



**BOARD OF COUNTY COMMISSIONERS  
OF GUNNISON COUNTY  
RESOLUTION NO. 22- 21**

**A RESOLUTION ADOPTING AN AMENDED SCHEDULE OF FEES FOR THE  
COMMUNITY DEVELOPMENT DEPARTMENT PERMIT APPLICATIONS**

**WHEREAS**, pursuant to the Gunnison County *Land Use Resolution*, the *International Building Code*, and the Gunnison County *Onsite Wastewater Treatment System Regulations*, the Board of County Commissioners is authorized to set and amend the Community Development Department's permit application fees in order to compensate the County for the cost of review and processing of permit applications;

**WHEREAS**, Community Development staff has provided the Board of County Commissioners a cost and revenue analysis in a report dated March 7, 2022 titled "Community Development Fees." The report includes analysis of the fees for land use change permits, building permits, and onsite wastewater treatment system permits;

**WHEREAS**; Section 3-109: C. *Application and Review Fees* of the Gunnison County *Land Use Resolution* states: "In order to compensate the County for the cost of reviewing and processing applications for land use change permits, each applicant shall pay the fees, as shown in a schedule of fees charged for permits issued by the Community Development Department, adopted and amended from time to time by the Board. The fee schedule is designed to make the amount of the fee proportional to the amount of expense likely to be incurred by the County in reviewing and processing the application[;]" and

**WHEREAS**, the Gunnison County Board of Commissioners in Resolution No. 17-23 recorded in the office of the Gunnison County Clerk and Recorder did adopt the 2015 editions of the "International Building Code," the "International Residential Code," the "International Mechanical Code," the "International Fuel Gas Code," and the "International Energy Conservation Code," with amendments including adoption of Section R108.3 Building Permit Valuations in the "International Residential Code" which enables the adoption of a regional permit fee multiplier based on local cost of construction.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Gunnison County, Colorado, that:

1. The Community Development Department amended Fee Schedule for specific land use change permit applications is hereby adopted and attached as Exhibit A hereto.
2. The Community Development Department amended Fee Schedule for onsite wastewater treatment systems regulations is hereby adopted and attached as Exhibit B hereto.
3. All Community Development Department fees shall be reviewed at the end of every three years by Community Development Department staff to ensure that the costs of development are adequately compensated by the Fee Schedule.



4. A regional cost multiplier as allowed and described by the adopted International Residential Code is adopted. The regional cost multiplier for Gunnison County is 2.8.
5. The regional cost multiplier for building permit fees shall be reviewed at the end of every three years to ensure that it is accurate and reflects current construction market conditions and development review costs.
6. The Community Development Department Fee Schedules for Land Use Change permit applications and onsite wastewater treatment permit applications shall be adjusted annually, based upon the for Denver-Aurora-Lakewood Consumer Price Index (CPI) as published by the U.S. Bureau of Labor Statistics or the cost of living allowance (COLA) increase administered by Gunnison County for staff compensation. The fees shall be modified by either CPI or COLA, whichever is greater.

**THIS RESOLUTION AND THE APPROVAL GRANTED HEREBY** shall not be effective unless and until a copy is recorded in the Office of the Clerk and Recorder of Gunnison County.

**INTRODUCED** by Commissioner Mason, seconded by Commissioner Smith and passed on this 3<sup>rd</sup> day of May, 2022.

**BOARD OF COUNTY COMMISSIONERS**

  
Jonathan Houck,  
Chairperson

  
Roland Mason,  
Commissioner

  
Elizabeth Smith,  
Commissioner

**ATTEST:**

  
Deputy County Clerk



**GUNNISON COUNTY LAND USE CHANGE FEE SCHEDULE/ PERMIT FEES**  
 Adopted by the Gunnison County Board of Commissioners January 24, 2000, amended May 3, 2022  
 and adjusted annually per BOCC Resolution 2022-21

**TYPE OF LAND USE**

**FEE**

**Website: <https://www.gunnisoncounty.org/144/Community-and-Economic-Development>**  
**Email: [planning@gunnisoncounty.org](mailto:planning@gunnisoncounty.org)**

\*Not all permit applications are required to be reviewed by all agencies; unique circumstances of a parcel or of a proposed land use change or activity may require additional expert review; charges are imposed only when those reviews are required.

