

TOWN OF CASTLE ROCK

Development Services



January 2021

Fee Schedules

Town of Castle Rock Development Services Fee

| Contents | Page |
|--|-------------|
| Town of Castle Rock Building Valuation Data | 1 |
| Building Permit Fees | 2 |
| Development Impact & System Development Fees | 3 |
| Fire and Rescue Department Plan Review Fees | 6 |
| Site Development Fees | 7 |
| (includes Annexation, Zoning, Platting, Site Plans, Site Construction and TESC Reviews and Permits, Other, Legal, Reports and Contractor Registration) | |



TOWN OF CASTLE ROCK, Development Services

100 N. Wilcox Street
 Castle Rock, CO 80104
 Phone: (720) 733-3527

Town of Castle Rock Building Valuation Data

| Group (2018 International Building Code) | IA | IB | IIA | IIB | IIIA | IIIB | IV | VA | VB |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| A-1 Assembly, theaters, with stage | 250.39 | 241.91 | 235.63 | 226.10 | 212.32 | 206.18 | 218.83 | 197.45 | 190.33 |
| A-1 Assembly, theaters, without stage | 229.42 | 220.94 | 214.66 | 205.12 | 191.35 | 185.21 | 197.86 | 176.48 | 169.35 |
| A-2 Assembly, nightclubs | 196.13 | 190.29 | 185.62 | 178.02 | 167.82 | 163.20 | 171.70 | 151.89 | 146.71 |
| A-2 Assembly, restaurants, bars, banquet halls | 195.13 | 189.29 | 183.62 | 177.02 | 165.82 | 162.20 | 170.70 | 149.89 | 145.71 |
| A-3 Assembly, churches | 232.04 | 223.57 | 217.29 | 207.75 | 194.34 | 189.19 | 200.49 | 179.48 | 172.35 |
| A-3 Assembly, general, community halls, libraries, museums | 194.17 | 185.69 | 178.41 | 169.87 | 155.09 | 149.96 | 162.61 | 140.23 | 134.10 |
| A-4 Assembly, arenas | 228.42 | 219.94 | 212.66 | 204.12 | 189.35 | 184.21 | 196.86 | 174.48 | 168.35 |
| B Business | 202.30 | 194.92 | 188.44 | 179.18 | 163.55 | 157.42 | 172.13 | 143.89 | 137.46 |
| E Educational | 212.03 | 204.70 | 198.82 | 190.25 | 177.27 | 168.29 | 183.70 | 155.00 | 150.26 |
| F-1 Factory and industrial, moderate hazard | 119.53 | 113.92 | 107.38 | 103.45 | 92.64 | 88.38 | 99.02 | 76.33 | 71.73 |
| F-2 Factory and industrial, low hazard | 118.53 | 112.92 | 107.38 | 102.45 | 92.64 | 87.38 | 98.02 | 76.33 | 70.73 |
| H-1 High Hazard, explosives | 111.77 | 106.15 | 100.62 | 95.69 | 86.11 | 80.85 | 91.26 | 69.81 | 0.00 |
| H234 High Hazard | 111.77 | 106.15 | 100.62 | 95.69 | 86.11 | 80.85 | 91.26 | 69.81 | 64.20 |
| H-5 HPM | 202.30 | 194.92 | 188.44 | 179.18 | 163.55 | 157.42 | 172.13 | 143.89 | 137.46 |
| I-1 Institutional, supervised environment | 199.81 | 192.96 | 186.97 | 179.69 | 164.91 | 160.39 | 179.84 | 148.44 | 143.75 |
| I-2 Institutional, hospitals | 338.94 | 331.56 | 325.08 | 315.82 | 299.46 | 0.00 | 308.77 | 279.79 | 0.00 |
| I-2 Institutional, nursing homes | 235.48 | 228.11 | 221.62 | 212.37 | 197.49 | 0.00 | 205.32 | 177.82 | 0.00 |
| I-3 Institutional, restrained | 230.03 | 222.65 | 216.17 | 206.91 | 192.77 | 185.64 | 199.86 | 173.11 | 164.69 |
| I-4 Institutional, day care facilities | 199.81 | 192.96 | 186.97 | 179.69 | 164.91 | 160.39 | 179.84 | 148.44 | 143.75 |
| M Mercantile | 146.21 | 140.37 | 134.70 | 128.11 | 117.54 | 113.93 | 121.78 | 101.61 | 97.44 |
| R-1 Residential, hotels | 201.71 | 194.86 | 188.87 | 181.59 | 166.56 | 162.04 | 181.74 | 150.09 | 145.40 |
| R-2 Residential, multiple family | 168.94 | 162.09 | 156.10 | 148.82 | 135.04 | 130.52 | 148.97 | 118.57 | 113.88 |
| R-3 Residential, one- and two-family | 157.40 | 153.13 | 149.31 | 145.53 | 140.33 | 136.62 | 143.14 | 131.34 | 123.68 |
| R-4 Residential, care/assisted living facilities | 199.81 | 192.96 | 186.97 | 179.69 | 164.91 | 160.39 | 179.84 | 148.44 | 143.75 |
| S-1 Storage, moderate hazard | 110.77 | 105.15 | 98.62 | 94.69 | 84.11 | 79.85 | 90.26 | 67.81 | 63.20 |
| S-2 Storage, low hazard | 109.77 | 104.15 | 98.62 | 93.69 | 84.11 | 78.85 | 89.26 | 67.81 | 62.20 |
| U Utility, miscellaneous | 85.53 | 80.63 | 75.42 | 72.03 | 64.67 | 60.42 | 68.74 | 51.21 | 48.79 |

