



Community Development Fees

Document Contents:

Planning Division Fees	2
Development Applications	2
Oil and Gas Facilities	3
Wireless Communications Facilities	3
Inclusionary Housing Fees for Residential Developments	4
Options for Meeting Ordinance	4
On Site Unit Requirements	4
Cash in Lieu Requirements	4
Public Land Dedication Fees for Residential Developments	5
Building Permit Fees	7
Plan Review Fee	7
Service Expansion Fee	7
Fire Sprinkler and Fire Alarm Permits	7
Building Permit Use Tax	8
Water and Sewer Fees	9
Sewer License and Tap Fees	10
Temporary Water/Sewer Licenses	10
Additional Building Division Fees	11
Miscellaneous Items	12
Records	12
Electronic Data	12

[Public Health and Environment Permit Inspection and License Fees](#) - Please contact BPHE for further information.

[North Metro Fire Rescue](#) - Please contact the fire department for possible fees, permits, and inspections.

Payment Information:

- Payment may be made by cash, check, or credit card.
- There is a 2.65% or \$1.25 per transaction fee for all credit card payments (whichever is greater)
- A \$27.00 fee will be charged for any check returned by the bank.



Planning Division Fees

Development Applications

Project Type	Application Fee
Amendment to Planned Unit Development (PUD) Plan	<10 Acres = \$250.00 >10 Acres = \$650.00 + \$10/Ac.
Administrative Modification to Site Development Plan	\$50.00
Amendment to Site Development Plan	<10 Acres = \$250.00 >10 Acres = \$650.00 + \$10/Ac.
Comprehensive Plan Amendment	<10 Acres = \$250.00 >10 Acres = \$650.00
Conceptual Review	<10 Acres = \$200.00 >10 Acres = \$500.00
Final Plat	<10 Acres = \$550.00 >10 Acres = \$650.00 + \$10/Ac.
Minor Subdivision Plat	\$250.00
Preliminary Plat	<10 Acres = \$200.00 >10 Acres = \$500.00
PUD Plan	<10 Acres = \$250.00 >10 Acres = \$650.00 + \$10/Ac.
Rezoning	<10 Acres = \$250.00 >10 Acres = \$650.00
Public Right-of-Way Vacation	\$200.00
Site Development Plan	<10 Acres = \$250.00 >10 Acres = \$650.00 + \$10/Ac.
Temporary Signs	No fee
Urban Renewal Site Plan	<10 Acres = \$250.00 >10 Acres = \$650.00 + \$10/Ac.
Use by Special Review	\$ 500.00
Vesting Rights	<10 Acres = \$250.00 >10 Acres = \$650.00
Zoning Board of Adjustment - Variance	\$25.00
Zoning Verification Letter - Simple / Complex	\$25.00 / \$50.00



Public notice fee of \$100 charged at time of concept review and at time of formal submittal.

Oil and Gas Facilities

Project Type	Application Fee
Project Type	Application Fee
Oil and Gas Application Well Site	\$5,000.00 for each Facility, \$1,639.64 Registration fee
Use by Special Review	\$500.00
Operator Agreement for Neighborhood Meeting	\$100.00
Oil and Gas Operator Registration and Renewal Fee (BMC 17-54-100) <i>(Paid to Strategic Initiatives Department)</i>	\$1,639.64 per well

Wireless Communications Facilities

Project Type	Application Fee
Application fee	\$50.00
Single Small Cell or Eligible Facility - Administrative	\$200.00
Small Cell Network - Administrative	\$500.00
Facilities - Special Review by Public Hearing	\$500.00

Public notice fee of \$100 charged at time of formal submittal.



Inclusionary Housing Fees for Residential Developments

The Inclusionary Housing Ordinance is one tool utilized by Broomfield to increase income-aligned housing. Requirements apply to developments containing 25 or more for-sale residential units or containing more than 5 units of residential units marketed primarily as “rental” housing.

Options for Meeting Ordinance

- Providing on-site affordable units in accordance with BMC Chapter [17-76](#).
- Providing a cash-in-lieu fee consistent with BMC [17-76-070](#).
- Developing an alternative agreement with approval of the agreement by the City Council.

On Site Unit Requirements

Tenure Type	SF / Duplex (1-2 units per Foundation)	Townhome / Row Home (3 - 9 units per foundation)	Multifamily (10+ units per foundation)
Rental	20% units at 80% AMI	20% units at 70% AMI	20% units at 60% AMI
For-Sale	12% units at 100\$ AMI	12% units at 90% AMI	12% units at 90% AMI

Cash in Lieu Requirements

Broomfield has implemented a phased increase to the inclusionary housing fee. The housing fees in effect as of the first of each year are listed below.