<p><b>ADMINISTRATIVE REVIEW</b></p>	<ul style="list-style-type: none"> <li>• \$1,018</li> <li>• Publication Fees for public notices (if required)</li> </ul>
<p><b>MINOR IMPACT:</b>                  Any or all of the following, as applicable:</p> <ul style="list-style-type: none"> <li>• Public Works review:*</li> <li>• Environmental Health Office review:*</li> <li>• Colorado Geologic Survey Review:*</li> <li>• Consulting engineer's review:*</li> </ul>	<ul style="list-style-type: none"> <li>• \$2,700</li> <li>• \$679</li> <li>• \$110</li> <li>• Base fees + per hour fee as necessary, assessed by that agency</li> <li>• Base fees + per hour fee as necessary;</li> <li>• Publication Fees for public notices</li> </ul>
<ul style="list-style-type: none"> <li>• Minor subdivision:</li> </ul>	<ul style="list-style-type: none"> <li>• \$65/lot upon permit approval</li> <li>• Actual costs of plat recording</li> </ul>
<ul style="list-style-type: none"> <li>• Minor commercial or industrial space</li> </ul>	<ul style="list-style-type: none"> <li>• \$120/1,000 square feet of building; \$305/acre when no structure is involved</li> </ul>
<ul style="list-style-type: none"> <li>• Minor mining operation:</li> </ul>	<ul style="list-style-type: none"> <li>• \$305/affected acre + \$305/1,000 square feet of building space</li> </ul>
<ul style="list-style-type: none"> <li>• Road design to serve exempt subdivisions</li> </ul>	<ul style="list-style-type: none"> <li>• \$65/per dwelling unit to be served by the proposed road (If more than one dwelling unit is allowed by covenant or other similar means, total fee is based upon total #of dwelling units); additional fees may also be required for additional review by the Public Works Department</li> </ul>
<ul style="list-style-type: none"> <li>• Development Improvement Agreement*</li> </ul>	<ul style="list-style-type: none"> <li>• \$500</li> </ul>
<p><b>MAJOR IMPACT:</b></p>	
<p><b>SKETCH PLAN:</b>                  Payment is to be made at time of submittal:</p> <ul style="list-style-type: none"> <li>• Major Impact Subdivision:</li> <li>• Major Impact Commercial or Industrial space:</li> <li>• Major Mining operation:</li> <li>• Public Works review:*</li> <li>• Environmental Health Office review:*</li> <li>• Colorado Geologic Survey Review:*</li> <li>• Consulting engineer's review:*</li> </ul>	<ul style="list-style-type: none"> <li>• \$4,000</li> <li>• + Publication Fees for public hearing(s) notice(s), and:</li> <li>• \$65/lot</li> <li>• \$120/1,000 square feet of building space; \$305/acre when no structure is involved</li> <li>• \$305/surface-disturbed acres + \$305/1,000 square feet of building space</li> <li>• \$882</li> <li>• \$110</li> <li>• Base fees + per hour fee as necessary, assessed by that agency + per hour</li> <li>• Base fees + per hour fee as necessary, assessed by</li> </ul>



