

TOWN OF CASTLE ROCK

Development Services



January 2023

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 and Permit Fees	6
Right of Way Permit Fees	8
Site Development Fees	9
(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 (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	341.86	330.34	322.57	310.34	291.96	282.93	300.86	270.73	262.11
A-1 Assembly, theaters, without stage	312.84	301.33	293.56	281.32	262.95	253.92	271.85	241.72	233.10
A-2 Assembly, nightclubs	275.09	266.93	259.34	250.54	234.96	228.26	241.54	213.57	206.65
A-2 Assembly, restaurants, bars, banquet halls	274.09	265.93	257.34	249.54	232.96	227.26	240.54	211.57	205.65
A-3 Assembly, churches	317.43	305.92	298.14	285.91	267.99	258.96	276.44	246.76	238.14
A-3 Assembly, general, community halls, libraries, museums	270.80	259.29	250.52	239.28	220.19	212.16	229.81	198.96	191.35
A-4 Assembly, arenas	311.84	300.33	291.56	280.32	260.95	252.92	270.85	239.72	232.10
B Business	265.63	255.90	246.45	236.05	215.01	206.57	226.78	189.75	181.18
E Educational	282.69	273.02	265.84	254.38	237.44	225.45	245.61	207.53	201.06
F-1 Factory and industrial, moderate hazard	161.70	154.21	144.70	139.94	124.72	118.51	133.72	103.40	96.83
F-2 Factory and industrial, low hazard	160.70	153.21	144.70	138.94	124.72	117.51	132.72	103.40	95.83
H-1 High Hazard, explosives	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	0.00
H234 High Hazard	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	86.28
H-5 HPM	265.63	255.90	246.45	236.05	215.01	206.57	226.78	189.75	181.18
I-1 Institutional, supervised environment	269.11	259.88	252.15	241.97	222.52	216.37	242.28	199.48	193.49
I-2 Institutional, hospitals	442.38	432.64	423.19	412.79	390.61	0.00	403.53	365.36	0.00
I-2 Institutional, nursing homes	307.72	297.98	288.54	278.13	258.63	0.00	268.87	233.38	0.00
I-3 Institutional, restrained	301.48	291.74	282.29	271.89	252.65	243.22	262.63	227.40	216.82
I-4 Institutional, day care facilities	269.11	259.88	252.15	241.97	222.52	216.37	242.28	199.48	193.49
M Mercantile	205.22	197.06	188.47	180.67	164.83	159.13	171.67	143.44	137.53
R-1 Residential, hotels	271.95	262.72	254.98	244.80	225.03	218.88	245.11	201.99	196.00
R-2 Residential, multiple family	227.64	218.41	210.68	200.50	182.02	175.88	200.81	158.99	153.00
R-3 Residential, one- and two-family	212.00	206.26	200.94	195.99	190.28	183.39	192.66	176.52	166.08
R-4 Residential, care/assisted living facilities	269.11	259.88	252.15	241.97	222.52	216.37	242.28	199.48	193.49
S-1 Storage, moderate hazard	149.85	142.36	132.84	128.08	113.17	106.96	121.87	91.86	85.28
S-2 Storage, low hazard	148.85	141.36	132.84	127.08	113.17	105.96	120.87	91.86	84.28
U Utility, miscellaneous	115.48	108.95	102.64	98.13	88.49	81.89	93.86	69.76	66.48

Private Garages use Utility, miscellaneous
 Finished Basements use \$20.51 per sq. ft.
 Unfinished Basement 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 2022: <https://www.iccsafe.org/products-and-services/i-codes/code-development-process/building-valuation-data/>

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, Primary Dwelling Unit Only) \$3,000.00
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) \$180 / 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	\$6,690	\$351	\$1,025	\$538	\$12,753	\$21,357
	2,000—2,499	\$8,262	\$434	\$1,266	\$665	\$12,753	\$23,380
	2,500—2,999	\$9,025	\$475	\$1,383	\$727	\$12,753	\$24,363
	3,000—3,499	\$9,548	\$503	\$1,464	\$768	\$12,753	\$25,036
	3,500—3,999	\$10,635	\$559	\$1,630	\$857	\$12,753	\$26,434
	4,000—4,499	\$11,577	\$609	\$1,774	\$932	\$12,753	\$27,645
	4,500—4,999	\$12,407	\$653	\$1,901	\$999	\$12,753	\$28,713
	> 5,000	\$13,151	\$692	\$2,016	\$1,060	\$12,753	\$29,672
Multi-Family, per unit	All sizes	\$5,930	\$312	\$909	\$477	\$9,838	\$17,466

