

Section 8. Planning and Development Services Fees

Community and Economic Development Department Fee Schedule

Make checks payable to Adams County

**Resubmittal Fee: The fees are for the initial first three reviews. A new fee of 20% of the initial fee shall be required for the next three set of reviews.*

Project Type	Description	Initial Application Fee	Resubmittal Fee* (20%)	
Conceptual Review Meeting	Residential	\$400	N/A	
	Non-Residential	\$600	N/A	
	Oil & Gas	\$1,100	N/A	
Temporary Use Permit	General	\$600	\$100	
	Inert Fill	\$600	\$100	
	Fireworks	\$1,100	\$200	
Special Use Permit	Residential Use	\$800	\$100	
	Non-Residential Use	\$1,000	\$150	
Conditional Use Permit	Residential Use	\$1,200 +400 per additional request	\$200 + \$60 per additional request	
	Non-Residential Use	\$1,400 +600 per additional request	\$200 + \$100 per additional request	
	Minor Amendment	\$600	\$100	
Administrative Review Permit	Telecommunications Towers	\$1,000	\$200	
	Other	\$300	\$50	
Rezoning (Zoning Map Amendment)		\$1,600	\$300	
Comprehensive Plan Amendment		\$1,600	\$300	
Development Code Text Amendment		\$2,000	\$500	
Subdivision Plat	Exemption Plat	\$800	\$150	
	Plat Correction, Lot Line Vacations or Adjustments (Residential Use)	\$600	\$100	
	Plat Correction, Lot Line Vacations or Adjustments (Non-Residential Use)	\$1,000	\$150	
	Subdivision Replat, Plat Vacation	\$1,600	\$300	
	Preliminary Plat	\$1,400	\$260	
	Final Plat and SIA	\$1,600	\$300	
	Waiver from Subdivision Design	\$500	\$100	
Subdivision Improvements Agreement (SIA)	Initial Review	\$500	\$100	
	Amendment to Approved SIA	\$500	\$100	
	Development Agreement (DA)	Initial Review	\$600	\$100
		Amendment to Approved DA	\$600	\$100
Request for Release of Collateral		\$175	\$35	
Planned Unit Development	Overall Development Plan	\$2,300	\$440	
	Preliminary Development Plan	\$2,300	\$440	
	Final Development Plan	\$2,300	\$440	
	Minor Amendment	\$1,200	\$220	
Special District	Application	\$500	N/A	
	3 rd Party Financial Review	\$7,500 maximum	N/A	
	Amendment	\$250	N/A	
Change in Use Permit		\$300	\$50	
Planning Building Permit Review	Residential Use	\$40	\$8	
	Non-Residential Use	\$130	\$26	
Appeal of Administrative Decision		\$1,000	\$100	

Areas and Activities of State Interest (AASI)	Initial Review Amendment	\$5,000 + mailing cost \$2,000 + mailing cost	\$1,000 \$400
Certificate of Designation	Application Major Amendment Minor Amendment	\$4,420+ \$0.10 per cubic yard/year to a max of \$8,000 \$2,100 \$1,100	\$864 + \$0.02 per cubic yard/year to a max of \$1,600 \$400 \$200
Landscaping and Inspections	Administrative Landscape Relief Review of Collateral Landscape or Site Inspection	\$500 \$150 \$100	\$100 N/A \$80 reinspection
Variance	Residential Use Non-Residential Use	\$500 + \$100 for each additional request \$700 + \$100 for each additional request	\$100 + \$20 for each additional request \$140 + \$20 for each additional request
Zoning Verification Request	General Zoning Verification Plus	\$150 \$300	N/A N/A
Health Dept. Land Use Review**	Level One Level Two Level Three Level Four	\$150 \$210 \$360 \$750	N/A

*** The Adams County Health Department may be required to review certain land use applications depending on specific criteria. Adams County Staff will review each application after submittal to determine if a Health Department review is required by State Law. If a Health Department review is required, a review fee may assessed.*

Environmental Programs Permits, Licensing, & Inspections

Biosolids Permit		\$400	\$60
Built Environment Impact Review (Municipalities)	External Project Review	\$100	N/A
Oil and Gas Facility Permit	Application Amendment	\$2,700 \$2,100	\$520 \$400
Oil and Gas AUSR	Minor Amendment	\$600	N/A
Solid Waste Hauler Licensing Fee, Annual	1-3 Collections/Hauling Vehicles 4-6 Collections/Hauling Vehicles 10+ Collections/Hauling Vehicles Recycling/Compost Only Provider	\$100 \$300 \$600 \$100	N/A N/A N/A N/A
Oil and Gas Facility Annual Inspection Fee		\$358.09 per well inspection	
Landfill Inspections		\$150	\$30
Gravel Mine Inspections		\$150	\$30

Right-of-Way Permits

Access Permit	Single Lot Access Inspection Fee Work Without a Permit	\$70 \$20 Double Fees	
Oversized Load Permit	One-Time Move Per Vehicle Per Route Annual Move Full Fleet Per Route Oil & Gas Moving Work Without a Permit	\$100 \$500 \$500 Double Fees	
Utility Permit	Permit Fee Inspection Fee Potholes/Utility locates Trenching- Gravel/Unimproved Trenching- Paved/Improved Boring (gravel) Boring (paved) Above Ground Utilities Work without a permit	\$70 \$20 \$20 per pothole \$0.20 (per linear foot) \$0.40 (per linear foot) \$0.20 (per linear foot) \$0.40 (per linear foot) \$0.20 (per linear foot) Double fees	

