

SOUTHEAST METRO STORMWATER AUTHORITY  
acting by and through  
SEMSWA WATER ACTIVITY ENTERPRISE

RESOLUTION 13-25

Approval of an Amendment to the Fee Schedule for Review, Permit, and other Related Services  
adopted pursuant to Resolution 10-18 and Amended by Resolutions 10-51 and 12-24

WHEREAS, the Southeast Metro Stormwater Authority (SEMSWA) adopted Resolution 10-18 in regard to a Fee Schedule for review, permit and other related SEMSWA services and adopted Amendments to the Fee Schedule by Resolutions 10-51 and 12-24; and

WHEREAS, SEMSWA has performed an analysis of the cost of performing review and permitting services; and

WHEREAS, in accordance with the Board's desire to have a consistent, equitable and fair fee schedule, based on that analysis, SEMSWA has determined to update the Fee Schedule to consolidate fee categories; and to add a fee for review of Water Control Plans based on the level of effort required to review them by SEMSWA staff; and to revise the Annual GESC permit fee for Parks & Metro Districts and GESC Low Impact review and permit fees to be more consistent with the level of effort required to complete them; and to reflect a new Annual Floodplain Development Permit fee for no-impact projects.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Board of Directors of SEMSWA acting by and through SEMSWA Water Activity Enterprise hereby approves and adopts the attached Amended Fee Schedule for review, permit and other related services.
2. The Executive Director is authorized and directed to implement the Amended Fee Schedule as of August 1, 2013 for services in which payment of a fee is required.

SOUTHEAST METRO STORMWATER AUTHORITY  
acting by and through  
SEMSWA WATER ACTIVITY ENTERPRISE

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson

Resolution 13-25  
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APPROVED AS TO FORM:  
Attorney for  
Southeast Metro Stormwater Authority

By \_\_\_\_\_  
Edward J. Krisor



## MEMORANDUM

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To: SEMSWA Board of Directors  
From: Angela Howard and Paul Danley  
CC: John McCarty  
Date: July 24, 2013  
Re: Cost of Services Analysis

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### Executive Summary

The Southeast Metro Stormwater Authority (SEMSWA) collects review and permit fees for proposed development projects in the SEMSWA service area. These fees vary depending on the jurisdiction that the project will be located in and on the document type and/or project acreage.

This analysis was performed to determine whether review and permit fees reasonably recover the costs associated with these activities. To accomplish this, project reviewers and inspectors were surveyed to determine their level of effort on typical documents and projects. The time estimates they provided were compared to time tracking that was conducted during 2011 and 2012.

Project reviewers and inspectors also offered input on how fees could be simplified. The proposed revised fee schedule that resulted from this analysis and staff input is provided in this memorandum.

## Introduction

SEMSWA currently charges review fees for development projects based on the required documents that are submitted and the project jurisdiction that the project is located in. Because SEMSWA holds the City of Centennial's MS4 permit, SEMSWA charges fees for all stormwater-related documents for projects in the City of Centennial and is the only approving agency for these stormwater & GESC documents. Documents, such as construction drawings, that contain stormwater design information but also contain other content are approved by the City of Centennial as well as SEMSWA.

SEMSWA does not hold Arapahoe County's MS4 permit. SEMSWA does not do any review for stormwater-related land use agreements or easements for projects located in the County because they are reviewed by County staff. SEMSWA's review and permit fee structure is different in the County because of this.

SEMSWA charges fees for GESC permits based on the project acreage and the fees for Floodplain Development permits are based on whether the project is causing impact to the floodplain. Fees for both of these types of permits are the same in the City and County because SEMSWA administers permits for both agencies. SEMSWA administers Stormwater Public Improvements Permits (SPIP) for projects in the City of Centennial, and the SPIP fees are based on the Engineer's Cost Estimate for the public stormwater projects that are being built by the project. SEMSWA does not issue public improvement permits for stormwater public improvements in the County since they are reviewed and issued by the County.

SEMSWA review and permit fees have been updated many times since they were initially implemented. The most recent change was adding reinspection and weekend or after hours inspection fees in August 2012.

SEMSWA's current review and permit fee schedule is provided in **Appendix A**.

In 2010, SEMSWA staff wrote a technical memorandum on development, permit and review fees. The memo addressed the level of service provided, the cost of the level of service provided, the portion of that cost that developers paid through comparative analysis of review fees in other jurisdictions and estimates of the cost of SEMSWA development reviews. This memo presents our current evaluation of review and permitting costs and our recommended fee schedule.

## Determining Cost of Services

Following the 2010 memo, the SEMSWA Board of Directors instructed SEMSWA reviewers to track the time spent doing development reviews by document type. Time tracking began in January 2011 and this memo reviewed time tracking data collected through July 2012. During these 20 months of time tracking, staff recorded 11,862 hours spent reviewing development projects.

