

**TOWN OF KERSEY
DEVELOPMENT FEE SCHEDULE**

Note: In this example the building permit fees are based on a 1,400 sq ft home with a 1,400 sq ft unfinished basement and a 484 sq ft attached garage. The value of the home, based upon the UBC value schedule, is \$164,849. Use tax is calculated using 3.6% of 50% of the value of the home. Amounts quoted for Building Permit Fees will vary with the value of the construction.

BUILDING PERMIT FEES (approximate)

Permit Fee	\$ 936.35
Electrical	\$ 51.75
Construction Meter	\$ 40.00
Water Inspection Fee	\$ 40.00
Sewer Inspection Fee	\$ 40.00
Town Surcharge (20% of above fees)	\$ 261.80
Plan Review (30% of Permit Fee)	\$ 280.91
Administrative Fee (New Construction)	\$ 150.00
Site Plan Review Fee (Commercial/Industrial Only)	\$ 1,500.00
3.6% Use Tax	\$ 2,229.57

WATER TAP FEES (Actual cost of a 5/8" Meter and Yoke is currently \$225.)

5/8" Tap	\$ 7,000
3/4" Tap	\$ 9,500
1" Tap	\$ 15,500
1-1/2" Tap	\$ 29,000
2" Tap	\$ 46,000
Meter and Yoke	Actual Cost

RAW WATER REQUIREMENT (The Town will accept cash in lieu of the CBT water based on current market value depending on the circumstance and with Town Manager approval. (Town does prefer the transfer of the water right.)

5/8" Tap	1 Unit CBT
3/4" Tap	2 Units CBT
1" Tap	3 Units CBT
1-1/2" Tap	To Be Determined
2" Tap	To Be Determined

SEWER TAP FEES (based on size of water tap)

5/8" Water Tap Size	\$ 4,000
3/4" Water Tap Size	\$ 6,000
1" Water Tap Size	\$ 10,000

1-1/2" Water Tap Size	\$ 20,000
2" Water Tap Size	\$ 32,000

DEVELOPMENT IMPACT FEES

Road Development Fee (Gross square feet for commercial uses includes the total square footage for all primary and accessory structures.)

Single Family >2,500 sq. ft.	\$ 880
Single Family 1,500-2,500 sq. ft.	\$ 720
Single Family <1,500 sq. ft.	\$ 575
Multi-Family Home	\$ 447
Mobile Home	\$ 381
Retail/Commercial	.5% of Construction
Office/Institutional	1% of Construction
Industrial	2.5% of Construction

School Impact Fees – Paid to the Platte Valley School District

School Impact Fee – Single Family	\$ 750
School Impact Fee – Duplex or Triplex	\$ 585
School Impact Fee – Multi-family	\$ 420

Drainage Fees (No fee shall be charged for an open space or water detention/retention area. The foregoing fees shall be the minimum required fees. For areas with serious drainage requirements, remediation may be required or drainage fees may be increased up to 100% of the foregoing fees.)

Each Undeveloped Lot =<10,000 sq. ft.	\$300
Over 10,000 sq ft Commercial/Industrial	\$300+.04/sq ft >10,000 sq ft
Over 10,000 sq ft Non-Commercial Industrial	\$300+.03/sq ft >10,000 sq ft

Park Fees

Residential Lot	\$ 850
Non-Residential lot for each 10,000 sq of lot	\$ 200 per sq ft of lot

DEVELOPMENT FEES (Any out of pocket costs incurred by the Town relative to a development application must be paid for out of this deposit. If costs exceed the deposit amounts the actual costs must be reimbursed to the Town. A Cost Recovery Agreement is also required.)

Non Refundable Fees

Preliminary Plat	\$100+\$10 per unit
Final Plat	\$400+\$5 per unit
Annexation Petition	\$ 500
Amended Annexation Petition	\$ 300

Cost Recovery Agreement Deposits (Any out of pocket costs incurred by the Town relative to a development application must be paid for out of this deposit. If costs exceed the deposit amounts the actual costs must be reimbursed to the Town. A Cost Recovery Agreement is also required.)

Annexation Deposit	\$ 5,000
Initial Zoning and Outline Development Plan	\$15,000
Rezoning/Outline Development Plan	\$15,000
Preliminary Development Plan/Preliminary Plat	\$15,000
Final Development Plan/Final Plat	\$15,000
Minor Subdivision Plat	\$ 5,000