



Community & Development Services Department Additional Fees

215 Comanche Street
P.O. Box 7
Kiowa, CO 80117

*Effective March 12, 2021

Impact Fees

- Residential

	ADU	Multi-Family	Average Single-Family*	Large Single-Family**
Parks & Recreation	\$249	\$391	\$472	\$577
Public Facilities	\$335	\$589	\$639	\$759
Sheriff	\$377	\$610	\$719	\$861
Transportation	\$2,673	\$3,834	\$4,838	\$5,442
Total	\$3,634	\$5,424	\$6,668	\$7,639

*Average is 2,600 or less square feet of finished floor space.

**Large is 2,601 or more square feet of finished floor space.

- Non-residential (per 1,000 square feet of floor area)

	Warehouse / Storage/ Agricultural	Industrial/ Manufacturing	Office & Other Services	Retail/ Restaurant
Public Facilities	\$234	\$467	\$789	\$1,355
Sheriff	\$285	\$546	\$938	\$1,625
Transportation	\$628	\$1,791	\$3,517	\$5,453
Total	\$1,147	\$2,804	\$5,244	\$8,433

- To determine the appropriate non-residential development category, answer these three questions:

1. Does the proposed development produce a good (e.g. manufacturing) or provide support services related to goods production (e.g. warehousing, trucking, heavy construction equipment)? If yes, then Warehouse/Storage/Agricultural for uses with lower ADT (average daily traffic) and Industrial/Manufacturing for uses with higher ADT per thousand square feet of floor area.
 2. Does the proposed development sell merchandise, food, or drinks? If yes, then Retail/Restaurant.
 3. Does the proposed development provide services to businesses or people? If yes, then Office & Other Services. This category has mid-range ADT per thousand square feet of building area and can be used for all other uses that don't qualify as either goods production or selling a product.
- Warehouse/Storage/Agriculture includes prior categorizations of mini-warehouse and warehousing/storage.
 - Office & Other Services includes prior categorizations of bank; office, medical/dental/vet.; day care center; churches; office, general; and hotel/motel (per room).
 - Retail/Restaurant includes prior categorizations of commercial/retail; restaurant, fast food; convenience store; and restaurant, sit down.
 - Elbert County Government, Elbert County Fire Departments, and Schools are exempt from impact fees.



Community & Development Services Department Additional Fees

215 Comanche Street
P.O. Box 7
Kiowa, CO 80117

*Effective March 12, 2021

Land Dedications

Open Space/Land Dedication

- Developments of 80 acres or less are required to pay cash-in-lieu rather than dedicate land. For subdivisions less than 80 acres, regardless of lot size, the funds will be payable to the County based upon the following schedule:
 - One additional lot: 4% of incremental value with a minimum of \$2,000 as a condition of approval
 - More than one additional lot: 10% of incremental value for each lot with a minimum of \$5,000
- For subdivisions more than 80 total acres with individual lots size of 10 acres or more:
 - The developer has the option to follow current regulations with respect to the dedication of open space to the County, or elect to follow these cash-in-lieu of open space requirements
 - If the cash-in-lieu of open space option is selected, the funds will be payable to the County based upon 10%
- Cash-in-lieu of open space may be calculated based upon documentation from a licensed appraisal, current within 6 months of approval, and payable at the time of recordation of the final plat. In no cases, will the value be less than stated above. OR
- The developer may enter into a recorded cash-in-lieu of open space agreement with the County which will include a recorded notation on the minor/final plat to document the cash-in-lieu of open space fee to be paid at the time of first sale, based upon actual sale price, of each newly created lot. Upon payment of the cash-in-lieu of open space, a partial release will be provided by CDS.
 - Cash-in-Lieu Formula = (Appraised Value of total acreage based upon approved Preliminary Plat or proposed Final Plat) x 10% (if creating more than 1 new lot)
- Examples:
 - When subdividing 1 lot into 2 total lots, 4% cash-in-lieu fee applies. If creating additional lots at a later time, then current cash-in-lieu fee applies at time of recordation. A note will need to be added to the plat of the first subdivide.
 - For example, one new lot valued at \$165,000: $(\$165,000)(0.04) = \$6,600$
 - Subdivisions creating more than 1 new lot, 10% cash-in-lieu fee applies for each new lot.
 - Example: Assuming vacant land is subdivided into 4 lots and each individual lot has a value of \$165,000: (Note: if there is an existing home that lot is excluded)
 - Improved appraised value (1 Lot) \$165,000
 - Multiplied by 10% (0.1)
 $(\$165,000.00)(0.1) = \$16,500.00$ (1 Lot)
 $\$16,500(4) = \$66,000$ (4 Lot Vacant Subdivision)
- Cash-in-Lieu or land dedication as negotiated by the applicant with the appropriate entity for:
 - Schools; Fire Protection Districts; and Parks Districts

Accessory Enclosure—Containers

- Registration \$125.00
- Fine for unregistered after grace period
\$250.00 - \$1,000.00

See Article V.E.3 of the Elbert County Zoning Regulations for additional details.

3rd Party Professional Review

When using an outside consultant for plan review, all application fees may also be assessed a 10% administrative cost to cover the County's costs of handling unless otherwise noted.

Zoning Violation

- A fine of not more than \$100, or by imprisonment in the County Jail for not more than 10 days, or by both such fine and imprisonment pursuant to Section 30-28-124(1), C.R.S.
- A civil penalty in an amount not less than \$500 nor more than \$1,000 and a continuing penalty not to exceed \$100 per day pursuant to Section 30-28-124.5, C.R.S.