To check the accuracy of the time tracking, SEMSWA plan reviewers were asked to estimate the average time they spent reviewing each document type. The average review time for each document type was applied to the submittals received from July 1, 2009 through October 2012. For the 40 months of projects submittals received, it was estimated that SEMSWA staff would have spent 22,110 hours completing project reviews based on the plan reviewer survey. The breakdown of document reviews and permits by jurisdictions are shown in **Tables 1** through **3** below.

**Table 1 – Review time for projects in City of Centennial between July 2009 and October 2012**

Review	Jurisdiction	Total during time period	Number of hours (from staff survey)	Total hours for document type
CLOMR	City	2	20	40
Construction Drawing	City	39	29	1131
Construction Drawing Amendment	City	6		0
Construction Drawing Renewal	City	1		0
Drainage Report Amendment	City	3		0
Drainage Report Renewal	City	4		0
Easement Agreement	City	15	0.75	11.25
Easement Legal and Graphical	City	10	0.75	7.5
Engineers Cost Estimate	City	16	1	16
Failure to Obtain Permit	City	1		0
Floodplain Modification Study	City	1	20	20
Floodplain No Impact Analysis	City	2	16	32
Floodplain Permit Standard	City	11	5.75	63.25
Floodplain Permit Standard Renewal	City	1		0
GESC Fine	City	1		0
GESC Low Impact Permit	City	50	11.25	562.5
GESC Low Impact Review	City	40	3.5	140
GESC Permit	City	95	69.25	6578.75
GESC Permit Amendment	City	3		0
GESC Permit Annual	City	57	6.25	356.25
GESC Permit Renewal	City	10		0
GESC Plan Renewal	City	14		0
GESC Re-Inspection 1	City	30		0
GESC Re-Inspection 2	City	10		0
GESC Re-Inspection 3	City	5		0
GESC Review	City	81	13.5	1093.5
GESC Review Amendment	City	7		0

GESC Small Site	City	14	7	98
Half Time Expedited Review	City	5		0
Legal	City	2		0
Legal Description	City	5		0
Letter of Drainage Compliance	City	32	7	224
License Agreement	City	2	3	6
Maintenance Agreement	City	20	0.5	10
No Impact Floodplain Permit	City	11	5.75	63.25
Non Compliance	City	22		0
Non-Standard Agreement	City	3	8	24
Operation and Maintenance Manual Amendment	City	4		0
Operations and Maintenance Manual	City	21	5.25	110.25
Permit Transfer	City	9		0
Phase I Drainage Report	City	3	9	27
Phase II / Transitional Drainage Report	City	3	19.5	58.5
Phase III Drainage Report	City	27	23	621
PIA	City	10	1	10
Plat	City	5	0.75	3.75
SIA	City	6	1	6
Site Plan	City	1	1.5	1.5
SPIP Renewal	City	4		0
Stormwater Public Improvement Permit	City	37	93.25	3450.25
Technical Drainage Letter	City	10	8	80
<b>Total</b>				<b>14845.5</b>

**Table 2 – Review time for projects in Arapahoe County between July 2009 and October 2012**

<b>Review</b>	<b>Jurisdiction</b>	<b>Total during time period</b>	<b>Number of hours (from staff survey)</b>	<b>Total hours for document type</b>
Construction Drawing	County	18	29	522
Construction Drawing Amendment	County	2		0
Construction Drawing Renewal	County	2		0
Failure to Obtain Permit	County	2		0
Floodplain No Impact Analysis	County	2	16	32
Floodplain Permit Standard	County	9	5.75	51.75
GESC Fine	County	1		0
GESC Low Impact Permit	County	28	11.25	315
GESC Low Impact Review	County	30	3.5	105
GESC Permit	County	68	69.25	4709
GESC Permit Annual	County	29	6.25	181.25
GESC Permit Renewal	County	8		0
GESC Plan Renewal	County	9		0
GESC Re-Inspection 1	County	15		0
GESC Review	County	33	13.5	445.5
GESC Review Amendment	County	4		0

GESC Small Site	County	9	7	63
Half Time Expedited Review	County	1		0
IGA	County	1		0
Letter of Drainage Compliance	County	14	7	98
No Impact Floodplain Permit	County	18	5.75	103.5
Non Compliance	County	12		0
Operation and Maintenance Manual Amendment	County	1		0
Operations and Maintenance Manual	County	9	5.25	47.25
Permit Transfer	County	5		0
Phase I Drainage Report	County	1	9	9
Phase III Drainage Report	County	13	23	299
Technical Drainage Letter	County	5	8	40
<b>Total</b>		<b>349</b>	<b>219.5</b>	<b>7021.25</b>