Private Garages use Utility, miscellaneous
 Finished Basements use \$20.51 per sq. ft.
 Unfinished Basemeent use \$15.50 per sq. ft.
 Fireplaces use \$2,061.80 per structure.
 Covered Deck/Porch use \$16.94 per sq. ft.
 Uncovered Deck/Porch use \$10.34 per sq. ft.
 Lawn Irrigation use \$1,030.90 per unit

The above table information comes from the published Building Valuation Data table from ICC in August 2020:
<https://www.iccsafe.org/wp-content/uploads/BVD-BSJ-AUG20-pdf.pdf>

The BVD does not apply to additions, alterations or repairs to existing buildings.

The estimated total annual construction value is the sum of each building's value (Gross area X Sq. Ft. Construction Cost)

The Square Foot Construction Cost does not include the price of the land on which the building is built.

The valuation table represents the minimum valuation the Town can accept for permitted new construction. Please note use tax is due on the cost of the real property improvement. By paying use tax at the time of permitting, you are exempt from paying county and Town sales tax on building materials purchased for the permitted job.

TOWN OF CASTLE ROCK

Building Permit Fees

| TOTAL VALUATION | FEE |
|--------------------------------|--|
| \$0.00 to \$500.00 | \$23.50 |
| \$501.00 to \$2,000.00 | \$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof to and including \$2,000.00 |
| \$2,001.00 to \$25,000.00 | \$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof to and including \$25,000.00 |
| \$25,001.00 to \$50,000.00 | \$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof to and including \$50,000.00 |
| \$50,001.00 to \$100,000.00 | \$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof to and including \$100,000.00 |
| \$100,001.00 to \$500,000.00 | \$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof to and including \$500,000.00 |
| \$500,001.00 to \$1,000,000.00 | \$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00 |
| \$1,000,001.00 and up | \$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof |

Plan review fees are 65% of Building Permit Fee (not Valuation)

Castle Rock Use Tax: 1/2 Valuation x 4%
Douglas County Use Tax: 1/2 Valuation x 1%

Administrative Cost Allocation Recovery Fee:

New Residential (per building) \$1,571.56
 New Office (per 1,000 sqft) \$180 / 1,000 sqft
 New Commercial/Shopping Center (per 1,000 sqft) \$425 / 1,000 sqft
 Industrial (per building) \$1,571.56
 Warehouse (per building) \$1,571.56
 New Multi Family (per unit) \$90 / unit
 Hotel (per room) \$50 / room

Additional plan review fee (if applicable): \$50.00 per hour (1 hour minimum)
 Outside consultant plan review fee (if applicable): Actual Cost + \$25.00

Miscellaneous Permits and Fees:

Residential Air Conditioner, Water Heater, and Furnace Installation/Replacement \$50.00 each