- Fees are due at the time of permitting. Fees can be calculated up to 60 days prior to permitting by requesting from Broomfield Housing staff.
- In 2025, the fee will include a market rate adjustment for the Consumer Price Index for All Urban Consumers (CPI-U) in the Denver-Aurora-Lakewood area for the preceding three-year period (2022-2024).
- If construction does not begin within 364 days of permit issuance and fee payment, a supplemental fee payment must be paid to match the cash-in-lieu fee in effect at construction start date.

Type	Effective Date	SF / Duplex (1-2 units per Foundation)	Townhome / Row Home (3 - 9 units per foundation)	Multifamily (10+ units per foundation)
Rental	January 1, 2024	\$80,965		
	January 1, 2025	\$106,635 + CPI-U adjustment		
For-Sale	January 1, 2024	\$127,112		
	January 1, 2025	\$165,669 + CPI-U adjustment		



Public Land Dedication Fees for Residential Developments

The [Broomfield Open Space, Parks, Recreation and Trails Plan](#) requires new residential development proposals to provide public land dedication (PLD) and/or cash in lieu (CIL) fee. The purpose of PLD is to provide public open lands which may include parks, recreational areas, open space (native/wildlife) areas, trail corridors, school sites and/or a combination of these areas.

STEP 1: Calculate the total PLD Obligation

Property Size: _____ Acres

Number of units proposed within population projection:

_____ Single-Family Units x 2.93 = _____

_____ Single-Family Attached Units (townhomes) x 2.5 = _____

_____ Multi-Family Units x 1.91 = _____

_____ Senior Independent Living Units x 1.75 = _____

Please also identify the project's number of Income Aligned (Affordable) Housing Units and % Area Median Income (AMI):

_____ Income Aligned Housing Units

_____ % AMI (available on the CHFA website)

TOTAL Population Estimate (rounded to the nearest whole number): _____

Total Estimate _____ / 1000 x 24 = _____ Acres PLD Required

STEP 2: Identify the Type of Development and Calculate the minimum on site dedication

(Note, the PLD obligation calculated in Step 1 above is met with a minimum on-site dedication as outlined below. In certain cases, the balance of the obligation may be proposed to be met with a cash in lieu fee.)

Residential projects that are 100% Income-aligned and meet 60% Area Median Income (AMI):

- Property Under 10 Acres in Size:
 - 15% of site to be dedicated as PLD: _____ acres
- Property Over 10 Acres in Size
 - 20% of site to be dedicated as PLD: _____ acres

If on-site dedication is met, the remaining PLD requirement is waived.

In rare cases where the on-site PLD requirement is not met, the unmet portion of the on-site PLD requires a cash in lieu based on the Assessor's Value per Acre for Vacant Land (currently \$86,000, subject to change).

- Residential projects that have a percentage of income aligned housing units mixed with market units
- Residential project with 100% income aligned housing units that are above the 60% AMI

- Property Under 10 Acres in Size:
 - 15% of site to be dedicated as PLD _____ acres
- Property Over 10 Acres in Size



- 20% of site to be dedicated as PLD _____ acres

The remaining unmet PLD balance (obligation less minimum on-site PLD) is met with CIL based on the Assessor's Value per Acre for Vacant Land (currently \$86,000 but subject to change)

Total PLD obligation _____ - on-site dedication _____ = _____ Remaining PLD balance x \$86,000

In rare cases where the on-site PLD is not met, the Market Price per Acre is used for the unmet portion of the minimum on-site PLD.

CIL requirements may be adjusted based on the AMI level and number of income-aligned units.

Residential projects with no on-site income-aligned units:

- Minimum 25% of the site to be dedicated as PLD _____

The remaining unmet PLD balance (obligation less minimum on site PLD) is met with CIL based on the Assessor's Value per Acre for Vacant Land (currently \$86,000 but subject to change)

Total PLD obligation _____ - on site dedication _____ = _____ Remaining PLD balance remainder x \$86,000

In rare cases where on the on-site PLD is not met, the Market Price per Acre is used for the unmet portion of the minimum on site PLD.

