



City of Greeley Development Impact Fee Schedule

(Effective -3/1/2019)

Storm Drainage Fee	
Development Type	
Single Family Residence, per dwelling unit	\$392
Multi-family Residence, per dwelling unit	\$282
Mobile Home Park, per site	\$392
Retail, per site square foot of impervious surface ¹	\$0.109
Commercial, per site square foot of impervious surface ²	\$0.109
Industrial, per site square foot of impervious surface ³	\$0.109
Oil and Gas Well, per well	\$216

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	\$4,194
Multi-family Residence, per dwelling unit	\$2,708
Mobile Home Park, per site	\$1,256
Retail/Commercial per 1,000 square feet	\$5,551
Office, per 1,000 square feet	\$4,909
Industrial, per 1,000 square feet	\$1,699
Warehouse, per 1,000 square feet	\$1,584
Public/Institutional, per 1,000 square feet	\$2,749
Oil and Gas Well, per well	\$1,932

Park Development Fee		
Housing Type	Unit	Cost/ Unit
Single Family-Detached	Dwelling	\$3,131
Multi-Family	Dwelling	\$2,349
Mobile Home Park	Site	\$3,287

Trails Fee		
Housing Type	Unit	Cost/ Unit
Single Family-Detached	Dwelling	\$434
Multi-Family	Dwelling	\$326
Mobile Home Park	Site	\$456

Fire and Rescue Development Fee		
Land Use Type	Unit	Cost/ Unit
Single Family-Detached	Dwelling	\$603
Multi-Family	Dwelling	\$452
Mobile Home Park	Site	\$632
Retail/Commercial	1,000 sq. ft.	\$738
Office	1,000 sq. ft.	\$346
Industrial	1,000 sq. ft.	\$137
Warehouse	1,000 sq. ft.	\$66
Public/ Institutional	1,000 sq. ft.	\$264
Oil and Gas Well, per well	Wellhead	\$301

Police Development Fee		
Land Use Type	Unit	Cost/ Unit
Single Family-Detached	Dwelling	\$135
Multi-Family	Dwelling	\$102
Mobile Home Park	Site	\$142
Retail/Commercial	1,000 sq. ft.	\$165
Office	1,000 sq. ft.	\$78
Industrial	1,000 sq. ft.	\$32
Warehouse	1,000 sq. ft.	\$17
Public/ Institutional	1,000 sq. ft.	\$59
Oil and Gas Well, per well	Wellhead	\$67

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.