

BUILDING PERMIT FEES - 2019

Section 2.12.100

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 January 1, 2019.

2018 "Small" Project Discount

Projects with a total valuation of up to **\$5,000** shall be assessed a flat fee.

If your project valuation is **\$5,001 - \$50,000**, the Building Permit Fee will be 50% of the permit valuation fee schedule. (50% discount)

If your project valuation is **\$50,001 - \$100,000**, the Building Permit Fee will be 75% of the permit valuation fee schedule. (25% discount)

This discount also applies to the Plan Check and Energy Code Review Fees as they are calculated off of the permit valuation schedule.

Example: \$15,000 Project Valuation
 $(\$25 + (15,000 \times .05)) \times 50\% = \387.50 Building Permit Fee

Example: \$55,000 Project Valuation
 $\$2,275 + (.035 \times \$5,000) = \$2,450$ Building Permit Fee

Building Permit Fee Schedule

Permit Valuation	Fee based on Valuation
\$1 - \$5,000	\$25.00
\$5,001 to \$50,000	50% of sum of \$25 + 5.0% of permits valuation over \$5,000
\$50,001 to \$100,000	75% of sum of \$2,275 + 3.5% of permit valuation over \$50,000
\$100,001 to \$250,000	\$4,025 plus 2.5% of permit valuation over \$100,000
\$250,001 to \$500,000	\$7,775 plus 2.0% of permit valuation over \$250,000
\$500,001 to \$1,000,000	\$12,775 plus 1.75% of permit valuation over \$500,000
\$1,000,001 to \$2,500,000	\$21,525 plus 1.5% of permit valuation over \$1,000,000
\$2,500,001 to \$5,000,000	\$44,025 plus 1.25% of permit valuation over \$2,500,000
Above \$5,000,000	\$75,275 plus 0.75% of permit valuation over \$5,000,000 plus 0.5% of permit valuation over \$10,000,000

Hourly Building Permit Review Fee

\$325.00 per hour

Fees Due Upon Permit Submittal:Plan Check Fee (as percent of total building permit outlined above):

65% of the Building Permit Fee

Energy Code Fee (as percent of total building permit outlined above):

15% of the Building Permit Fee

Fees Due Upon Permit Issuance:

Building Permit Fee (as percent of total building permit outlined above):

100% of the Building Permit Fee

REMP Fees - as applicable (see below)

Use Tax Deposit - City of Aspen

2.1% of value of materials for projects over \$100,000
[(Project Valuation - \$100,000.00) X .5] X 2.1%

Use Tax Deposit - Pitkin County

0.5% of value of materials
(Project Valuation X .5) X .5%

GIS Fee (applicable only if changing building footprint)

\$500.00. Only applies to permits changing the footprint of a building. Interior work is exempt.

For 2019, the building plan check fee shall be reduced by 10% for major residential projects submitted in the format specified in the Minimum Building Submission. Applicants should contact the Permit Coordinators for more information.

Fees Dues Upon 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.

Fees Dues after Final Inspection

Use Tax Adjustment - City of Aspen

Final Use Tax calculation minus Original Use Tax calculation.
Adjustment and reconciliation occurs 90 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 may cause a revision to the overall project valuation. The change order fees shall be based on this revised 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 Review Fees may be assessed on an hourly basis if, in the opinion of the Chief Building Official, the fees stated below represent a significant inequity compared with the scope of the change order and the expected staff time to administer the review. The hourly rate shall be that stated herein. Hourly billing may be applied to plan check and energy code reviews. Hourly billing for change orders may result in higher or lower fees due than stated below.

Fees Due Upon Change Order Issuance:

Change Order Plan Check Fee

5% of the Revised Permit Fee

Change Order Energy Code Review Fee (if applicable)

2% of the Revised Permit Fee

Change Order Building Permit Fee

5% of the Revised Permit Fee

Phased Permitting Fees

Applications for Building Permits may be issued in "phases" prior to the entire permit being ready for issuance. In order for a permit to be issued in phases, all elements of that phase must be reviewed and approved by the Building Department and applicable referral agencies. A Phased Building Permit still requires complete submission of all required documents and information for all phases at initial permit application submission. Issuance of a permit in phases is at the discretion of the Chief Building Official. Fees for phased permit issuance are in addition to fees due for issuance of a complete building permit.

