



EFFECTIVE: JUNE 1, 2024

Community Development  
Fee Schedule

Project Title:

The following plan review fees for each sheet are applicable to all land use applications, including but not limited to, Preliminary Development Plans (PDP), Site Plans (SP), Rezoning Applications, Administrative Amendments (AA), Final Plats (FP), Annexation Plans, Comprehensive Plans, Correction/Exemption Plats and Special Districts.

Fees are based on three rounds of review. If a fourth round of review is needed, the applicant will be charged an additional fee equal to 50% of the initial review fees, except as noted in the legal review fees. The applicant will be charged an additional fee equal to 25% of the initial review fees for every review thereafter. If the applicant does not adequately respond to staff comments based on current standards and regulations adopted by the City, then the applicant may be subject to additional fees proportional to the amount of extra work required.

**Development Orders**

Fee Description	Review Fee	Minimum Charge	Number of Sheet(s)	Fees Due
Pre-Submittal Review Fee	\$200	\$200		
All Development Applications submitted in paper format are subject to additional fees in order to convert to electronic records format. (**Referral packets are exempt from this fee**)	\$3.00/sheet regardless of size	\$3		
Administrative/Technical Amendment Fee	Maximum \$2,000 and will be determined at Pre-Submittal meeting based on the scope of the amendment	\$500		
Annexation Petition/Map		\$2,400		
Preliminary Development Plan for PUD		\$2,400		
Regulating Plan	\$2,400 for 1 <sup>st</sup> sheet, plus \$550 for each additional sheet	\$2,400		
Site Plan		\$2,400		
Use by Special Review or Conditional Use		\$2,400		
General Notes Review	\$200 per application	\$200		
Grading Plan Review	\$1,650 for 1 <sup>st</sup> sheet, plus \$990 for each additional sheet	\$1,650		
Landscaping Plan Review	\$1,100 for 1 <sup>st</sup> sheet, plus \$550 for each additional sheet	\$1,100		
Lighting and Signage Plan Review	\$600 per sheet	\$600		
Sign Design Program Review	\$600 per sheet	\$600		
Final Plat / Replat	\$1,200 for 1 <sup>st</sup> sheet, plus \$750 for 2 <sup>nd</sup> sheet, plus \$550 for each additional sheet	\$1,200		
Concept Plan	\$2,500	\$2,500		
Affidavits/Correction/Exemption Plat	\$360 per sheet	\$360		
Vested Property Rights	\$500	\$500		
Easement/ROW Vacation (If not concurrent with final plat)	\$500	\$500		

Sheet Total           \$0

**Rezoning Applications**

Fee Description	Review Fee	Minimum Charge	Number of Sheet(s)	Fees Due
Rezoning to Planned Unit Development	\$5,100	\$5,100		
All Other Rezoning Applications (PUD Conversion or Rezone to Conventional Zoning)	\$3,000	\$3,000		

**Architectural Elevations / Profiles** (Please check one)

Fee Description	Review Fee	Minimum Charge	Number of Sheet(s)	Fees Due
Residential	\$600 per structure	\$600		
Commercial	\$1,200 per structure	\$1,200		
Pattern Book Approval	\$2000 Flat Fee	\$2,000		

**Preliminary / Final Traffic Reports** (Please check one)

< 30 Acres	\$900	\$900		
30 – 59.99 Acres	\$1,800	\$1,800		
60 – 89.99 Acres	\$2,700	\$2,700		
90 Acres or More	\$3,600	\$3,600		
Incomplete Traffic Report Fee	\$240 per incident	\$240		

**Legal Review Fees**

Development Associated Legal Costs – Standard Applications <sup>1</sup>	\$600 per application plus \$300 per application requiring a public hearing	\$600		
	Development orders requiring more than three rounds of legal review will be assessed an additional charge of \$500 per application			
Development Associated Legal Costs – Non-standard Applications <sup>2</sup>	Minimum \$250 per application; amount to be established by the Director prior to the submittal of an application	\$250		
Non Standard Easement or Licensing Agreement	\$1,000	\$1,000		

**Other Planning Fees**

Environmental Documents	\$2,400	\$2,400		
Geological Hazard Report	\$1,200	\$1,200		
Variance Application Fee - Associated with Residential Uses (Single-Family Detached, Attached, Townhome Uses; includes legal and mailing costs)	\$400	\$400		
Variance Application Fee - Associated with All Other Uses (includes legal and mailing costs)	\$500	\$500		
Fence Permit (Value is cost of labor and material)	Value x 3.5% (min \$20, max \$5000) plus City Use Tax and County Use Tax No Deposit Necessary	\$20		
Returned Electronic Payment Service Charge <sup>3</sup>		\$25		
Penalty of Double the Normal Fee if No Permit Issued Prior to Work Being Performed				
Sign Permit (Value is cost of labor and material) Penalty of Double the Normal Fee if No Permit Issued Prior to Work Being Performed <sup>3</sup>	Value X 7% (min \$50, max \$5000) plus City Use Tax and County Use Tax No Deposit Necessary	\$50		

Sheet Total \$0

<sup>1</sup> Standard applications include site plans (SP, USR) and all amendments thereto; rezoning plans (PDP or PUD Conversion); plats and all replats and lot line adjustments; and vacations of plats or rights-of-way.

<sup>2</sup> Non-standard applications include annexations, vested property rights, and all other applications defined in Article 14 of the LDC.

<sup>3</sup> All permits and projects the entity has in the City will be placed on hold until the fees are paid.

