



**Boulder County
Land Use Department
Publications**

Planning Review Fee Schedule

Land Use Department
Courthouse Annex Building
2045 13th Street
PO Box 471
Boulder, CO 80302

Planning Division:
Phone: 303-441-3930
Email: planner@bouldercounty.org
Website: www.bouldercounty.org/lu

Office Hours:
8 a.m.-4:30 p.m. Mon., Wed., Thurs., Fri.
10 a.m.-4:30 p.m. Tuesday

Planning Review Fee Schedule

The Planning Review Fee Schedule is adopted by the Board of County Commissioners, and attempts to recover actual costs of providing the services.

The non-refundable application fee/deposit is usually exceeded. The Land Use Department will bill on a monthly basis once the fee is exceeded.

Amendments require the same non-refundable fee as the original process.

Every planning process is required to have a Pre-application Conference completed prior to an application being submitted. For more information, call 303-441-3930.

Process	Non-Refundable Application Fee	Additional Billing*
Pre-application Conference: <input type="checkbox"/> In office	No Charge	N/A
Pre-application Conference: <input type="checkbox"/> On site	\$218.00	N/A
Appeal of Administrative Decision	\$750.00 deposit and time billed for staff up to a total amount of \$2,000.00 If the appellant prevails with the Board of Adjustment, the deposit and any additional payments will be refunded.	\$106/hr up to \$2,000.00
Building Lot Determination: <input type="checkbox"/> In a platted subdivision or previous Building Lot Determination completed in previous 5-year period.	\$50.00	Flat Fee
Building Lot Determination: <input type="checkbox"/> All others	\$75.00	Flat Fee
Comprehensive Plan change	\$1,000.00	\$106.00/hr
Correction Plat	\$125.00	Flat Fee
Exemption Plat¹	\$1,575.00 (\$900.00 due at application, \$675.00 due one week prior to hearing)	Flat Fee (if hours exceed 18 hours excess time to be billed at 106.00/hr)
Extension of Approval	\$150.00	N/A
Hazard Mitigation Review	\$260.00	N/A

*The hourly billing rate of \$106.00/hr is for planner/engineer time. Administrative time will be billed for non-flat rate items at \$30.00/hr. Public Notices required as part of a process will be billed for actual costs. Other agencies may require additional fees for review of land use applications, which must be paid separately.

Note: Additional consultant or referral fees may be required per Article 3-203.C as necessary to process application.

¹No charge for Exemption Plats and Subdivision Exemptions which remove a unit of density.

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Process	Non-Refundable Application Fee	Additional Billing*
Limited Impact Special Review (except as noted below)	\$750.00	\$106.00/hr
Limited Impact Special Review for: <input type="checkbox"/> Accessory Agricultural Sales 4-516 <input type="checkbox"/> Agricultural Accessory Dwellings 4-516 <input type="checkbox"/> Demonstration Farm or Farm Camp 4-516 <input type="checkbox"/> Farm Events 4-516 <input type="checkbox"/> Farm Store 4-502 <input type="checkbox"/> Watershed Restoration Project (grading 500 cubic yards or more)	\$450.00	\$300.00 hearing fee, to be collected prior to Board of County Commissioners hearing.
Limited Impact Special Review Waiver	\$450.00	N/A
Location and Extent	\$500.00	\$106.00/hr
Preliminary Plan and/or Final Plat	\$850.00	\$106.00/hr
Public Notice Sign Deposit (*refundable if sign is returned) required at time of application, as applicable.	\$25.00*	N/A
Replat	\$600.00	\$106.00/hr
Rezoning	\$750.00	\$106.00/hr
Site Plan Review <input type="checkbox"/> Proposal where the resulting Residential Floor Area exceeds the applicable Presumptive Size Maximum for the neighborhood. <input type="checkbox"/> Commercial telecommunications facility. <input type="checkbox"/> Establishment of use on a previously vacant or abandoned property. <input type="checkbox"/> Changes in use in combination with structural or other significant physical improvements (i.e. parking increase).	\$1,854.00 (Flat Fee)	N/A
Site Plan Review <input type="checkbox"/> Proposals where the resulting Residential Floor Area is less than the applicable Presumptive Size Maximum for the neighborhood. <input type="checkbox"/> Proposals for non-residential floor area not eligible for SPRW. <input type="checkbox"/> Grading less than 500 cubic yards if not approved through waiver.	\$1,287.00 (Flat Fee)	N/A
Site Plan Review <input type="checkbox"/> Change in use other than to an Agricultural Use under 4-502 of the Land Use Code with no significant physical improvements.	\$978.00 (Flat Fee)	N/A
Site Plan Review <input type="checkbox"/> Change in use to an Agricultural Use under 4-502 of the Land Use Code with no significant physical improvements. <input type="checkbox"/> Watershed Restoration project.	\$489.00 (Flat Fee)	N/A
Site Plan Review Waiver	\$618.00 (Flat Fee)	N/A
Renewable Energy System, Residential	\$100.00 (Flat Fee limited by statute)	N/A
Renewable Energy System, non-Residential	\$500 (Flat Fee limited by statute)	N/A
Site Specific Development Plan	\$1,000.00 (Flat Fee)	N/A
Sketch Plan	\$1,000.00	\$106.00/hr
Special District	\$500.00	N/A
Special Use/SSDP	\$1,450.00	\$106.00/hr
Special Use Monitoring	\$125.00	\$106.00/hr
State Interest Review (1041)	\$750.00	\$106.00/hr
Subdivision Exemption ¹	\$500.00	\$106.00/hr
Subdivision or PUD (combined process SP/PP/FP/SSDP)	\$1,450.00	\$106.00/hr

