



City of Greeley Development Impact Fee Schedule

(Effective -3/1/2016)

Storm Drainage Fee	
Development Type	
Single Family Residence, per dwelling unit	\$355
Multi-family Residence, per dwelling unit	\$255
Retail, per site square foot of impervious surface ¹	\$0.098
Commercial, per site square foot of impervious surface ²	\$0.098
Industrial, per site square foot of impervious surface ³	\$0.098
Oil and Gas Well, per well	\$196

¹Impervious surface calculation shall not exceed 70% of total site.

²Impervious surface calculation shall not exceed 70% of total site.

³Impervious surface calculation shall not exceed 76% of total site.

Transportation Fee	
Development Type	
Single Family Residence, per dwelling unit	\$3,793
Multi-family Residence, per dwelling unit	\$2,449
Mobile Home Park, per site	\$1,136
Retail/Commercial per 1,000 square feet	\$5,021
Office, per 1,000 square feet	\$4,440
Industrial, per 1,000 square feet	\$1,536
Warehouse, per 1,000 square feet	\$1,432
Public/Institutional, per 1,000 square feet	\$2,487
Oil and Gas Well, per well	\$1,748

Park Development Fee		
Housing Type	Unit	Cost/ Unit
Single Family-Detached	Dwelling	\$2,832
Multi-Family	Dwelling	\$2,124
Mobile Home Park	Space	\$2,973

Trails Fee		
Housing Type	Unit	Cost/ Unit
Single Family-Detached	Dwelling	\$392
Multi-Family	Dwelling	\$295
Mobile Home Park	Space	\$412

Fire and Rescue Development Fee		
Land Use Type	Unit	Cost/ Unit
Single Family-Detached	Dwelling	\$545
Multi-Family	Dwelling	\$409
Mobile Home Park	Site	\$572
Retail/Commercial	1,000 sq. ft.	\$667
Office	1,000 sq. ft.	\$313
Industrial	1,000 sq. ft.	\$124
Warehouse	1,000 sq. ft.	\$59
Public/ Institutional	1,000 sq. ft.	\$238
Oil and Gas Well, per well	Wellhead	\$272

Police Development Fee		
Land Use Type	Unit	Cost/ Unit
Single Family-Detached	Dwelling	\$122
Multi-Family	Dwelling	\$92
Mobile Home Park	Site	\$128
Retail/Commercial	1,000 sq. ft.	\$149
Office	1,000 sq. ft.	\$70
Industrial	1,000 sq. ft.	\$28
Warehouse	1,000 sq. ft.	\$14
Public/ Institutional	1,000 sq. ft.	\$53
Oil and Gas Well, per well	Wellhead	\$60

Potential Water & Sewer fees are available at; <http://greeleygov.com/services/water/development>, or call 970-350-9811.

- Fees will be adjusted on an annual basis using an Economic Adjustment Factor
- Manufactured homes on permanent foundations on single family lots are not considered mobile homes, and single family residential fees will apply.
- For purposes of calculating development fees pursuant to tables, gross square feet for residential uses is the total square footage of furnished living spaces, including finished basements, attics, and lofts, but excluding garages, unfinished basement areas, and outdoor patios and porches.
- Gross square feet for commercial uses includes the total square footage of all primary and accessory structures.
- For mixed uses as listed above, the fee shall be determined by totaling the fees payable for each use.
- For a change of use, or expansion or modification of an existing non-residential building by more than 1,000 square feet, or the reconstruction, or expansion, or replacement of a residential unit to a different residential size category as shown above, the fee shall be based on the net positive increase in the fee if any. No refund will be due for a net decrease in the fee