City of Louisville
COLORADO • SINCE 1878

Community Development
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How to Calculate Building Fees for Residential Additions & Remodels

A. Building Fee: Based off total Valuation which includes: Materials, Labor, & Profit

TOTAL VALUATION	FEES
$0.00 to $500.00	$28.00 except as provided in Sec. 15.04.060.14(e)LMC for residential permits
$500.01 to $2,000.00	$28.00 for the first $500.00 plus $4.00 for each additional $100.00 or fraction thereof, to and including $2,000.00.
$2,000.01 to $25,000.00	$82.00 for the first $2,000.00 plus $16.00 for each additional $1,000.00 or fraction thereof, to and including $25,000.00.
$25,000.01 to $50,000.00	$400.00 for the first $25,000.00 plus $12.00 for each additional $1,000.00 or fraction thereof, to and including $50,000.00.
$50,000.01 to $100,000.00	$700.00 for the first $50,000.00 plus $8.00 for each additional $1,000.00 or fraction thereof, to and including $100,000.00.
$100,000.01 to $500,000.00	$1000.00 for the first $100,000.00 plus $6.00 for each additional $1,000.00 or fraction thereof, to and including $500,000.00.
$500,001.00 to $1,000,000.00	$4000.00 for the first $500,000.00 plus $5.00 for each additional $1,000.00 or fraction thereof, to and including $1,000,000.00.
$1,000,000.01 and up	$6000.00 for the first $1,000,000.00 plus $4.00 for each $1,000.00 or fraction thereof.

B. Plan review (in house) is 65% of building fee (from Building Fee Table above)
C. Impact Fees: Square footage (see breakdown of fees for categories below) - New Builds, Additions, Remodels or Basement Finishes: When adding over 500 square feet,* fee is calculated from the difference of the existing square footage category and the new total square footage category.

Table A

Use Category	*Library*	*Parks & Trails*	*Transportation*	*Total Fee*
Residential (per unit)				
Single Family				
1,100 sq. ft. of finished floor area or less*	$68.00	$3,867.40	$2,143.80	**$6,079.20**
1,101 to 1,400	$92.00	$5,198.91	$2,716.55	**$8,007.46**
1,401 to 1,700	$111.00	$6,304.25	$3,174.21	**$9,589.46**
1,701 to 2,000	$127.00	$7,207.54	$3,556.93	**$10,891.47**
2,001 or more	$149.00	$8,464.11	$4,084.19	**$12,697.30**
Multi-Family				
750 or less	$46.00	$2,586.74	$1,465.33	**$4,098.07**
751 to 900	$67.00	$3,792.46	$2,126.40	**$5,985.86**
901 to 1,050	$85.00	$4,821.53	$2,684.42	**$7,590.95**
1,051 or more	$110.00	$6,253.41	$3,460.58	**$9,823.99**
Nonresidential (per square foot)				
Commercial	$0.00	$0.00	$4.14	**$4.14**
Office	$0.00	$0.00	$1.80	**$1.80**
Institutional	$0.00	$0.00	$2.50	**$2.50**
Industrial	$0.00	$0.00	$0.62	**$0.62**

***Square footage of residential floor area is determined in accordance with the definition of floor area set forth in Section 3.18.030 and any administrative rules adopted pursuant to chapter Section 3.18.110 of the Code.**

D. Water Tap Fee: See Tap Fee Calculation Form – ***Only if a larger tap is needed***
   Contact Public Works for more information: 303-335-4608
E. Sewer Tap Fee: See Tap Fee Calculation Form – ***Only if a larger tap is needed***
   Contact Public Works for more information: 303-335-4608
F. Boulder County Use Tax: 1.185% of 50% of Total Valuation
G. City of Louisville Use Taxes: 3.775% of 50% of Total Valuation

Example: New Residential Build Permit Fees			
Valuation:		**$75,000**	
Building Permit Fees (See A)		$900.00	
Plan Review Fee (See B)		$585.00	
Impact fees: (See C)			
Single Family		$0.00	Unfinished space of up to 500 square feet exempt. If over, see impact fee schedule.
Multi-Family		$0.00	Unfinished space of up to 500 square feet exempt. If over, see impact fee schedule.
Water Tap Fees: (See D)		$0.00	No change in Tap Size
Sewer Tap Fees: (See E)		$0.00	No change in Tap Size
Boulder County Use Tax (See F)		$444.38	
City of Louisville Use Tax (See G)		$1,368.75	
TOTAL BUILDING FEES		**$3,298.13**	
These fees are for an estimate only. Final fees will be calculated once the permit is approved.			

Impact Fees Example				
Type	**Existing Square Footage**	**New Square Footage**	**Total Square Footage**	**Total Impact Fee Cost**
Single Family	1,750	650	2,400	$1,686.79
Multi-Family	800	550	1,350	$3,584.86
*Must move into a new use square feet category in order to have impact fees apply. *This example is calculated knowing the homeowner has already had the first 500 square feet exempt from his/her property.				

Impact Fees Example				
Type	**Existing Square Footage**	**New Square Footage**	**Total Square Footage**	**Total Impact Fee Cost**
Single Family	1,200	800 (First 500 sq. ft. is exempt) = 300 sq. ft. will be applied to fees	2,000	$1,477.71
Multi-Family	850	600 (First 500 sq. ft. is exempt) = 100 sq. ft. will be applied to fees	1,450	$1,499.18
*Must move into a new square feet category in order to have impact fees apply. *This example is calculated knowing the homeowner has never had 500 square feet exempt from his/her property.				

Other Inspections and Fees:			
Item	**Description**	**Cost**	**Note**
1.	Inspection Outside of Normal Business Hours	$200.00 per hour	Minimum charge: 2 hours
2.	Re-Inspection Fees Assessed	$200.00 per hour	
3.	Replace of Lost Permit/Inspection Card	$150.00	
4.	Administration Fee for Permit Refund	$75.00	
5.	Temporary Certificate of Occupancy	$175.00	
Additional administrative/overhead costs required as noted in Plan Review and Administration Fees Table.			

Plan Review and Administration Fees:			
Item	**Description**	**Cost**	**Note**
1.	Administrative/Overhead Costs of Outside Consultant Plan Reviews	20% of the building permit fee	
2.	Plan Review for Phased Building Permit	100% of the building permit fee after issuance	
3.	Additional Plan Review Fee After Permit is Issued	$125.00 per hour	Minimum charge: 1 hour
4.	Work without a permit—1st Offense	x2 Permit Fee	Minimum Fee: $200.00
5.	Work without a permit—2nd Offense (within 12 months)	x4 Permit Fee	Minimum Fee: $400.00