Commercial and Residential re-roof permits Based on Valuation
 Demolition Permits \$50.00
 Change of Occupancy \$50.00

Portable Modulars (associated with E or A occupancy) \$700.00 each

Other Inspections and Fees:

Inspections outside of normal business hours: \$125.00 minimum 1st Inspection + \$50.00 for each additional inspection

Reinspection Fees: \$65.00

Conveyance Certificate of Operation: \$50.00 per certificate (only due when previous expires)

Temporary Certificate of Occupancy: \$50.00 per review required

TOWN OF CASTLE ROCK
Development Impact Fee & System Development Fee Schedule

| Residential: Parks & Recreation, Municipal Facilities, Fire, Police and Transportation Impact Fees | | | | | | | |
|---|----------------|----------------------|----------------------|---------|--------|----------------|-----------|
| Unit Type | Square Footage | Impact Fee | | | | | |
| | | Parks and Recreation | Municipal Facilities | Fire | Police | Transportation | Subtotal: |
| Single Family Detached and Attached | < 2,000 | \$5,288 | \$277 | \$852 | \$425 | \$8,699 | \$15,541 |
| | 2,000—2,499 | \$6,531 | \$343 | \$1,052 | \$526 | \$8,699 | \$17,151 |
| | 2,500—2,999 | \$7,133 | \$375 | \$1,150 | \$574 | \$8,699 | \$17,931 |
| | 3,000—3,499 | \$7,547 | \$397 | \$1,217 | \$607 | \$8,699 | \$18,467 |
| | 3,500—3,999 | \$8,406 | \$442 | \$1,356 | \$677 | \$8,699 | \$19,580 |
| | 4,000—4,499 | \$9,151 | \$481 | \$1,475 | \$737 | \$8,699 | \$20,543 |
| | 4,500—4,999 | \$9,807 | \$516 | \$1,581 | \$790 | \$8,699 | \$21,393 |
| | > 5,000 | \$10,395 | \$547 | \$1,676 | \$837 | \$8,699 | \$22,154 |
| Multi-Family, per unit | All sizes | \$4,688 | \$247 | \$756 | \$377 | \$6,711 | \$12,779 |

| Residential: Stormwater Impact Fees | | |
|--|---|------------------|
| Unit Type | Stormwater Impact Fee per dwelling type | |
| | Cherry Creek Basin | Plum Creek Basin |
| Single-Family Detached | \$911 | \$1,425 |
| Single Family Attached (Duplex) | \$609 | \$951 |
| Multi Family, per unit (3 or more Units per building) | \$552 | \$863 |

| Non-Residential: Municipal Facilities, Fire, Police and Transportation Impact Fees | | | | | | |
|---|-----------------|---------------------------------|-------|--------|----------------|----------|
| Unit Type | Square Footage | Impact Fee, (per 1,000 sq. ft.) | | | | |
| | | Municipal Facilities | Fire | Police | Transportation | Subtotal |
| Commercial/Shopping Center | 50,000 or less | \$51 | \$216 | \$108 | \$1,755 | \$2,130 |
| | 50,001—100,000 | \$45 | \$188 | \$94 | \$1,534 | \$1,861 |
| | 100,001—200,000 | \$39 | \$165 | \$82 | \$1,342 | \$1,628 |
| | Over 200,000 | \$33 | \$143 | \$72 | \$1,164 | \$1,412 |
| Office | 25,000 or less | \$73 | \$223 | \$39 | \$1,602 | \$1,937 |
| | 25,001—50,000 | \$49 | \$153 | \$26 | \$1,099 | \$1,327 |
| | 50,001—100,000 | \$38 | \$116 | \$20 | \$837 | \$1,011 |
| | Over 100,000 | \$31 | \$96 | \$16 | \$693 | \$836 |
| Industrial | | \$55 | \$168 | \$84 | \$1,562 | \$1,869 |
| Warehousing | | \$5 | \$16 | \$8 | \$1,713 | \$1,742 |
| Hotel (per room) | | \$18 | \$67 | \$12 | \$907 | \$1,004 |

| Non-Residential: Stormwater Impact Fees | | |
|---|---|------------------|
| Unit Type | Stormwater Impact Fee per 1,000 sq. ft. of gross floor area | |
| | Cherry Creek Basin | Plum Creek Basin |
| Commercial/Industrial | \$411 | \$643 |