**Table 3 – Review time for projects in both City & County between July 2009 and October 2012**

<b>Review</b>	<b>Jurisdiction</b>	<b>Total during time period</b>	<b>Number of hours (from staff survey)</b>	<b>Total hours for document type</b>
Floodplain Modification Study	City & County	3	20	60
Construction Drawings	City & County	1	29	29
GESC Low Impact Permit	City & County	1	11.25	11.25
GESC Low Impact Review	City & County	1	3.5	3.5
GESC Permit Annual	City & County	6	6.25	37.5
GESC Permit Annual (Park Metro Multi)	City & County	1	6.25	6.25
GESC Permit Annual (Single Site)	City & County	1	6.25	6.25
GESC Review	City & County	4	13.5	54
Letter of Drainage Compliance	City & County	1	7	7
O&M Manual	City & County	1	5.25	5.25
Permit Transfer	City & County	1		0
Phase III Drainage Report	City & County	1	23	23
Review	City & County	1		
<b>Total</b>		<b>23</b>	<b>131.25</b>	<b>243</b>

Time tracking results were extrapolated to compare to the hours spent reviewing the submittals during the study period based on the survey results. There was a less than seven percent difference between the review time tracked through time tracking and extrapolated over the 40-month study period and the time projected for project reviews based on the staff survey results. The similarities of the results from both time tracking and staff survey results shows that staff can reasonably forecast the time spent reviewing each document. Based on this analysis, SEMSWA staff recommends no review or permit fee increases at this time.

## Changes to Fees

As part of the survey that SEMSWA plan reviewers completed, they offered their suggestions for how to change the current fee schedule. Other SEMSWA staff also offered suggestions. In order to improve customer service, we also sought to consolidate fees to result in a simpler fee schedule.

Examining the Grading, Erosion and Sediment Control (GESC) review fees, there were duplicate review fees for small site projects, which are projects under 5 acres, and standard projects under 5 acres. The standard GESC review fees for projects under 5 acres were removed to eliminate this duplication.

The fee schedule for design documents, including drainage reports, construction drawings, and GESC plans, were also simplified by reducing the number of acreage categories from as many as 9 categories to 5 categories for most documents. The acreage categories were determined by quantifying the project acreages of all City projects submitted during the 40 month study period and finding the natural breakpoints for the project sizes and level of effort required for document reviews.

Other ways the proposed fee schedule was simplified include combining fees for documents that are always submitted together. These fee changes include combining the review fee for the legal description and exhibit of an easement with the review fee for the standard easement agreement, also combining the review fees for the Operations and Maintenance Manual (O&M) and standard maintenance agreement. Other review fees that were combined included the Public Improvement Agreement and Engineer's Cost Estimate. In the case of review fees that include a standard agreement, applicants would pay an additional fee for a non-standard agreement, as they did under the previous fee schedules.

The portion of the fee schedule governing review fees for agreements was simplified by charging the same fee for any non-standard agreement, including maintenance, easement, inter-governmental agreements (IGA), or any other non-standard agreements. It is specified that the review fee is per agreement.

Based on the feedback from SEMSWA project reviewers, additional fees were changed. The review fees for a technical drainage letter and drainage letter of compliance were combined because these documents are very similar and require very similar levels of effort to review. Because the Water Quality group had not received a GESC plan calling for a Temporary Batch Plant during the study period, it was determined that this fee isn't necessary. Water Control Plans for construction that will take place in a channel are a document type that reviewers identified as taking a significant level of effort and requested that a review fee be added for these documents.

Another suggestion from the plan reviewer survey was to simplify the expedited review fees listed on the fee schedule. Previously there was one fee to receive review comments one week sooner than the standard review period, and a second fee to determine a shorter review period. To simplify the expedited review fees, the second expedited fee was removed. SEMSWA will work with the applicant on an appropriate fee if they want their project comments returned earlier than a week ahead of the



standard deadline. Expedited review fees are not charged when the City or County requests a shorter than standard deadline for a project review.

SEMSWA staff also suggested that the fees for the Subdivision Public Improvement Permit (SPIP) could be simplified. The permit fee for the SPIP in the City of Centennial is based on a percentage of the estimated construction cost for the stormwater public improvements. Currently there are 11 categories based on estimated construction cost, with the difference in the permit fee determined by most categories being about \$300. The proposed fee schedule reduced the number of categories from 11 to 7.

Another way that we are proposing to simplify the fee schedule is by consolidating the fees for the permits that SEMSWA issues. For example, rather than listing separate fees for the failure to obtain the GESC permit, public improvement (SPIP) permit and floodplain development permit (FPDP), the proposed fee schedule shows one fee for the failure to obtain any required SEMSWA permit. The same consolidation was performed with fees for renewing, transferring, reinstating and amending permits, as well as for site re-inspections and weekend and after-hours inspections. Definitions were also revised for permit transfer, amendment, renewal, and reinstatement to ensure consistency between permit types.

To make the floodplain development permit (FPDP) more consistent with the GESC permit process, the floodplain group has created an annual permit for projects that will have no-impact on the floodplain. These permits will be utilized primarily by utilities that will be doing dry boring projects in floodplains and parks and metro districts that will be doing maintenance or improvement projects that qualify. In addition to making the process more consistent between permit types, it will also reduce the amount of review time required of SEMSWA staff. Qualifying SEMSWA maintenance projects will also now be permitted under an annual no-impact permit.

