



BUILDING PERMIT FEE SCHEDULE

This fee schedule is for estimation purposes only | Effective January 1, 2020

STEPS TO CALCULATE TOTAL FEES:

1	Estimate "Total Valuation" <small>(The Building Permit Fee, Use Tax, Plumbing and Mechanical Fees are all dependent on this "Total Valuation")</small>	<p>"Total Valuation" includes cost of estimated labor AND materials</p> <p>For residential new construction: Multiply sqft of living space by \$107.08 / sqft</p> <p>For residential garage / utility space: Multiply sqft of garage / utility space by \$40.62 / sqft</p>	
2	Calculate Building Permit Fee <small>(Fees adopted under Resolution R-2017-42)</small>	IF "TOTAL VALUATION" OF PROJECT IS:	THEN BUILDING PERMIT FEE IS:
		\$1 to \$500	\$24.00
		\$501 to \$2,000	\$24 for the first \$500 + \$3 for each additional \$100 <small>(round up to next \$100 interval)</small>
		\$2,001 to \$40,000	\$69 for the first \$2,000 + \$11 for each additional \$1,000 <small>(round up to next \$1,000 interval)</small>
		\$40,001 to \$100,000	\$487 for the first \$40,000 + \$9 for each additional \$1,000 <small>(round up to next \$1,000 interval)</small>
		\$100,001 to \$500,000	\$1,027 for the first \$100,000 + \$7 for each additional \$1,000 <small>(round up to next \$1,000 interval)</small>
		\$500,001 to \$1,000,000	\$3,827 for the first \$500,000 + \$5 for each additional \$1,000 <small>(round up to next \$1,000 interval)</small>
		\$1,000,001 to \$5,000,000	\$6,327 for the first \$1,000,000 + \$3 for each additional \$1,000 <small>(round up to next \$1,000 interval)</small>
		\$5,000,001 and over	\$18,327 for the first \$5,000,000 + \$1 for each additional \$1,000 <small>(round up to next \$1,000 interval)</small>
3	Calculate Use Tax	TO CALCULATE USE TAX:	
		Use Tax = (1.75%) x ("Total Valuation")	
4	Calculate Sub-Plumbing and Sub-Mechanical Permit Fee <small>(When applicable, plumbing and mechanical permit fees are to be paid separately, after the Blanket Building Permit is issued)</small>	<p>(Plumbing and Mechanical Permits <u>NOT</u> associated with a Blanket Building Permit are charged the <u>Building Permit Fee</u> and <u>Use Tax</u>)</p> <p>*** Sub-Plumbing and Sub-Mechanical permit fees are <u>NOT</u> due until after the Blanket Building Permit is issued ***</p>	
		TO CALCULATE SUB-PERMIT FEES (Minimum \$20) :	
		Plumbing Sub-Permit Fee = (0.05% x "Total Valuation") <small>round up to nearest dollar</small>	
		Mechanical Sub-Permit Fee = (0.05% x "Total Valuation") <small>round up to nearest dollar</small>	

STEPS TO CALCULATE TOTAL FEES:

5 Calculate Water Plant Investment Fee (PIF)

(Fees adopted under Resolution R-2019-46)

***** Each building is subject to Plant Investment Fees regardless of whether it is served by a shared water service line *****

***** Twin Buttes projects are charged at the residential 3/4" water PIF rate although the water meter and service line equipment are to be 1" *****

RESIDENTIAL WATER PIF:

Accessory Dwelling Unit (600 sqft or less)	\$2,660
Single Unit Dwelling up to 3/4"	\$5,320
Single Unit Dwelling 1"	\$8,880
Single Unit Dwelling 1 1/2"	\$17,180
Multi-Unit Dwellings (attached duplexes, townhomes, condominiums)	\$5,320 (1st unit in each bldg) + \$2,660 (addn'l units in same bldg)

NON-RESIDENTIAL WATER PIF:

Up to 3/4"	\$5,320
1"	\$8,880
1 1/2"	\$17,180
2"	\$28,300
3"	\$53,200
Larger than 3"	Negotiated with City Manager or their designee

MIXED-USE RESIDENTIAL AND NON-RESIDENTIAL WATER PIF:

1. Where building contains mixed-use, and the residential use contains greater floor area than the non-residential use, calculate PIF of each residential unit per the Residential Water PIF Fees table (above). Non-residential uses do not contribute to the PIF.
2. Where building contains mixed-use and the non-residential use contains greater floor area than the residential use, determine building water meter size by the 2015 International Plumbing Code, then determine Water PIF per the Non-Residential Water PIF table (above).