Residential: Stormwater Impact Fees		
Unit Type	Stormwater Impact Fee per dwelling type	
	Cherry Creek Basin	Plum Creek Basin
Single-Family Detached	\$1,228	\$2,341
Single Family Attached (Duplex)	\$821	\$1,564
Multi Family, per unit (3 or more Units per building)	\$744	\$1,419

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	\$65	\$259	\$136	\$2,573	\$3,033
	50,001—100,000	\$57	\$227	\$119	\$2,249	\$2,652
	100,001—200,000	\$49	\$199	\$104	\$1,968	\$2,320
	Over 200,000	\$42	\$172	\$91	\$1,706	\$2,011
Office	25,000 or less	\$92	\$268	\$49	\$2,348	\$2,757
	25,001—50,000	\$63	\$184	\$33	\$1,611	\$1,891
	50,001—100,000	\$48	\$139	\$25	\$1,227	\$1,439
	Over 100,000	\$40	\$116	\$21	\$1,017	\$1,194
Industrial		\$69	\$203	\$107	\$2,290	\$2,669
Warehousing		\$6	\$20	\$10	\$2,511	\$2,547
Hotel (per room)		\$22	\$80	\$16	\$1,330	\$1,448

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	\$554	\$1,056

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:
7/16" x 3/4"	18	0.60	\$3,762	\$18,230	\$21,992	\$3,240	\$25,232
5/8" x 3/4"	20	0.67	\$4,201	\$20,357	\$24,558	\$3,618	\$28,176
3/4" x 3/4"	30	1.00	\$6,270	\$30,383	\$36,653	\$5,400	\$42,053
1"	50	1.67	\$10,423	\$50,615	\$61,038	\$8,991	\$70,029
1.5"	100	3.33	\$20,784	\$100,926	\$121,710	\$17,929	\$139,639
2" C2	200	6.67	\$41,630	\$202,157	\$243,787	\$35,911	\$279,698
3" C2	500	16.67	\$104,044	\$505,241	\$609,285	\$89,752	\$699,037
4" C2	1,000	33.33	\$208,026	\$1,010,177	\$1,218,203	\$179,451	\$1,397,654
6" C2	2,000	66.67	\$416,115	\$2,020,658	\$2,436,773	\$358,954	\$2,795,727

*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	\$4,201	\$20,357	\$24,558
3/4" x 3/4"	30	1.00	\$6,270	\$30,383	\$36,653
1"	50	1.67	\$10,423	\$50,615	\$61,038
1.5"	100	3.33	\$20,784	\$100,926	\$121,710
2" T2	250	8.33	\$51,991	\$252,467	\$304,458
3" T2	650	21.67	\$135,251	\$656,782	\$792,033
4" T2	1,250	41.67	\$260,080	\$1,262,949	\$1,523,029
6" T2	2,500	83.33	\$520,096	\$2,525,594	\$3,045,690

