

Attachment 3: Community Development Department Fee Schedule – Planning, Historic Preservation, and the City Museum

Definitions: The definitions below shall be applicable to Attachment 3 unless specifically noted herein.

“Residential Housing” shall mean a residential building, or any structure built for occupancy by one primary dwelling unit or more than one dwelling unit, used solely for residential purposes, where the units may be detached, attached side by side and sharing a common wall or in some other configuration, and each residential unit must have its own meter.

Maps, Books, and Miscellaneous Publications

- For costs associated with copies and maps, please see Attachment 11: Production or Copying of Public Records
- Comprehensive Plan: \$30.00 each

Development Application Processing Fees

- Affidavit of Correction: \$375.00
- Subdivision Plan Agreement *or* Final Plat Agreement (Formerly Known as Development Agreement): \$1,350.00 plus \$10.00 per acre
- Annexation Agreement *or* Pre-Annexation Agreement: \$1,350.00 plus \$10.00 per acre
- Major Agreement Amendment (Major Agreement Amendments typically require City Council review and consideration) \$750.00 plus \$10.00 per acre
- Minor Agreement Amendment (Minor Agreement Amendments typically can be reviewed and considered for approval by City Staff): \$500.00 plus \$250.00 per each section to be amended.
- The determination as to whether an Amendment is “Major” or “Minor” is at the discretion of City staff per consultation with the City Attorney’s Office
- Annexation ^a: \$1,350.00 plus \$10.00 per acre for the first 100 acres (Fee not applicable if Brighton initiates annexation)
- Appeal of Administrative Decision: \$500.00
- Variance: \$900.00 plus \$100.00 for each additional code section requested to be adjusted in the same application
- Certificate of Legal Non-Conforming or Benign Nonconformance Status: \$250.00
- Change Order: \$350.00

- Comprehensive Sign Plan or Amendment thereto: \$250.00
- Conditional Use ^a
 - Full Design Review Committee (DRC) Review (Processed when the use requires new construction of any type)
 - Site under five acres in size: \$2,000.00
 - Site five to ten acres in size: \$3,350.00
 - Site over ten acres in size: \$4,700.00
 - Administrative Review (Processed when the use does not require new construction or is an amendment to an approved Conditional Use application): \$1,000.00
- Oil and Gas Facility ^a
 - Preliminary Site Application: \$500.00
 - Oil and Gas Application Review: \$2,500.00
 - Conditional Use (CU) or Memorandum of Understanding (MOU): 500.00
 - Amendment to a CU or MOU: \$250.00
- Platting ^a
 - Administrative Plat: \$1,000.00
 - Subdivision Plan: \$2,500.00 plus \$30.00 per acre
 - Final Plat: \$2,000.00 plus \$40.00 per acre
- Planned Development (PD)^a: \$1,500.00 plus \$20.00 per acre
 - Major Amendment to a PD (Formerly Known as Planned Unit Development - PUD): \$1,250.00 plus \$15.00 per acre
 - Minor Amendment to a PD (Formerly Known as Planned Unit Development - PUD): \$250.00 plus \$10.00 per acre
 - The determination as to whether an Amendment is “Major” or “Minor” is at the discretion of City staff per consultation with the City Attorney’s Office.
- Recording Fees: Fees as set forth by applicable County Clerk and Recorder’s Office
- Residential Design Standards (RDS) Review. this fee is due prior to the release of review comments and/or building permits and applies to all proposed Residential Housing construction that is not approved through the Site Plan process, except accessory dwelling units which are not charged a fee. At the city’s discretion, either a consultant or an in-house review shall be utilized subject to the following fee structure:
 - Consultant Review: Actual cost of consultant services plus 10% administrative fee.
 - In-House Staff Review: \$100.00 per building or house model (a unique plan proposed for construction in a multi-lot development) plus \$40.00 for each additional model elevation that varies from the base elevation.

