

Community Development Department



Sec. 2.12.100 – BUILDING PERMIT FEES

Exhibit A

THE CITY OF ASPEN

The Chief Building Official may establish policies for estimating permit valuation, including policies and procedures for accepting applicant-submitted project valuation, which may include post-project audit and fee reconciliation requirements.

Notwithstanding the building permit fee schedule, City Council may authorize a reduction or waiver of building permit fees, engineering review fees, or construction mitigation fees as deemed appropriate. The Community Development Director shall waive building permit fees for General Fund Departments of the City of Aspen consistent with City policy.

The Community Development Director may reduce building permit review fees by no more than 50% for projects with a fee significantly disproportionate to the service requirements.

The City may not waive or reduce fees collected on behalf of a separate government agency. The City may not reduce or waive a tax.

This fee structure applies to applications submitted on or after November 1, 2011.

Small Project Incentive

If your project valuation is:

\$10,000 - \$50,000

The Building Permit Fee will be 15% of the permit valuation fee schedule

\$50,001 - \$150,000

The Building Permit Fee will be 35% of the permit valuation fee schedule

\$150,001 - \$200,000

The Building Permit Fee will be 45% of the permit valuation fee schedule

Example: \$ 40,000 Project Valuation
 $(\$50.00 + (30,000 \times .035)) \times .15 = \165.00 Building Permit Fee

This incentive will also decrease the Plan Check and Energy Code Review Fees as they will be calculated off of the reduced Building Permit Fee.

Permit Valuation Fee Schedule

Permit Valuation	Fee based on Valuation
\$0 - \$5,000	\$25.00 Flat fee
\$5,001 to \$10,000	\$50.00 Flat fee
\$10,001 to \$100,000	\$50 plus 3.5% of permit valuation over \$10,000
\$100,001 to \$250,000	\$3,200 plus 2.5% of permit valuation over \$100,000
\$250,001 to \$500,000	\$6,950 plus 2.0% of permit valuation over \$250,000
\$500,001 to \$1,000,000	\$11,950 plus 1.65% of permit valuation over \$500,000
\$1,000,001 to \$2,500,000	\$20,200 plus 1.25% of permit valuation over \$1,000,000
\$2,500,001 to \$5,000,000	\$38,950 plus 1.0% of permit valuation over \$2,500,000
\$Above \$5,000,000	\$63,950 plus .75% of permit valuation over \$5,000,000 and 0.5% of permit valuation over \$10,000,000

Hourly Building Permit Review Fee

\$250 per hour

Fees Due Upon Permit Acceptance:

Plan Check Fee

65% of the Permit Valuation Fee.

Energy Code Review Fee

15% of the Permit Valuation Fee.

Fire Plan Check

65% of the Permit Valuation Fee.

This fee is based on the valuation of the sprinkler system only

Fees Dues Upon Permit Issuance:

Building Permit Fee

100% of the Permit Valuation Fee.

Fire Sprinkler Permit Fee

100% of Permit Valuation Fee.

This fee is based on the valuation of the sprinkler system only

REMP Fees - as applicable

See Residential Renewable Energy Mitigation Program or Commercial Renewable Energy Mitigation Program, as applicable.

Use Tax Deposit - City of Aspen

2.1% of value of materials for projects over \$100,000

$[(\text{Project Valuation} - \$100,000.00) \times .5] \times 2.1\%$

Use Tax Deposit - Pitkin County

0.5% of value of materials

$(\text{Project Valuation} \times .5) \times .5\%$

Geographic Information Systems Fee

Only applies to permits changing the footprint of a building. Interior work is exempt.

\$220.00

Fees Dues Upon Certificate of Occupancy or Final Inspection

Fee Reconciliation

Payment and reconciliation of all plans review, change order, inspection fees as applicable. Adjustments in project valuation are subject to department policy.

Use Tax Adjustment - City of Aspen

Final Use Tax calculation minus Original Use Tax calculation

Adjustment and reconciliation occurs 30 days after issuance of a CO.

Use Tax Adjustment - Pitkin County

Pursuant to Pitkin County Use Tax Policy

Change Order Fees

Applications for change orders shall cause a new project valuation. The change order fees shall be based on this revised permit valuation. Fees for the previously submitted permit application shall not be refunded or credited toward change order fees. Not all change orders will require additional fees in each fee category. A change order fee applies each time a change order is submitted. A change order may propose multiple changes and applicants are encouraged to "bundle" their change order requests to minimize fees.

Change Order Fee - Plans Examination

Minor Change Order - Projects with a valuation of \$500,000 or less.