*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): \$670

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: \$112

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 * if supply issues force a change in meter type additional fees may apply						
Meter Size/Type		Single Port		Dual Port		
		Indoor Install	Outdoor Install	Indoor Install	Outdoor Install	
5/8" x 3/4" iPerl		\$546.45	\$584.99	\$610.32	\$658.96	
3/4" Ally		\$914.00	\$952.54	\$977.87	\$1,026.51	
1" iPerl		\$655.10	\$693.64	\$718.97	\$767.61	
1.5" Omni C2	1,000 gal pulse	\$2,054.08	\$2,092.62	\$2,117.95	\$2,166.59	
2" Omni C2	1,000 gal pulse	\$2,321.34	\$2,359.88	\$2,385.21	\$2,433.85	
3" Omni C2	1,000 gal pulse	\$2,852.51	\$2,891.05	\$2,916.38	\$2,965.02	
4" Omni C2	1,000 gal pulse	\$4,704.89	\$4,743.43	\$4,768.76	\$4,817.40	
6" Omni C2	1,000 gal pulse	\$7,889.43	\$7,927.97	\$7,953.30	\$8,001.94	
1.5" Omni T2	1,000 gal pulse	N/A	\$1,553.51	N/A	\$1,627.48	
2" Omni T2	1,000 gal pulse	N/A	\$1,775.62	N/A	\$1,849.59	
3" Omni T2	1,000 gal pulse	N/A	\$2,122.53	N/A	\$2,196.50	
4" Omni T2	1,000 gal pulse	N/A	\$3,771.35	N/A	\$3,845.32	
6" Omni T2	1,000 gal pulse	N/A	\$6,494.68	N/A	\$6,568.65	
C = compound domestic; T = turbo irrigation						
Meter Set Reinspection Fee Schedule: The payment of the meter fee above covers the first inspection.						
First Failed Inspection		\$53.00				
Second Failed Inspection		\$106.00				
Third Failed Inspection		\$212.00				
Fourth Failed Inspection		\$424.00				
Fifth and subsequent failed inspections: The fee will continue to double until the inspection is passed. For example the fifth failed is \$848, sixth \$1,696 and so on						
Residential Landscape and Irrigation Inspection: \$45 for first inspection on new single family home permit						
Second Inspection Performed		\$90.00				
Third Inspection Performed		\$180.00				
Fourth Inspection Performed		\$360.00				
Fifth Inspection Performed		\$720.00				
Each subsequent inspection performed on the same permit: The fee will continue to double until the inspection is passed for example the sixth inspection will be \$1,440 seventh \$2,880						
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)					\$3,811.97	
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
Development Outside Town Boundary						
System Development Permit Fee					\$525.00	

Fire and Rescue Department Plan Review and Permit Fees

Non-Residential: New Buildings and Additions				
---	--	--	--	--

Square Feet	Base Rate	Rate per 100	Total (Max)	Permit Fees (50% of re-
1 – 15,000	\$ 703.13	\$ 0.00	\$ 703.13	\$ 351.57
15,001 – 100,000	\$ 703.13 plus	\$ 1.90	\$ 2,318.11	\$ 1,159.06
100,001 – 150,000	\$ 2,318.11 plus	\$ 3.20	\$ 3,918.11	\$ 1,959.06
150,001 – 200,000	\$ 3,918.11 plus	\$ 3.75	\$ 5,793.11	\$ 2,896.56
200,001 – 250,000	\$ 5,793.11 plus	\$ 4.40	\$ 7,993.11	\$ 3,996.56
>250,000	\$ 7,993.11 plus	\$ 5.00	Unlimited	

Non-Residential: Tenant Finish				
---------------------------------------	--	--	--	--

Square Feet	Base Rate	Rate per 100 Sq Ft	Total (Max)	Permit Fees (50% of re-view fees)
0 – 1,666	\$ 78.13	\$ 0.00	\$ 78.13	\$ 39.07
1,667 – 15,000	\$ 78.13 plus	\$ 4.60	\$ 691.40	\$ 345.70
> 15,000	Use new construction fees			

Other Fire Reviews:	
----------------------------	--

Subsequent Review	\$ 150.00 / hour (1 hour minimum)
Specific Code Research	\$ 30.00 / hour
Work without Permit Fee	Double the normal plan review and permit fees
Re-inspection Fee	\$ 100.00

Fire Protection System Reviews	Base Rate	Per Device	Permit Fees/Device
Fire Sprinkler Systems—New:			
Any other than 13D	\$ 175.00	\$ 1.25	\$ 1.25
13D	\$ 100.00	\$ 1.25	\$ 1.25
Devices Include: Sprinkler Heads, Valves, Dry Valves, Retarders, Accelerators, Drip Drum, Rack Systems, Etc.			
Fire Line—Underground	\$ 125.00		\$ 175.00
Fire Department Connection (Remote—either customer or AHJ requirement)	\$ 100.00	\$.05 / Ft	\$ 150.00
Fire Pump:			
25—500 GPM	\$ 175.00		\$ 175.00
500 GPM +	\$ 200.00		\$ 225.00
Stand Pipe	\$ 175.00	\$ 25.00	\$ 250.00
Fire Sprinkler Systems—Modifications:			
Any other than 13D	\$ 100.00	\$ 1.25	\$ 1.50
13D	\$ 62.50	\$ 1.25	\$ 1.50
Fire Alarm Systems—New:			
Sprinkler Monitoring only	\$ 125.00	\$ 1.25	\$ 1.50
Fire Alarm Control Panel	\$ 175.00	\$ 1.25	\$ 1.75
Devices include: BPS, modules, tamper & flow			