- RDS Processing Fee: \$50.00 per unit. This fee will be assessed and paid with the building permit and applies to Residential Housing units, except accessory dwelling units, which are not charged a fee.
- Site Plan ^a:
 - Site under five acres in size: \$2,000.00
 - Site five to ten acres in size: \$3,350.00
 - Site over ten acres in size: \$4,700.00
- Site Improvement Permit (Land Use & Development Code): \$800.00
- Site-Specific Development Plan Vested Property Right ^a: \$900.00
- Sludge Permit: \$1.00 per dry ton
- Special District Service Plan: Ordinance 1852 (as same may be amended)
 - New Plan: \$5,000.00
 - Plus, Fee Escrow Deposit: \$20,000.00
 - Amendment: \$2,500.00
 - Plus, Fee Escrow Deposit: \$10,000.00
- Temporary Use: \$50.00
 - Temporary Use Permit – Goat Keeping Application: \$100.00
 - Temporary Fireworks Stand: \$600.00 per year per stand
- Vacation (Public Right-of-Way or Easement): \$900.00
- Zoning (Also Known As rezoning): \$1,500.00
 - Notes: Downtown (DT) zoning is only allowed in areas designated on the Comprehensive Plan as Town Center or Downtown District. No fee for Public Land (PL) or Open Space & Parks (O) zone districts.
- Request for Information (Includes but is not limited to zoning verification, allowed uses and/or non-conforming uses, written interpretation of codes, verification of utility service, and general requested research):
 - \$50.00 for the first hour
 - \$25.00 per hour for every additional hour in the same request

(Superscript a) Fees include one initial and two subsequent planning staff reviews of the application and supporting documentation (including Development Review Committee). Each additional review by staff (including the Development Review Committee) shall be assessed additional review fees equal to twenty-five percent (25%) of the original application fee.

(Superscript b) e.g., Phase area master plans, traffic master plans, drainage master plans, sewer master plans, etc.

Note 1: Fees cover the cost of processing the land use application and local (i.e., Brighton) publications. If the applicant requests publication outside of Brighton, the publication fees shall be paid by the applicant separately.

Note 2: Any items that must be recorded at the County Clerk and Recorder's office are subject to recordation fees, which are not included in the application submittal fees.

Note 3: Any "Request for Information" may be required to be submitted in writing to the Department on a form provided by the same.

Note 4: For any fees that are tied to an acreage computation that results in a fraction, fractions of 0.5 or greater shall be rounded to the next highest whole number and fractions less than 0.5 shall be rounded to the next lowest whole number.

Note 5: All items listed under "Development Application Processing Fees" that are reviewed by the Development Review Committee (DRC) are non-refundable once the documents have been referred out to the DRC.

Plan Review – Land Use Applications and Civil Plan Review

- Engineering Plan Review. Applicable to all proposed construction that includes engineering. At the city's discretion, consultant or in-house review shall be utilized subject to the following fee structure:
 - Consultant Review: Actual cost of consulting services plus 10%
 - Staff In-House Review: \$80.00 per hour of review
 - Note: These fees must be paid prior to release of review comments.
- Land Use and Development Application Plan Review. Applicable to all proposed land use and development applications requiring consultant review for related drawings. At the city's discretion, consultant review shall be utilized subject to the following fee structure:
 - Consultant Review: Actual cost of consulting services plus 10%
 - Note: These fees must be paid prior to release of review comments.

Historic Preservation and Museum Fees

- Certificate of Appropriateness (COA): \$500.00 (Only if a public hearing is triggered)
- Delisting of a Historic Structure: \$1,600.00

Attachment 4: Community Development Fee Schedule- Building Division

Building Valuation: Building valuation, where applicable, shall be based on the August building valuation data for the preceding year, published by the International Code Council. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

Permit Valuation: All permits shall be processed based on valuation (estimated project materials and labor) inclusive of all construction work for which the permit is issued, as well as all finish work, painting, roofing, elevator, fire extinguishing systems, and any other permanent equipment or improvements per the following fee schedule for any above or below ground, public or private, new, or repair/replace construction unless otherwise specified.

