

Development Fees

Fee Explanation Summary

This table identifies a list of fees that are charged prior to, or at the time of construction for new development, includes an explanation for each fee that may be charged, and outlines applicability for each fee item. Fees figured and collected for new development are based on those fees in effect at the time of permit issuance. Any questions related to this summary may be directed to Development Services at (303) 655-2023, or psnow@brightonco.gov. A project estimate can be provided upon request.

Key: C/I – Commercial/Industrial; Pub – Public Building; MF – Multi-Family Residential; and, SF – Single-Family Residential.

Applicability		Fee	Explanation and Links (for more information)
C/I Pub	MF SF		
X	X	Permit Fee	This fee is charged at permit issuance based on a formula derived from the project valuation (cost of materials and labor.) The permit fee covers the scope of work for the permit, which can include any combination of building, electrical, plumbing, mechanical, right-of-way, and on-site utility and road infrastructure. The fee formula can be found in the adopted fee resolution .
X	X	Plan Review Fee*	A permit plan review fee is charged at 65% of the permit fee, and covers two full rounds of review of the building plans. If consultants are used for building plan review, the consultant review fee may be charged at the discretion of the Chief Building Official and pursuant to the adopted fee resolution .
X	X	Use Tax	Use tax is figured at 3.75% of 50% of the project valuation estimate pursuant to Brighton Municipal Code , Sec. 3.32, which allows the City to pre-collect sales tax on materials that may be purchased in another jurisdiction. Contractors are not required to pay City sales tax at the point of sale after paying Use Tax on materials.
X	X	Utility Inspections	Inspections are charged on water and sewer per tap pursuant to the adopted utility fee ordinance .
X	X	Water Meters	Water meters are charged at current inventory purchase costs. Developers are required to purchase water meters through the City.
X	X	Water Plant Investment Fee (PIF) “with water”	This fee is charged for any new water tap in the City based on the tap size and the use. The Water PIF is the portion figured after the water dedication – or the “with water” portion of the PIF. This fee covers the investment buy-in associated with design and construction of the City’s existing potable water system, and can include off-site storage, transmission lines, pumping and treatment for the water distribution system.
X	X	Water Resource Component of Water PIF (difference between “with” and “without water”)	The Water Resource Component of the Water PIF is the fee-in-lieu of water dedications based on tap size, water demand, and use. The resource component of the PIF is the difference between the “with” and “without” water rights. Development is required to dedicate the total amount of water needed to support its plans in most instances; some older Development Agreements may have allowed for the payment of a fee-in-lieu of dedicating water. This fee-in-lieu of water dedication is then restricted for the future acquisition of water by the Utilities Department.
X	X	Sewer PIF (by district)	A Sewer PIF specific to the investment buy-in needed to purchase existing treatment capacity at one of the two Districts based on the development site location- Metro Waste Water Reclamation District OR South Beebe Draw Metro District. In both instances, the fee is set by the District, and collected by the City, at the time of permit issuance, as defined by agreement. Development Services can help you identify the district boundaries to determine the applicable fee.
X	X	Sewer Connection	This fee is collected in conjunction with the Sewer PIF and allows connection to Brighton’s existing sewer infrastructure. The connection fee is charged regardless of which sewer district is treating the wastewater emanating from the development property and is used to cover the investment buy-in associated with the design and construction of the existing city-wide wastewater collection system, including off-site pumping and collection mains.

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X	X	Drainage Impact Fee	This fee is charged to cover costs associated with the design and construction of the city-wide storm drainage system. This fee is charged regardless of site connectivity to an existing on or off-site storm drainage system, and revenues can cover land acquisition, construction of major channels, culverts, and/or regional ponds as indicated in the Storm Drainage Master Plan.
X	X	Traffic Impact Fee	The TIF covers costs associated with design and construction of the city-wide roadway system. This fee is charged regardless of a developer's responsibility for construction of on-site development of roads, and revenues can cover right-of-way acquisition, road widening and new construction.
	X	Crossing Impact Fee	The crossing fee covers costs associated with design and construction of off-site, city-wide bridge systems. This fee is charged regardless of the developer's responsibility for on-site construction of bridges and crossings.
	X	27J Capital Facility Foundation Fee	School District 27J collects this fee to assist in construction of schools. A developer is requested to sign a participation agreement for this foundation fee at the time of final plat. Please see Brighton School District 27J for more information and current rates.
	X	27J Land Dedication/ Fee-in-Lieu of Land Dedication	Per an intergovernmental agreement with School District 27J, new residential development is required to dedicate land for future school sites. At the sole discretion of the school district, a fee-in-lieu of the required land dedication may be accepted. This fee is typically due in a lump sum prior to, and as a condition of the release of construction permits for the development site. Please visit 27J's Planning Department for a calculator for this requirement.
	X	Community Park Impact Fee	Based on the number of residential units within a development, and whether or not a land dedication is required, this fee is utilized for the construction of a community park. This fee is at 50% of construction rates as Brighton utilizes Parks and Recreation capital funds to assist with construction.
	X	Neighborhood Park Impact Fee	Based on the number of residential units within a development, and whether or not a land dedication is required, this fee is utilized for the construction of a neighborhood park.
	X	Park Land Dedication/ Fee-in-Lieu of Land Dedication	Residential development is required to dedicate land for neighborhood and community park sites based on the total number of residential units within the proposed development. A fee-in-lieu of the dedications may be allowed at the sole discretion of the Parks Director.
	X	Open Space Land Dedication/ Fee-in-Lieu of Land Dedication	Residential development is required to dedicate land for open space based on the total number of residential units within the proposed development. A fee-in-lieu of the dedications may be allowed at the sole discretion of the Parks Director.
X	X	District Impact Fees	Fees collected by agreement for any special districts, metropolitan districts, etc., as identified by legal boundary and agreement. Contact information will be provided for applicable districts during the land entitlement process.
X	X	Other Fees per Agreement	Additional specific fees may be due pursuant to the site-specific development agreement, and may include, but shall not be limited to the following: reimbursements for pre-constructed infrastructure that benefits the development, escrowed funds for required improvements that will not be constructed at the time of development, etc.
X	X	Financial Guarantees for Public Infrastructure Requirements	A financial guarantee may be required prior to construction activity on a development site when is it the developer's responsibility to complete public improvements for the development. Financial guarantee may be secured in the form of a bond or letter of credit in a format template supplied by the City. A cash deposit may also be accepted at

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			the discretion of the City. A financial guarantee must be secured at 115% of the total estimated public improvements.
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**Review fees associated with land entitlements are not included in this calculated fee.*