**STEP 3: Submit this completed PLD Worksheet to the Planning Division.
This is required at formal application but may also be submitted with pre-application or concept review for feedback if information is known at that time.**

Note: The Broomfield Municipal Code (BMC) requires a certain percentage of a development site to be preserved as private open area in addition to the PLD requirement described above. The private open areas, defined in the code, may include landscaping, plazas, detention, sidewalks, and recreational areas. Open Area is not counted as PLD.

Please contact planning@broomfield.org if you have additional questions.



Building Permit Fees

The applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include total value of work, including materials and labor, overhead, profit, and general conditions for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. , profit, and general conditions for which the permit is being issued. If, in the opinion of the Building Official or Plans Analyst, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. For new detached single-family houses, the final building permit valuation shall be set by the Building Official based on the most recent Building Valuation Data published in the "Building Safety Journal" magazine by the International Code Council as a minimum. Separate permit fees are calculated for each of the building, plumbing, electrical, and mechanical valuations, based on the following table:

Valuation of Work	Building, Electrical, Plumbing, or HVAC Fees
\$1.00 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	\$391.75 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 and up	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof

Plan Review Fee

A Plan Review Fee is charged for commercial projects, new single-family and multi-family homes, and solar permits, and is calculated at 65% of the building permit fees, including general, electrical, mechanical, and plumbing. Plan review fees shall be paid at the time of permit issuance. Depending on the scope of the project, separate hourly plan review fees may be assessed at \$50 an hour.

Service Expansion Fee

All residential new-construction permits (single and multi-family) are subject to the Services Expansion Fee (SEF). The fee is \$1.00 per finished square foot of dwelling area and shall be collected prior to the issuance of the Certificate of Occupancy.

Fire Sprinkler and Fire Alarm Permits

The North Metro Fire Rescue District is the fire department serving the City and County of Broomfield. They are involved in various aspects of plan review, permits, and inspection, depending on the scope of your



project. Additional fees may be required for fire district reviews or permits. Contact the North Metro [Fire Prevention Division](#) for more specific information

Building Permit Use Tax

The applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include total value of work, including materials and labor, overhead, profit, and general conditions for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. For new detached single-family houses, the final building permit valuation shall be set by the Building Official based on the most recent Building Valuation Data published in the "Building Safety Journal" magazine by the International Code Council as a minimum.

Broomfield Municipal Code Section 03-08-020 declares that every person who uses or consumes in Broomfield any building and construction materials, as herein defined, is exercising a taxable privilege and the use tax imposed is done pursuant to the authority granted to the city by Article XX of the Constitution of the State of Colorado.

Building and construction materials means and includes any materials, goods, or commodities which are used or consumed in connection with the building, construction, reconstruction, alteration, expansion, modification, or improvement of any dwelling, building, structure, or private improvement. It specifically includes any item, materials, goods, or commodities which become a part of the dwelling, building, structure, or improvement, or which are affixed to or provided with the dwelling, building, structure, or improvement, or the lot or parcel of ground on which the dwelling, building, structure, or improvement is located.

The City and County of Broomfield collects use tax on building materials at the time of building permit issuance. For use tax purposes, 50% of the total project valuation is assumed to be materials in accordance with BMC 03-08-060. Homeowners performing all of their own work shall list the total materials cost on the permit application. The applicant should show the building permit payment receipt to the supplier or retail home center when purchasing materials for the project. The supplier or home center should not charge any city sales tax since the Broomfield use tax has been paid with the permit. Payment of state and RTD sales taxes is still required on all materials. Questions regarding use tax can be answered by the [Sales and Use Tax Division](#), Broomfield Finance Department.

Example:

Use Tax = Total valuation x 50% (materials) x assessed rate
Assessed rate is currently: 4.15% for the City and County of Broomfield Use

Tax calculation:

Contracted total project value: \$200,000
Calculated materials cost: \$200,000 x 50% = \$100,000
Use tax due: \$100,000 x 4.15% = \$4,150.00

Homeowner total materials cost: \$100,000
Use tax due: \$100,000 x 4.15% = \$4,150.00



Water and Sewer Fees

Water license fees are based on hydraulic requirements as well as annual consumption estimates. This basis establishes a Tap Equivalent (TE) as compared to an average single-family dwelling. Residential water license fees are paid at 1.0 TE per single-family dwelling, 0.6 TE per townhouse unit, and 0.4 TE per apartment unit. Non-residential fees are calculated at 1.0 TE for every 163,000 gallons of estimated annual consumption. Water license fees for irrigation taps are based on an annual consumption estimate of 4.0 TE per irrigated acre of landscaping. Additional license fees may be due in the future for consumption in excess of the originally purchased water license. A drought surcharge is not presently in effect but could be in the future in accordance with the Broomfield Municipal Code.

