



Department of Community Development  
Development Review Fee Schedule

**Rezoning and Planned Development Amendments**

**Planned Development Rezoning**

|                      |                        |
|----------------------|------------------------|
| 0 – 20 acres.....    | \$1,625                |
| >20 – 40 acres.....  | \$75/acre              |
| >40 – 160 acres..... | \$2,825 plus \$35/acre |
| >160 acres .....     | \$8,425 plus \$20/acre |

**Standard Zone Districts**

|                      |                        |
|----------------------|------------------------|
| 0 – 10 acres.....    | \$1,000                |
| >10 – 40 acres.....  | \$100/acre             |
| >41 – 160 acres..... | \$4,000 plus \$25/acre |
| >160 acres .....     | \$8,000 plus \$10/acre |

**Planned Development Amendments**

|                      |         |
|----------------------|---------|
| Administrative ..... | \$325   |
| Major.....           | \$1,135 |

**Subdivision**

**Preliminary Plan**

|                     |                       |
|---------------------|-----------------------|
| 1 – 10 lots .....   | \$750                 |
| 11 – 50 lots .....  | \$70/lot              |
| 51 – 500 lots ..... | \$3,500 plus \$15/lot |
| >500 lots.....      | \$11,000 plus \$3/lot |

Final Plat..... \$700

Replat..... \$700

Administrative Replat .....

Road Vacation .....

Plat Vacation .....

Minor Development .....

SB 35 Exemption.....

Administrative Exemption Amendment .....

Plat Correction.....

**Time Extension**

Preliminary Plan.....

Recordation .....

Assessor Mapping Fee .....

Plus \$10/lot affected

(no fee if CAD drawings are provided directly to the Assessor's Office)

**Site Improvement Plan**

Nonresidential..... \$1,550

Residential .....

Major Revision .....

Minor Revision .....

Modification.....

As-built .....

Approval Extension.....

**Use by Special Review**

**New Application**

0 – 40 acres .....

>40 – 100 acres.....

>100 acres .....

New Multifamily Application .....

Plus \$65/building

**Administrative Amendment**

No Plan Required.....

Plan Required .....

Administrative Horse Boarding.....

**Landfill or Mining Application**

0 – 42 acres .....

>42 – 100 acres.....

>100 – 320 acres.....

>320 – 640 acres.....

>640 – 1,000 acres.....

>1,000 acres .....

Landfill or Mining Amendment.....

Exemption Request .....

Borrow Site .....

### **Other Zoning Fees**

|                                           |         |
|-------------------------------------------|---------|
| Administrative Variance.....              | \$375   |
| Administrative Horse Boarding Permit..... | \$165   |
| Variance .....                            | \$500   |
| Appeal .....                              | \$500   |
| Sign Permit .....                         | \$75    |
| Home Occupation - Class 2 Permit .....    | \$80    |
| Seasonal Use Permit .....                 | \$150   |
| Zoning Code Amendment .....               | \$400   |
| Development Agreement .....               | \$1,000 |
| Vested Property Rights .....              | \$1,000 |
| Zoning Review with Building Permit.....   | \$50    |

### **Service Plan**

|                                          |         |
|------------------------------------------|---------|
| Planning Review Fee.....                 | \$3,500 |
| Consultant Review (as required).....     | \$9,500 |
| Clerk & Recorder Fee for New .....       | \$500   |
| Clerk & Recorder Fee for Amendment ..... | \$250   |

### **Matters of State Interest (1041 Regulations)**

|              |       |
|--------------|-------|
| Review ..... | \$680 |
| Waiver.....  | \$390 |

### **Master Plan**

|                 |         |
|-----------------|---------|
| Amendment ..... | \$1,410 |
|-----------------|---------|

### **Location and Extent**

|                         |       |
|-------------------------|-------|
| Application Review..... | \$325 |
|-------------------------|-------|

### **Other Fees**

#### **Recordation**

|                                         |                                               |
|-----------------------------------------|-----------------------------------------------|
| 24"x36", 11"x17" .....                  | \$13 first page plus \$10/additional page     |
| 8.5"x11", 8.5"x14" .....                | \$13 first page plus \$5/additional page      |
| Document Retrieval – 24"x36" Mylar..... | \$1.00 first page plus \$0.75/additional page |
| (Checks payable to DC Clerk & Recorder) |                                               |

|                                                      |                                |
|------------------------------------------------------|--------------------------------|
| Water Consultant .....                               | Consultant costs up to \$1,000 |
| Colorado Geologic Survey .....                       | 303-384-2655                   |
| Douglas County Health Department .....               | TBD                            |
| (Checks Payable to Douglas County Health Department) |                                |
| Engineering Fees.....                                | 303-660-7490                   |
| (refer to Engineering User Fee Manual)               |                                |

Adopted: January 4, 2005

Revised: January 24, 2017

**NOTICE:** Douglas County Planning does not charge "Approval" fees. Douglas County communicates through our official email accounts ending in @douglas.co.us; beware of phishing scams using similar addresses. If you have questions or concerns about the validity of an email or invoice, please call our Public Outreach and Assistance team at 303-660-7460 or email [planning@douglas.co.us](mailto:planning@douglas.co.us).