Based on coordination with the Water Quality group, the review and permit fees for the GESC Low Impact permit have been switched. Previously the review fee was higher than the permit fee but, based on the survey of SEMSWA reviewers, the level of effort for permitting and inspection is higher than the level of effort for reviewing the permit application and plan. Based on this analysis, the \$470 review fee has become the permit fee and the \$250 permit fee has become the review fee. In order to better align the level of effort, customer service, and permit cost, the GESC Annual permit fee for Parks & Metro Districts has been reduced from \$5,000 to \$3,500.

The updated and simplified review and permit fee schedule is attached in **Appendix B**. A table comparing the previous and current fees for fee categories that have changed is included in **Appendix C**.

# Appendix A



# SEMSWA AMENDED FEE SCHEDULE

Effective April, 2010

Amended August 2012

Review Fee Category	Fee in City	Fee in County
<b>Construction Drawings</b>		
< 1 acre	\$1,000	\$605
1-2.99 acres	\$1,195	\$720
3-4.99 acres	\$1,535	\$925
5-9.99 acres	\$1,660	\$995
10-14.99 acres	\$1,860	\$1,120
15-19.99 acres	\$2,065	\$1,235
20-24.99 acres	\$2,190	\$1,315
25-49.99 acres	\$2,660	\$1,595
>50 acres	\$2,660+\$20/acre	\$1,595+\$15/acre
<b>Drainage Report</b>		
Phase III		
< 1 acre	\$1,000	\$605
1-2.99 acres	\$1,195	\$720
3-4.99 acres	\$1,535	\$925
5-9.99 acres	\$1,660	\$995
10-14.99 acres	\$1,860	\$1,120
15-19.99 acres	\$2,065	\$1,235
20-24.99 acres	\$2,190	\$1,315
25-49.99 acres	\$2,660	\$1,595
>50 acres	\$2,660+\$20/acre	\$1,595+\$15/acre
Letter of Compliance	\$735	\$440
Technical Letter	\$940	\$565
Phase II or Transition		
< 1 acre	\$735	\$440
1-2.99 acres	\$860	\$515
3-4.99 acres	\$1,135	\$680
5-9.99 acres	\$1,270	\$760
10-14.99 acres	\$1,410	\$845
15-19.99 acres	\$1,535	\$925
20-24.99 acres	\$1,660	\$995
25-49.99 acres	\$1,995	\$1,195
>50 acres	\$1,995+\$15/acre	\$1,195+\$10/acre
Phase I		
< 5 acres	\$530	\$320
5 to 25 acres	\$665	\$400
Greater than 25 acres	\$800	\$475
<b>Operations and Maintenance</b>		
O&M	\$665	\$665
Maintenance Agreement	\$155	NA



# SEMSWA AMENDED FEE SCHEDULE

Effective April, 2010

Amended August 2012

Review Fee Category	Fee in City	Fee County
<b>GESC Plan and Report</b>		
Low Impact GESC	\$470	\$470
Small Site	\$1,135	\$1,135
Standard GESC Fee:		
< 1 acre	\$1,135	\$1,135
1-2.99 acres	\$1,270	\$1,270
3-4.99 acres	\$1,410	\$1,410
5-9.99 acres	\$1,595	\$1,595
10-14.99 acres	\$1,800	\$1,800
15-19.99 acres	\$1,995	\$1,995
20-24.99 acres	\$2,130	\$2,130
25-49.99 acres	\$2,925	\$2,925
>50 acres	\$2,925+\$20/acre	\$2,925+\$20/acre
Temporary Batch Plant Review	\$1,135	\$1,135
<b>Floodplain Modification Analysis</b>		
Floodplain Modification Study/CLOMR	\$3,195	\$3,195
LOMR	\$1,595	\$1,595
Floodplain Study Only (no CLOMR)	\$2,395	\$2,395
No Impact Analysis <sup>1</sup>	\$450	\$450
<b>Easements</b>		
Legal Description and Exhibit	\$665	N.A.
Easement Agreement	\$205	N.A.
Non-Standard	Actual Cost	N.A.
Easement Agreement	(Attorney)	N.A.
<b>Agreements</b>		
Subdivision Improvement Agreement	\$800	N.A.
Engineer's Cost Estimate	\$235	N.A.
License Agreement	\$550	N.A.
Offsite Easement	\$550	N.A.
Intergovernmental Agreement	\$550 + Actual Cost (Attorney)	N.A.
Non-Standard Agreement	\$550 + Actual Cost (Attorney)	N.A.
<b>Site Plans and Plats</b>		
Site Plans	\$1,000	N.A.
Plats	\$400	N.A.
<b>Expedited Reviews</b>		
Half of Assigned Time	2 x the review fee	2 x the review fee
Other (Exceeding Half Time)	2 x the review fee, <u>or</u> Actual Cost whichever is greater	2 x the review fee, <u>or</u> Actual Cost whichever is greater
<b>Recordation Charges</b>		
O&M Manuals	Actual Cost	Actual Cost
SIAs, Easements, or other Documents	Actual Cost	N.A.