Physical tap and meter fees are separate, additional, and subject to change; see below.

- The current water license fee is \$39,350.00 per TE. Minimum monthly service charges shall begin on the date a water license is purchased. See Broomfield Municipal Code Chapter [13-02-090](#).

Tap Size	Tap Fee	Meter Size	Meter Only	Meter + Pit, Yoke, & Cover
¾" SFD	\$75	5/8" x ¾" Res.	\$406	\$723
1" SFD	\$100	1" E Series Res & Irrg.	\$615	\$1020
¾"	\$75	¾" UL Fire Rated	\$474	\$791
1-1/2"	\$150	1 ½" E Series	\$965	
2"	\$200	2" E Series	\$1,426	
2"	\$200	2" Compound	\$3,420	
3"	\$100*	3" Turbo Comm	\$2,175	
3"	\$100*	3" Compound	\$3,810	
3"	\$100*	3" Turbo Irrg.**	\$2,175	
4"	\$100*	4" Turbo Comm	\$2,241	
4"	\$100*	4" Compound	\$4,962	
4"	\$100*	4" Turbo Irrig.**	\$2,241	

Building permits for new residential construction issued by the Community Development Building Division will include a one-time Construction Water Fee of \$25.00. You will be required to use a Pre-Manufactured Meter Yoke Jumper or Idler in the meter pit for any water needed for the construction of the home prior to requesting a permanent meter set.

Fire lines will be charged tap fees but are not metered. A monthly service charge for standby fire protection will be charged based on the size of the line.



Sewer License and Tap Fees

The minimum sewer license fee for all single family residential units effective 1/1/2025 is \$15,500 plus a \$50.00 tap inspection fee per tap for a total of \$15,500. Multi-family, apartment buildings, and other attached residential buildings with one common sewer tap are assessed a sewer license fee of one equivalent residential unit (ERU) for each dwelling unit, plus the tap inspection fee.

As an example, an 8-unit apartment building would purchase a sewer license for eight ERU’s and one tap inspection fee: $(8 \times \$15,500) + \$50 = \$124,050$.

Non-residential license fees are determined on a case by case basis and are based upon 320 gallons of average daily flow (116,800 gallons per year) for each ERU.

All sewer taps shall be made according to the city's standards and specifications by a qualified contractor or plumber licensed by the city, and all material and labor shall be provided by the property owner. All sewer taps shall be inspected by the City and County of Broomfield.

- The current sewer license fee is \$15,500 per ERU.
- The tap inspection fee is \$50.00.

Minimum monthly service charges shall begin on the date a sewer license is purchased. See Broomfield Municipal Code Chapter [13-08-080](#)

Temporary Water/Sewer Licenses

Description	Deposit	Permit Fee	Tap Fee
Temporary Water License - 3/4" Tap, Meter provided by Broomfield	\$406	\$50	\$75
Temporary Water License - 2" Tap, Meter provided by Contractor /Owner	\$1,426	\$50	\$200
Temporary Sewer License	\$100	\$25	\$50



Additional Building Division Fees

Description	Fee
Class A General Contractor License	\$150
Class B General Contractor License	\$100
Class C General Contractor License	\$50
Electrical Contractor Registration	No Charge
Plumbing Contractor Registration	\$100
Reinspection Fee	\$150
Grading Non-Compliance Filing Fee	\$50
Grading Non-Compliance Deposit	\$450
Temporary Stand Permit	\$100
Mall Kiosk	\$100
Temporary Stand Permit	\$100
Demolition Permit	\$100
Clean-up Permit	\$100
Solar Panel Removal and Re-Installation Permit	\$70
Construction Trailer Set Up and Electrical	\$100
Mobile Home Set Up and Electrical	\$100



Miscellaneous Items

Records

All requests for records and documents must be submitted through the [Broomfield Public Records](#) portal. All documents requested are provided electronically.

Description	Price
Public Record Searches/Multi-document Requests Research Fee	1st hr free then \$33.00/hour

Electronic Data

Description	Price
Parcel Shapefile County (Updated Quarterly on Broomfield Web Site)	No Charge
Parcel Shapefile County (Current)	\$5,000
Auto Cad Drawing Files/Digital Files (per file or set)	\$10

Many maps and plans can be found on-line on our [mapping web page](#) for no charge.