



**TOWN OF HUDSON
PLANNING DEPARTMENT
DEVELOPMENT FEES**

Quick Reference: Permit, Tap & Other Fees

As of 02/08/23

Fee Schedule Online, <https://hudsoncolorado.org/DocumentCenter/View/4533/RES-22-70-A-Resolution-Setting-Various-Fees-for-Town-Serv-Permits-and-Licenses-purs-Chapters-2-4-6-7-8-11-13-16-18-and-various-admin-fees>

Land Use Fees/Deposits:

Development Processes	Sub-Processes	Application Deposit	Development Review Fee
Land Use Applications			
	Site Plan	\$500	
	Use by Special Review - Oil & Gas	\$1,000	
	Use by Special Review - All Other	\$500	
	Use or Easement Agreement	\$250	Deposit + Cost Share Agreement (As Needed)
	Temporary Use - Administrative	\$50	
	Temporary Use - Planning Commission	\$100	
	Site Work/Public Improvements	\$500	
	Metro District Plan	\$2,500	
	Planning Commission Request	\$100	
Zoning Applications			
	Zoning Verification Letter (NEW)	\$50	
	Rezoning	\$1,000	
	Zoning Variance	\$250	
	Planned Developments - Sketch Plan	\$500	Deposit + Cost Share Agreement (As Needed)
	Planned Developments - Preliminary District Plan	\$1,000	
	Planned Developments - Final District Plan	\$1,000	
Annexation & Initial Zoning			
	Straight Zoning	\$1,500	Deposit + Cost Share Agreement (As Needed)
	Planned District Zoning	\$2,000	
Subdivision			
	Sketch Plan	\$500	
	Preliminary Plat	\$1,500	
	Final Plat	\$1,000	
	Minor Subdivision with improvements	\$750	Deposit + Cost Share Agreement (As Needed)
	Minor Subdivision without improvements	\$500	
	Vacation & Dedication	\$250	
	Replat	\$500	
Floodplain Application			
	No structure	\$100	Deposit + Cost Share Agreement (As Needed)
	With structure(s)	\$250	
Sign Permit			
	without building permit	\$50	Deposit

DEVELOPMENT FEES: PERMIT, TAP & OTHER FEES

Development Processes	Sub-Processes	Application Deposit	Development Review Fee
	with building permit	\$50	Deposit + building permit fees
	with site plan review without variance	\$50	Deposit + Cost Share Agreement (As Needed)
	with site plan review with variance	\$100	
	Temporary Sign	\$25	Deposit

Note: A Cost Share Agreement allows the Town to invoice the applicant for any services provided beyond what can be drawn off the deposit.

Utility Services: For more info see our Online Utility Fee Adjustment Table, <https://hudsoncolorado.org/DocumentCenter/View/1161/Water-and-Sewer-Tap-Fee-adjustment-Table?bidId=>

- **Water Service:**

<i>Single Family (Per EQR)</i>	<i>Fee (\$)</i>
Tap Fee	\$1,161.08
Plant Investment Fee	\$1,935.14
Raw Water Dedication Fee	Market Rate
<i>Multifamily & Non-Residential (Per EQR of 450 gallons per day [avg demand])</i>	
Tap Fee	\$1,161.08
Plant Investment Fee	\$1,935.14
Raw Water Dedication Fee	Market Rate

- **Sewer Service:**

<i>Residential (Per Unit)</i>	<i>Fee (\$)</i>
Tap Fee	\$1,290.08
Plant Investment Fee	\$2,580.17
<i>Non-Residential (Flat Fee)</i>	
Tap Fee	\$1,290.08
Plant Investment Fee	\$8.52

Building Permit:

- **Building and Use Tax** - There is imposed a tax of four percent (4%) as a use tax to be imposed only for the privilege of storing, using or consuming within the town any construction and building materials. **Typically, the use tax is calculated 4% of 50% of the project valuation. See the Code linked below for more information.**

Hudson Municipal Code (HMC) Chapter 4 Revenue, Article 5 Use Tax,

https://library.municode.com/co/hudson/codes/municipal_code?nodeId=CD_CH4REFI_ART5UST_A

- **Plan Review Fees - Fee is Dependent on Project Valuation (TBD by Applicant), see Fee Estimator link below.**