| Domestic Residential and Non-Residential: Water, Renewable Water, and Wastewater | | | | | | | |
|--|-------|-------|--------------|--|-------------|---------------------|-------------|
| Meter Size / Type | GPM* | SFE | Water System | Renewable Water aka Water Resources | Subtotal | Wastewater System** | Total: |
| 5/8" x 3/4" | 20 | 0.67 | \$2,701 | \$12,401 | \$15,102 | \$2,695 | \$17,797 |
| 3/4" x 3/4" | 30 | 1.00 | \$4,030 | \$18,504 | \$22,534 | \$4,023 | \$26,557 |
| 1" | 50 | 1.67 | \$6,731 | \$30,909 | \$37,640 | \$6,718 | \$44,358 |
| 1.5" | 100 | 3.33 | \$13,421 | \$61,633 | \$75,054 | \$13,397 | \$88,451 |
| 2" C2 | 200 | 6.67 | \$26,883 | \$123,452 | \$150,335 | \$26,833 | \$177,168 |
| 3" C2 | 500 | 16.67 | \$67,187 | \$308,536 | \$375,723 | \$67,063 | \$442,786 |
| 4" C2 | 1,000 | 33.33 | \$134,333 | \$616,887 | \$751,220 | \$134,087 | \$885,307 |
| 6" C2 | 2,000 | 66.67 | \$268,707 | \$1,233,958 | \$1,502,665 | \$268,213 | \$1,770,878 |

*Maximum potential flow capacity in gallons per minute.

**Not charged for Liberty Village/Villages at Castle Rock Subdivision) is served by the Pinery Water and Wastewater District for Wastewater.

| Irrigation Residential and Non-Residential: Water and Renewable Water | | | | | |
|---|-------|-------|--------------|--|-------------|
| Meter Size / Type | GPM* | SFE | Water System | Renewable Water aka Water Resources | Total** |
| 5/8" x 3/4" | 20 | 0.67 | \$2,701 | \$12,401 | \$15,102 |
| 3/4" x 3/4" | 30 | 1.00 | \$4,030 | \$18,504 | \$22,534 |
| 1" | 50 | 1.67 | \$6,731 | \$30,909 | \$37,640 |
| 1.5" | 100 | 3.33 | \$13,421 | \$61,633 | \$75,054 |
| 2" T2 | 250 | 8.33 | \$33,573 | \$154,175 | \$187,748 |
| 3" T2 | 650 | 21.67 | \$87,339 | \$401,078 | \$488,417 |
| 4" T2 | 1,250 | 41.67 | \$167,947 | \$771,247 | \$939,194 |
| 6" T2 | 2,500 | 83.33 | \$335,853 | \$1,542,308 | \$1,878,161 |

*Maximum potential flow capacity in gallons per minute.

**Irrigation service is only charged Water and Renewable Water Fees

Irrigation Permit Fee (required for all non-residential landscape and irrigation installations): \$555

The Irrigation Permit Fee covers the following required initial activities / inspections:

- Pre-construction meeting
- Irrigation point of connection inspection
- Soil inspection
- Sub-Surface Drip (SDI) grid inspection, if applicable
- Final landscape inspection / site compliance with approved plans
- Final irrigation inspection / site compliance with approved plans
- Closeout of Irrigation Permit

Re-inspection Fee: \$105

If any of the above items are not successfully completed at the time of initial inspection, or if punch list items are generated during the final landscape and/or irrigation inspection, a standard re-inspection fee will be assessed. This fee must be paid prior to the completion of any follow up inspections or closeout of the permit.

