valuation. A copy of the invoice for the building system will be presented as proof of valuation. If no proof of purchase price is provided, the valuation will be based on the closest ICC category Square Foot Construction Cost.

ROOF PERMIT FEE	\$40.00
FENCE PERMIT FEE	\$40.00
SIDING PERMIT FEE	\$40.00
NON-HABITABLE PORTABLE STRUCTURE FEE.....	\$40.00
FOUNDATION ONLY PERMIT FEE.....	\$40.00
CELLTOWER ANTENNAE MODIFICATION PERMIT FEE.....	\$100.00
(Includes antennae additions, removals, alterations, etc.)	

USE TAX – In accordance with City Ordinance #1054, Series 2005 (8/9/2005).

PLAN REVIEW FEE: For commercial projects & multi-family units (4 units & over) a Plan Review Fee may be charged at an additional rate of sixty-five percent (65%) of the Building Permit Fee.

MOBILE HOME SET-UP INSPECTION FEE (In Mobile Home Parks Only)..... **\$175.00**
(Park owners are responsible for the procurement of all necessary permits and ensuring code compliance for all habitable structures placed within their respective parks prior to occupancy of any structure.)

RV HOME SET-UP INSPECTION FEE..... **\$40.00**
Per Council Resolution No. 9, Series 2012.

PERMANENTLY-INSTALLED NEW AND USED **HUD** MANUFACTURED HOME (**TRAILER**)
PLACEMENT BUILDING PERMIT FEE SHALL BE BASED ON ONE-HALF (½) THE BUILDING
PERMIT FEE SCHEDULE

PERMANANTLY INSTALLED MANUFACTURED HOME 'USE TAX' FLAT FEE, **BOTH HUD AND
COLORADO IRC APPROVED MANUFACTURED HOMES**..... **\$225.75**

TEMPORARY CERTIFICATE OF OCCUPANCY\$300.00
Valid for six (6) months – Pro-rated refund (\$50.00 per month) if a FULL
CERTIFICATE OF OCCUPANCY is applied for prior to the 6-month deadline.

RE-INSPECTION FEE\$50.00
If an inspection has been called for and work is not ready when the Inspector arrives
at the job-site, a re-inspection fee of \$50 will be charged for each re-inspection.

PLUMBING PERMIT FEES

From the total amount of work to be done, the permit fee is tabulated. See table below:

For issuing each permit\$25.00
Supplemental permit\$10.00

IN ADDITION:

For each plumbing fixture or trap or set of fixtures on
one trap (including water, drainage piping, and backflow
protection therefore)\$10.00

For each building sewer and each trailer park sewer\$20.00

Rainwater systems - per drain (inside building)\$10.00

For each private sewage disposal system\$40.00

For each water heater and/or vent.....\$10.00

For each gas piping system of one (1) to four (4) outlets.....\$10.00

For each gas piping system of five (5) or more, per outlet\$1.00

For each industrial waste pre-treatment interceptor,
including its trap and vent, excepting kitchen type
grease interceptors functioning a fixture traps\$10.00

For installation, alteration or repair of water piping
and/or water treating equipment.....\$10.00

For repair or alteration of drainage or vent piping\$10.00

For each lawn sprinkler system on any one meter, including
including backflow protection devices therefore.....\$10.00

For vacuum breakers or backflow protective devices on tanks,
vats, etc. or for installation on unprotected plumbing fixtures,
including necessary water piping - one (1) to four (4)\$5.00

Five (5) or more, each\$1.00

**Note: Plumbing inspections are included in the initial building permit for new construction.

MECHANICAL PERMIT FEES

From the total amount of work to be done, the permit fee is tabulated. See table below:

Permit Issuance and Heaters

1. For the issuance of each Mechanical Permit\$20.00

2. For issuing each supplemental permit for which the
original permit has not expired, been canceled, or finaled\$10.00

Unit Fee Schedule: (Note: The following are in addition to the permit-issuing fee.)

1. Furnaces

For the installation or relocation of each forced-air or
gravity-type furnace or burner, including ducts and vents
attached to such appliance, up to and including
100,000 Btu/h (29.3 kW)\$10.00

For the installation or relocation of each forced-air or gravity-type
furnace or burner, including ducts and vents attached to such
appliance for over 100,000 Btu/h (29.3 kW) including vent.....\$12.00

For the relocation of each floor furnace, including vent, or
the installation or relocation of each suspended heater,
recessed wall heater or floor-mounted unit heater.\$10.00

2. Appliance Vents

For the installation, relocation or replacement of each appliance
vent installed and not included in an appliance permit\$5.00

3. Repairs or Additions

For the repair of, alteration of, or addition to each heating appliance,
refrigeration unit, cooling unit, absorption unit, or each heating,

cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code	\$7.00
4. Boilers, Compressors and Absorption Systems For the installation or relocation of each boiler	\$12.00
5. Air Handlers For each air-handling unit to and including 10,000 cubic feet per minute (cfm)(4720 L/s), including ducts attached thereto	\$7.00
6. Evaporative Coolers For each evaporative cooler other than portable type	\$7.00
7. Ventilation and Exhaust For each ventilation fan connected to a single duct.....	\$5.00
For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit.....	\$7.00
For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood.....	\$7.00
8. Incinerators For the installation or relocation of each domestic-type incinerator	\$10.00
For the installation or relocation of each commercial or industrial-type incinerator.....	\$20.00
9. Miscellaneous For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the table	\$7.00

**Note: Mechanical inspections are included in the initial building permit for new construction.

COUNCIL RESOLUTION NO. 45, SERIES 2016, IS HEREBY APPROVED AND ADOPTED THIS 13TH DAY OF DECEMBER 2016.

Karen W. Sheek, Mayor

ATTEST:

Linda L. Smith, City Clerk