******Please refer to the City of Aspen Phased Permit Policy******

Fees Due at Issuance of Phase 1 Permit:

Building Permit Review Phasing Fee is 35% of Building Permit Fee

Zoning Review Phasing Fee is 10% of Zoning Review Fee

Construction Mitigation Phasing is 50% of Construction Mitigation Fee

Engineering Development Review Phasing Fee is 10% of Engineering fee

Parks Phasing Fee is 10% of Parks Review Fee

Utilities Development Fee is 10% of Utilities Review Fee

Special Services Fees

Inspection Fee Outside of Normal Business Hours

\$325.00 per hour, a minimum of two hours for any one inspection.

Re-inspection Fee

\$325.00 per inspection

Special Inspections Fee for Unspecified Inspection

\$325.00 per hour, a minimum of one hour for any one inspection.

Building Permit Extension Fee - for each extension

\$162.50 for projects with a valuation of \$500,000 or less.

\$325.00 for projects with valuations over \$500,000.

Repair Fees

\$25.00 Permit Fee

Repair Plan Review Fee is hourly or 10% of the Plan Review Fee

Repair Zoning Review Fee is 10% of the Zoning Review Fee

Repair Construction Mitigation Review Fee is 10% of the CMP Review Fee

Repair Engineering Review Fee is 10% of the Engineering Review Fee

Reroofing and Roofing Fee

\$25.00 Permit Fee

\$25.00 per 100 sq. ft. of roofing Plan Review Fee

\$325.00 per hour Zoning Review Fee

Reroof & Roofing Construction Mitigation Fee is 10% of the CMP Review Fee

Interior Finish and Fixture Removal Fee

\$25.00 Permit Fee (minimum)

\$325.00 per hour Plan Review Fee (1 hour minimum)

IFFR Construction Mitigation Fee is 10% of the CMP Review Fee

Temporary Structure

\$25.00 Permit Fee

\$325.00 per hour Plan Review Fee (1 hour minimum)

\$325.00 per hour Parks Review Fee (1 hour minimum)

\$100.00 Fire Department Review Fee

Expired or Cancelled Permits & Refunds

Plan Check fees are not refundable for expired or cancelled permits. Impact mitigation fees for unbuilt projects (construction not started) shall be refunded 100%. Building permit and impact fees for partially constructed projects are not refundable. Expired or cancelled permits are not renewable. Projects with expired or cancelled permits must reapply for building permits and pay all applicable fees. Projects with expired or cancelled permits that have previously paid impact fees need only pay (or be refunded) the difference in impact fees when applying for a new permit.

Certificate of Occupancy Fee

Included in Building Permit Fee.

Temporary Certificate of Occupancy Fee

TCOs are not available for all types of projects and are subject to an expiration date and potential enforcement. Please see City's CO/TCO Policy.

7.5% of the Building Permit Fee up to a topset of \$5,000.

Fee is due at issuance of the TCO.

Community Purpose Discount Programs

The Chief Building Official may from time to time implement lower fees to encourage certain types of building improvements as directed by the City Council or City Manager. Example programs may include energy efficiency improvements, accessibility improvements, and the like. Special fees shall not exceed those otherwise required.

Fee Waivers for Nonprofit Organizations

Applications submitted for Building Permits by nonprofit organizations (as determined by their 501(c)3 status and those organizations that do not have a tax base) are eligible to have planning/building permit fees waived based on the following scheduled:

Building Plan Check, Energy Code, Permit Fees, Engineering, Parks, and Utilities Review Fees:

Project Valuation < or = \$5,000

100% Fee Waiver

Project Valuation > \$5,000

50% Fee Waiver of fees for project valuations between \$5,000 and \$25,000

Fee waivers shall not exceed a combined value of \$15,000 for a single project per 12 consecutive month period. All other applicable utilities fees are not subject to this waiver, including but not limited to: investment charge, connection permit, tap fees, hook-up charges, service fees, and electric extension costs.

Fee Waivers for Affordable Housing Projects

Applications submitted for new projects that are 100 percent affordable housing are eligible for a 100 percent fee waiver for all planning land use and development permit fees, excluding fees levied by jurisdictions other than the City of Aspen. This fee waiver shall be limited to new projects, and does not apply to existing individual affordable housing units that may be seeking a remodel, expansion, etc.

Small Lodge Program

Applications for Building Permits for Small Lodges, as defined in Ordinance 15, Series 2015, are eligible for reduced building permit review fees based on the following schedule. To be eligible for the discount, all lodges must enter into an agreement with the City stating that the property will remain a lodge for a minimum number of years, and that if the use changes during that time period, the property shall owe the City 100% of the building permit fees. The reductions shall apply to Plan Check, Energy Code, Zoning Review, Engineering Review, CMP, and Building Permit Fees.