| Residential and Non-Residential: Meter Set Fee | | | | | |
|---|-----------------|-----------------------|------------------------|-----------------------|------------------------|
| Meter Size/Type | | Single Port | | Dual Port | |
| | | Indoor Install | Outdoor Install | Indoor Install | Outdoor Install |
| 5/8" x 3/4" iPerl | | \$425.76 | \$430.03 | \$465.61 | \$482.49 |
| 3/4" Ally | | \$718.56 | \$722.83 | \$758.41 | \$775.29 |
| 1" iPerl | | \$497.07 | \$501.34 | \$536.92 | \$553.80 |
| 1.5" Omni C2 | 1,000 gal pulse | \$1,579.22 | \$1,583.49 | \$1,619.07 | \$1,635.95 |
| 2" Omni C2 | 1,000 gal pulse | \$1,786.61 | \$1,790.88 | \$1,826.46 | \$1,843.34 |
| 3" Omni C2 | 1,000 gal pulse | \$2,189.07 | \$2,193.34 | \$2,228.92 | \$2,245.80 |
| 4" Omni C2 | 1,000 gal pulse | \$3,590.27 | \$3,594.54 | \$3,630.12 | \$3,647.00 |
| 6" Omni C2 | 1,000 gal pulse | \$6,031.26 | \$6,035.53 | \$6,071.11 | \$6,087.99 |
| 1.5" Omni T2 | 1,000 gal pulse | N/A | \$1,179.61 | N/A | \$1,232.07 |
| 2" Omni T2 | 1,000 gal pulse | N/A | \$1,353.16 | N/A | \$1,405.62 |
| 3" Omni T2 | 1,000 gal pulse | N/A | \$1,617.60 | N/A | \$1,670.06 |
| 4" Omni T2 | 1,000 gal pulse | N/A | \$2,866.30 | N/A | \$2,918.76 |
| 6" Omni T2 | 1,000 gal pulse | N/A | \$4,961.75 | N/A | \$5,014.21 |

C = compound domestic; T = turbo irrigation

Please note for all system development and meter set related fees and inspections an additional charge up to 25% will be imposed for approved development outside the Town boundaries as approved by Town Council

| Residential and Non-Residential: Other Fees | | |
|---|--------------|------------|
| Cherry Creek Basin Fee for lots in Castle Oaks, Castlewood Ranch, Founders Village, Liberty Village, Maher Ranch and certain lots in Castle Ridge Estates, Diamond Ridge Estates, Metzler Ranch and Woodlands: | | |
| a) Single Family Residence | \$60.00 | |
| b) The building "footprint" of all buildings, regardless of use or purpose, including but not limited to multi-family, commercial, office, recreational, religious, educational, and industrial buildings. | \$0.04/sq.ft | |
| c) All on-site impervious areas associated with construction defined by subparagraph b) above. | \$0.04/sq.ft | |
| Meadows District Fee (Meadows Subdivision Only, Per SFE on Domestic and Irrigation) | \$3,457.57 | |
| Red Hawk Douglas County School/Annexation Fee (Red Hawk Subdivision Only) | \$900.00 | |
| Castlewood Ranch Lift Station Surcharge | Filing 1 | \$1,268.58 |
| | Filing 2 | \$303.25 |

Fire and Rescue Department Plan Review Fees

Non-Residential: New Buildings and Additions

| Square Feet | Base Rate | Add'l Rate per Square Foot |
|-------------------|-----------------|----------------------------|
| 1 –15,000 | \$562.50 | |
| 15,001 – 100,000 | \$ 562.50 plus | \$0.0190 |
| 100,001 – 150,000 | \$2,177.50 plus | \$0.0320 |
| 150,001 – 200,000 | \$3,777.50 plus | \$0.0375 |
| 200,001 – 250,000 | \$5,652.50 plus | \$0.0440 |
| >250,000 | \$7,852.50 plus | \$0.0500 |

Non-Residential: Tenant Finish

| Square Feet | Base Rate | Add'l Rate per Square Foot |
|----------------|-------------------------|----------------------------|
| 0 –1,666 | \$62.50 | |
| 1,667 – 15,000 | \$62.50 plus | \$0.0375 |
| > 15,000 | New Building rate above | |

| Other Fire Reviews: | Fee: |
|--|--|
| Sprinklers, New: | \$125.00 plus \$1.25 per device (NFPA 13, 13R, 231C, 231D, Pre-action, Etc.). \$ 62.50 plus \$1.25 per device (NFPA 13D). |
| Sprinklers, Existing (Add, Relocate, Remove): | \$62.50 for greater than twenty (20) heads, plus \$1.25 for each device. |
| Fire Alarm, New: | \$125.00 plus \$1.25 per device (NFPA 72). |
| Fire Alarm, Existing (Modifications to Systems): | \$10.00 for up to four (4) heads. \$62.50 for greater than four (4) heads plus 1.25 for each devices. |
| Hood Suppression Systems: | \$100.00 plus \$25.00 per additional item. |
| Other Plan Reviews: | \$100.00 with required inspection for the initial item plus \$25.00 per additional items. \$ 50.00 without inspection for the initial item plus \$25.00 per additional items. |
| Hazardous Materials Inventory Plan Review (SARA Title III): | \$100.00 for up to six (6) Chemical items plus \$5.00 for each additional item. |