Permit Fees (Permit fees are not charged for accessory dwelling units.)

- Valuation of \$1.00 to \$500.00: \$23.50
- Valuation of \$501.00 to \$2,000.00: \$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, up to and including \$2,000.00
- Valuation of \$2,001.00 to \$25,000.00: \$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, up to and including \$25,000.00
- Valuation of \$25,001.00 - \$50,000.00: \$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, up to and including \$50,000.00
- Valuation of \$50,001.00 to \$100,000: \$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, up to and including \$100,000.00
- Valuation of \$100,001.00 to \$500,000.00: \$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof, up to and including \$500,000.00

- Valuation of \$500,001.00 to \$1,000,000.00: \$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000 or fraction thereof, up to and including \$1,000,000
- Valuation of \$1,000,001.00 and higher: \$5,608.75 for the first \$1,000,000 plus \$3.15 for each additional \$1,000.00 or fraction thereof

Erosion and Sediment Control Permit

- Note: All fees as set forth below are based on the total acreage of the development.
 - Less than one (1) acre: \$250.00
 - One (1) to less than five (5) acres: \$375.00
 - Five (5) to less than ten (10) acres: \$500.00
 - Ten (10) to less than twenty (20) acres: \$625.00
 - Twenty (20) or more acres: \$750.00

Plan Review Fees

- Permits that require a review shall be assessed a plan review fee equal to 65% of the permit fee payable at the time of permit issuance. Deposits towards this fee may be collected as noted in the plan review deposit table.
- Exceptions:
 - Any new Residential Housing that has been previously mastered will pay a \$189.00 plan review fee.
 - Accessory dwelling units are not charged a fee.
- A deposit for plan review for any plan shall be paid at the time of application submittal under the following structure:
 - New Custom Residential Housing or Residential Housing Master Plan Review*: \$200.00.
 - New Commercial/Industrial/Multi-unit Plan Review/ TI's greater than \$25000*: \$500.00.
 - Consultant Review: Actual Cost of consultant services plus 10% administrative fee.

- *At the discretion of the Chief Building Official, plans may be reviewed by an outside consultant. Plan review fees are not refundable after completed. Building permit fees are not refundable 90 days after payment excepting a homeowner's documented hardship to the building official.

Elevator Inspection Fees

- The annual and 5-year witness cost for elevator inspections shall be charged as identified under the current approved contract by and between the elevator inspection service company and the City of Brighton, as same may be amended annually. The City of Brighton complies with Colorado Revised Statutes, Title 9, Article 5.5, Elevator and Escalator Certification Act.

Miscellaneous Inspections and Fees

- Residential Housing Electrical Inspection: \$126.00 per unit, except accessory dwelling units which are not charged a fee.
- Inspections outside of normal business hours (two-hour minimum): \$100.00*
- Re-inspection fees and fines assessed by established policy authorized by the building official.: \$100.00
- Inspection for which no fee is specifically indicated: \$100.00
- Duplicate inspection card: \$10.00
- Miscellaneous permits administration, additional plan review required by changes, additions, or revisions to approved plans, new code reviews of mastered plans, and other labor: \$50.00 per hour
- Manufactured housing installation program fee**: \$180.00, except accessory dwelling units which are not charged a fee.
- *Per hour rate or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.
- ** Per Colorado Revised Statutes §24-32-3310
- Foundation Only Permit (Commercial): \$600

- Temporary Certificate of Occupancy (Commercial): \$200; \$100 for every 30-day renewal
- Demo Permit for Structure: \$100
- Demo Permit for Interior: \$50
- Dumpster Permit Fee: \$50.00
- Retro Permit Fee (Approved Emergency): Standard, Use \$0 with receipt
- Retro Permit Fee: Double the permit fee/Use Tax \$0