<sup>1</sup> Analysis is defined as submittal and staff time required to determine if "No Impact"



# SEMSWA AMENDED FEE SCHEDULE

Effective April, 2010

Amended August 2012

Permit Fee Category	Fee in City	Fee in County
<b>Grading, Erosion &amp; Sediment Control (GESC)</b>		
Low Impact GESC	\$250	\$250
Annual Dry Utility:		
Single Site	\$500	\$500
Multiple Sites	\$2,500	\$2,500
Annual Park & Metro District:		
Multiple Sites	\$5,000	\$5,000
Standard and Small Site Permit:		
< 1 acre	\$1,135	\$1,135
1 - 4.99 acres	\$1,760	\$1,760
Small Site Permit		
5 - 9.99 acres	\$2,620	\$2,620
10 - 14.99 acres	\$3,245	\$3,245
15 - 19.99 acres	\$3,640	\$3,640
20 - 49.99 acres	\$4,485	\$4,485
>50 acres	\$4,485 + \$20/acre	\$4,485 + \$20/acre
<b>Stormwater Public Improvement Permit (SPI)</b>		
Cost from Engineers Estimate:	Percent of SPI Cost	Percent of SPI Cost
0-\$9,999	8.6%	N.A.
\$10,000-\$19,999	7.7%	N.A.
\$20,000-\$29,999	6.3%	N.A.
\$30,000-\$39,999	5.3%	N.A.
\$40,000-\$49,999	4.2%	N.A.
\$50,000-\$59,999	3.6%	N.A.
\$60,000-\$69,999	3.3%	N.A.
\$70,000-\$149,999	2.7%	N.A.
\$150,000-&199,999	2.3%	N.A.
\$200,000-\$249,999	2.2%	N.A.
>\$250,000	1.7%	N.A.
<b>Floodplain Development Permit</b>		
No Impact Permit	\$315	\$315
Standard Permit	\$720	\$720



Miscellaneous Fees	
Fee Category	SEMSWA Fee
<b>GESC Permit</b>	
Re-inspection Fee	1 <sup>st</sup> occurrence: \$160; 2 <sup>nd</sup> : \$500; 3 <sup>rd</sup> and subsequent: \$1,000
Permit Renewal-Low Impact	\$250 if prior to Initial Close Out
Permit Renewal-Standard	½ original amount prior to Initial Close Out, <u>or</u> \$250 if after Initial Close Out
Permit Transfer	\$250
Failure to obtain permit	½ permit value per day of work without permit (max)
Permit Reinstatement	½ original permit
Permit Amendment - with changes	½ original permit
Permit Amendment - no changes	\$250
Weekend or After Hours Inspections	\$80.00/hour, 2 hour minimum
<b>Stormwater Public Improvement Permit</b>	
Re-inspection Fee	1 <sup>st</sup> occurrence: \$160; 2 <sup>nd</sup> : \$500; 3 <sup>rd</sup> and subsequent: \$1,000
Permit Transfer	\$250
Failure to obtain permit	½ permit value per day of work without permit (max)
Permit Renewal	½ original amount prior to Probationary Acceptance, <u>or</u> \$250 if after Probationary Acceptance
Permit Amendment	½ original amount
Weekend or After Hours Inspections	\$80.00/hour, 2 hour minimum
<b>Floodplain Development Permit</b>	
Permit Renewal	½ original amount
Permit Amendment	½ original amount
Failure to obtain permit (construction started, permit application complete)	½ permit value per day of work without permit (max)
Failure to obtain permit (construction started without a permit application)	½ permit value
<b>Plan Renewal</b>	
GESC Plan Renewal	½ original amount, <u>or</u> if no required changes to plan, \$250
Drainage Report & CD's	½ original amount, <u>or</u> if no required changes to plan, \$250
<b>Plan Amendment</b>	
GESC Plan Amendment	½ original amount
Drainage Report & CD's	½ original amount