Fire and Rescue Department Plan Review and Permit Fees continued

Fire Protection System Reviews	Base Rate	Per Device	Permit Fees/Device
Fire Alarm Systems—Modifications:			
FACP Replacement	\$ 100.00		\$ 50.00
Dialer Replacement	\$ 62.50		\$ 35.00
FA Mods ≤ 4 Dev (SOW)	\$ 100.00	\$ 1.25	\$ 35.00
FA Mods ≥ 4 (Drawings)	\$ 175.00	\$ 1.25	\$ 100.00
Fire Suppression Systems—Other:	Base Rate	Per Device	Permit Fees/Device
Hood & Duct Fire Protection—per hood			
Wet Chemical/Water Mist	\$ 150.00	\$ 10.00	\$ 75.00
Dry Chemical Fire Protection:			
Spray Booth/Rooms	\$ 200.00	\$ 10.00	\$ 100.00
Mixing Rooms	\$ 100.00	\$ 10.00	\$ 50.00
Alternative Fire Protection:			
FM200, Halon, Etc	\$ 200.00	\$ 10.00	\$ 100.00
Suppression Equipment Only	\$ 125.00	\$ 10.00	\$ 50.00
Alarm Equipment Only	\$ 100.00	\$ 10.00	\$ 50.00
<i>Devices include: nozzles, actuators, pull stations, fusible links, tanks, expellant line, etc.</i>			
Fire/Life Safety Required Reviews	Base Rate	Per Device	Permit Fees/Device
Emergency Response Radio Amp System:			
Report from Testing Contractor	N/C		
Review for Install	\$ 150.00	\$ 10.00	\$ 150.00
Generator:			
Life Safety	\$ 150.00		\$ 200.00
Non-Life Safety	\$ 100.00		\$ 50.00
Medical Gas System:			
Category I	\$ 350.00	\$ 0.20 / Ft of Piping	\$ 650.00
Category II	\$ 250.00	\$ 0.20 / Ft of Piping	\$ 500.00
Category III	\$ 150.00	\$ 0.20 / Ft of Piping	\$ 250.00
CO₂ Beverage System:			
Cylinder System	\$ 75.00		\$ 25.00
Dewar System:			
100—300 Pounds	\$ 125.00		\$ 150.00
> 300 Pounds	\$ 225.00		\$ 200.00
LPG Gas Systems:			
Tank Exchange Cage (ea Cage)	\$ 100.00		\$ 50.00
Bulk Tank Refill	\$ 150.00	\$ 15.00 / Tank	\$ 100.00
Temporary LPG Heat	\$ 150.00	\$ 15.00 / Tank—\$15.00 / Device	\$ 250.00
Flammable / Combustible Tanks:			
Aboveground Install	\$ 150.00	\$.01 / Gallon	\$ 75.00
Aboveground Removal	\$ 150.00		\$ 150.00
Underground Install	\$ 200.00	\$.01 / Gallon	\$ 200.00
Underground Removal	\$ 150.00	\$.01 / Gallon	\$ 350.00
Explosives:	\$ 150.00	\$.05 / sq ft / blast area	\$ 275.00

Fire and Rescue Department Plan Review and Permit Fees continued

Fire/ Life Safety Required Reviews	Base Rate	Per Device	Permit Fees/Device
Fireworks:			
Retail Sales (Tent, Generator)	\$ 300.00		\$ 375.00
Outdoor Pyrotechnic Display	\$ 250.00	\$10.00 / Shell Size	\$ 500.00
Indoor Pyrotechnic Display	\$ 175.00	\$ 10.00 / Shot Box	\$ 200.00
Reinspection fee	\$ 125.00	N/A	N/A