Contractor License and Registration Fees

- Class A – Unlimited General Contractor
 - License Fee: \$150.00
 - Registration Fee: \$15.00
- Class B – Limited General Contractor
 - License Fee: \$100.00
 - Registration Fee: \$15.00
- Class C – Residential General Contractor
 - License Fee: \$75.00
 - Registration Fee: \$15.00
- Class D – Jobbing Contractor
 - License Fee: \$50.00
 - Registration Fee: \$15.00
- Class P – Plumbing Contractor
 - License Fee: \$75.00
 - Registration Fee: \$15.00
- Class M – Mechanical Contractor
 - License Fee: \$75.00
 - Registration Fee: \$15.00
- Class MP – Mechanical/Plumbing Combination
 - License Fee: \$100.00
 - Registration Fee: \$15.00

- Tree Care/Landscaping Contractor
 - License Fee: \$25.00
 - Registration Fee: \$15.00
- *A Class D – Jobbing Contractor can operate as a Tree Care/Landscaping Contractor with appropriate certifications on file (as may be required by the city of Brighton Horticulturist).

Public Use Permit Fee

- Public Use Permit Application Fee: \$200.00
- Security Deposit (if applicable): \$500.00
- Ordinance #1908, as same may be amended.

Landscape Permit (Permit fee is refundable upon an approved landscaping inspection)

- Multi-unit, industrial, or commercial developments: The applicant shall submit a financial guarantee in a format acceptable to the City, after review and approval by the City of the estimated or actual costs of any outstanding landscaping.

Parking Permit (For designated areas around Brighton High School.)

- \$25.00

Attachment 14: Development Impact Fees

All new development in Brighton, including expansion to existing development, shall be assessed development impact fees. The following is a summary of impact fees that developers can expect, which will be collected at permit. This list does not include permit and plan review fees (outlined in Attachment 4 of this resolution), or use taxes charged on materials for new construction as defined in Municipal Code Section 3-32. This listing also does not include any metropolitan or special district fees that may apply to a development. Applicant shall reach out directly to the applicable district(s) for information on fees.

Definitions: The definitions below shall be applicable to Attachment 14 unless specifically noted herein.

“Residential Housing” shall mean a residential building or any structure built for occupancy by one primary dwelling unit or more than one dwelling unit, used solely for residential purposes, where the units may be detached, attached side by side and sharing a common wall or in some other configuration, and each residential unit must have its own meter.

“Multi-unit” shall mean structures with one (1) meter serving more than two (2) dwelling units, such as an apartment complex.

“Nonresidential” shall mean any other real property in the City that is used for other than residential uses, including but not limited to commercial, industrial, public, church, and school uses.

Park Related Impact Fees

- Community Park Impact Fee
 - Residential Housing and multi-unit: \$2,063.00 per unit
- Neighborhood Park Impact Fee
 - Residential Housing and multi-unit: \$2,063.00 per unit
- Accessory dwelling units are not charged a fee.

Transportation and Multimodal Impact Fee

- Residential Housing: \$3,638.00 per unit
- Multi-unit: \$3,105.00 per unit
- Nonresidential Office: \$1.03 per square foot of gross building area
- Nonresidential Commercial or Retail: \$0.68 per square foot of gross building area

- Nonresidential Industrial or Warehouse: \$0.43 per square foot of gross building area
- Accessory dwelling units are not charged a fee.

General Services Impact Fee

- Residential Housing: \$1,096.00 per unit
- Multi-unit: \$898.00 per unit
- Accessory dwelling units are not charged a fee.

Permit Types; Application; Fee (§13-12-70)

- Sewer Inspection Fee
 - Inspection fee for Residential Housing, multi-unit, commercial, or industrial sewer : \$50.00

Water Meter Fees and Water Meter/Tap Inspection and Re-Inspection Fees

- 0.75" Water Meter: \$287.93
- 1" Water Meter: \$363.76
- 1.5" Water Meter: \$820.58
- 2" Water Meter: \$1,007.75
- 3" Water Meter: \$3,435.06
- 4" Water Meter: \$3,800.89
- 6" Water Meter: \$5,954.51
- Water meter/tap inspection fee: \$50.00
- Water meter/tap re-Inspection fee: \$100.00

