

Section 8. Planning and Development Services Fees

Community and Economic Development Department Fee Schedule

Make checks payable to Adams County

**Resubmittal Fee: The fees are for the initial first three reviews. A new fee of 20% of the initial fee shall be required for the next three set of reviews.*

Project Type	Description	Initial Application Fee	Resubmittal Fee* (20%)
Conceptual Review Meeting	Residential	\$400	N/A
	Non-Residential	\$600	N/A
	Oil & Gas	\$1,100	N/A
Temporary Use Permit	General	\$1,100	\$200
	Inert Fill	\$600	\$100
Special Use Permit	Residential	\$600	\$100
	Non-Residential	\$800	\$140
Conditional Use Permit	Residential	\$1,100 +400 per additional request	\$200 + \$60 per additional request
	Non-Residential	\$1,100 +600 per additional request	\$200 + \$100 per additional request
	Minor Amendments	\$600	\$100
Administrative Review Permit	Telecommunications Towers	\$1,000	\$200
	Other	\$500	\$100
Rezoning (Zoning Map Amendment)		\$1,600	\$300
Comprehensive Plan Amendment		\$1,600	\$300
Development Code Text Amendment		\$1,100	\$200
Subdivision Plat	Exemption Plat	\$750 +\$50 per additional lot (max of \$800)	\$130 + \$10 per additional lot (max of \$160)
	Preliminary Plat	\$1,400	\$260
	Final Plat and SIA	\$1,600	\$300
	Plat Correction (Residential)	\$500+ \$50 per additional lot	\$100 + \$10 per additional lot
	Plat Correction (Non-residential)	\$850+ \$100 per additional lot	\$150 + \$20 per additional lot
	Waiver from Subdivision Design	\$500	\$100
Subdivision Improvements Agreement (SIA)	Initial Review	\$500	\$100
	Amendments to Approved SIA	\$500	\$100
Development Agreement (DA)	Initial Review	\$600	\$100
	Amendments to Approved DA	\$600	\$100
Request for Release of Collateral		\$175	\$35
Planned Unit Development	Overall Development Plan	\$2,300	\$440
	Preliminary Development Plan	\$2,300	\$440
	Final Development Plan	\$2,300	\$440
	Minor Amendments	\$1,200	\$220
Special District	Application	\$500	N/A
	3 rd Party Financial Review	\$7,500 maximum	N/A
	Amendment	\$250	NA

Change in Use Permit		\$200	N/A
Planning Building Permit Review	Residential	\$40	\$8
	Non-Residential	\$130	\$26
Appeal of Administrative Decision		\$700	\$100
Areas and Activities of State Interest (AASI)	Initial Review	\$5,000 + mailing cost	\$1,000
	Amendments	\$2,000 + mailing cost	\$400
Certificate of Designation	Application	\$4,420+ \$0.10 per cubic yard/year to a max of \$8,000	\$864 + \$0.02 per cubic yard/year to a max of \$1,600
	Major Amendment	\$2,100	\$400
	Minor Amendment	\$1,100	\$200
Landscape	Inspection	\$100	N/A
	Review of Collateral	\$150	N/A
Variances	Residential	\$500 + \$100 for each additional request	\$100 + \$20 for each additional request
	Non-Residential	\$700 + \$100 for each additional request	\$140 + \$20 for each additional request
Zoning Verification Letter	General	\$150	N/A
	"Plus"	\$300	N/A
Health Dept. Land Use Review**	Level One	\$150	N/A
	Level Two	\$210	
	Level Three	\$360	
	Level Four	\$750	

*** The Adams County Health Department may be required to review certain land use applications depending on specific criteria. Adams County Staff will review each application after submittal to determine if a Health Department review is required by State Law. If a Health Department review is required, a review fee may be assessed.*

Environmental Programs Permits & Inspections

Biosolids Permit	Application	\$400	\$60
Oil and Gas AUSR Permit	Amendment	\$600	N/A
Oil and Gas Facility Permit	Application	\$2,700	\$520
	Amendment	\$2,100	\$400
Oil and Gas Facility Inspection Fee		\$358.09 per inspection per well	
Landfill Inspections		\$150	\$30
Gravel Mine Inspections		\$150	\$30
Built Environment Impact Review (Municipal Only)	External Project Review	\$100	N/A

Right-of-Way Permits

Access Permit	Single Lot Access Work Without a Permit	\$70 Double Fees	
Oversized Load Permit	One-Time Move Per Vehicle Per Route	\$100	N/A
	Annual Move Full Fleet Per Route	\$500	N/A
	Oil & Gas Moving	\$500	N/A
	Work Without a Permit	Double Fees	
Utility Permit	Permit fee	\$70	N/A
	Potholes/Utility locates	\$20 per pothole	N/A
	Trenching- Gravel/Unimproved	\$0.20 (per linear foot)	N/A
	Trenching- Paved/Improved	\$0.40 (per linear foot)	N/A
	Boring	\$0.20 (per linear foot)	N/A
	Above Ground Utilities	\$0.20 (per linear foot)	N/A
Work without a permit	Double fees		