Transfer: Change in responsible party identified on Permit

Reinstatement: Permit renewal after Stop Work Order and/or Notice of

Renewal: Re-approval after expiration

Amendment: Re-approval prior to expiration

# Appendix B

Review Fee Category	Fee in City	Fee in County
<b>Construction Drawings</b>		
< 1 acre	\$1,000	\$605
1-4.99 acres	\$1,375	\$825
5-9.99 acres	\$1,660	\$995
10-19.99 acres	\$1,975	\$1,185
>20 acres	\$2,660	\$1,595
<b>Drainage Report</b>		
Phase III		
< 1 acre	\$1,000	\$605
1-4.99 acres	\$1,375	\$825
5-9.99 acres	\$1,660	\$995
10-19.99 acres	\$1,975	\$1,185
>20 acres	\$2,660	\$1,595
Letter of Compliance / Technical Letter	\$735	\$440
Phase II or Transition		
< 1 acre	\$735	\$440
1-4.99 acres	\$1,000	\$600
5-9.99 acres	\$1,270	\$760
10-19.99 acres	\$1,475	\$885
>20 acres	\$1,995	\$1,195
Phase I		
< 5 acres	\$530	\$320
5 to 20 acres	\$665	\$400
Greater than 20 acres	\$800	\$475
<b>Operations and Maintenance</b>		
O&M Manual & Standard Maintenance Agreement	\$750	\$665
<b>GESC Plan and Report</b>		
Low Impact GESC	\$250	\$250
Small Site or Standard: 0-4.99 acres	\$1,135	\$1,135
Standard GESC Fee:		
5-9.99 acres	\$1,595	\$1,595
10-19.99 acres	\$1,900	\$1,900
>20 acres	\$2,925	\$2,925
Water Control Plan Review	\$1,135	\$1,135
<b>Floodplain Modification Analysis</b>		
Floodplain Modification Study/CLOMR	\$3,195	\$3,195
LOMR	\$1,595	\$1,595
Floodplain Modification Study Only (no CLOMR)	\$2,395	\$2,395
No Impact Analysis <sup>1</sup>	\$450	\$450
<sup>1</sup> Analysis is defined as submittal and staff time required to determine if "No Impact"		
<b>Easements</b>		
Legal Description and Exhibit & Standard Easement Agreement	\$665	N.A.



Review Fee Category	Fee in City	Fee County
<b>Agreements</b>		
Public Improvement Agreement (PIA) & Engineer's Cost Estimate	\$800	N.A.
License or Offsite Agreement	\$550	N.A.
Non-Standard Agreement (Including Intergovernmental Agreement, Easement & Maintenance)	\$550 + Actual Cost (Attorney) (Per agreement)	N.A.
<b>Site Plans and Plats</b>		
Site Plans	\$1,000	N.A.
Plats	\$400	N.A.
<b>Expedited Reviews</b>		
Half of Assigned Time	2 x the review fee	2 x the review fee
<b>Recordation Charges</b>		
PIAs, O&M Manuals, Agreements, Easements, and other documents will be assessed the recording fees charged by the Arapahoe County Recorder's Office + \$2 per document for electronic recording when document is electronically recorded.		

Permit Fee Category	Fee in City	Fee in County
<b>Grading, Erosion &amp; Sediment Control (GESC)</b>		
Low Impact GESC	\$470	\$470
Annual Dry Utility:		
Single Site	\$500	\$500
Multiple Sites	\$2,500	\$2,500
Annual Park & Metro District:		
Multiple Sites	\$3,500	\$3,500
GESC Permits:		
< 1 acre	\$1,135	\$1,135
1 - 4.99 acres	\$1,760	\$1,760
5 - 9.99 acres	\$2,620	\$2,620
10 - 19.99 acres	\$3,460	\$3,460
20 - 49.99 acres	\$4,485	\$4,485
>50 acres	\$4,485 + \$20/acre	\$4,485 + \$20/acre
<b>Stormwater Public Improvement Permit (SPI)</b>		
Cost from Engineers Estimate:	Percent of SPI Cost	Percent of SPI Cost
0-\$24,999	7.7%	N.A.
\$25,000-\$49,999	5.3%	N.A.
\$50,000-\$99,999	3.3%	N.A.
\$100,000-\$149,999	2.7%	N.A.
\$150,000-\$199,999	2.3%	N.A.
\$200,000-\$249,999	2.2%	N.A.
>\$250,000	1.7%	N.A.
<b>Floodplain Development Permit</b>		
No Impact Permit	\$315	\$315
Standard Permit	\$720	\$720
Annual Permit (No Impact Only): Multiple Sites	\$500	\$500

Miscellaneous Fees		
Fee Category	Fee in City	Fee in County
Permit Fees		
Failure to obtain permit	½ permit value/day of work without permit (max)	½ permit value/day of work without permit (max)*
Permit Renewal	1/2 current permit fee prior to Initial Close Out (ICO) or Probationary Acceptance (PA); \$250 after ICO or PA; \$0 if GESC Low Impact	1/2 current permit fee prior to Initial Close Out (ICO) or Probationary Acceptance (PA); \$250 after ICO or PA; \$0 if GESC Low Impact
Permit Transfer	\$250	\$250
Permit Amendment	1/2 current permit fee	1/2 current permit fee
Permit Reinstatement	2x current permit fee (max)	2x current permit fee (max)*
Site Re-inspection Fee	1 <sup>st</sup> occurrence: \$160; 2 <sup>nd</sup> : \$500; 3 <sup>rd</sup> : \$1,000	1 <sup>st</sup> occurrence: \$160; 2 <sup>nd</sup> : \$500; 3 <sup>rd</sup> : \$1,000*
Weekend or After Hours Inspections	\$80.00/hour, 2 hour minimum	\$80.00/hour, 2 hour minimum*
Plan Renewal		
GESC Plan, Drainage Report & CDs	\$250 (per document)	\$250 (per document)*
Plan Amendment		
GESC Plan, Drainage Report & CDs	½ current plan review fee (per document)	½ current plan review fee (per document)*

\*For projects in Arapahoe County jurisdiction, this fee only applies to GESC documents and/or permits.

