

How to Calculate Building fees for New Commercial Buildings

A. Building Fee: Based off total Valuation which includes: Materials, Labor, & Profit

TOTAL VALUATION	FEES
\$0.00 to \$500.00	\$28.00 except as provided in Sec. 15.04.060.14(e)LMC for residential permits
\$500.01 to \$2,000.00	\$28.00 for the first \$500.00 plus \$4.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,000.01 to \$25,000.00	\$82.00 for the first \$2,000.00 plus \$16.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,000.01 to \$50,000.00	\$400.00 for the first \$25,000.00 plus \$12.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,000.01 to \$100,000.00	\$700.00 for the first \$50,000.00 plus \$8.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,000.01 to \$500,000.00	\$1000.00 for the first \$100,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$4000.00 for the first \$500,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,000.01 and up	\$6000.00 for the first \$1,000,000.00 plus \$4.00 for each \$1,000.00 or fraction thereof.

B. Plan review (in house) is 65% of building fee (from Building Fee Table above)

C. Impact Fees: Square footage (see breakdown of fees for categories below) - Nonresidential: Fee is calculated per square foot. Fees will be charged with the 1st tenant after the Core & Shell or at the time of the New Build when the tenant is known.

Table A

<i>Use Category</i>	<i>Library</i>	<i>Parks & Trails</i>	<i>Transportation</i>	<i>Total Fee</i>
Residential (per unit)				
Single Family				
1,100 sq. ft. of finished floor area or less*	\$68.00	\$3,645.41	\$2,020.74	\$5,734.15
1,101 to 1,400	\$92.00	\$4,900.49	\$2,560.61	\$7,553.11
1,401 to 1,700	\$111.00	\$5,942.39	\$2,992.01	\$9,045.40
1,701 to 2,000	\$127.00	\$6,793.82	\$3,352.76	\$10,273.58
2,001 or more	\$149.00	\$7,978.27	\$3,849.75	\$11,977.02
Multi-Family				
750 or less	\$46.00	\$2,438.26	\$1,381.22	\$3,865.48
751 to 900	\$67.00	\$3,574.77	\$2,004.35	\$5,646.12
901 to 1,050	\$85.00	\$4,544.77	\$2,530.34	\$7,160.11
1,051 or more	\$110.00	\$5,894.46	\$3,261.94	\$9,266.40
Nonresidential (per square foot)				
Commercial	\$0.00	\$0.00	\$3.90	\$3.90
Office	\$0.00	\$0.00	\$1.70	\$1.70
Institutional	\$0.00	\$0.00	\$2.35	\$2.35
Industrial	\$0.00	\$0.00	\$0.59	\$0.59

*Square footage of residential floor area is determined in accordance with the

- D. Water and Irrigation Tap Fees: See Tap Fee Calculation Form
Contact Public Works for more information: 303-335-4608
- E. Sewer Tap Fee: See Tap Fee Calculation Form
Contact Public Works for more information: 303-335-4608
- F. Boulder County Use Tax: 1.185% of 50% of Total Valuation
- G. City of Louisville Use Taxes: 3.775% of 50% of Total Valuation
- H. Fire Department Fees:
Contact Fire Department for more information: 303-666-8809
- I. Site Improvements: Use Taxes paid on 50% of the Total Site Improvement Valuation

Example: New Commercial Permit Fees			
Valuation:		\$2,000,000	
Building Permit Fees (See A)		\$10,000	
Plan Review Fee (See B)		\$6,500	
Impact fees: (See C)			
Office		\$23,520	14,000 square feet: (\$1.68 x 14,000) = 67,200
Water Tap Fees: (See D)		\$214,000	*Based on 1-1/2" water tap, actual fees are based on projected water demand
Irrigation Tap Fees: (See D)		\$95,300	*Based on 1" irrigation tap, actual fees are based on projected water demand
Sewer Tap Fees: (See E)		\$18,400	*Based on 1-1/2" sewer tap, actual fees are based on projected demand
Boulder County Use Tax (See F)		\$11,850	
City of Louisville Use Tax (See G)		\$37,750	
Fire Department Fee (See H)		\$1,680	*Base fee for 1-15,000sf, additional fees assessed based on fire suppression needs
Site Improvement Fees (See I)		\$6,200	*Based on a Site Improvement Valuation of \$250,000
TOTAL BUILDING FEES		\$425,200	
These fees are for an estimate only. <i>There may be additional development or land use fees and Public Improvement Costs. (Planning Department: 303-335-4592)</i>			

Other Inspections and Fees:			
Item	Description	Cost	Note
1.	Inspection Outside of Normal Business Hours	\$200.00 per hour	Minimum charge: 2 hours
2.	Re-Inspection Fees Assessed	\$200.00 per hour	
3.	Replace of Lost Permit/Inspection Card	\$150.00	
4.	Administration Fee for Permit Refund	\$75.00	
5.	Temporary Certificate of Occupancy	\$175.00	
Additional administrative/overhead costs required as noted in Plan Review and Administration Fees Table.			

Plan Review and Administration Fees:			
Item	Description	Cost	Note
1.	Administrative/Overhead Costs of Outside Consultant Plan Reviews	20% of the building permit fee	
2.	Plan Review for Phased Building Permit	100% of the building permit fee after issuance	
3.	Additional Plan Review Fee After Permit is Issued	\$125.00 per hour	Minimum charge: 1 hour
4.	Work without a permit—1st Offense	x2 Permit Fee	Minimum Fee: \$200.00
5.	Work without a permit—2nd Offense (within 12 months)	x4 Permit Fee	Minimum Fee: \$400.00