

Huerfano County
 Land Use Department
 400 Main Street, Suite B
 Walsenburg, Colorado 81089
 719-738-1220 ext. 103

**HUERFANO COUNTY
 FEE STRUCTURE
 SECTION 11.00**



TABLE OF CONTENTS

<u>Section</u>	<u>Title</u>	<u>Page</u>
11.01	INTRODUCTION	11-1
11.02	GENERAL PROVISIONS	11-1
11.02.01	Conditions of Fee Payment	11-1
11.02.02	Fee Requirement and Exemptions.....	11-1
11.02.03	Amendments to the Fee Structure	11-1
11.02.04	Negotiated Fees	11-2
11.02.05	Repeal.....	11-2
11.03	FEE STRUCTURE.....	11-2

Huerfano County
Land Use Department
400 Main Street, Suite B
Walsenburg, Colorado 81089
719-738-1220 ext. 103

HUERFANO COUNTY FEE STRUCTURE SECTION 11.00



TABLE OF CONTENTS

Section

Title

Page

This page left intentionally blank.

**HUERFANO COUNTY
FEE STRUCTURE
SECTION 11.00**



11.01 INTRODUCTION

This Section establishes fees to be paid to Huerfano County for the anticipated and projected cost of processing applications for proposed land use changes. Also included are procedures for negotiating fees, fee exemptions, supplemental fees and modifications to and amendments of this Fee Structure.

11.02 GENERAL PROVISIONS

11.02.01 Conditions of Fee Payment

No applications for land use changes requiring a fee as established by this Section will be accepted by any employee, agent, board or commission of Huerfano County for processing without payment of the required application fees. All fees are payable to the order of Huerfano County in the form of cash, check, money order, or credit card. Fee payments that do not clear due to insufficient funds shall cause all processing and review of an application to be halted immediately, and such processing and review shall not continue until proper payment has been made to Huerfano County.

All fees paid are non-refundable, except that refunds shall be made to applicants who provide written notification to the County Planner of a withdrawal of an application prior to its initial consideration by the Planning Commission or Board of Adjustment, or if no Planning Commission or Board of Adjustment review is required, its initial hearing before the Board of County Commissioners.

11.02.02 Fee Requirement and Exemptions

The fees included in this Section shall be paid by all applicants requesting or proposing land use changes requiring payment of an application fee as listed herein, with the following exceptions:

1. All Huerfano County departments, agencies, boards and commissions are hereby declared to be exempt from the payment of fees otherwise required herein.
2. Upon written request of a public agency or a not-for-profit applicant to the Board of County Commissioners requesting an adjustment to or an exemption from any of the fees contained herein, and a statement of the reasons why such fee change or waiver should be granted, the Board of County Commissioners shall consider the matter at a regularly scheduled meeting and only grant such requests in cases where the characteristics of the application would cause the established application fees to represent an unreasonable burden upon the applicant.

11.02.03 Amendments to the Fee Structure

The Board of County Commissioners may, at its discretion, modify, eliminate or add to the fees listed herein, subject to publication of notification of a public hearing on such proposed changes no less than thirty (30) days in advance of such hearing, except when no State statute requires such notification period, in which case the public hearing shall be advertised no less than ten (10) days prior to the public hearing.

**HUERFANO COUNTY
 FEE STRUCTURE
 SECTION 11.00**



11.02.04 Negotiated Fees

Applications for proposed land use changes of large scale, complexity, or likely to produce substantial on- or off-site physical, natural resource, social or economic impacts may require special review by engineering, technical, scientific and other expert personnel not normally employed on a regular basis by Huerfano County. When, in the judgment of the County Staff, such independent expert review and analysis of an application is required, staff will estimate the cost of such complex application which shall be added to the application fees contained herein and charged to the applicant. Payment of such supplemental fees by the applicant to Huerfano County shall be a precondition for the granting of all permits or approvals requested by the applicant requiring independent expert review or analysis.