Greater of 5% of revised Permit Valuation Fee or \$250

Major Change Order - Projects with a valuation more than \$500,000.
Greater of 10% of revised Permit Valuation Fee or \$500

Change Order Fee - Energy Code

10% of original Energy Code fee

Change Order Fee - Fire Sprinkler

Pursuant to Aspen Fire Protection District Policy

Special Services Fees

Expedited/Phased Permit Fee - applies to the issuance of an Excavation/Foundation only

35% of the Permit Valuation Fee. Fee is in addition to fees due upon issuance of a full building permit.

Reinspection Fee - Applies to inspection required after a failed inspection

\$250.00 per reinspection

After Hours Inspection Fee

\$250.00 per hour, a minimum of two hours for any one inspection.

Special Inspection Fee - Applies when no permit is required or no fee is otherwise established

\$250.00 per hour, a minimum of one hour for any one inspection.

Building Permit Extension Fee - for each extension

\$125.00 Projects with a valuation of \$500,000 or less.

\$250.00 Projects with a valuation of more than \$500,000.

Certificate of Occupancy Fee

No charge

Conditional Certificate of Occupancy - Valid for a limited period

\$250.00 for first CCO issued

\$500.00 for second CCO issued

\$1,000.00 for third and subsequent CCO issued. Issuance is at the discretion of the Chief Building Official

Enforcement Fees and Penalties

No Certificate of Occupancy or Conditional CO shall be issued until all fees have been paid in full. Violations of this policy are subject to fines, penalties, or assessments as assigned by the Municipal Court Judge

Stop Work Order or Correction Notice Fee - Assessment for non-permitted work:

1st Infraction	Double Permit Valuation Fee
2nd Infraction	Four times the Permit Valuation Fee
3rd Infraction	Contractor License subject to suspension or revocation plus eight times the Permit Valuation Fee.

Enforcement Penalties and Fees

For violations of the adopted building codes other than a stop work order or correction notice, the Chief Building Official may issue a Municipal Court citation. Fees, fines, and penalties by citation for violations of the Building Code shall be established by the Municipal Court Judge according to the scope and duration of the offense. Penalties may include: revocation of Contractor License(s); prohibition of any work on the property for a period of time; recovery of costs to the public for any required remediation of the site; additional Building Permit Review Fees; fees to recover administrative costs required by City staff to address the violation; and, other fees, fines, and penalties or assessments as assigned by the Municipal Court Judge.

Renewable Energy Mitigation Fees

RREMP (Residential)

Exterior Energy Use Calculations

Snowmelt: \$34.00 per square foot divided by boiler efficiency (AFUE)

Exception: Areas critical to pedestrian ingress, egress, or life safety may be snow melted with the approval of the Chief Building Official.

Outdoor Pool: \$136.00 per square foot divided by boiler efficiency (AFUE)

Spa: \$176.00 per square foot divided by boiler efficiency (AFUE)

Package, or portable self-contained, spas not more than 64 square feet are exempt

Roof and gutter deicing systems:

The area of electric or hydronic roof and gutter deicing systems extending from the roof eave edge beyond six feet inside the exterior wall line measured beyond the sloped roof surface shall be considered a snow melt system and subject to mitigation calculated above.

On-Site Renewable Credits

Photovoltaic Systems: \$6,250 per 1 KiloWatt of the system (certain restrictions apply).

Solar Hot Water: \$125 per 1 square foot of the system design

Ground Source Heat Pump: \$1,400.00 per 10,000 BTU per hour of the system capacity (certain restrictions apply).

CREMP (Commercial)

Exterior Energy Use Calculations

Snowmelt: \$60.00 per square foot divided by boiler efficiency (AFUE)

Exception: Areas critical to pedestrian ingress, egress, or life safety may be snow melted with the approval of the Chief Building Official.

Outdoor Pool: \$170.00 per square foot divided by boiler efficiency (AFUE)

Spa: \$176.00 per square foot divided by boiler efficiency (AFUE)

Package spas not more than 64 square feet are exempt

Roof and gutter deicing systems:

The area of electric or hydronic roof and gutter deicing systems extending from the roof eave edge beyond six feet inside the exterior wall line measured beyond the sloped roof surface shall be considered a snow melt system and subject to mitigation calculated above.

On-Site Renewable Credits

Photovoltaic Systems: \$6,250 per 1 KiloWatt of the system (certain restrictions apply).

Solar Hot Water: \$224.65 per 1 square foot of the system design (certain restrictions apply).

Ground Source Heat Pump: \$1,400.00 per 10,000 BTU per hour of the system capacity (certain restrictions apply).