

Zoning (Links To Other Fees At Bottom)

The following fees are based on the Zoning Ordinance, Sec. 59-40, Schedule of fees to be charged. The Zoning Administrator may modify or waive the fees if these will result in unnecessary hardship due to exceptional or extraordinary circumstances.

- The following fees shall be collected by the department prior to the filing of the following applications, or issuance of permits and certificates.
- For purposes of calculating fees, any fraction of an acre shall be rounded up to the nearest whole acre.
- The cost of "zoning permits for construction and use" is based on the valuation of the improvements proposed.
- Once paid, no refund of fees will be made.
- Checks should be made out to the Manager of Finance.

Application/Permit	Basic Fee	Additional fee
Construction & Use Permit		
Construction Valuation \$1 to \$500	\$10	N/A
Construction Valuation \$501 to \$2,000	\$25	N/A
Construction Valuation \$2,001 to \$50,000	\$35	\$0.50 per \$1,000 in additional valuation, or fraction thereof
Construction Valuation \$50,001 to \$100,000	\$100	
Construction Valuation Over \$100,000	\$150	
Other, Permits, Certificates, and Administrative Reviews		
Sign permit	\$25	N/A
Telecommunications permit, See Construction and Use Permit above	By Valuation	Valuation Fee + \$100 Design Review
Home Occupation permit	\$20	N/A
Certificate of occupancy--temporary	-0-	N/A
Use by temporary permit, certificate	\$10	N/A
Administrative reviews: Over height fence, A/C unit in setback, RV over 22 feet long	\$100	N/A
Zone lot amendment	\$50	N/A
Site Plan Review		
Industrial Site Plan	\$250	N/A
Parking area landscape plan	\$250	N/A
Site plans (DP)	\$500 if 1 acre or less	Continued below
Site plans (PD, PBG, PUD)	\$1,000 if 1 acre or less	maximum of \$50,000
Site plans (DP, PD, PBG, PUD)	\$2,500 if more than 1 acre	\$500 for each additional acre maximum of \$50,000
Redline changes to a site plan Note: must meet criteria	\$100	N/A
Zoning Map Amendments (Rezoning)		
Standard Note: includes cost of required publications and signs for posting.	\$1,000 for 1st acre	\$500 for each additional acre, maximum of \$50,000
with Waivers or Conditions Note: includes cost of required publications and signs for posting.	\$1,500 for 1st acre	Plus \$600 for each additional acre, maximum of \$50,000
Planned Unit Development Note: includes cost of required publications and signs for posting.	\$1,000 Under 1 acre	Continued below
PUD continued	\$1,500 for 1 full acre	\$500 per each additional acre, maximum of \$50,000
Language Amendment		
Ordinance Language amendment Note: includes cost of required publications	\$500	N/A
Subdivision Fee		
Fee with site plan	\$500 for 1st acre	plus \$100 for each additional acre
Fee with no site plan	\$1,500 for 1st acre	plus \$100 for each additional acre

The following fees shall be based on reasonable costs and expenses incurred by the department in assisting applicants.

- Platte River Valley Zone District. As required by 59-321 through 59-338

- Gateway District. As required by 59-341 through 59-352.
- administrative review. As required by 59-38(a)(12) and 59-22
- B-5 district. As required by sections 59-216 through 59-227
- Enumerated Overlay Districts. As required by article IV, division 21
- Inspections. As required by subsection 59-38(b)(1) of this chapter

The following are links to the Fee Schedules for plan review and permitting of land use and development in Denver.

- [Building Permits](#), Community Planning and Development

- [Landmark Income Tax Credit Application Fee](#), Community Planning and Development

- [Plans Review and Permit Operations Fees](#), Development Engineering Services, Public Works

- [Denver Water Board](#)
For Tap Fees: See "Rates & Surcharges", System Development