



City of Greeley Development Impact Fee Schedule

(Effective -3/1/2017)

Storm Drainage Fee	
Development Type	
Single Family Residence, per dwelling unit	\$369
Multi-family Residence, per dwelling unit	\$265
Retail, per site square foot of impervious surface ¹	\$0.102
Commercial, per site square foot of impervious surface ²	\$0.102
Industrial, per site square foot of impervious surface ³	\$0.102
Oil and Gas Well, per well	\$204

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	\$3,946
Multi-family Residence, per dwelling unit	\$2,548
Mobile Home Park, per site	\$1,182
Retail/Commercial per 1,000 square feet	\$5,223
Office, per 1,000 square feet	\$4,619
Industrial, per 1,000 square feet	\$1,598
Warehouse, per 1,000 square feet	\$1,490
Public/Institutional, per 1,000 square feet	\$2,587
Oil and Gas Well, per well	\$1,818

Park Development Fee		
Housing Type	Unit	Cost/ Unit
Single Family-Detached	Dwelling	\$2,946
Multi-Family	Dwelling	\$2,210
Mobile Home Park	Space	\$3,093

Trails Fee		
Housing Type	Unit	Cost/ Unit
Single Family-Detached	Dwelling	\$408
Multi-Family	Dwelling	\$307
Mobile Home Park	Space	\$429

Fire and Rescue Development Fee		
Land Use Type	Unit	Cost/ Unit
Single Family-Detached	Dwelling	\$567
Multi-Family	Dwelling	\$425
Mobile Home Park	Site	\$595
Retail/Commercial	1,000 sq. ft.	\$694
Office	1,000 sq. ft.	\$326
Industrial	1,000 sq. ft.	\$129
Warehouse	1,000 sq. ft.	\$61
Public/ Institutional	1,000 sq. ft.	\$248
Oil and Gas Well, per well	Wellhead	\$283

Police Development Fee		
Land Use Type	Unit	Cost/ Unit
Single Family-Detached	Dwelling	\$127
Multi-Family	Dwelling	\$96
Mobile Home Park	Site	\$133
Retail/Commercial	1,000 sq. ft.	\$155
Office	1,000 sq. ft.	\$73
Industrial	1,000 sq. ft.	\$29
Warehouse	1,000 sq. ft.	\$15
Public/ Institutional	1,000 sq. ft.	\$55
Oil and Gas Well, per well	Wellhead	\$62

Potential Fire Department Permit fees are available [here](#).

Potential Water & Sewer fees are available [here](#).

- 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.

