City of Louisville
COLORADO • SINCE 1878

Community Development
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How to Calculate Building fees for New Residential Homes

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: Fee depends on the square footage of the new build (see below).

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 (An Irrigation Tap Fee may also be required)
   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 Fee: Only if a sprinkler system is included—in which case water tap would be 1”
   Contact the Fire Department for more information: 303-666-8809

Example: New Residential Build Permit Fees			
Valuation:		**$800,000**	*Assuming 2,400SF
Building Permit Fees (See A)		$5,500	
Plan Review Fee (See B)		$3,575	
Impact fees: (See C)			
Single Family		$10,173	First 500 square feet exempt; for more information see Impact Fee handout.
Water Tap Fees: (See D)		$53,500	Based on 3/4” tap size
Sewer Tap Fees: (See E)		$4,600	
Boulder County Use Tax (See F)		$4,740	
City of Louisville Use Tax (See G)		$15,100	
Fire Department Fee (See H)		$0.00	
TOTAL BUILDING FEES		**$97,188**	
These fees are for an estimate only. Final fees will be calculated once the permit is approved.			

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