Exhibit A

<p><b>PRELIMINARY PLAN:</b> Payment to be made at time of submittal:</p> <ul style="list-style-type: none"> <li>Major Impact Subdivision:</li> <li>Major Impact Commercial or Industrial space:</li> <li>Major Mining operation:</li> </ul> <p>Additional fees, as required for specific plans:</p> <ul style="list-style-type: none"> <li>Public Works review:*</li> <li>Environmental Health Office review:*</li> <li>Colorado Geologic Survey Review:*</li> <li>Consulting engineer's review:*</li> </ul>	<ul style="list-style-type: none"> <li>\$5,400</li> <li>+ Publication Fees for public hearing(s) notice(s) and: \$120/lot</li> <li>\$245/1,000 square feet of building space; \$400/acre when no structure is involved</li> <li>\$420/surface-disturbed + \$305/1,000 square feet of building space</li> <li>\$1,696</li> <li>\$305</li> <li>Base fees + per hour fee as necessary, assessed by that agency</li> <li>Base fees + per hour fee as necessary</li> </ul>
<p><b>FINAL PLANS:</b> Payment to be made at time of submittal:</p> <ul style="list-style-type: none"> <li>Final plan that requires a Development Improvement agreement</li> <li>Final plan that does not require a Development Improvement Agreement</li> <li>If subdivision, plat recording</li> </ul>	<ul style="list-style-type: none"> <li>\$850</li> <li>\$500</li> <li>\$480</li> <li>Actual costs of plat recording</li> </ul>
<p><b>Final plat, condominiums and townhomes:</b></p>	<ul style="list-style-type: none"> <li>\$120 + costs of plat recording (no additional application submittal fee)</li> </ul>
<p><b>Minor amendments to previously approved Sketch or Preliminary plans</b>, including time extensions. If found to be a significant amendment, the fee will be applied toward the applicable new Sketch or Preliminary Plan fee.</p>	<ul style="list-style-type: none"> <li>\$500</li> </ul>
<p><b>Appeal of Staff Decision to Planning Commission:</b></p>	<ul style="list-style-type: none"> <li>\$500</li> </ul>
<p><b>OTHER RELATED GENERAL LAND USE FEES</b></p>	
<p><b>Lot Cluster Agreement</b></p>	<p>\$1,018 + costs of recording of agreement</p>
<p><b>Long Term Camping Permit</b></p>	<p>\$300</p>
<p><b>Outdoor Vending Permit</b></p>	<p>\$300</p>
<p><b>Street name change:</b></p>	<p>\$120 + actual costs of public hearing notice and replat recording</p>
<p><b>Special Events Permit:</b></p>	<p>\$200</p>
<p><b>Sign Permit</b></p>	<p>\$500</p>
<p><b>Sign Waiver Application</b></p>	<p>\$1,018</p>

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Exhibit B

<b>Gunnison County Onsite Wastewater Treatment System Regulations                      Fee Schedule</b> Adopted by the Gunnison County Board of Commissioner on May 3, 2022 at Resolution No. 2022-21 and adjusted annually per that Resolution.			
	NEW SYSTEM	REPAIR	ALTERATION OR EXPANSION
<b>THREE OR LESS BEDROOMS:</b>			
Single family residential	\$986, includes two inspections. Additional inspections \$210 each.	\$609, includes two inspections. Additional inspections \$210 each. \$345, tank repair/replacement only, includes one inspection.	\$763, includes two inspections. Additional inspections \$210 each.
<b>FOUR OR MORE BEDROOMS:</b>			
1. Single family residential 2. Multiple family residential	\$986, includes two inspections. Additional inspections \$210 each. \$986 per dwelling unit, includes two inspections. Additional inspections \$210 each.	\$609, includes two inspections. Additional inspections \$210 each.	\$763, includes two inspections. Additional inspections \$210 each.
<b>COMMERCIAL:</b>			
	\$1,085, includes two inspection. Additional Inspection \$210 each.	\$609, includes two inspections. Additional inspections \$210 each.	\$609, includes two inspections. Additional inspections \$210 each.
<b>OTHER:</b>			
Site inspection for Land Use Change Permit application review	\$235 per inspection, includes inspection and report.	N/A	N/A
Variance request and appeal of denial through Environmental Health Board review	\$1,447 per variance and appeal application	N/A	N/A
Review of Application for Transfer of Title Acceptance Document	\$60, if application is incomplete, fee will be charged again upon resubmission	N/A	N/A

Other Related Fees	
System Cleaner <i>New</i> license fee	\$60
System Cleaner Annual <i>Renewal</i> license fee	\$40
System Installer <i>New</i> license fee	\$100
System Installer Annual <i>Renewal</i> license fee	\$40
State Surcharge Fee At Issuance of Permit	\$20
Renewable Permit Fee	\$50