DEVELOPMENT FEES: PERMIT, TAP & OTHER FEES

<https://hudson.cascadesoftware.net/FeeEstimate/Select>

- Building Permit Fees:

HMC	Description	Fees
18-4(a)(7)	Plan review fee for projects in excess of \$1,000,000 valuation.	65% of permit fee
18-4(a)(8)	Work without required permit, IBC.	Additional 100% of permit fee
18-4(b)(5)	Work without required permit, IRC.	Additional 100% of permit fee
18-17.5(7)	Fees for permits, inspections and services, IFC.	Actual +10%
18-17.5(7)	Plan review fee, IFC.	
18-17.5(7)	Fee for use of consultants for plan reviews.	Actual cost plus 15%
18-19(a)	Building permit fee, \$0.00 to \$1,000.00	\$35.00
18-19(a)	Building permit fee, \$1,001.00 to \$1,500.00	\$55.00
18-19(a)	Building permit fee, \$1,501.00 to \$2,000.00	\$65.00
18-19(a)	Building permit fee, \$2,001.00 to \$10,000.00	\$67.50 for the first \$2,000.00 of permit valuation, plus \$14.00 for each additional \$1,000.00 valuation or fraction thereof, to and including \$10,000.00
18-19(a)	Building permit fee, \$10,001.00 to \$30,000.00	\$177.00 for the first \$10,000.00 of permit valuation, plus \$12.00 for each additional \$1,000.00 valuation or fraction thereof, to and including \$30,000.00
18-19(a)	Building permit fee, \$30,001.00 to \$100,000.00	\$417.00 for the first \$30,000.00 of permit valuation, plus \$9.00 for each additional \$1,000.00 valuation or fraction thereof, to and including \$100,000.00
18-19(a)	Building permit fee, \$100,001.00 to \$500,000.00	\$1,047.00 for the first \$100,000.00 of permit valuation, plus \$7.00 for each additional \$1,000.00 valuation or fraction thereof, to and including \$500,000.00
18-19(a)	Building permit fee, over \$500,000.00	\$3,847.00 for the first \$500,000.00 of permit valuation, plus \$6.00 for each additional \$1,000.00 valuation or fraction thereof above \$500,001.00
18-19(a)	Building permit fee, moving of structure	\$50.00 for each structure or \$50.00 for each portion moved separately, whichever is more.
18-19(a)	Building permit fee, wrecking	\$5.00 plus \$0.02 per square foot of floor area, which includes basement, first floor and all other floors.

DEVELOPMENT FEES: PERMIT, TAP & OTHER FEES

HMC	Description	Fees
18-19(a)	Building permit fee, repair of existing	\$3.00 plus \$1.00 for each \$100.00 of facility or equipment repair costs or fraction thereof
18-19(b)	Plan review fee.	65% of permit fee
18-32(d)	Fee for investigating structural soundness of structures to be moved.	Actual plus 15%

- Electrical Fees

State Electrical Fee Type	Fee (\$) – Assessed ea. July by State Electrical Board	
Electrical-Residential	≤ 1000 SF	\$96
	1001-1500 SF	\$145
	1,501-2,000 SF	\$194
	≥2001 SF	\$203+ (\$194+\$9 per 100SF over 2000 SF)
Electrical-Mobile/ Manufactured/Modular Home	--	\$96 per unit
Electrical-Nonresidential	≤ \$2000	\$96
	≥\$2001	\$105+ (\$96+\$9 per \$2000 of valuation > \$2000)
Electrical Re-Inspection Fee	--	\$96
Meters (Construction, Release)	--	\$57.50
PV Solar	--	Apply Electrical-Residential or Nonresidential Fee, as applicable

- Impact Fees

Town of Hudson, Impact Fee Adjustment Table As of 1/1/23		
<i>HMC, Section 4-122(j)</i>		
Residential/Unit	Fees	
Parks	\$117.02	
Facilities	\$493.40	
Streets	\$4,044.95	
Commercial/Sq. Ft.		
Parks	\$ -	
Facilities	\$0.24	
Streets	\$5.57	
Industrial/Sq. Ft.		
Parks	\$ -	
Facilities	\$0.24	
Streets	\$1.45	