City of Louisville
COLORADO • SINCE 1878

Community Development
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How to Calculate Building fees for New Commercial Buildings

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.

Table A

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 and Irrigation Tap Fees: See Tap Fee Calculation Form
   Contact Public Works for more information: 303-335-4608
E. Sewer Tap Fee: See Tap Fee Calculation Form
   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 Fees:
   Contact Fire Department for more information: 303-666-8809
I. Site Improvements: Use Taxes paid on 50% of the Total Site Improvement Valuation

Example: New Commercial Permit Fees			
Valuation:		**$2,000,000**	
Building Permit Fees (See A)		$10,000	
Plan Review Fee (See B)		$6,500	
Impact fees: (See C)			
Office		$23,520	14,000 square feet: ($1.68 x 14,000) = 67,200
Water Tap Fees: (See D)		$214,000	*Based on 1-1/2" water tap, actual fees are based on projected water demand
Irrigation Tap Fees: (See D)		$95,300	*Based on 1" irrigation tap, actual fees are based on projected water demand
Sewer Tap Fees: (See E)		$18,400	*Based on 1-1/2" sewer tap, actual fees are based on projected demand
Boulder County Use Tax (See F)		$11,850	
City of Louisville Use Tax (See G)		$37,750	
Fire Department Fee (See H)		$1,680	*Base fee for 1-15,000sf, additional fees assessed based on fire suppression needs
Site Improvement Fees (See I)		$6,200	*Based on a Site Improvement Valuation of $250,000
TOTAL BUILDING FEES		**$425,200**	
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	$125.00 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