6 Calculate Sewer Plant Investment Fee (PIF)

(Fees adopted under Resolution R-2019-47)

NOTE: Projects south of Bodo Industrial Park (including Three Springs) are served by South Durango Sanitation District, which is a separate district with separate fees from the City of Durango. Please contact them directly for sewer service rates.

***** Each building, townhome unit and/or separately owned parcel of land must be served by an individual sewer service line *****

RESIDENTIAL SEWER PIF:

Accessory Dwelling Unit (600 sqft or less)	\$1,250
Single Unit Dwellings	\$2,500
Multi-Unit Dwellings (attached duplexes, townhomes, condominiums)	\$2,500 (1st unit in each bldg) + \$1,250 (addn'l units in same bldg)

NON-RESIDENTIAL SEWER PIF:

Up to 3/4"	\$2,500
1"	\$4,125
1 1/2"	\$7,825
2"	\$11,925
3"	\$20,325
Larger than 3"	Negotiated with City Manager or their designee

MIXED-USE RESIDENTIAL AND NON-RESIDENTIAL SEWER PIF:

1. Where building contains mixed-use, and the residential use contains greater floor area than the non-residential use, calculate Sewer PIF of each residential unit per the Residential Sewer PIF table (above). Non-residential units will not contribute to Sewer PIF.
2. Where building contains mixed-use and the non-residential use contains greater floor area than the residential use, determine building water meter size by the 2015 International Plumbing Code, then determine Sewer PIF per the Non-Residential Sewer PIF table (above).

STEPS TO CALCULATE TOTAL FEES:

7	Calculate Tap Fee	TAP FEE:	
		3/4"	\$334 per tap
		1"	\$340 per tap

8	Calculate Park Fee	*** Skyridge, Three Springs and Twin Buttes projects are exempt from Park Fees ***	
		PARK FEE:	
		Park Fees = (# of residential units) x \$300	

9	Calculate School Land Dedication or In-Lieu Fee	*** Skyridge and Twin Buttes projects are exempt from In-Lieu School Land Dedication Fees ***		
		SCHOOL LAND DEDICATION OR IN-LIEU FEE:		
		Land Use (unit):	Acres per Unit	Cost per Unit
		Single family, Duplex and Town homes	0.016	\$945
		Multi-Family (includes condominiums)	0.005	\$295
	Mobile Homes	0.006	\$355	

10	Calculate Major Street Impact Fee	*** Additions to existing single family units are often exempt from the Major Street Impact Fee, provided the majority of the original structure is preserved. ***		
		MAJOR STREET IMPACT FEE:		
		LAND USE TYPE	UNIT	FEE/UNIT
		Single-Family Detached and Duplex:		
		Less than 1,000 sq ft Living Area	Dwelling Unit	\$1,923
		1,000 - 1,499 sq ft Living Area	Dwelling Unit	\$2,050
		1,500 - 2,499 sq ft Living Area	Dwelling Unit	\$2,169
		2,500 sq ft Living Area or more	Dwelling Unit	\$2,308
		Multi-Family/Townhomes		
			Dwelling Unit	\$1,298
		Dormitory	Bed	\$542
		Day Care	Child Occupancy *first 6 children exempt*	\$100
		Hotel/Motel	Room	\$686
		Shopping Center/Retail	1000 sq ft Gross Floor Area	\$3,810
		Restaurant	1000 sq ft Gross Floor Area	\$7,802
		Office/Institutional	1000 sq ft Gross Floor Area	\$2,823
		Nursing Home	1000 sq ft Gross Floor Area	\$816
		Place of Worship	1000 sq ft Gross Floor Area	\$1,281
		Elementary/Sec School	1000 sq ft Gross Floor Area	\$955
		General Light Industrial	1000 sq ft Gross Floor Area	\$1,963
Warehouse/Storage	1000 sq ft Gross Floor Area	\$1,206		
Mini-Warehouse	1000 sq ft Gross Floor Area	\$895		

