Community & Development Services Department
Additional Fees

3rd Party Professional Review
When using an outside consultant for plan review, all application fees may also be assessed a 10% administrative cost to cover the County’s costs of handling unless otherwise noted.

Impact Fees
Impact fees that are not based upon the square footage of a structure are due at time of recordation of a plat. Impact fees based upon a structure’s square footage are due at time of site plan approval.

- Transportation—residential per dwelling unit; all other per 1,000 sq. ft. unless stated otherwise
  - Residential $2,500.00
  - Commercial/Retail $4,559.52
  - Churches $3,920.00
  - Bank $10,170.72
  - Convenience Store $10,170.72
  - Restaurant, Sit Down $5,555.20
  - Restaurant, Fast Food $11,574.08
  - Day Care Center $4,376.96
  - Office, General $3,100.16
  - Office, Medical/Dental/Vet.$4,938.08
  - Industrial/Manufacturing $2,270.24
  - Warehousing/Storage $1,332.80
  - Mini-Warehouse $490.56
  - Hotel/Motel (per Room) $1,999.20
  - Elbert County Govt. Exempt
  - Elbert Co. Fire Depts. Exempt
  - Schools Exempt

- Conservation: $300 for residential; $500 +$0.25/sq. ft. of non-pervious surface area for non-residential

- Growth Impact Fees

<table>
<thead>
<tr>
<th></th>
<th>ADU</th>
<th>Single-Family Residential</th>
<th>Multifamily Residential (per unit)</th>
<th>Non-Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Road &amp; Bridge</td>
<td>$983.36</td>
<td>$1,966.72</td>
<td>$1,217.00</td>
<td>$5,544.16 (flat fee)</td>
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<tr>
<td>Recreation</td>
<td>$131.60</td>
<td>$263.20</td>
<td>$263.20</td>
<td>$0.00</td>
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<td>Public Facilities</td>
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<td>$506.24</td>
<td>$506.24</td>
<td>$265.44</td>
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<td>Sheriff</td>
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<td>$521.92</td>
<td>$521.92</td>
<td>$278.88</td>
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<td>Total</td>
<td>$1,629.04</td>
<td>$3,258.08</td>
<td>$2,508.36</td>
<td>$6,088.48</td>
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</tbody>
</table>

Land Dedications
Open Space/Land Dedication
- Fee paid prior to recordation of the plat
- Appraisal must be prepared by a Member of the Appraiser Institute (MAI) or by an Accredited Rural Appraiser (ARA) and must be current within 6 months of approval
  - Cash-in-Lieu Formula = (Appraised Value of total acreage based upon approved Preliminary Plat or proposed Final Plat) x 10% (if creating more than 1 new lot)
- No more than 10% of the required open space will be allowed to be created with cash-in-lieu fees
- Developments of 80 acres or less are required to pay cash-in-lieu rather than land dedication
  - At the request of the applicant this formula may be utilized on projects totaling up to 160 acres
- When subdividing 1 lot into 2 total lots, 4% cash-in-lieu fee applies. If creating additional lots at a later time, then current cash-in-lieu fee applies at time of recordation. A note will need to be added to the plat of the first subdivide.
  - For example, one new lot valued at $165,000: ($165,000)(0.04) = $6,600
  - Subdivisions creating more than 1 new lot, 10% cash-in-lieu fee applies for each new lot.
  - Example: Assuming vacant land is subdivided into 4 lots and each individual lot has a value of $165,000: (Note: if there is an existing home that lot is excluded)
    - Improved appraised value (1 Lot) $165,000
    - Multiplied by 10% (0.1) ($165,000.00)(0.1) = $16,500.00 (1 Lot)
    - $16,500(4) = $66,000 (4 Lot Vacant Subdivision)
  - Cash-in-Lieu or land dedication as negotiated by the applicant with the appropriate entity for:
    - Schools; Fire Protection Districts; and Parks Districts

Zoning Violations
- A fine of not more than $100, or by imprisonment in the County Jail for not more than 10 days, or by both such fine and imprisonment pursuant to Section 30-28-124(1), C.R.S.
- A civil penalty in an amount not less than $500 nor more than $1,000 and a continuing penalty not to exceed $100 per day pursuant to Section 30-28-124.5, C.R.S.