Definition of Terms:

*Transfer* : Change in responsible party identified on Permit

*Reinstatement* : Permit renewal after Stop Work Order and/or Notice of Violation (NOV)

*Renewal* : Re-approval after expiration (no changes to plan)

*Amendment*: Re-approval due to plan changes prior to expiration

# Appendix C

**CURRENT FEE SCHEDULE**

**PROPOSED FEE SCHEDULE**

Document Type	Fee in City	Fee in County	Fee in City	Fee in County
Combining 1 - 4.99 AC				
Construction Drawings	\$1,195-\$1,535	\$720-\$925	\$1,375	\$825
Phase III Drainage Report	\$1,195-\$1,535	\$720-\$925	\$1,375	\$825
Phase II Drainage Report	\$860-\$1,135	\$515-\$680	\$1,000	\$600
Combining 10 - 19.99 AC				
Construction Drawings	\$1,860-\$2,065	\$1,120-\$1,235	\$1,975	\$1,185
Phase III Drainage Report	\$1,860-\$2,065	\$1,120-\$1,235	\$1,975	\$1,185
Phase II Drainage Report	\$1,410-\$1,535	\$845-\$925	\$1,475	\$885
Standard GESC Review	\$1,800-\$1,995	\$1,800-\$1,995	\$1,900	\$1,900
Standard GESC Permit	\$3,245-\$3,640	\$3,245-\$3,640	\$3,460	\$3,460
Combining categories > 20 AC				
Construction Drawings	\$2,190-\$2,660	\$1,315-\$1,595	\$2,660	\$1,595
Phase III Drainage Report	\$2,190-\$2,660	\$1,315-\$1,595	\$2,660	\$1,595
Phase II Drainage Report	\$1,660-\$1,995	\$995-\$1,195	\$1,995	\$1,195
Standard GESC Review	\$2,130-\$2,925	\$2,130-\$2,925	\$2,925	\$2,925
Changing category treshold from 25 acres to 20 acres				
Phase I Drainage Report	\$665	\$400	\$665	\$400
Phase I Drainage Report	\$800	\$475	\$800	\$475
Combine Letter of Compliance & Technical Letter				
Letter of Compliance	\$735	\$440	\$735	\$440
Technical Letter	\$940	\$565		
Combine O&M Manual and Maintenance Agreement				
O&M Manual	\$665	\$665	\$750	\$665
Maintenance Agreement	\$155	N.A.		
Eliminate Temporary Batch Plant Review				
Temporary Batch Plant Review	\$1,135	\$1,135	DELETED	DELETED
Create Water Control Plan Review				
Water Control Plan Review	-	-	\$1,135	\$1,135
Combine Legal Description and Exhibit with Easement Agreement				
Legal Description and Exhibit	\$665	N.A.	\$665	N.A.
Easement Agreement	\$205	N.A.		
Combine Non-Standard Easement Agreement with IGA & Non-Standard Agreement				
Non-Standard Easement Agreement	Actual Cost (Attorney)	N.A.	\$550 + Actual Cost (Attorney)	N.A.
Intergovernmental Agreement	\$550 + Actual Cost (Attorney)	N.A.		
Non-Standard Agreement	\$550 + Actual Cost (Attorney)	N.A.		
Combine Public Improvement Agreement with Engineer's Cost Estimate				
Public Improvement Agreement	\$800	N.A.	\$800	N.A.
Engineer's Cost Estimate	\$235	N.A.		
Put License Agreement and Offsite Agreement on one line				
License Agreement	\$550	N.A.	\$550	N.A.
Offsite Agreement	\$550	N.A.		
Eliminate Expedited Reviews (Other - Exceeding Half Time)				
Other (Exceeding Half Time)	2x the review fee, or Actual Cost whichever is greater	2x the review fee, or Actual Cost whichever is greater	DELETED	DELETED
Change Recordation Charges to a note				
O&M Manuals	Actual Cost	Actual Cost	PIAs, O&M Manuals, Agreements, Easements, and other documents will be assessed the recording fees charged by the Arapahoe County Recorder's Office + \$2 per document for electronic recording when document is electronically recorded.	
PIAs, Easements, or other Documents	Actual Cost	N.A.		

Change GESC Low Impact Review & Permit Fees				
GESC Low Impact Review Fee	\$470	\$470	\$250	\$250
GESC Low Impact Permit Fee	\$250	\$250	\$470	\$470
Reduce GESC Annual Park & Metro District: Multiple Sites Fee				
Annual Parks & Metro District: Multiple Sites	\$5,000	\$5,000	\$3,500	\$3,500
Combine cost categories for Stormwater Public Improvement Permit				
Cost from Engineers Estimate:	Percent of SPI Cost	Percent of SPI Cost	Percent of SPI Cost	Percent of SPI Cost
0-\$24,999	8.6%-6.3%	N.A.	7.7%	N.A.
\$25,000-\$49,999	6.3%-4.2%	N.A.	5.3%	N.A.
\$50,000-\$99,999	3.6%-2.7%	N.A.	3.3%	N.A.
\$100,000-\$149,999	2.7%	N.A.	2.7%	N.A.