**Other Planning Fees**

Fee Description	Review Fee	Minimum Charge	Number of Sheet(s)	Fees Due
WCF Facility – Conditional Use	\$2,400	\$2,400		
WCF Facility – New Facility / Limited Use	\$1,000	\$1,000		
WCF Facility – Co-location / Limited Use	\$500	\$500		
SWF Facility - Master License Agreement ("MLA", for Multiple Sites)	\$2,000	\$2,000		
SWF Facility - Supplemental Site License Fee (attached to existing MLA)	\$0	\$0		
SWF Facility - License Agreement (Single Site, no MLA in place)	\$500	\$500		
SWF Facility (New Facility / Co-Location)	\$500 for 1-5, \$100 each beyond 5	\$500		
SWF Facility - Attachment Fee (Attached to Vertical City Infrastructure)	\$200 per year, per facility	\$200		
Group Home Zoning Compliance Letter	\$75	\$75		
Zoning Verification Letter – Standard	\$75	\$75		
Zoning Verification Letter – Custom	\$100	\$100		
Zoning Clearance – Limited Use	\$75	\$75		
Address Assignment up to 5 Addresses	\$75 per address	\$75		
Address Assignment 6 or more addresses	400 (flat fee)	\$400		
1041 Permit Fee Initial Deposit (City will estimate cost of reviewing & processing application).	\$25,000 deposit. Time and materials per application	\$5,000 deposit		
Street Name Change	\$1,000	\$1,000		
Mailing Cost for Public Notification	\$100 per development order requiring a public hearing	\$100		
Service Plan (Metro or Special) <sup>4</sup>	\$1500/\$2500/\$3000	\$1,500		
Service Plan Amendment	\$2,500	\$2,500		
Service Plan Dissolution	\$1,000	\$1,000		
Certificate of Designation (Requires Public Hearing Process)	\$3,000	\$3,000		
Appeal of any Order, Requirement, Decision, or Determination made by the Planning and Zoning Commission or the Director	\$500	\$500		
Oil and Gas Permit	\$1,200	\$1,200		
Recording Fees – Standard Documents (electronic recording)	Pursuant to Arapahoe County Clerk and Recorder's Office			
Recording Fees – Oversized Documents <sup>5</sup>	Pursuant to Arapahoe County Clerk and Recorder's Office			
Site Inspections (Due at time of CD approval or issuance of development permit)	1% of Public ECE (Engineering Cost Estimate)	\$1,800		
Re-inspection Fee for 2 <sup>nd</sup> Failed Inspection	\$300 for each subsequent inspection	\$300		
Public Improvement Agreement (PIA)	\$1,200 per PIA	\$1,200		

**Comprehensive Plan**

Amendment to Comprehensive Plan (Includes all Amendments)	\$3,000	\$3,000		
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Sheet Total \$0

<sup>3</sup>Temporary sign permits are exempt from a review fee.

<sup>4</sup>\$1,500 nonrefundable application fee (Sec. 4-10-50); \$2,500 nonrefundable fee due and payable on date proposed service plan is filed and \$3,000 due on date proposed service fee is filed to be used by the City to pay its reasonable consultant, legal and other fees and expenses incurred in the process of reviewing and taking action on the plan (Sec. 4-10-70).

<sup>5</sup>Fees for recordation of oversized documents include fees for an electronic copy of the recorded mylar in lieu of the printing of a second set of mylars

**Other Engineering Fees**

Fee Description	Review Fee	Minimum Charge	Number of Sheet(s)	Fees Due
<b>Site-Civil Construction Document Review</b>				
< 1 Acre	\$1,550	\$1,550		
1 – 2.99 Acres	\$2,500	\$2,500		
3 – 4.99 acres	\$3,200	\$3,200		
5 – 6.99 Acres	\$3,500	\$3,500		
7 – 9.99 Acres	\$3,800	\$3,800		
10 - 14.99	\$4,600	\$4,600		
15 Acres or More	\$5,000	\$5,000		
Modification to Approved CD	\$600	\$600		

CD Total \$0

**Fee due at time of Land Use (LU) application submittal\*:** \$0

An invoice will be emailed to you after you submit your application online at <https://www.centennialco.gov/onlinepermits>

Fees are payable online via credit card or e-check

**\*\*\*FEES PAID VIA CREDIT CARD WILL BE CHARGED A NON-REFUNDABLE TRANSACTION FEE OF 3% PER TRANSACTION\*\*\***

There are no fees for paying with an e-check

**\*\*\*CD FEES MUST BE PAID SEPARATELY AT THE TIME OF CD SUBMITTAL\*\*\***

**Fee due at time of Construction Documents (CDs) submittal\*:** \$0

**TOTAL PLANNING AND ENGINEERING REVIEW FEES:** \$0

Fees paid (or a portion of the fee paid) are non-refundable.

\*Please note that additional fees for the project may be required as indicated in this fee sheet at 'TBD.' Staff will inform you of those fees.

**Additionally, the above fees do not include any of the following:**

- SEMSWA fees (see SEMSWA fee sheet if applicable)
- **\*\*\*These will be included in the invoice and may be paid online at <https://www.centennialco.gov/onlinepermits>\*\*\***
- Building Plan Review fees (calculated by the Building Division if applicable)
- Building Permit fees (E-470, RTIF, Cherry Creek Basin, city/county use tax, calculated by the Building Division if applicable)
- Development Permit fees (includes city/county use tax calculated by Planning/Engineering if applicable)
- Other agency review fees (Water/Sanitation District Fees, South Metro Fire Review Fees and Permits, etc.)