



## Fees and Charges for Development Services 2024

TYPE OF APPLICATION	FEE	
<b>Administrative Review</b> (unless specified below)	\$250.00	
Accessory Dwelling Unit (ADU)	\$200.00 to be applied toward subsequent building permit	
Insubstantial Modification PD	\$300.00	
Administrative variance	\$300.00	
Amended plat	\$300.00	
Lot line adjustment/Elimination/Duplex Conversion/Condo Plat	\$300.00	
Small Cell Facility—Eligible Facilities Request (i.e., collocated with an existing facility)	\$500.00 per application for up to five (5) facilities, plus \$100.00 for each additional facility beyond five (5)	
Small Cell Facility—Stand Alone Facilities (i.e., not a collocation)	\$1,000.00 per facility	
Short-Term Rental Application	\$200.00	
<b>Limited Impact Review</b> (unless specified below)	\$500.00	
Variance (reviewed by Board of Adjustment)	\$500.00	
Nonresidential or mixed-use 20,001 s.f.–50,000 s.f. gross floor area	\$500.00	
Large alteration	\$500.00	
Minor subdivision <sup>2</sup>	\$600.00 + \$75.00 per lot	
Conditional use permit	\$600.00	
Creative Sign	\$250.00	
<b>Major Impact Review</b> (unless specified below)	\$1,500.00	
Multi-family, 20 or more units in project, without regard to phasing <sup>2</sup>	\$1,500.00	
Nonresidential or mixed-use, 50,001 sq. ft. > greater gross floor area <sup>2</sup>	\$1,500.00	
Planned development <sup>2</sup>	\$3,000.00	
Substantial Modification PD <sup>2</sup>	\$1,500.00	
Rezoning/Zoning <sup>2</sup>	\$1,000.00	
Right-of-way vacation <sup>2</sup>	\$1,000.00	
Plat vacation <sup>2</sup>	\$1,000.00	
Major subdivision <sup>2</sup>	\$1500.00 + \$75.00 per lot	
<b>Other types of applications</b>		
Building Permit (Commercial & Multi-family)	20% of Building Dept or \$100.00 Minimum	
Building Permit (Residential)	20% of Building Dept or \$50.00 Minimum	
Building Permit Plan Change (Building Footprint, Additional s.f., Change of Use)	Commercial \$100.00 / Residential \$50.00	
Sign Permit Review/Comprehensive Sign Plan Review	\$50.00 each/\$100.00 Comprehensive	
Floodplain Development Permit	<b>\$100 (add. engineering review fees invoiced to the applicant)</b>	
Annexation <sup>2</sup>	\$1,500.00	
Pre-Annexation agreement <sup>2</sup>	\$500.00	
Appeal-decision of Commission or Board or Interpretation <sup>2</sup>	\$500.00	
License to encroach	\$150.00	
Certificate of Approval	Minor \$100.00/Major \$300.00	
Designation of a Historic Landmark, District or Site <sup>2</sup>	\$500.00	
Developer or Business Parking Occupier Fee for Central Business Economic Overlay (CBEO)	\$5000 per space or \$750 a space per year for 10 years	
Fee in lieu of open space fees	\$5,000.00 per residential unit	
Fee in lieu of Fair Contributions to public School sites	Single-Family Detached	\$569
	Single-Family Attached	\$480
	Multi-Family Unit / ADU	\$212
Conceptual Review Application	\$100.00	
Pre-Application Meeting: Planning Staff Only	\$75.00 per hour	
Pre-Application Meeting: Multidepartment	\$150.00 per hour	
Tree Deposit	\$300.00	
Zoning Verification Letter	\$50.00	

1. Any application may incur the cost of one or more of the above-listed items.

2. In the event the City must retain professional services to process or evaluate an application, the applicant shall bear the costs for review, including consultants and attorney review time. A deposit of 2x the application fee to cover the reasonable anticipated costs for publication of notice and outside professional services shall be required from the applicant at the time of the application. Any balance of the deposit remaining after completion of the review shall be refunded. If the deposit is insufficient for the costs incurred, the Applicant shall pay the additional amounts within fifteen (15) days of invoice.



## Inclusionary Housing In-Lieu Fees:

Inclusionary housing requirements apply to Annexations, Planned Developments, Minor and Major Subdivisions, Condominium Plats, Duplex Conversion Subdivisions, and Multi-Family rental projects of five (5) or more units. The in-lieu fee option is only available for the fractional portion above the number of inclusionary housing units required to be built and deed-restricted in a development and where the total number of proposed lots or built primary units in a development is five (5) or less.

If an applicant opts to pay an in-lieu fee to satisfy the inclusionary housing requirement as permitted by Sec. 16-13-30 of the Salida Municipal Code, the fees shall be calculated as described here, based upon the date of building permit application submittal, and shall be due no later than issuance of the certificate of occupancy for each unit:

(a) The in-lieu fee for each for-sale unit within the applicable development shall be:

**\$17.40** per square foot of the principal unit (excluding garages)

(b) The in-lieu fee for each unit within a multi-family rental project of five (5) or more units under single ownership and on the same lot (whether attached or not) shall be:

**\$3.00** per square foot of the rental unit (excluding garages)\*

\*Should such a unit be converted to a saleable unit (via subdivision, condominiumization, etc.), the applicant shall be responsible for paying the difference between the rental unit in-lieu fee originally paid and the for-sale unit in-lieu fee applicable at the time of such conversion, unless the requisite number of inclusionary housing units are then deed-restricted.