Water Impact Fees

Where water rights are dedicated to the City, the following impact fees apply:

- Residential Housing and nonresidential (all dwelling units must have separate water meters/taps per City Code):
 - 0.75" tap: \$18,403.00
 - 1" tap: \$30,671.00
 - 1.5" tap: \$61,343.00
 - 2" tap: \$98,148.00
 - 3" tap: \$214,699.00
 - 4" tap: \$368,056.00
 - 6" tap: by special review

- Multi-unit (only apartment buildings may have one meter/tap serving multiple dwelling units per City Code):
 - First unit: \$18,403.00
 - Each additional unit: \$11,041.00

Where an exception allows for a payment of fee-in-lieu of dedication of water rights to the City, the following impact fees apply:

- Residential Housing and nonresidential (all dwelling units must have separate water meters/taps per City Code):
 - 0.75" tap: \$15,227.00
 - 1" tap: \$25,379.00
 - 1.5" tap: \$50,757.00
 - 2" tap: \$81,212.00
 - 3" tap: \$177,653.00
 - 4" tap: \$304,547.00
 - 6" tap: by special review
- Multi-unit (only apartment buildings may have one meter/tap serving multiple dwelling units per City Code):
 - First unit: \$15,227.00
 - Each additional unit: \$9,136.00
- South Brighton Infrastructure (SBI) Water Development Fee
 - Zone 1: \$1,047 per acre (See attached map)
 - Zone 2: \$524 per acre (See attached map)
- South Brighton Infrastructure (SBI) Water Single Family Residential Equivalent (SFRE) Fee: \$151 per Single Family Residential Equivalent*
- Non-potable Irrigation Impact Fee: \$0

Fee-in-Lieu of Water Dedication. Water dedication will be required for all development unless a previous agreement is on file with the City that allows for a payment of fee-in-lieu of dedication of water rights to the City, or when water dedication for an accessory dwelling unit is warranted, in which case the following fees will apply in addition to the Water Impact Fees:

- Residential (detached housing for purposes of fee-in-lieu of water dedication **only**). Fees are based on density of proposed development.
 - 0 to 3 units per acre - \$41,189.00/unit
 - >3 to 4 units per acre - \$39,901.00/unit
 - >4 to 5 units per acre - \$33,466.00/unit
 - >5 to 6 units per acre - \$32,822.00/unit
 - >6 to 7 units per acre - \$29,604.00/unit
 - >7 to 9 units per acre - \$28,317.00/unit
 - >9 to 10 units per acre - \$27,674.00/unit

- >10 to 11 units per acre - \$27,030.00/unit
- >11 units per acre - \$25,743.00/unit
- Multi-unit residential (includes apartments, condominiums, duplexes, and townhomes for purposes of fee-in-lieu of water dedication **only**): \$19,307 per unit.
- Nonresidential: Applicant shall provide a water resource report estimating the water required to support and irrigate proposed development, which will be used to determine the fee-in-lieu amount. The basis for the fee-in-lieu amount is the cost per acre-foot of water, which is \$64,357.00

Wastewater Related Impact Fees. Applies to all development and is based on size of water tap(s) or unit count.

- Metro Water Recovery (MWR): Fees set by the MWR District to support wastewater treatment system infrastructure. City of Brighton collects this fee on behalf of MWR.
 - “Single-family units” (**See MWR Rules and Regulations for definitions**): \$6,070.00 per unit
 - “Non-single-family units” (**See MWR Rules and Regulations for definitions**):
 - 0.75” tap: \$12,140.00
 - 1” tap: \$29,136.00
 - 1.5” tap: \$66,770.00
 - 2” tap: \$121,400.00
 - 3” tap: \$261,010.00
 - 4” tap: \$522,020.00
 - If larger than 4” water tap, see Utility Director under special review
- Town of Lochbuie: Fees set by Town of Lochbuie to support wastewater treatment system infrastructure. City of Brighton collects this fee on behalf of Town of Lochbuie.
 - All development types
 - 0.75” tap: \$4,975.00
 - 1” tap: \$8,308.00
 - 1.5” tap: \$16,567.00
 - 2” tap: \$26,516.00
 - 3” tap: \$53,082.00
 - 4” tap: \$82,931.00
 - If larger than 4” water tap, fee shall be established by Lochbuie Sewer Board after acceptable sewer impact report.
- City of Brighton Wastewater Connection Fee

