



# City of Greeley

## Development Impact Fee Schedule

**(Effective -3/1/2017)**

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

<sup>1</sup>Impervious surface calculation shall not exceed 70% of total site.

<sup>2</sup>Impervious surface calculation shall not exceed 70% of total site.

<sup>3</sup>Impervious surface calculation shall not exceed 76% of total site.

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

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

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

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

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

**Potential Water & Sewer fees are available at; <http://greeleygov.com/services/ws/development/rates>**

- 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.