Infrastructure Permit	Permit fee Gravel or unimproved surface Paved or improved surface Underground utilities (paved) Underground utilities (gravel) Work without a Permit	\$70 \$0.15 (per linear foot) \$0.30 (per linear foot) \$0.20 (per linear foot) \$0.40 (per linear foot) Double fees	N/A N/A N/A N/A
Right-of-Way Occupation	Permit fee Work without a permit	\$70 Double fees	N/A N/A
Right-of-Way Encroachment Agreement	Application	\$800	N/A
Memorial Sign Program	Sign fee	\$100	N/A
Roadway Vacation		\$600	\$120
Miscellaneous	Permit Reinstatement Permit Renewal Permit Transfer Request for off-hours inspection	\$100 \$100 \$100 Overtime hourly rate (3 hour minimum)	N/A N/A N/A N/A
Site Development Permits			
Floodplain Use Permit	Residential Non-Residential	\$200 \$500	\$40 \$100
Stormwater Quality Permit	Permit fee Renewal fee Transfer fee Failure to obtain a permit	\$300/year \$100/year \$100 Double permit fees	N/A N/A N/A
Clearing and Grading Permit	Permit fee Import of inert fill (Not applicable when Special or Conditional Use permit fees are applied)	\$70 \$100	N/A N/A
Development Engineering Reviews			
<i>Resubmittal Fee: the below engineering fees are for the initial first three reviews. A new fee of 20% of the initial fee shall be required for the next three set of reviews.</i>			
Traffic Impact Study	Level 1 Level 2 Level 3	\$200 \$400 \$600	\$40 \$80 \$120
Street Construction	Review fee (see street construction permit fees)	\$100	\$20
Storm Drainage Plan Only	Level 1- Storm Drainage Plan	\$100	\$20
Storm Drainage Study Only	Storm drainage study with no drainage infrastructure required	\$300	\$60
Storm Drainage Study and Plans	0-5 acres 5-25 acres >25 acres	\$1,000 \$2,500 \$7,500	\$200 \$500 \$1,500
Miscellaneous Fees			
Conservation Plan Permit		\$150	\$30
Land Survey Plat Deposit		\$10/per page	N/A
Seismic Study		\$40 + \$20 per vibration spot	\$8 + \$4 per vibration spot
Marijuana Licensing Fees			
Retail Marijuana Business	Initial Application Renewal	\$15,000 \$15,000	N/A N/A
Mobile Premises	Initial Application/Renewal	\$1,000/each	N/A
Change of Location		\$15,000	N/A
Modification of Premises		\$5,000	N/A
Change of Ownership		\$5,000	N/A

Building Permit				
Building Permit fees are based on the value of the improvements being constructed. Please contact the E-Permit Center for more information.				
Oil and Gas Fee Schedule Road Impact and Maintenance Fee Schedule				
Fresh Water Pipeline	Produced Water Pipeline	Water Pipeline	West	East
Per Pad Fees				
N/A	N/A	N/A	\$753	\$1,767
Per Well Fees				
-	-	-	\$36,523	\$61,827
Yes	-	-	\$35,034	\$61,122
-	-	Yes	\$21,112	\$37,781
-	Yes	-	\$20,227	\$38,019
Yes	-	Yes	\$19,623	\$37,076
Yes	Yes	-	\$18,738	\$37,313
-	Yes	Yes	\$4,816	\$13,973
Yes	Yes	Yes	\$3,327	\$13,268

Policy Regarding Fee Waiver Requests:

A request for a fee waiver may be submitted to the Director of Community and Economic Development under certain circumstances. To be eligible for consideration of a fee waiver, one or more of the following criteria must be satisfied:

- The request for fee waiver is submitted by an applicant that is a governmental entity or quasi-governmental entity that provides a similar fee waiver process to other governmental entities or quasi-governmental entities, including Adams County
- The health, safety, or general welfare of the public is protected and promoted by granting the fee waiver; or,
- The fee waiver corrects an error by the County in the administration of the Development Standards and Regulations

The Director of Community and Economic Development shall evaluate and refer the fee waiver request to the Adams County Executive Leadership Team, which shall provide authorization to the Director to administer the fee waiver upon request.

Section 9. Traffic Impact Fees

Traffic Impact Fees – West Service Area	
Land Use Types	Impact Fee Charged
Residential (square feet of finished living space)	
900 or less	\$2,700
901 to 1,300	\$3,910
1,301 to 1,800	\$4,769
1,801 to 2,400	\$5,639
2,401 or more	\$6,371
Non-Residential (per 1,000 square feet of floor area)	
Retail	\$6,089
Office/Service	\$2,555
Industrial	\$1,031
Traffic Impact Fees – East Service Area	
Land Use Types	Impact Fee Charged
Residential (square feet of finished living space)	
900 or less	\$2,906
901 to 1,300	\$3,629
1,301 to 1,800	\$4,143
1,801 to 2,400	\$4,665
2,401 or more	\$5,009
Non-Residential (per 1,000 square feet of floor area)	
Retail	\$4,436
Office/Service	\$1,862
Industrial	\$751