



WOODLAND PARK
CITY ABOVE THE CLOUDS

DEVELOPMENT FEES
City of Woodland Park
January 1, 2021 – December 31, 2021
(Revised 3/1/2021)

SUBDIVISION FEES	
Preliminary Plat	\$899.00
Plus/per lot	92.00
Final Plat	899.00
Plus/per lot	92.00
Minor Subdivision	899.00
Plus/per lot	92.00
Subdivision Exemption Plat/Townhome Plat	447.00
Plus/per lot	46.00
Planned Unit Development Final Plan (0-1 acre)	899.00
Plus/per acre (1+ to 5 acres)	92.00
Plus/per acre (more than 5 acres)	40.00
OTHER PLANNING FEES	
BOA Hearing - Variance or Appeal	\$322.00
Cash in Lieu of Land Dedication/Park Capital Fee (per residential lot of Final Plat)	2133.00
Conditional or Special Use Permit (CUP or SUP)	626.00
Development Application Extension	108.00
Flood Development Permit, Appeal or Variance	322.00
Neighborhood Park Fee (per residential dwelling unit)	1066.00
Site Plan Review: 0-1 acres	536.00
Plus/per acre (1+ to 5 acres)	92.00
Plus/per acre (more than 5 acres)	40.00
Temporary Use/Special Event Permit (for profit)	99.00
Temporary Use/Outdoor Vendor Permit (for profit)	40.00
Vacate Road Right-Of-Way	899.00
Vacation of Lot Line without an Easement	51.00 (+recording)
Vacation of Lot Line with an Easement	114.00 (+recording)
Zoning/Annexation – 0-1 acre	899.00
Plus/per acre (1+ to 5 acres)	92.00
Plus/per acre (more than 5 acres)	40.00
Zoning Change	899.00
Zoning Development Permit for:	
Accessory Dwelling Unit	144.00
Accessory Structure (i.e. Shed)	53.00
Additions	144.00
Banner	27.00 + Use Tax
Chicken Coop (D/B/G-CPI)	16.00
Commercial	144.00
(i.e. New Development, Remodel, Interior Finish)	
Decks/Fences	53.00
Demolition	53.00
Driveway (+ Use Tax for hard surface only)	53.00
Garage (Attached or Detached)	144.00
Grading Permits and Infrastructure	144.00
Historic Landmark Designation	53.00
Home Occupation	53.00
Remodel/Interior Finish (Residential)	53.00
Signs – Permanent	53.00 + Use Tax
Signs - Portable	53.00 + Use Tax
Single Family Residence	144.00 + Others
	(see application)
Zoning Verification Letter	\$144.00

MISCELLANEOUS FEES			
Fees in Lieu of Sidewalks/Curb and Gutter	Calculated by the City Engineer, who determines the amount by the sidewalk design (width, length, attached or detached to curb and gutter) for that specific location.		
Temporary Use Permit - Lease of City-Owned Property	Daily rate per 10 square feet = \$0.51		
Publication Costs (<i>sign, letter & newspaper</i>)	Vary according to length and type of public notice.		
Use Tax	Use tax is charged on construction materials. The fee is calculated with Building Permit.		
Water and Wastewater Tap Fees	See Utilities Department.		
Water Development Impact Fee	Applies to Properties Annexed after Feb. 2000 per Ordinance 838 and the fee is calculated by Utilities Director.		
REGIONAL PARK FEES – effective 1/1/2021 to 12/31/2021			
Category	Unit of Measure	\$ Fee/unit	
Single Family Residential, Townhomes and Condominiums	Tier 1 (1-2 bedrooms)	319.00	
	Tier 2 (3 bedrooms)	511.00	
	Tier 3 (4+ bedrooms)	704.00	
STORM WATER CAPITAL IMPROVEMENT FEES – effective 3/1/2021 to 2/28/2022			
Assessed at the time of Zoning Development Permit request per Ordinance 633, Series 1994; Ordinance 645, Series 1995; Ordinance 674, Series 1996; and Ordinance 1160, Series 2012			
Category	Square Feet (SF) of Impervious Surface	\$ Fee/unit	
Single Family Residential, Townhomes and Condominiums	Tier 1 (less than 2,700 SF)	827.00	
	Tier 2 (2,700 to 3,800 SF)	1,144.00	
	Tier 3 (3,800 and greater)	1,795.00	
Multi-family Apartments	Each unit	1,056.00	
Commercial, Industrial, Institutional and Others	First 3,000 SF plus	1,056.00	
	Each additional 1,000 SF	354.00	
Additions to Developed Property	Per 1,000 SF	354.00	
After the Certificate of Occupancy is issued then a monthly drainage fee is assessed @ \$ 2.00 per month for Single Family Residential, Townhome, Condominiums and Apartments. The commercial fee is \$2.00 for the first 3,000 plus \$0.67 for each additional 1000 SF per month.			
TRANSPORTATION CAPITAL FEES – effective 3/1/2021 to 2/28/2022			
Assessed at the time of Zoning Development Permit request per Ordinance 815, Series 1999 and Tiered Fees per Ordinance 1160, Series 2012. The standard for Commercial fee rate is \$90.33 per average daily trip.			
Single Family, Townhomes and Condos	Unit of Measure	Unit	\$ Fee/unit
Tier 1 (small home)	1-2 bedrooms	Each	526.00
Tier 2 (medium home)	3 bedrooms	Each	841.00
Tier 3 (large home)	4+ bedrooms	Each	1,157.00
Multi-family, Apartment (Rentals)	5.97 ADTs	Each	539.00
Examples of Commercial Rates	Trips/day/ unit		\$ Fee/1000sf
Office	19.25	1000 SF	1,739.00
Neighborhood Commercial	24.45	1000 SF	2,208.00
Retail/Service	32.56	1000 SF	2,941.00
Restaurant	81.50	1000 SF	7,362.00
Post Office	108.19	1000 SF	9,772.00

*Storm Water Capital Improvement Fees and Transportation Capital Fees are adjusted on March 1st annually, based on the Denver/Boulder/Greeley Consumer Price Index (CPI-U).