

**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)	\$ 213.62
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:

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