TOWN OF CASTLE ROCK: Site Development Fees

All Fees are due at time of submittal or permit issuance, unless otherwise stated.

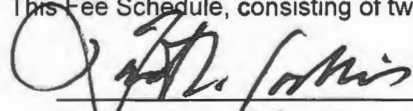
| Fee Description | Fee | Additional Fee/Comments |
|--|------------|--|
| Preliminary Project Inquiry | \$0.00 | |
| Pre-Application Meeting | \$0.00 | |
| Sketch Plan | \$0.00 | |
| Annexation and Zoning | | |
| Annexation | \$1,000.00 | Includes up to 10 acres, \$50 per each additional acre |
| Disconnection | \$500.00 | Per section 20.04.020 TOCR Municipal Code |
| Development Agreement - Initial Agreement | \$5,380.00 | |
| Development Agreement - Amendment | \$1,345.00 | |
| Rezoning (Straight Zone) | \$1,200.00 | |
| Planned Development Plan or Major Amendment | \$4,500.00 | Over 10 acres or over 100 units (single family) |
| Planned Development Plan or Major Amendment | \$3,500.00 | Up to 10 acres or up to 100 units (single family) |
| Minor PD Plan Amendment | \$500.00 | |
| PD Zoning Text change | \$1,500.00 | When not a part of a PDP Amendment |
| Site Development Plans | | |
| Site Development Plan | \$4,000.00 | Over 10 acres |
| Site Development Plan | \$2,500.00 | 10 acres or less |
| Site Development Plan- Major Amendment | \$1,500.00 | |
| Site Development Plan- Minor Amendment | \$500.00 | |
| Use By Special Review - Site Development Plan | \$4,000.00 | New construction or complete redevelopment over 10 acres |
| Use By Special Review - Site Development Plan | \$2,500.00 | New construction or complete redevelopment of 10 acres or less |
| Use By Special Review - Site Development Plan | \$1,500.00 | Site and/or building improvements only |
| Use By Special Review - Site Development Plan | \$600.00 | Tenant finish |
| Use By Special Review - Site Development Plan | \$250.00 | Single-family home |
| Downtown - Site Development Plan | \$2,500.00 | New construction or complete redevelopment |
| Downtown - Site Development Plan | \$500.00 | Site and/or building improvements only |
| Downtown - Site Development Plan | \$250.00 | Façade |
| Wireless Use By Special Review | \$1,800.00 | New facility |
| Wireless Use By Special Review | \$600.00 | Colocation |
| Site Development Plan Extension | \$250.00 | Extension for up to 180 days |
| Variances | | |
| Board of Adjustment Variance | \$500.00 | |
| Administrative Variance | \$250.00 | |
| Downtown Variance | \$50.00 | |
| Skyline/Ridgeline Variance | \$500.00 | For 1 lot, \$10 per additional lot |
| Technical Criteria Variance | \$0.00 | Variance from any technical design criteria |
| Platting | | |
| Plat | \$2,000.00 | Over 10 acres or 50 lots |
| Plat | \$1,000.00 | Under 10 acres or 5-50 lots |
| Plat | \$500.00 | 4 or less lots |
| Improvement Agreement | \$1,200.00 | With new plats |
| Improvement Agreement Amendment | \$600.00 | May be needed with plat amendments |
| Plat Modification-lot line adjustment/vacation | \$200.00 | |

