City of Louisville
COLORADO • SINCE 1878

*Community Development*
*749 Main Street Louisville, CO 80027 303.335.4584 building@louisvilleco.gov*

# Impact Fees

RESIDENTIAL:

New Builds, Additions, Basement Finishes or Adding Habitable Space: When adding over 500 livable square feet,* the impact fees are calculated from the difference of the existing square footage category and the new total square footage category. (see Table A) Examples of how impact fees are calculated are shown in Tables B and C.

***Residential additions and expansions of unfinished space of up to 500 square feet are exempt. This condition is not cumulative- (Once a property reaches 500 sq. ft. on a permit, the first permit and any after will have impact fees applied).***

COMMERCIAL:

New Builds, Additions, or Tenant Finishes: Fee is calculated per square foot. Fees will be charged with the 1st tenant after the Core & Shell or at the time of the New Build when the tenant is known. (see Table A)

To learn more about impact fees, please read Section 03.18.30 of the Louisville Municipal Code

Please email the Building Department or call them at 303-335-4584 for any questions on how these fees are calculated.

**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 | **$5,915.47** |
| 1,101 to 1,400 | $92.00 | $5,198.91 | $2,716.55 | **$7,791.85** |
| 1,401 to 1,700 | $111.00 | $6,304.25 | $3,174.21 | **$9,331.30** |
| 1,701 to 2,000 | $127.00 | $7,207.54 | $3,556.93 | **$10,598.27** |
| 2,001 or more | $149.00 | $8,464.11 | $4,084.19 | **$12,355.52** |
| Multi-Family | | | | |
| 750 or less | $46.00 | $2,586.74 | $1,465.33 | **$3,987.70** |
| 751 to 900 | $67.00 | $3,792.46 | $2,126.40 | **$5,824.66** |
| 901 to 1,050 | $85.00 | $4,821.53 | $2,684.42 | **$7,386.52** |
| 1,051 or more | $110.00 | $6,253.41 | $3,460.58 | **$9,559.40** |
| **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.**

**Table B**

| Residential 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 square feet category in order to have impact fees apply.<br>*This example is calculated knowing the homeowner has already had the first 500 square feet exempt from his/her property. | | | | |

**Table C**

| Residential Impact Fees Example | | | | |
|---|---|---|---|---|
| **Type** | **Existing Square Footage** | **New Square Footage** | **Total Square Footage** | **Total Impact Fee Cost** |
| **Single Family** | 1,200 | 800<br>(First 500 sq. ft. is exempt)<br>= 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.<br>*This example is calculated knowing the homeowner has never had 500 square feet exempt from his/her property. | | | | |