- Residential Housing and nonresidential (all dwelling units must have separate water meters/taps per City Code):
 - 0.75" tap: \$837.00
 - 1" tap: \$1,395.00
 - 1.5" tap: \$2,790.00
 - 2" tap: \$4,464.00
 - 3" tap: \$8,928.00
 - 4" tap: \$13,950.00
 - If larger than 4" water tap, see Utility Director under special review
- Multi-unit (only apartment buildings may have one meter/tap serving multiple residential units per City Code):
 - First unit: \$837.00
 - Each additional unit: \$543.00
- South Brighton Infrastructure (SBI) Wastewater Development Fee
 - Zone 1: \$1,408 per acre (See attached map**)
 - Zone 2: \$704 per acre (See attached map**)
- South Brighton Infrastructure (SBI) Wastewater Single Family Residential Equivalent (SFRE) Fee: \$149 per Single Family Residential Equivalent*

Storm Drainage Impact Fee. Applies to all development outside of South Beebe Draw Metropolitan District.

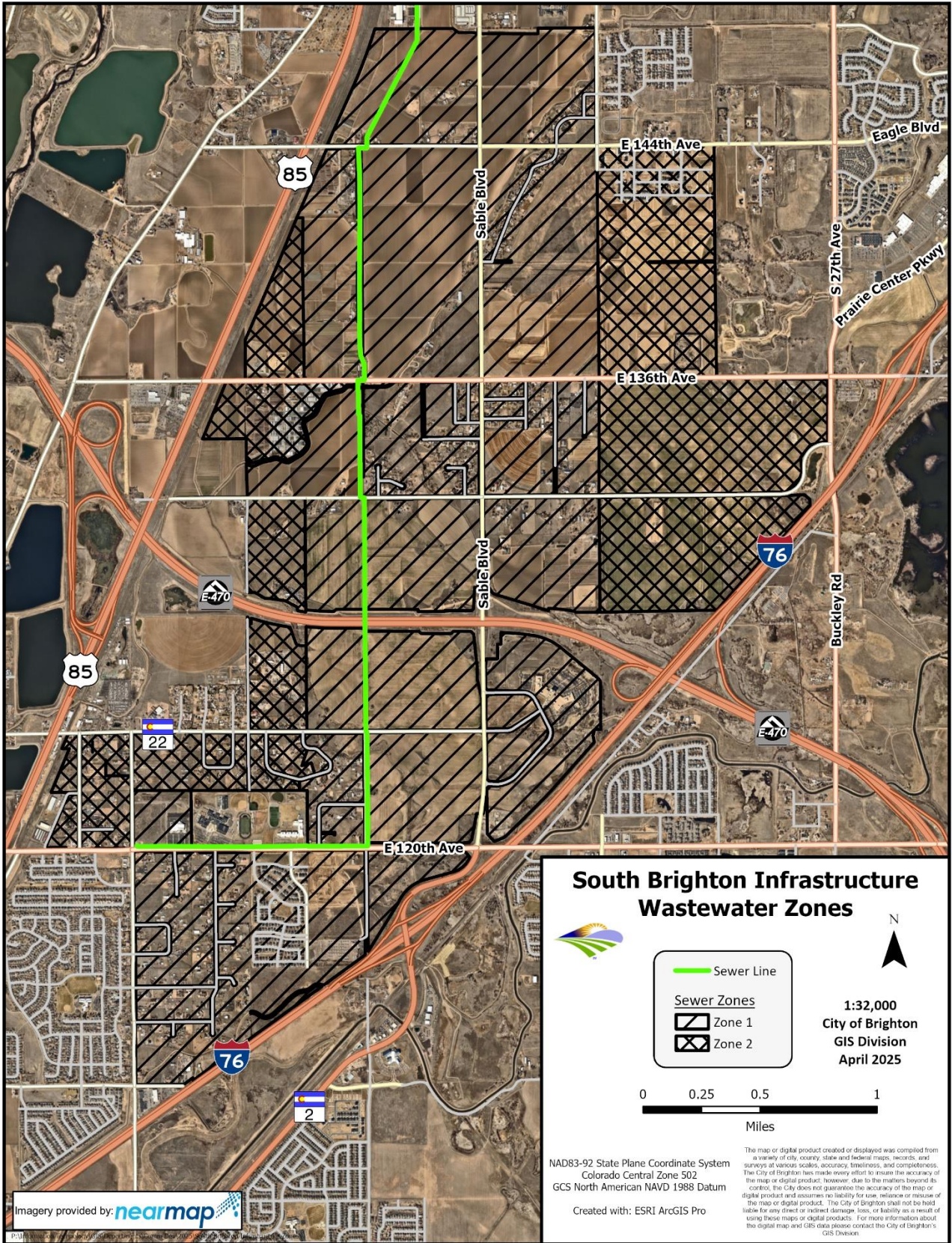
- Residential Housing: \$5,488.00 per unit
- Multi-unit (apartment buildings): \$2,744.00 per unit
- Nonresidential: \$1.03 per square foot of impervious surface area, including all additions of 1,000 square feet or greater
- Accessory dwelling units are not charged a fee.