| Fee Description | Fee | Additional Fee/Comments |
|--|---|---|
| Platting (continued) | | |
| Plat Modification-plat correction | \$150.00 | |
| Recognize County Plat | \$150.00 | |
| Vacation of ROW or Easement Creation or Abandonment | \$250.00 | |
| ROW Encroachment Agreement | \$25.00 | |
| Plat Extension | \$250.00 | Extension of Plat for up to 180 days |
| Platting Exemption | \$500.00 | |
| Site Construction/TESC/GESC Reviews | | |
| Construction Document Review - Residential | \$2,690.00 | Includes up to 10 lots, plus \$15 per additional lot |
| Construction Document Review - Commercial/Industrial and large Multifamily | \$2,500.00 | Includes up to 5 acres, plus \$350 per additional acre |
| Construction Document Review - Small Scope | \$250.00 | Ex. Single Lot with small scope of work (paving only, changing water line, landscaping etc..) |
| Construction Document/TESC/GESC Plan Extension | greater of \$500 or 10% of original fee | Not more than two 1-year extensions for construction plan approval may be granted administratively. |
| Expired Plans - Construction Document Review | 80% | Of CD Reviews listed above |
| TESC Review - Residential | \$500.00 | Includes up to 10 lots, plus \$5 per additional lot |
| TESC Review - Commercial/Multifamily | \$435.00 | Includes up to 5 acres, plus \$25 per additional acre |
| Field Change Order, Major | \$1,255.00 | Major: Design Change Requiring Reports to be Amended |
| Field Change Order, Minor | \$265.00 | Minor: Small scope, no changes to Reports |
| Pavement Design Report | \$300.00 | |
| Site Construction, TESC/GESC Permits | | |
| Construction Permit - Residential | \$3,125.00 | Plus \$19 per \$1,000 valuation beyond \$200,000 (Items to be inspected); plus Use Tax |
| Construction Permit - Commercial/Industrial and large Multifamily | \$2,725.00 | Plus \$1.50 per \$1,000 valuation beyond \$200,000 (Items to be inspected); Plus Use Tax |
| Small Construction Permit Inspection - Commercial or Residential | \$500.00 | Single Lot with small scope of work (paving only, changing water line, etc..) or may be issued on per hour basis; Plus Use Tax |
| Driveway Curb Cut Permit, if needed | \$130.00 | Plus Use Tax |
| Construction Inspection - Extension | \$500 Min. | Inspection Fee based on remaining work |
| TESC Permit (over 5 acres) | \$2,750.00 | Includes 1 year of active and 2 years of revegetation |
| TESC Permit (less than 5 acres) | \$1,200.00 | Includes 1 year of active and 2 years of revegetation |
| TESC Vertical Residential Permit (Residential construction only) | \$1,375.00 | Includes 1 year of active inspections only |
| TESC/GESC Transfer Fee | \$250.00 | Transfer original permit to new owner. |
| TESC/GESC Active Permit Renewal | \$110 / Month | Permit may be extended in monthly increments up to 1 year to cover additional active inspections |
| TESC/GESC Inactive Permit Renewal | \$440.00 | Includes 1 year of revegetation inspections only |
| Low Impact TESC/GESC Permit, (includes Minor Landscape work) | \$250.00 | Permanent stabilization cannot include seed |
| Per-Inspection or Re-Inspection | \$65.00 | Per inspection |
| Saturday Inspection | \$75.00 | Per hour |
| Sunday or Holiday Inspection | \$125.00 | Per hour |
| Single-Family Drainage Fee | \$150 | Covers Two Plan Reviews and One Inspection |
| Use Tax for site Construction Permits | TBD | Engineer's Total Cost Estimate (minus earthwork) divided by 2 x 5% |
| Surety Adjustment | \$100.00 | |