STEPS TO CALCULATE TOTAL FEES:

11	Calculate Other Fees	<p>*** All applicable fees may not be listed below ***</p> <p>South Durango Sanitation District - Contact the district directly for applicable fees</p> <p>Parking In-Lieu Fee - \$13,550/space</p> <p>Fair Share In-Lieu Fee - Required for 4 or more "for sale" units. Please contact the Planning Division for more details.</p> <p>Durango Fire Protection District (DFPD) Impact Fee - For residential development the DFPD impact fee shall be \$819.00 per unit. For commercial or other non-residential development the DFPD impact fee shall be \$1.64 per square foot of enclosed floor area. Three Springs Development fire impact fee remain in place per the agreement at the time of approval of the development. (Contact DFPD directly for details)</p> <p>Durango Fire Protection District (DFPD) Plan Review Fee - Applicable to multi-family, commercial and tenant finish projects (Contact DFPD)</p>
12	Calculate GRAND TOTAL	Calculate the grand total of all applicable fees from steps 2-11 to estimate total Building Permit Fees. No fee is due at time of application. All fees are due when the building permit is issued. QUESTIONS? Please call 970-375-4850.

EXAMPLE - NEW RESIDENTIAL CONSTRUCTION	
<i>1,300 sqft New Single Family Residence with 300 sqft attached garage</i>	
1	Total Valuation = (1,300 sqft x \$107.08/sqft) + (300 sqft x \$40.62/sqft) Total Valuation = \$139,204 + \$12,186 Total Valuation = \$151,390 *ESTIMATE ONLY*
2	Building Permit Fee = \$1,027 + (\$7 x 52) Building Permit Fee = \$1,391
3	Use Tax = 1.5% x \$151,390 Use Tax = \$2,270.85
4	Sub-Plumbing Permit Fee = \$151,390 x 0.05% Sub-Plumbing Permit Fee = \$76 (To be paid after issuance of Blanket Building Permit) Sub-Mechanical Permit Fee = \$151,390 x 0.05% Sub-Mechanical Permit Fee = \$76 (To be paid after issuance of Blanket Building Permit)
5	Water PIF = Residential Single Unit Dwelling 3/4" = \$6,110
6	Sewer PIF = Residential Single Unit Dwelling 3/4" = \$2,156
7	Tap Fee = 3/4" = \$334
8	Park Fee = (1 residential unit) x \$300 Park Fee = \$300
9	School Land Dedication In-Lieu Fee = Single Family = \$945
10	Major Street Impact Fee = Single Family 1,000 to 1,499 sqft = \$2,050
11	Other Fees = DFPD Impact Fee (paid directly to DFPD) = \$819
12	GRAND TOTAL FOR BLANKET BUILDING PERMIT = \$16,375.85

EXAMPLE - RESIDENTIAL ADDITION	
<i>600 sqft Addition to Single Family Residence (w/additions to plumbing and heating systems)</i>	
Total Valuation = 600 sqft x \$45.00/sqft Total Valuation = \$27,000 *ESTIMATE ONLY*	
Building Permit Fee = \$69 + (\$11 x 25) Building Permit Fee = \$344	
Use Tax = 1.5% x \$27,000 Use Tax = \$405	
Sub-Plumbing Permit Fee = \$27,000 x 0.05% Sub-Plumbing Permit Fee = \$20 (To be paid after issuance of Blanket Building Permit) Sub-Mechanical Permit Fee = \$27,000 x 0.05% Sub-Mechanical Permit Fee = \$20 (To be paid after issuance of Blanket Building Permit)	
Water PIF = N/A	
Sewer PIF = N/A	
Tap Fee = N/A	
Park Fee = N/A	
School Land Dedication In-Lieu Fee = N/A	
Major Street Impact Fee = N/A	
Other Fees = N/A	
GRAND TOTAL FOR BLANKET BUILDING PERMIT = \$749	