City of Louisville
COLORADO • SINCE 1878

*Community Development*
*749 Main Street Louisville, CO 80027 303.335.4584 building@louisvilleco.gov*

# How to Calculate Building Fees for a Commercial Tenant Finish

A. Building Fee: Based off total Valuation which includes: Materials, Labor, & Profit

| **TOTAL VALUATION** | **FEES** |
|---|---|
| $0.00 to $500.00 | $28.00 except as provided in Sec. 15.04.060.14(e)LMC for residential permits |
| $500.01 to $2,000.00 | $28.00 for the first $500.00 plus $4.00 for each additional $100.00 or fraction thereof, to and including $2,000.00. |
| $2,000.01 to $25,000.00 | $82.00 for the first $2,000.00 plus $16.00 for each additional $1,000.00 or fraction thereof, to and including $25,000.00. |
| $25,000.01 to $50,000.00 | $400.00 for the first $25,000.00 plus $12.00 for each additional $1,000.00 or fraction thereof, to and including $50,000.00. |
| $50,000.01 to $100,000.00 | $700.00 for the first $50,000.00 plus $8.00 for each additional $1,000.00 or fraction thereof, to and including $100,000.00. |
| $100,000.01 to $500,000.00 | $1000.00 for the first $100,000.00 plus $6.00 for each additional $1,000.00 or fraction thereof, to and including $500,000.00. |
| $500,001.00 to $1,000,000.00 | $4000.00 for the first $500,000.00 plus $5.00 for each additional $1,000.00 or fraction thereof, to and including $1,000,000.00. |
| $1,000,000.01 and up | $6000.00 for the first $1,000,000.00 plus $4.00 for each $1,000.00 or fraction thereof. |

B. Plan review (in house) is 65% of building fee (from Building Fee Table above)

C. Impact Fees: Square footage (see breakdown of fees for categories below) - Nonresidential: Fee is calculated per square foot. Fees will be charged with the 1st tenant after the Core & Shell or at the time of the New Build when the tenant is known.

| *Use Category* | *Library* | *Parks & Trails* | *Transportation* | *Total Fee* |
|---|---|---|---|---|
| **Residential (per unit)** | | | | |
| Single Family | | | | |
| 1,100 sq. ft. of finished floor area or less* | $68.00 | $3,762.06 | $2,085.41 | **$5,915.47** |
| 1,101 to 1,400 | $92.00 | $5,057.30 | $2,642.55 | **$7,791.85** |
| 1,401 to 1,700 | $111.00 | $6,132.54 | $3,087.76 | **$9,331.30** |
| 1,701 to 2,000 | $127.00 | $7,011.22 | $3,460.05 | **$10,598.27** |
| 2,001 or more | $149.00 | $8,233.57 | $3,972.95 | **$12,355.52** |
| Multi-Family | | | | |
| 750 or less | $46.00 | $2,516.28 | $1,425.42 | **$3,987.70** |
| 751 to 900 | $67.00 | $3,689.17 | $2,068.49 | **$5,824.66** |
| 901 to 1,050 | $85.00 | $4,690.21 | $2,611.31 | **$7,386.52** |
| 1,051 or more | $110.00 | $6,083.08 | $3,366.32 | **$9,559.40** |
| **Nonresidential (per square foot)** | | | | |
| Commercial | $0.00 | $0.00 | $4.03 | **$4.03** |
| Office | $0.00 | $0.00 | $1.75 | **$1.75** |
| Institutional | $0.00 | $0.00 | $2.43 | **$2.43** |
| Industrial | $0.00 | $0.00 | $0.60 | **$0.60** |

***Square footage of residential floor area is determined in accordance with the definition of floor area set forth in Section 3.18.030 and any administrative rules adopted pursuant to chapter Section 3.18.110 of the Code.**

D. Water Tap Fee: See Tap Fee Calculation Form—***Only if a larger tap is needed***
   Contact Public Works for more information: 303-335-4608
E. Sewer Tap Fee: See Tap Fee Calculation Form—***Only if a larger tap is needed***
   Contact Public Works for more information: 303-335-4608
F. Boulder County Use Tax: 1.185% of 50% of Total Valuation
G. City of Louisville Use Taxes: 3.775% of 50% of Total Valuation
H. Fire Department Fee
   Contact Fire Department for more information: 303-666-8809

| **Example: Commercial Tenant Finish Permit Fees** | | | |
|---|---|---|---|
| **Valuation:** | | **$1,000,000** | |
| Building Permit Fees (See A) | | $6,500 | |
| Plan Review Fee (See B) | | $4,225 | |
| Impact fees: (See C) | | | |
| Office | | $0.00 | Only for a change in use |
| Water Tap Fees: (See D) | | $0.00 | Only for a larger tap size |
| Sewer Tap Fees: (See E) | | $0.00 | Only for a larger tap size |
| Boulder County Use Tax (See F) | | $5,925 | |
| City of Louisville Use Tax (See G) | | $18,875 | |
| Fire Department Fee (See H) | | $665 | *Base fee, additional fees may be assessed |
| **TOTAL BUILDING FEES** | | **$36,190** | |
| These fees are for an estimate only. *There may be additional development or land use fees and public improvement costs. (Planning Department: 303-335-4592)* | | | |

| **Other Inspections and Fees:** | | | |
|---|---|---|---|
| **Item** | **Description** | **Cost** | **Note** |
| **1.** | Inspection Outside of Normal Business Hours | $200.00 per hour | Minimum charge: 2 hours |
| **2.** | Re-Inspection Fees Assessed | $200.00 per hour | |
| **3.** | Replace of Lost Permit/Inspection Card | $150.00 | |
| **4.** | Administration Fee for Permit Refund | $75.00 | |
| **5.** | Temporary Certificate of Occupancy | $175.00 | |
| Additional administrative/overhead costs required as noted in Plan Review and Administration Fees Table. | | | |

| **Plan Review and Administration Fees:** | | | |
|---|---|---|---|
| **Item** | **Description** | **Cost** | **Note** |
| **1.** | Administrative/Overhead Costs of Outside Consultant Plan Reviews | 20% of the building permit fee | |
| **2.** | Plan Review for Phased Building Permit | 100% of the building permit fee after issuance | |
| **3.** | Additional Plan Review Fee After Permit is Issued | $120.00 per hour | Minimum charge: 1 hour |
| **4.** | Work without a permit—1st Offense | x2 Permit Fee | Minimum Fee: $200.00 |
| **5.** | Work without a permit—2nd Offense (within 12 months) | x4 Permit Fee | Minimum Fee: $400.00 |