



City of Greeley

Development Impact Fee Schedule

(Effective -3/1/2020)

Storm Drainage Fee	
Development Type	
Single Family Residence, per dwelling unit	\$402
Multi-family Residence, per dwelling unit	\$289
Mobile Home Park, per site	\$402
Retail, per site square foot of impervious surface ¹	\$0.112
Commercial, per site square foot of impervious surface ²	\$0.112
Industrial, per site square foot of impervious surface ³	\$0.112
Oil and Gas Well, per well	\$221

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	\$4,300
Multi-family Residence, per dwelling unit	\$2,777
Mobile Home Park, per site	\$1,288
Retail/Commercial per 1,000 square feet	\$5,692
Office, per 1,000 square feet	\$5,034
Industrial, per 1,000 square feet	\$1,742
Warehouse, per 1,000 square feet	\$1,624
Public/Institutional, per 1,000 square feet	\$2,819
Oil and Gas Well, per well	\$1,981

Park Development Fee		
Housing Type	Unit	Cost/ Unit
Single Family-Detached	Dwelling	\$3,210
Multi-Family	Dwelling	\$2,409
Mobile Home Park	Site	\$3,370

Trails Fee		
Housing Type	Unit	Cost/ Unit
Single Family-Detached	Dwelling	\$445
Multi-Family	Dwelling	\$334
Mobile Home Park	Site	\$468

Fire and Rescue Development Fee		
Land Use Type	Unit	Cost/ Unit
Single Family-Detached	Dwelling	\$618
Multi-Family	Dwelling	\$463
Mobile Home Park	Site	\$648
Retail/Commercial	1,000 sq. ft.	\$757
Office	1,000 sq. ft.	\$355
Industrial	1,000 sq. ft.	\$140
Warehouse	1,000 sq. ft.	\$68
Public/ Institutional	1,000 sq. ft.	\$271
Oil and Gas Well, per well	Wellhead	\$309

Police Development Fee		
Land Use Type	Unit	Cost/ Unit
Single Family-Detached	Dwelling	\$138
Multi-Family	Dwelling	\$105
Mobile Home Park	Site	\$146
Retail/Commercial	1,000 sq. ft.	\$169
Office	1,000 sq. ft.	\$80
Industrial	1,000 sq. ft.	\$33
Warehouse	1,000 sq. ft.	\$17
Public/ Institutional	1,000 sq. ft.	\$60
Oil and Gas Well, per well	Wellhead	\$69

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.