

Summary of Builder Fees (per unit)		Single-Family Detached	Townhome
County		Adams County	Adams County
School District		Adams County SD14 / 27J Schools	Adams County SD14 / 27J Schools
Permit/Plan Review		\$7,477.68	\$3,499.30
Use Tax		\$16,500.94	\$10,387.36
Development Impact		\$18,620.00	\$13,879.00
System Development		\$27,437.00	\$17,178.00
Total Estimated Builder Fees (per unit)		\$70,035.62	\$44,943.66
Permit/Plan Review			
Building Valuation Data/Source		ICC Building Valuation Data 02/2023	ICC Building Valuation Data 02/2023
Total Living Area SF (\$167.37 x SF)		2,400	1,600
Garage SF (\$66.48 x SF)		600	500
Porch/Patio Cover SF (\$11.00 x SF)		200	0
Finished Basement SF (\$167.37 x SF)		1,000	500
Unit Valuation		\$611,146.00	\$384,717.00
Permit Charge (First \$500,000/\$100,000)		\$4,184.13	\$1,285.10
Permit Charge (additional \$1,000)		\$6.15	\$7.25
Building Permit		\$7,327.68	\$3,349.30
Master Plan Check Fee		\$150.00	\$150.00
Total		\$7,477.68	\$3,499.30
Use Tax			
Commerce City Use Tax		4.5% of 60% of Unit Valuation	4.5% of 60% of Unit Valuation
Total		\$16,500.94	\$10,387.36
Development Impact			
Impact		(Select below Multifamily for townhouses or select SFD for duplexes) Multifamily (Townhomes)	
Park Facilities	\$7,502.00	\$5,698.00	
General Government Facilities	\$707.00	\$538.00	
Public Works Facilities	\$612.00	\$465.00	
Police Facilities	\$2,175.00	\$1,651.00	
Water Acquisition	\$2,782.00	\$2,782.00	
Road Impact Fee		(Select Below)	(Select Below)
Core City/Northern Range Fee		Northern Range Road Fee	Multi - Northern Range Road Fee
		\$4,842.00	\$2,745.00
Total		\$18,620.00	\$13,879.00
System Development			
Wastewater			
Water District	SACWSD	SACWSD	
Connection Fee	\$20,200.00	\$9,941.00	
Sanitation Tap			
Sewer District	SACWSD	SACWSD	
Connection Fee	\$7,237.00	\$7,237.00	
Total		\$27,437.00	\$17,178.00
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Total Builder Fees (Single-Family Detached): \$70,035.62
Fire Sprinkler Requirement: \$15,000
Total SFD Cost: \$85,035.62

Impact Fees SFD 2023: \$4,923.00
Impact Fees SFD 2025: \$18,620.00

Top 10 municipalities with highest development fees in Denver Metro area (excluding water tap)

Total Fees (Excluding Water)	SFD
Castle Rock	\$46,623
Commerce City	\$41,512
Denver	\$31,544
Parker	\$30,162
Erie	\$29,027
Longmont	\$28,945
Brighton	\$28,326
Elbert County	\$22,564
Aurora	\$21,795
Thornton	\$21,543