



EFFECTIVE: JUNE 1, 2024

**Community Development  
Fee Schedule**

Project Title:

The following plan review fees for each sheet are applicable to all land use applications, including but not limited to, Preliminary Development Plans (PDP), Site Plans (SP), Rezoning Applications, Administrative Amendments (AA), Final Plats (FP), Annexation Plans, Comprehensive Plans, Correction/Exemption Plats and Special Districts.

Fees are based on three rounds of review. If a fourth round of review is needed, the applicant will be charged an additional fee equal to 50% of the initial review fees, except as noted in the legal review fees. The applicant will be charged an additional fee equal to 25% of the initial review fees for every review thereafter. If the applicant does not adequately respond to staff comments based on current standards and regulations adopted by the City, then the applicant may be subject to additional fees proportional to the amount of extra work required.

**Development Orders**

| Fee Description   | Review Fee  | Minimum Charge        | Number of Sheet(s) | Fees Due |
|---|---|-----------------------|--------------------|----------|
| Pre-Submittal Review Fee  | \$200   | \$200                 |                    |          |
| All Development Applications submitted in paper format are subject to additional fees in order to convert to electronic records format. (**Referral packets are exempt from this fee**) | \$3.00/sheet regardless of size   | \$3                   |                    |          |
| Administrative/Technical Amendment Fee  | Maximum \$2,000 and will be determined at Pre-Submittal meeting based on the scope of the amendment           | \$500                 |                    |          |
| Annexation Petition/Map   |   | \$2,400               |                    |          |
| Preliminary Development Plan for PUD  |   | \$2,400               |                    |          |
| Regulating Plan   | \$2,400 for 1 <sup>st</sup> sheet, plus \$550 for each additional sheet                                       | \$2,400               |                    |          |
| Site Plan   |   | \$2,400               |                    |          |
| Use by Special Review or Conditional Use  |   | \$2,400               |                    |          |
| General Notes Review  |   | \$200 per application | \$200              |          |
| Grading Plan Review   | \$1,650 for 1 <sup>st</sup> sheet, plus \$990 for each additional sheet                                       | \$1,650               |                    |          |
| Landscaping Plan Review   | \$1,100 for 1 <sup>st</sup> sheet, plus \$550 for each additional sheet                                       | \$1,100               |                    |          |
| Lighting and Signage Plan Review  | \$600 per sheet   | \$600                 |                    |          |
| Sign Design Program Review  | \$600 per sheet   | \$600                 |                    |          |
| Final Plat / Replat   | \$1,200 for 1 <sup>st</sup> sheet, plus \$750 for 2 <sup>nd</sup> sheet, plus \$550 for each additional sheet | \$1,200               |                    |          |
| Concept Plan  | \$2,500   | \$2,500               |                    |          |
| Affidavits/Correction/Exemption Plat  | \$360 per sheet   | \$360                 |                    |          |
| Vested Property Rights  | \$500   | \$500                 |                    |          |
| Easement/ROW Vacation (If not concurrent with final plat)   | \$500   | \$500                 |                    |          |

Sheet Total \_\_\_\_\_

**Rezoning Applications**

| Fee Description  | Review Fee | Minimum Charge | Number of Sheet(s) | Fees Due |
|--|------------|----------------|--------------------|----------|
| Rezoning to Planned Unit Development   | \$5,100    | \$5,100        |                    |          |
| All Other Rezoning Applications<br>(PUD Conversion or Rezone to Conventional Zoning) | \$3,000    | \$3,000        |                    |          |

**Architectural Elevations / Profiles (Please check one)**

| Fee Description       | Review Fee            | Minimum Charge | Number of Sheet(s) | Fees Due |
|-----------------------|-----------------------|----------------|--------------------|----------|
| Residential           | \$600 per structure   | \$600          |                    |          |
| Commercial            | \$1,200 per structure | \$1,200        |                    |          |
| Pattern Book Approval | \$2000 Flat Fee       | \$2,000        |                    |          |

**Preliminary / Final Traffic Reports (Please check one)**

|                               |                    |         |  |  |
|-------------------------------|--------------------|---------|--|--|
| < 30 Acres                    | \$900              | \$900   |  |  |
| 30 – 59.99 Acres              | \$1,800            | \$1,800 |  |  |
| 60 – 89.99 Acres              | \$2,700            | \$2,700 |  |  |
| 90 Acres or More              | \$3,600            | \$3,600 |  |  |
| Incomplete Traffic Report Fee | \$240 per incident | \$240   |  |  |