Infrastructure/Subdivision Permit	Permit Fee Inspection Fee Gravel or unimproved surface Paved or improved surface Underground utilities (gravel) Underground utilities (paved) Work without a Permit	\$70 \$20 \$0.15 (per linear foot) \$0.30 (per linear foot) \$0.20 (per linear foot) \$0.40 (per linear foot) Double fees	
Right-of-Way Occupation	Permit Fee Work without a permit	\$70 Double fees	
Memorial Sign Program	Sign fee	\$100	
Roadway Vacation		\$600	\$120
Right-of-Way Encroachment Agreement	Application	\$800	
Miscellaneous	Permit Reinstatement Permit Renewal Permit Transfer Request for off-hours inspection	\$100 \$100 \$100 Overtime hourly rate (3 hour minimum)	
Site Development Permits			
Floodplain Use Permit	Residential Non-Residential	\$200 \$500	\$40 \$100
Stormwater Quality Permit	Permit fee Renewal fee Transfer fee Failure to obtain a permit	\$300/year \$100/year \$100 Double permit fees	N/A N/A N/A
Clearing and Grading Permit	Permit fee Import of inert fill (Not applicable when Special or Conditional Use permit fees are applied)	\$70 \$100	N/A N/A
Development Engineering Reviews			
<i>Resubmittal Fee: the below engineering fees are for the initial first three reviews. A new fee of 20% of the initial fee shall be required for the next three set of reviews.</i>			
Infrastructure Construction Review	Traffic Impact Study Drainage Report Combined Traffic and Drainage	\$750 \$750 \$1,500	\$150 \$150 \$300
Street Construction Plan Review	Review fee (see street construction permit fees)	\$100	\$20
Subdivision Construction Document Review	0-5 acres 5-25 acres >25 acres	\$1,500 \$2,500 \$7,500	\$300 \$500 \$1,500
Miscellaneous Fees			
Conservation Plan Permit		\$150	\$30
Land Survey Plat Deposit		\$10/per page	N/A
Seismic Study		\$40 +\$20 per vibration spot	\$8 + \$4 per vibration spot
Marijuana Licensing Fees			
Retail Marijuana Business	Initial Application Renewal	\$15,000 \$15,000	N/A N/A
Mobile Premises	Initial Application/Renewal	\$1,000/each	N/A
Change of Location		\$15,000	N/A
Modification of Premises		\$5,000	N/A
Change of Ownership		\$5,000	N/A
Building Permit			
Building Permit fees are based on the value of the improvements being constructed. Please contact the E-Permit Center for more information.			
Oil and Gas Fee Schedule Road Impact and Maintenance Fee Schedule			

Fresh Water Pipeline	Produced Water Pipeline	Water Pipeline	West	East
Per Pad Fees				
N/A	N/A	N/A	\$753	\$1,767
Per Well Fees				
-	-	-	\$36,523	\$61,827
Yes	-	-	\$35,034	\$61,122
-	-	Yes	\$21,112	\$37,781
-	Yes	-	\$20,227	\$38,019
Yes	-	Yes	\$19,623	\$37,076
Yes	Yes	-	\$18,738	\$37,313
-	Yes	Yes	\$4,816	\$13,973
Yes	Yes	Yes	\$3,327	\$13,268

Policy Regarding Fee Waiver Requests:

A request for a fee waiver may be submitted to the Director of Community and Economic Development under certain circumstances. To be eligible for consideration of a fee waiver, one or more of the following criteria must be satisfied:

- The request for fee waiver is submitted by an applicant that is a governmental entity or quasi-governmental entity that provides a similar fee waiver process to other governmental entities or quasi-governmental entities, including Adams County
- The health, safety, or general welfare of the public is protected and promoted by granting the fee waiver; or,
- The fee waiver corrects an error by the County in the administration of the Development Standards and Regulations

The Director of Community and Economic Development shall evaluate and refer the fee waiver request to the Adams County Executive Leadership Team, which shall provide authorization to the Director to administer the fee waiver upon request.

**Standard fees apply unless otherwise modified through a separate agreement. **

Section 9. Traffic Impact Fees

Traffic Impact Fees – West Service Area	
Land Use Types	Impact Fee Charged
Residential (square feet of finished living space)	
900 or less	\$2,700
901 to 1,300	\$3,910
1,301 to 1,800	\$4,769
1,801 to 2,400	\$5,639
2,401 or more	\$6,371
Non-Residential (per 1,000 square feet of floor area)	
Retail	\$6,089
Office/Service	\$2,555
Industrial	\$1,031
Traffic Impact Fees – East Service Area	
Land Use Types	Impact Fee Charged
Residential (square feet of finished living space)	
900 or less	\$2,906
901 to 1,300	\$3,629
1,301 to 1,800	\$4,143
1,801 to 2,400	\$4,665
2,401 or more	\$5,009
Non-Residential (per 1,000 square feet of floor area)	
Retail	\$4,436
Office/Service	\$1,862
Industrial	\$751