Notes:

- All permitting, plan review, and impact fees paid by credit card will require the payor to pay the credit card fee charged by the processor.
- Accessory dwelling units are not charged the following fees provided there is no increase in service size, otherwise the standard fees apply:
 - All applicable Water Meter & Inspection fees
 - All Water Impact fees
 - All Wastewater Impact fees
- As a courtesy, maps for District boundaries or other municipalities noted above are offered as a quick reference. Properties that are located close to another municipality or a District boundary should be verified with this office for accurate budget planning.
- Development fees collected shall be those fees in effect at the time of permit issuance. Fees may be further governed by specific agreement for the

development as adopted by the Brighton City Council. Final fees shall be based on approved construction drawings for the development and shall be figured by the city. All fees are subject to change without notice. Fire sprinkler systems require a dedicated tap and shall not be charged any fees.

- Please contact the City of Brighton Utilities Department for information regarding water dedication requirements.
- *Single Family Residential Equivalent (SFRE) is calculated as follows:
 - 0.75" tap (residential housing): 1 Single Family Residential Equivalent (SFRE)
 - 0.75" tap (nonresidential): 2 Single Family Residential Equivalents (SFRE)
 - 1.0" tap: 4.8 Single Family Residential Equivalents (SFRE)
 - 1.5" tap: 11 Single Family Residential Equivalents (SFRE)
 - 2.0" tap: 20 Single Family Residential Equivalents (SFRE)
 - 3.0" tap: 43 Single Family Residential Equivalents (SFRE)
 - 4.0" tap: 86 Single Family Residential Equivalents (SFRE)
 - Larger than 4.0" tap: Special Review
- **Zones for the South Brighton Infrastructure (SBI) Wastewater Development Fee are shown in the two pictures on the following pages:



Imagery provided by: **nearmap**

South Brighton Infrastructure Wastewater Zones



Sewer Line

Sewer Zones
 Zone 1
 Zone 2

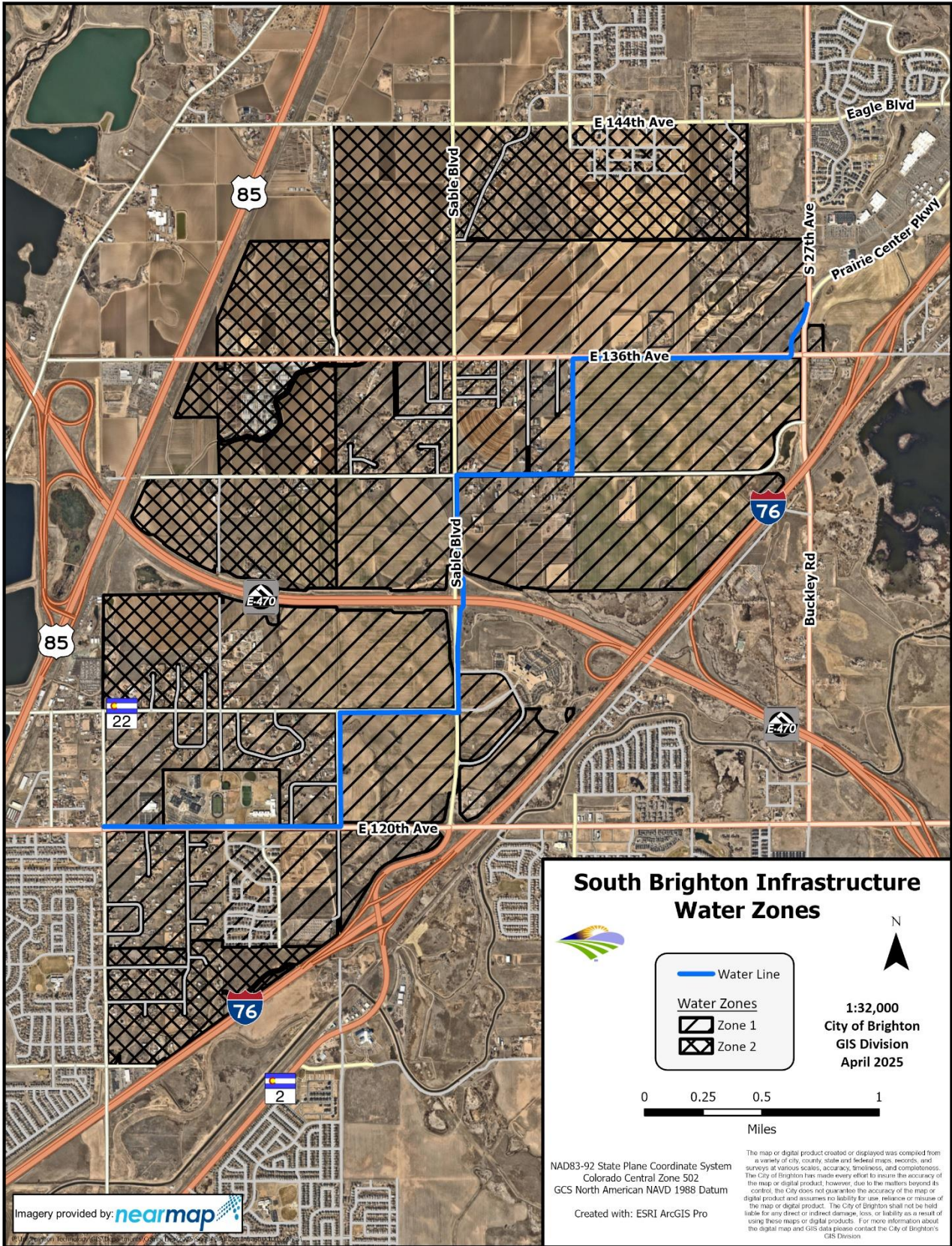
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 City of Brighton
 GIS Division
 April 2025



NAD83-92 State Plane Coordinate System
 Colorado Central Zone 502
 GCS North American NAVD 1988 Datum

Created with: ESRI ArcGIS Pro

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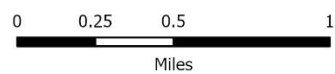
South Brighton Infrastructure Water Zones



Water Line

Water Zones
 Zone 1
 Zone 2

1:32,000
 City of Brighton
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NAD83-92 State Plane Coordinate System
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