**Legal Review Fees**

|   |  |         |  |  |
|---|--|---------|--|--|
| Development Associated Legal Costs – Standard Applications <sup>1</sup>     | \$600 per application plus \$300 per application requiring a public hearing  | \$600   |  |  |
|   | Development orders requiring more than three rounds of legal review will be assessed an additional charge of \$500 per application |         |  |  |
| Development Associated Legal Costs – Non-standard Applications <sup>2</sup> | Minimum \$250 per application; amount to be established by the Director prior to the submittal of an application                   | \$250   |  |  |
| Non Standard Easement or Licensing Agreement                                | \$1,000  | \$1,000 |  |  |

**Other Planning Fees**

|   |   |         |  |  |
|---|---|---------|--|--|
| Environmental Documents   | \$2,400   | \$2,400 |  |  |
| Geological Hazard Report  | \$1,200   | \$1,200 |  |  |
| Variance Application Fee - Associated with Residential Uses (Single-Family Detached, Attached, Townhome Uses; includes legal and mailing costs)         | \$400   | \$400   |  |  |
| Variance Application Fee - Associated with All Other Uses (includes legal and mailing costs)  | \$500   | \$500   |  |  |
| Fence Permit<br>(Value is cost of labor and material)   | Value x 3.5% (min \$20, max \$5000) plus City Use Tax and County Use Tax No Deposit Necessary | \$20    |  |  |
| Returned Electronic Payment Service Charge <sup>3</sup>   |   | \$25    |  |  |
| Penalty of Double the Normal Fee if No Permit Issued Prior to Work Being Performed  |   |         |  |  |
| Sign Permit<br>(Value is cost of labor and material)<br>Penalty of Double the Normal Fee if No Permit Issued Prior to Work Being Performed <sup>3</sup> | Value X 7% (min \$50, max \$5000) plus City Use Tax and County Use Tax No Deposit Necessary   | \$50    |  |  |

Sheet Total \_\_\_\_\_

<sup>1</sup> Standard applications include site plans (SP, USR) and all amendments thereto; rezoning plans (PDP or PUD Conversion); plats and all replats and lot line adjustments; and vacations of plats or rights-of-way.

<sup>2</sup> Non-standard applications include annexations, vested property rights, and all other applications defined in Article 14 of the LDC.

<sup>3</sup> All permits and projects the entity has in the City will be placed on hold until the fees are paid.

**Other Planning Fees**

| Fee Description   | Review Fee  | Minimum Charge  | Number of Sheet(s) | Fees Due |
|---|---|-----------------|--------------------|----------|
| WCF Facility – Conditional Use  | \$2,400   | \$2,400         |                    |          |
| WCF Facility – New Facility / Limited Use   | \$1,000   | \$1,000         |                    |          |
| WCF Facility – Co-location / Limited Use  | \$500   | \$500           |                    |          |
| SWF Facility - Master License Agreement ("MLA", for Multiple Sites)   | \$2,000   | \$2,000         |                    |          |
| SWF Facility - Supplemental Site License Fee (attached to existing MLA)   | \$0   | \$0             |                    |          |
| SWF Facility - License Agreement (Single Site, no MLA in place)   | \$500   | \$500           |                    |          |
| SWF Facility (New Facility / Co-Location)   | \$500 for 1-5, \$100 each beyond 5                      | \$500           |                    |          |
| SWF Facility - Attachment Fee (Attached to Vertical City Infrastructure)  | \$200 per year, per facility                            | \$200           |                    |          |
| Group Home Zoning Compliance Letter   | \$75  | \$75            |                    |          |
| Zoning Verification Letter – Standard   | \$75  | \$75            |                    |          |
| Zoning Verification Letter – Custom   | \$100   | \$100           |                    |          |
| Zoning Clearance – Limited Use  | \$75  | \$75            |                    |          |
| Address Assignment up to 5 Addresses  | \$75 per address  | \$75            |                    |          |
| Address Assignment 6 or more addresses  | 400 (flat fee)  | \$400           |                    |          |
| 1041 Permit Fee Initial Deposit (City will estimate cost of reviewing & processing application).                        | \$25,000 deposit. Time and materials per application    | \$5,000 deposit |                    |          |
| Street Name Change  | \$1,000   | \$1,000         |                    |          |
| Mailing Cost for Public Notification  | \$100 per development order requiring a public hearing  | \$100           |                    |          |
| Service Plan (Metro or Special) <sup>4</sup>  | \$1500/\$2500/\$3000                                    | \$1,500         |                    |          |
| Service Plan Amendment  | \$2,500   | \$2,500         |                    |          |
| Service Plan Dissolution  | \$1,000   | \$1,000         |                    |          |
| Certificate of Designation (Requires Public Hearing Process)  | \$3,000   | \$3,000         |                    |          |
| Appeal of any Order, Requirement, Decision, or Determination made by the Planning and Zoning Commission or the Director | \$500   | \$500           |                    |          |
| Oil and Gas Permit  | \$1,200   | \$1,200         |                    |          |
| Recording Fees – Standard Documents (electronic recording)  | Pursuant to Arapahoe County Clerk and Recorder's Office |                 |                    |          |
| Recording Fees – Oversized Documents <sup>5</sup>   | Pursuant to Arapahoe County Clerk and Recorder's Office |                 |                    |          |
| Site Inspections (Due at time of CD approval or issuance of development permit)   | 1% of Public ECE<br>(Engineering Cost Estimate)         | \$1,800         |                    |          |
| Re-inspection Fee for 2 <sup>nd</sup> Failed Inspection   | \$300 for each subsequent inspection                    | \$300           |                    |          |
| Public Improvement Agreement (PIA)  | \$1,200 per PIA   | \$1,200         |                    |          |