| Fee Description | Fee | Additional Fee/Comments |
|--|---|---|
| Other | | |
| Floodplain Permit | Cost + \$25 | Consultant cost + \$25 administrative fee |
| Historic Preservation | \$250.00 | initial landmarking-no fee |
| Temporary Use Permit | \$250.00 | \$100 for an extension |
| Irrigation Permit Fee | \$555.00 | Administrative Cost for Irrigation Permit |
| Irrigation Re-Inspection Fee | \$105.00 | |
| Residential Irrigation and Landscape Inspection | \$37.00 | |
| Residential Irrigation and Landscape Re-Inspection | \$37.00 | |
| Temporary Water Exemption | \$8.00 | |
| Equipment surcharge per wastewater connection | \$412.00 | For Canyon's South connections |
| Sign Permit | \$50.00 | |
| Temporary Banner Permit | \$10.00 | For 30 days |
| Special Permit Request for Sign Plaza's, Subdivision, Neighborhood/Village Identification Signs | \$525.00 | |
| Additional Review | 40% of original fee | Charged for revisions requiring additional reviews beyond the standard 2 reviews |
| Recording Fees, 24" X 36", 11" X 17" | TBD | Per Douglas County Clerk and Recorder's Office |
| Recording Fees, 8.5" X 11", 8.5" X 14" | TBD | Per Douglas County Clerk and Recorder's Office |
| Publication/Notice Fees | TBD | Per Newspaper Actual Fees Charged |
| Returned Check | \$25.00 | |
| Open Records Request | \$50.00 per hr | Staff time to assemble requested documentation |
| Copies - 5 or less pages | \$0.00 | |
| Copies- 6 or more pages | \$0.35 per page | For any copy request over 50 pages, the Town may send the copy request to an outside source. Requesting party will be responsible for costs of copying. |
| Large Format Copies - 24" x 36" and Standard Town Maps | \$7.50 | For any copy request over 5 pages, the Town may send the copy request to an outside source. Requesting party will be responsible for costs of copying. |
| Custom Maps | Actual Cost | Custom Maps as ordered through GIS |
| Legal | | |
| Service Plan and Intergovernmental Agreements | \$1,675.00 | Also includes misc. code reviews |
| Access | \$350.00 | |
| License | \$750.00 | |
| Planning and Engineering Reports | | |
| Planning, drainage, utility, or traffic reports located at Development Services will be copied at the following rates and will be available within 2 business days of request. Some reports can only be purchased thru the Utilities Department and may take longer to copy. | | |
| Reports/Technical Manuals | \$25.00 for less than 50 pages, \$35.00 for over 50 pages, \$75.00 for over 150 pages | |
| Misc. Reports | | |
| Town of Castle Rock Annual Budget | \$35.00 | |
| Town of Castle Rock Annual CAFR/Audit | \$35.00 | |

| - Fee Description | Fee | Additional Fee/Comments |
|---|------------------|---|
| Right of Way Permits | | |
| Obstructions to Public Right of Way | \$75.00 | Includes blocking sidewalks, or placing obstructions in Public ROW |
| Emergency Right of Way Permit | \$300.00 | |
| Easement Crossing Permit | \$195 | |
| Sidewalk Closure Permit | \$195 | Only for closing the sidewalk |
| Landscaping/HOA Permit | \$195 | |
| Trench/Pavement Cut (Cost per Square Foot) | \$8.00 | |
| Boring in Public ROW (LF) | \$1.00 | If boring in Public ROW |
| Working without Locates | \$300 | |
| Inspection Fee | \$195.00 | \$65 for each additional inspection after 3 |
| Not Ready for Inspection | \$195.00 | |
| ROW Permit Violation 1st Offense | \$600.00 | Includes doing work outside the scope of permitted work, or other ROW permit violations |
| Row Permit Violation 2nd Offense | \$1,200.00 | |
| Sidewalk Damage | \$55 + \$1.00/SF | \$55 base + \$1.00 per square foot |
| Curb and Gutter Damage | \$55 + \$1.00/SF | \$55 base + \$1.00 per square foot |
| Right of Way Damage | \$75/ Day | |
| Traffic Control Review | \$200.00 | |
| Traffic Control Per Day | \$75 / Day | \$150 per day after expiration date No refunds for early completion |
| Striping Damage per Sq. Ft. | \$35 / sqft | |
| Pot Hole Core Charge/Pothole | \$150 each | |
| Building Contractor Registration | | |
| Class A - General Contractor Unlimited | \$150.00 | |
| Class B - General Contractor Residential | \$150.00 | |
| Class C - General Contractor Residential (non-structural) | \$150.00 | |
| Single Trade | \$75.00 | |
| Electrical | \$0.00 | |
| Plumbing | \$75.00 | |
| Mechanical | \$75.00 | |
| State Licensed | \$75.00 | |

This Fee Schedule, consisting of twelve (12) pages, is effective January 2021.


 David L. Corliss, Town Manager