Category of Work	% of Building Permit Fee Charged	Length of City Agreement
Minor Interior Upgrade (e.g., paint, carpet, light fixtures)	25%	5 years
Minor Exterior Upgrade (e.g., new windows, new paint/exterior materials)	25%	5 years
Major Interior Upgrade A (e.g., remodel units, including bathrooms)	50%	10 years
Major Interior Upgrade B (e.g., remodel common areas and any kitchen/food service facilities)	50%	10 years
Redevelopment or Major Expansion	75%	20 years

Enforcement Fees and Penalties

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.

No Certificate of Occupancy shall be issued until all fees have been paid in full. Violations of this policy are subject to fines.

Stop Work Order Fee - Assessment for non-permitted work:

- 1st Infraction: 2 Times Building Permit Fee
- 2nd Infraction: 4 Times Building Permit Fee
- 3rd Infraction: 8 Times Building Permit Fee

Renewable Energy Mitigation Fees

****** Please refer to Title 8.46.020 of the City of Aspen Municipal Code ******

RREMP (Residential)

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.

Residential Onsite 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)

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 that 64 square feet are exempt

Roof and gutter deicing systems:

The area of electric or hydronic roof and gutter de-icing 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.

Commercial Onsite 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).

ELECTRICAL PERMIT FEES

Residential Fees

This fee is based on the enclosed living area only, includes construction of, or remodeling or addition to a single family home, duplex, condominium, or townhouse. If not wiring any portion of the above listed structures, and are only changing or providing a service, see "Other Electrical Fees" below.

LIVING AREA

Not more than 1,000 square feet	\$155.00
1,001 to 1,500 square feet	\$233.00
1,501 to 2,000 square feet	\$310.00
Over 2,000 square feet	\$310.00 + \$16.00 per 100 square feet over 2,000

Example:

The home is 2,235 square feet

The base fee for 2,000 square feet (of the 2,235 square feet total) is \$310.00 \$310.00

The remaining 235 square feet is rounded up to 300 square feet (3 x \$16.00 = \$48.00) \$48.00

Total fee is: \$358.00

All Other Electrical Installation Fees

Including some residential installations that are not based on square footage (not in a living area, i.e., garage, shop, and photovoltaic, etc.). Fees in this section are calculated from the total cost to customer, including electrical materials, items and labor - whether provided by the contractor or the property owner. Use this chart for a service connection, a temporary meter, and all commercial installations.

Valuation of Installation: (based on cost to customer of labor, materials, and items):

Projects Valuing Less than \$2,000.00	\$155.00
Projects Valuing \$2,000 or More	\$155.00 + \$16.00 per thousand dollars (rounded up)

Example:

The cost of installation is \$5,150 (round up to \$6,000)

The base fee is calculated as: 6 x \$16.00 = \$96.00 plus \$155.00 Total fee is: \$251.00

Re-Inspections	\$77.50
Extra Inspections	\$77.50

Photovoltaic Generation System (Valuation based on cost to customer of labor, materials, and items)

Residential:

Valuation not more than \$2,000:	\$115.00
Valuation \$2,001 and above:	\$115 + \$11.50/thousand or fraction thereof (max \$500)

Commercial:

Valuation not more than \$2,000:	\$115.00
Valuation \$2,001 and above:	\$115 + \$11.50/thousand or fraction thereof (max \$1,000)

MECHANICAL PERMIT FEES

Permit Issuance

Mechanical Permit (per unit) \$66.31

\$26.53

Supplemental Permit for which the original has not expired, been canceled or finalized (per unit)

Unit Fee Schedule (Note: the following does not include permit issuing fee)

Furnaces (installation or relocation)

Forced-air or gravity-type furnace or burner, including attached ducts and vents; floor furnace, including vent; suspended heater; recessed wall heater or floor-mounted unit heater (per unit)

\$66.31

Appliance Vents (installation, relocation or replacement)

Each appliance vent installed and not included in an appliance permit

\$33.16

Cooling Systems

Each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code

\$33.16

Boilers, Compressors and Absorption Systems (installation or relocation)

Each boiler or compressor over 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW).

\$66.31

Each boiler or compressor over 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (293.1 kW)

\$132.63

Each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW) or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)

\$176.83

Each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)

\$265.25

Each boiler or compressor over 50 horsepower (176 kW) or each absorption system over 1,750,000 Btu/h (512.9 kW)

\$331.56

Air Handlers

Fee does not apply to units included with a factory-assembled appliance, cooling unit, evaporative cooler, or absorption unit for which a permit is required elsewhere in the Mechanical Code.