**Comprehensive Plan**

|   |         |         |  |  |
|---|---------|---------|--|--|
| Amendment to Comprehensive Plan (Includes all Amendments) | \$3,000 | \$3,000 |  |  |
|---|---------|---------|--|--|

Sheet Total \_\_\_\_\_

<sup>3</sup>Temporary sign permits are exempt from a review fee.

<sup>4</sup>\$1,500 nonrefundable application fee (Sec. 4-10-50); \$2,500 nonrefundable fee due and payable on date proposed service plan is filed and \$3,000 due on date proposed service fee is filed to be used by the City to pay its reasonable consultant, legal and other fees and expenses incurred in the process of reviewing and taking action on the plan (Sec. 4-10-70).

<sup>5</sup>Fees for recordation of oversize documents include fees for an electronic copy of the recorded mylar in lieu of the printing of a second set of mylars

**Other Engineering Fees**

| Fee Description                                | Review Fee | Minimum Charge | Number of Sheet(s) | Fees Due |
|--|------------|----------------|--------------------|----------|
| <b>Site-Civil Construction Document Review</b> |            |                |                    |          |
| < 1 Acre                                       | \$1,550    | \$1,550        |                    |          |
| 1 – 2.99 Acres                                 | \$2,500    | \$2,500        |                    |          |
| 3 – 4.99 acres                                 | \$3,200    | \$3,200        |                    |          |
| 5 – 6.99 Acres                                 | \$3,500    | \$3,500        |                    |          |
| 7 – 9.99 Acres                                 | \$3,800    | \$3,800        |                    |          |
| 10 - 14.99                                     | \$4,600    | \$4,600        |                    |          |
| 15 Acres or More                               | \$5,000    | \$5,000        |                    |          |
| Modification to Approved CD                    | \$600      | \$600          |                    |          |

CD Total \_\_\_\_\_

**Fee due at time of Land Use (LU) application submittal (sum of Sheet Totals)\*:** \_\_\_\_\_

An invoice will be emailed to you after you submit your application online at <https://www.centennialco.gov/onlinepermits>

Fees are payable online via credit card or e-check

**\*\*\*FEES PAID VIA CREDIT CARD WILL BE CHARGED A NON-REFUNDABLE TRANSACTION FEE OF 3% PER TRANSACTION\*\*\***

There are no fees for paying with an e-check

**\*\*\*CD FEES MUST BE PAID SEPARATELY AT THE TIME OF CD SUBMITTAL\*\*\***

**Fee due at time of Construction Documents (CDs) submittal (CD Total)\*:** \_\_\_\_\_

**TOTAL PLANNING AND ENGINEERING REVIEW FEES:**

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Fees paid (or a portion of the fee paid) are non-refundable.

\*Please note that additional fees for the project may be required as indicated in this fee sheet at 'TBD.' Staff will inform you of those fees.

**Additionally, the above fees do not include any of the following:**

- SEMSWA fees (see SEMSWA fee sheet if applicable)
- \*\*\*These will be included in the invoice and may be paid online at <https://www.centennialco.gov/onlinepermits>\*\*\***
- Building Plan Review fees (calculated by the Building Division if applicable)
- Building Permit fees (E-470, RTIF, Cherry Creek Basin, city/county use tax, calculated by the Building Division if applicable)
- Development Permit fees (includes city/county use tax calculated by Planning/Engineering if applicable)
- Other agency review fees (Water/Sanitation District Fees, South Metro Fire Review Fees and Permits, etc.)