



City of Greeley Development Impact Fee Schedule

(Effective -3/1/2018)

Storm Drainage Fee	
Development Type	
Single Family Residence, per dwelling unit	\$371
Multi-family Residence, per dwelling unit	\$267
Retail, per site square foot of impervious surface ¹	\$0.103
Commercial, per site square foot of impervious surface ²	\$0.103
Industrial, per site square foot of impervious surface ³	\$0.103
Oil and Gas Well, per well	\$205

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	\$3,973
Multi-family Residence, per dwelling unit	\$2,565
Mobile Home Park, per site	\$1,190
Retail/Commercial per 1,000 square feet	\$5,248
Office, per 1,000 square feet	\$4,650
Industrial, per 1,000 square feet	\$1,609
Warehouse, per 1,000 square feet	\$1,500
Public/Institutional, per 1,000 square feet	\$2,604
Oil and Gas Well, per well	\$1,830

Park Development Fee		
Housing Type	Unit	Cost/ Unit
Single Family-Detached	Dwelling	\$2,966
Multi-Family	Dwelling	\$2,225
Mobile Home Park	Space	\$3,114

Trails Fee		
Housing Type	Unit	Cost/ Unit
Single Family-Detached	Dwelling	\$411
Multi-Family	Dwelling	\$309
Mobile Home Park	Space	\$432

Fire and Rescue Development Fee		
Land Use Type	Unit	Cost/ Unit
Single Family-Detached	Dwelling	\$571
Multi-Family	Dwelling	\$428
Mobile Home Park	Site	\$599
Retail/Commercial	1,000 sq. ft.	\$699
Office	1,000 sq. ft.	\$328
Industrial	1,000 sq. ft.	\$130
Warehouse	1,000 sq. ft.	\$62
Public/ Institutional	1,000 sq. ft.	\$250
Oil and Gas Well, per well	Wellhead	\$285

Police Development Fee		
Land Use Type	Unit	Cost/ Unit
Single Family-Detached	Dwelling	\$128
Multi-Family	Dwelling	\$97
Mobile Home Park	Site	\$134
Retail/Commercial	1,000 sq. ft.	\$156
Office	1,000 sq. ft.	\$74
Industrial	1,000 sq. ft.	\$30
Warehouse	1,000 sq. ft.	\$16
Public/ Institutional	1,000 sq. ft.	\$56
Oil and Gas Well, per well	Wellhead	\$63

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.