Each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4,719 L/s), including ducts attached thereto

\$33.16

Each air-handling unit over 10,000 cfm (4,719 L/s)

\$66.31

Evaporative Coolers

Each evaporative cooler other than portable type

\$33.16

Ventilation and Exhaust

Each ventilation fan connected to a single duct. \$26.53

Each ventilation system that is not a portion of any heating or air-conditioning system authorized by a permit \$33.16

Each hood that is served by the mechanical exhaust, including the ducts for such hood \$33.16

Miscellaneous

Each appliance or piece of equipment regulated by the Mechanical Code not classed in other appliance categories, or for which no other fee is listed in the table \$33.16

Other Fees - Mechanical Inspections

Re-inspection fees assessed under Section 305.8

\$325.00 per reinspection

Hourly inspection fee outside of normal business hours.

\$325.00 per hour, a minimum of two hours for any one inspection.

Hourly inspections fee for unspecified inspection type.

\$325.00 per hour, a minimum of one hour for any one inspection.

Hourly fee for additional plan review required by changes, additions, or revisions to plans or plans for which an initial review has been completed.

\$325.00 per hour

PLUMBING PERMIT FEES

Permit Issuance

Plumbing permit (per issuance) \$66.31

Each supplemental permit for which the original has not expired, been cancelled, or finalized \$26.53

Unit Fee Schedule (does not include permit-issuing fee)

Fixtures and Vents

Each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow protection). \$26.53

For repair or alteration of drainage or vent piping, each fixture \$13.26

Sewers, Disposal Systems and Interceptors

Each building sewer and each trailer park sewer. \$265.25

Each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as traps. \$66.31

Rainwater systems, per drain (inside buildings) \$33.16

Water Piping and Water Heaters

For installation, alteration, or repair of water piping or water treating equipment, or both. Fee for each. \$26.53

For each water heater including vent. \$33.16

Gas Piping Systems

Each gas piping system of one to five outlets. \$13.26

Each additional outlet over five, each \$6.63

Lawn Sprinklers, Vacuum Breakers and Backflow Protection Devices

Each lawn sprinkler system on any one meter, including backflow protection devices thereof. \$26.53

For atmospheric-type vacuum breakers or backflow protection devices not included in Fixtures and Vents:

1 to 5 devices \$26.53

Over 5 devices, each \$6.63

Each backflow-protection device other than atmospheric-type vacuum breakers:

2 inches (50.88 mm) and smaller \$33.16

Over 2 inches (50.8 mm) \$53.05

Swimming Pools

Each public pool \$1,591.50

Each public spa \$795.75

Each private pool \$530.50

Each private spa \$265.25

Miscellaneous

Each appliance or piece of equipment regulated by the Plumbing Code but not classed in the other appliance categories, or for which no other fee is listed in this code. \$33.16

Other Plumbing Inspection Fees

Re-inspection fees - inspections required after a failed inspection (per inspection)

\$325.00 per reinspection

Hourly inspection fee outside of normal business hours

\$325.00 per hour, a minimum of two hours for any one inspection.

Hourly inspections fee for unspecified inspection type

\$325.00 per hour, a minimum of one hour for any one inspection.

Change Orders - Plumbing

\$325.00 per hour for any additional plan review required by changes, additions, or revisions plans or plans for which an initial review has been completed

CONTRACTOR LICENSING FEES

All licenses expire at the time of certification expiration

General Contractor Types*

	Fee - 3 Years**
Unlimited	\$450.00
Commercial	\$450.00
Light Commercial	\$450.00
Homebuilder	\$450.00

Specialty Contractor Types

Alteration/Maintenance	\$142.00
Drywall Fire Resistive Construction & Penetrations	\$142.00
Excavation***	\$142.00
Insulation/Energy Efficiency	\$142.00
Mechanical	\$142.00
Roofing	\$142.00
Solid Fuel and Gas Appliance	\$142.00
Radon Mitigation***	\$142.00
Temporary Contractor	\$142.00

State Certification Registration

- Electrical Contractor
- Fire Alarm System Installer
- Fire Sprinkler System Installer
- Plumbing Contractor

**Temporary General Contractor licenses are available for special circumstances. Please contact the building department admin staff if you believe yourself to be eligible*

***Fees will be prorated by month with your certification expiration*

****Does not require certification*