#### CURRENT FEE SCHEDULE

#### PROPOSED FEE SCHEDULE

Miscellaneous Fees				
Permit Type	Fee in City	Fee in County	Fee in City	Fee in County
Failure to Obtain Permit				
GESC Permit	½ permit value/day of work without permit (max)	½ permit value/day of work without permit (max)		
Stormwater Public Improvement Permit	½ permit value/day of work without permit (max)	N.A.	½ permit value/day of work without permit (max)	½ permit value/day of work without permit (max)*
Floodplain Development Permit: (Construction started, permit application complete)	½ permit value/day of work without permit (max)	½ permit value/day of work without permit (max)		
Floodplain Development Permit: (Construction started without a permit application)	½ permit value	N.A.		
Permit Renewal				
GESC Permit Renewal - Low Impact	\$250 if prior to Initial Close Out	\$250 if prior to Initial Close Out		
GESC Permit Renewal - Standard	1/2 original amount prior to Initial Close Out, or \$250 if after Initial Close Out	1/2 original amount prior to Initial Close Out, or \$250 if after Initial Close Out	1/2 current permit fee prior to Initial Close Out (ICO) or Probationary Acceptance (PA); \$250 after ICO or PA; \$0 if GESC Low Impact	1/2 current permit fee prior to Initial Close Out (ICO) or Probationary Acceptance (PA); \$250 after ICO or PA; \$0 if GESC Low Impact
Stormwater Public Improvement Permit	1/2 original amount prior to Probationary Acceptance, or \$250 if after Probationary Acceptance	N.A.		
Floodplain Development Permit	½ original amount	½ original amount		
Permit Transfer				
GESC Permit	\$250	\$250		
Stormwater Public Improvement Permit	\$250	N.A.	\$250	\$250
Floodplain Development Permit	-	-		
Permit Amendment				
GESC Permit - with changes	½ original permit	½ original permit		
GESC Permit - no changes	\$250	\$250	1/2 current permit fee	1/2 current permit fee
Stormwater Public Improvement Permit	½ original amount	N.A.		
Floodplain Development Permit	½ original amount	½ original amount		

Permit Reinstatement				
GESC Permit	½ original permit	½ original permit	2x current permit fee (max)	2x current permit fee (max)*
Stormwater Public Improvement Permit	-	-		
Floodplain Development Permit	-	-		
Site Re-inspection Fee				
GESC Permit	1 <sup>st</sup> occurrence: \$160; 2 <sup>nd</sup> : \$500; 3 <sup>rd</sup> and subsequent: \$1,000	1st occurrence: \$160; 2nd: \$500; 3rd and subsequent: \$1,000	1st occurrence: \$160; 2nd: \$500; 3rd and subsequent: \$1,000	1st occurrence: \$160; 2nd: \$500; 3rd and subsequent: \$1,000*
Stormwater Public Improvement Permit	1st occurrence: \$160; 2nd: \$500; 3rd and subsequent: \$1,000	1st occurrence: \$160; 2nd: \$500; 3rd and subsequent: \$1,000		
Floodplain Development Permit	-	-		
Weekend or After Hours Inspections				
GESC Permit	\$80.00/hour, 2 hour minimum	\$80.00/hour, 2 hour minimum	\$80.00/hour, 2 hour minimum	\$80.00/hour, 2 hour minimum*
Stormwater Public Improvement Permit	\$80.00/hour, 2 hour minimum	\$80.00/hour, 2 hour minimum		
Floodplain Development Permit	-	-		
Plan Renewal				
GESC Plan Renewal	½ original amount, or if no required changes to plan, \$250	½ original amount, or if no required changes to plan, \$250	\$250 (per document)	\$250 (per document)*
Drainage Report & CDs	½ original amount, or if no required changes to plan, \$250	½ original amount, or if no required changes to plan, \$250		
Plan Renewal				
GESC Plan Amendment	½ original amount	½ original amount	½ current plan review fee (per document)	½ current plan review fee (per document)*
Drainage Report & CDs	½ original amount	½ original amount		

\*For projects in Arapahoe County jurisdiction, this fee only applies to GESC documents and/or permits.

Reinstatement: Permit renewal after Stop Work Order and/or Notice of Violation (NOV)

Renewal: Re-approval after expiration

Amendment: Re-approval prior to expiration

*Reinstatement* : Permit renewal after Stop Work Order and/or Notice of Violation (NOV)

*Renewal* : Re-approval after expiration (no changes to plan)

*Amendment*: Re-approval due to plan changes prior to expiration