Right of Way Permits		
Right of Way Permit Fee	\$250.00	Individual ROW Permits are limited to 1000 linear feet of work. Work in excess of 1,000 LF can be considered on a case by case basis at the discretion of the Town
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	\$195.00	
Sidewalk Closure Permit	\$195.00	Only for closing the sidewalk
Landscaping/HOA Permit	\$195.00	
Pavement Excavation/Cuts	Contact Town Staff	Applicable to all excavations within public street pavements; Fee based on the loss of pavement service life due to the excavation
Boring in Public ROW (LF)	\$1.00	If boring in Public ROW
Working without Locates	\$300.00	
Inspection Fee	\$195.00	\$65 for each additional inspection after 3
Not Ready for Inspection	\$195.00	
ROW Permit Violation 1st 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	\$75.00 / Day	
Traffic Control Review	\$200.00	
Traffic Control Per Day	\$75.00 / Day	\$150 per day after expiration date. No refunds for early completion
Striping Damage	\$35 / SF	\$35 per square foot
Pot Hole Core Charge/Pothole	\$150.00 each	
Installation of Handhole/Pull Box within ROW	\$50.00 each	

TOWN OF CASTLE ROCK: Site Development Fees

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

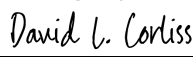
Fee Description	Fee	Additional Fee/Comments
Pre-Application Meeting	\$0.00	
Sketch Plan	\$0.00	
Annexation and Zoning		
Annexation	\$1,000.00	Includes up to 10 acres, \$50 per each additional acre
Disconnection	\$500.00	Per section 20.04.020 TOCR Municipal Code
Development Agreement - Initial Agreement	\$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	\$500/\$1,500	Fee determined by scope
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	
Site Development Plan– Non-Material Amendment	\$250.00	Non-Material
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 to exceed 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 or ROW Permit Fees may apply based on scope of work
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

Fee Description	Fee	Additional Fee/Comments
Site Construction, TESC/GESC Permits (continued)		
Use Tax for site Construction Permits	TBD	Engineer's Total Cost Estimate (minus earthwork) divided by 2 x 5%
Surety Adjustment	\$100.00	
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
Sign Permit	\$50.00	Per sign, additional \$50 if it also includes electrical
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 + \$3 electronic recording fee
Recording Fees, 8.5" X 11", 8.5" X 14"	TBD	Per Douglas County Clerk and Recorder's Office + \$3 electronic recording fee
Publication/Notice Fees	TBD	Per Newspaper Actual Fees Charged
Public Hearing Signs	\$35 / Sign	
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
Utility Administrative Fees		
Meter Lockout	\$101.00	
Residential Irrigation and Landscape Inspection	\$45.00	Each subsequent inspection will double the base rate
Temporary Sod Exemption Fee	\$10.00	For installation of new sod by request to Water Conservation
Equipment surcharge per wastewater connection	\$412.00	For Macanta connections
Bulk Hydrant Meter Read Fee – Via Phone	\$14.00	If not submitted via email, and CR Water has to call
Bulk Hydrant Meter Read Fee—Via On Site	\$75.00	If not submitted via email, no phone response, site visit
Bulk Hydrant Meter and Backflow Inspection	\$92.00	
Bulk Hydrant Meter Calibration	\$150.00	
Bulk Hydrant Inspection—No Show Trip Charge	\$53.00	
Legal		
Service Plan and Intergovernmental Agreements	\$1,675.00	Also includes misc. code reviews
Access	\$350.00	
License	\$750.00	
External Legal Counsel	Actual Cost	For any external legal counsel review, including water rights dedication to the Town of Castle Rock, the actual cost for outside legal council will be charged

Fee Description	Fee	Additional Fee/Comments
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	
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	
Landscape Contractor Registration	\$71.00	
Matters of State Interest (1041 Permits)		
Matters of State Interest (1041)	\$4,500 plus \$50 per acre over 20 acres*	All sites 20 acres or more
	\$4,500*	All site greater than 10 acres, less than 20 acres
	\$3,500*	Residential or mixed use, 10 acres or less
	\$1,500*	Commercial and Industrial use, 10 acres or less
*Applicant is responsible for actual costs of any outside legal consultant time or outside consultant review time needed to process the permit.		

This Fee Schedule, consisting of twelve (12) pages, is effective January 1, 2023.

DocuSigned by:

 1BB5457CFF75414...

12/21/2022 | 1:16 PM MST

David L. Corliss, Town Manager