In addition, applications for proposed land use changes requiring legally mandated State of Colorado or Federal agency reviews by agencies charging permitting costs or fees for such review services shall be assessed supplemental fees in the amount of such charges incurred by Huerfano County, if those fees are not independently charged to and paid for by the applicant. Such supplemental fees shall be paid by the applicant to Huerfano County or to the assessing agency as a precondition for the granting of all required permits or approvals.

11.02.05 Repeal

Fees, fee provisions and fee structures contained in prior regulations and resolutions adopted by the Board of County Commissioners and inconsistent with the fees and fee structure contained in this Section are hereby repealed to the extent of such inconsistencies only.

11.03 FEE STRUCTURE

Comprehensive Plan or Text Amendment.....\$200.00

Zoning Related Application:

- 1. Zoning Text or Map Amendment\$200.00
- 2. Rezoning, base fee.....\$300.00
 - and 0 to 100 acres.....\$5.00/acre
 - 101 to 320 acres\$4.00/acre
 - 321 to 640 acres\$3.00/acre
 - 641 to 1,000 acres\$2.00/acre
 - Over 1,000 acres..... Negotiated
- 3. Conditional Use Application / New and Amended\$150.00

HUERFANO COUNTY
FEE STRUCTURE
SECTION 11.00



- 4. Conditional Use Application / Manufactured Home Park or Campground, base fee.....\$300.00
 and per space\$5.00
- 5. Conditional Use Application / Uranium Exploration and DevelopmentNegotiated, \$1,000.00 minimum
- 6. Conditional Use Application / Oil & Gas Exploration and Development Pursuant to Resolution No. 09-03
 - Oil & Gas Major Facility\$3,000.00
 - Major Administration.....\$1,500.00
 - Oil & Gas Minor\$1,300.00
 - Minor Administration.....\$650.00
 - Pre-Application Conference.....\$25.00
- 6. Variance Application\$75.00
- 7. Sign Permit, base fee\$50.00
 and per square foot, over 50 square feet per side\$0.50
- 8. Temporary Use Permit.....\$50.00
- 9. Building Permit..... Refer to Resolution No. 10-30
Building permits expire one year from the date of issuance.
- 10. Building Permit Renewal.....\$50
Building permits may be renewed up to two (2) times at the rate of \$50, and all renewal applications must be received at least thirty (30) days prior to the expiration date of the building permit. After two (2) renewals or renewal after the permits has expired , renewals will be assessed for the remainder of work to be completed, based upon the Huerfano County Fee Structure in place at that time.

PUD and non-PUD Subdivision and Plat Related Applications

- 1. Sketch Plan, base fee\$150.00
 - and 0 to 25 dwelling units\$2.00/DU*
 - 26 to 100 dwelling units\$1.50/DU
 - over 100 dwelling units.....\$1.00/DU
- 2. Preliminary Plan, base fee\$300.00
 - and 0 to 25 dwelling units\$4.00/DU
 - 26 to 100 dwelling units.....\$3.00/DU

HUERFANO COUNTY
FEE STRUCTURE
SECTION 11.00



over 100 dwelling units.....\$2.00/DU

* *DU = Dwelling unit as defined under "General Land-Use Definition" of County Resolution 12-15.*

- 3. Final Plat (excluding recording fees).....\$300.00
- 4. Fees for commercial and industrial subdivisions and portions thereof shall be calculated with the same base fees as above, plus a conversion of one thousand (1,000) square feet of finished building area equivalent to one (1) dwelling unit.
- 5. Plat Amendments, base fee.....\$150.00
 - and 0 to 100 acres.....\$1.00/acre
 - 101 to 500 acres\$0.50/acre
 - over 500 acres Negotiated
- 6. Plat Corrections\$100.00
- 7. Vacating of Plats, Rights-of-Way, Easements.....\$200.00
- 8. Subdivision Exemption Applications\$150.00
- 9. PUD Development Plan Applications, base fee\$300.00
 - and 10 percent (10%) of rezoning acreage fee

Matters of Local Concern and State Interest

H.B. 1041 Development Permits.....Negotiated, \$200.00 minimum

Other Actions

- 1. Vested Property Rights Development Agreements\$250.00
- 2. Rehearings of Denied Applications\$250.00