Process	Non-Refundable Application Fee	Additional Billing*
Special Review for Oil and Gas Operations		
<input type="checkbox"/> Registration Fee	\$250.00	\$250.00 Annually
<input type="checkbox"/> 1-7 well pad or other development covered under Article 12 (e.g. pipelines)	\$5,850.00	Land Use: \$127.00/hr
<input type="checkbox"/> 8 or more wells	\$7,000.00	County Attorney: \$140.00/hr
<input type="checkbox"/> Other Oil & Gas Operations subject to review under Article 12	\$5,850.00	Public Health: \$101.00/hr
Oil and Gas Operations Construction Permit		
<input type="checkbox"/> 1-7 well pad or other development covered under Article 12 (e.g. pipelines)	\$1,350.00	N/A
<input type="checkbox"/> 8 or more wells	\$1,600.00	N/A
Transferrable Development Credits (TDC) Determination		
<input type="checkbox"/> Basic TDC determination request (no bonus credits) by parcel owner/ authorized agent.	No Charge	N/A
<input type="checkbox"/> Basic TDC determination request (no bonus credits) on a parcel not owned by the applicant.	\$200.00	N/A
<input type="checkbox"/> TDC determination request by parcel owner/authorized agent applying for bonus credits.	\$100.00	N/A
<input type="checkbox"/> TDC determination request on a parcel not owned by the applicant applying for bonus credits.	\$300.00	N/A
Substantial Modification Determination <i>Complex determinations as identified by staff may require staff billing for additional time. Applicants will be notified and given a written estimate for amount anticipated and an additional deposit may be required. If determined to be a Major/Substantial modifications, these fees will be applied to the subsequent required process.</i>	\$160.00	\$106.00/hr
Vacation (road / easement)	\$750.00	\$106.00/hr
Variance	\$500.00	\$106.00/hr
Zoning Verification (when a formal zoning verification letter is requested) <i>Zoning compliance verification letter contains information regarding current zoning on the parcel, previous reviews and permits on the parcels and any known unresolved zoning or building code complaints on record.</i>	\$125.00	\$106.00/hr

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Additional Billing

- Additional or repeated inspections: \$155.75
- Re-application fee for incomplete applications:
 - 1st re-application: \$75.00 or 10% of application fee, whichever is greater.
 - 2nd or more re-application: \$155.75 or 15% of application fee, whichever is greater.

Other Development Review Fees and Reductions

- Fees for applications not specifically listed in this fee schedule will be determined by the Land Use Director based on the hourly rate and actual time spent.
- Fees for certain conditional use permit and site plan applications may be reduced, at the discretion of the Board of County Commissioners subsequent to the conclusion of the review process, when the County's cost of review is less than the applicable fee.

Payment

Checks should be made out to **Boulder County Treasurer**.

Credit/Debit Card and Electronic Check Fees

- A credit/debit card service fee of 2.25% + 75¢ applies to all credit card and debit card transactions.
- An electronic check service fee of \$1.00 applies to all electronic check transactions.