

**RESOLUTION 2020-50**

**A RESOLUTION ESTABLISHING FEES AND CHARGES  
FOR THE CITY OF FRUITA FOR THE 2021 BUDGET YEAR**

**WHEREAS**, pursuant to Resolution 1991-13, adopted by the Fruita City Council, it is necessary to establish fees and charges for the City of Fruita annually by Resolution of the City Council, in conjunction with the budget adoption process.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FRUITA, COLORADO, AS FOLLOWS:**

**Section 1:** The fees and charges set forth in Exhibit A, attached hereto, are hereby adopted for the City of Fruita. The effective date of any changes in fees shall be January 1, 2021 unless otherwise noted.

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL  
THIS 1<sup>st</sup> DAY OF DECEMBER, 2020**

Attest:

City of Fruita

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Joel Kincaid, Mayor

**EXHIBIT A**  
**2021 FEES AND CHARGES**

<u>DESCRIPTION</u>	<u>2020</u>	<u>2021</u>	<u>Chg</u>
<b><u>I. ANIMAL CONTROL FEES</u></b>			
Boarding Fee/per day	8.00	8.00	
Euthanasia Fee	40.00	40.00	
Impoundment Fee (1st)	35.00	35.00	
Impoundment Fee (2nd)	50.00	50.00	
Impoundment Fee (3rd)	100.00	100.00	
Quarantine Fee/per day	12.00	12.00	
Rabies Examixation	n/a	80.00	*
Transport Fee to/from Mesa County Animal Control	40.00	40.00	
<b><u>II. BUILDING RENTAL FEES</u></b>			
<u>Fruita Civic Center</u>			
without food and drinks for first 2 hours	20.00	20.00	
each additional hour	10.00	10.00	
with food and drinks for first 2 hours	50.00	50.00	
each additional hour	20.00	20.00	
Room and Key Deposit (refundable)	50.00	50.00	
Cleaning as necessary/per hour	20.00	30.00	*
<b><u>III. COMMUNITY DEVELOPMENT FEES</u></b>			
Annexation			
10 acres or less	\$300.00	300.00	
more than 10 acres	350.00	350.00	
Master Plan Amendment	1,000.00	1,000.00	
Land Use Code Text Amendment	500.00	500.00	
Variance	225.00	225.00	
*For the land development applications listed below with an ^, when two types of applications are required for one project such as Site Design Review and a Conditional Use Permit, or Minor Subdivision and Conditional Use Permit, only the highest of the two fees is charged.			
^ Conditional Use Permit (plus acreage fee - capped at 10 acres)			
Minor - residential land uses	225.00	225.00	
Major - All others	625.00	625.00	
^ Sketch Plan or Concept Plan (plus acreage or lot fee)			
Preliminary Plan including PUD Preliminary Plan (plus acreage or lot fee, review and inspection charges in excess of application fee and attorney fees for excess of 3 hours of legal review)	1,550.00	1,550.00	
^ Final Plat or PUD Final Plan (plus recording costs, review and inspection charges in excess of application fee and attorney fees for excess of 3 hours of legal review)			
Minor Subdivision			
Lot line or property line adjustment, consolidation plat, vacation of plat (plus acreage or lot fee, recording costs and attorney fees in excess of 3 hours of legal review)	550.00	550.00	

**EXHIBIT A**  
**2021 FEES AND CHARGES**

<u>DESCRIPTION</u>	<u>2020</u>	<u>2021</u>	<u>Chg</u>
New lots created, townhouse/condominium plats (plus acreage or lot fee, recording costs and attorney fees for excess of 3 hours of legal review)	1,350.00	1,350.00	
^ Site Design Review (plus acreage fee - capped at 10 acres)			
Minor - increase in existing floor/land area by more than 40%, new utility structures, multi-family or attached single family with less than six units, changes in land use resulting in changes to parking requirements	225.00	225.00	
Major - all others and any Site Design Review requiring an adjustment requiring a public hearing	625.00	625.00	
^ Rezone (Official Zoning Map Amendment)	600.00	600.00	
^ Vacation of Easement	150.00	150.00	
^ Vacation of Right of Way	400.00	400.00	
Acreage fee, per acre (The lesser of the acreage fee or lot fee applies)	200.00	200.00	
Lot fee, per buildable lot (The lesser of the acreage fee or lot fee applies)	50.00	50.00	
Revegetation Deposit Fee, per acre (17.15.170 FMC)	2,500.00	2,500.00	
Recording Fees, first page, plus \$1 document fee			
First page of document, letter or legal size	13.00	13.00	
Each additional page	5.00	5.00	
Document fee	-	-	
Plats, per page	10.00	10.00	
Preapplication meeting on development proposals	100.00	100.00	
Planning Clearance Fees			
Detached Single Family or 2 attached Single Family or Duplex Residential units	25.00	25.00	
Non-Residential and mixed use buildings; 3 or more attached single family or multi-family units	50.00	50.00	
Fence	15.00	15.00	
Sign	25.00	25.00	
Temporary Use Permit	25.00	25.00	
Utility Upgrade	25.00	25.00	
Demolition Permit - Residential and Commercial	30.00	30.00	
Appeals	100.00	100.00	
Flood Plain Permit with structure	50.00	50.00	
Flood Plain Permit with no structure	25.00	25.00	
Certificate of Occupancy Reinspection	25.00	25.00	
Development Impact Fees			
Chip and Seal Fee per square yard	3.85	2.65	*
Drainage Impact Fee Base Value	17,450.00	17,750.00	*
Parks, Open Space and Trails Fee, maximum fee per dwelling unit - January 1 thru June 30, 2021	1,860.00	1,860.00	
Parks, Open Space and Trails Fee, maximum fee per dwelling unit - July 1 thru December 31, 2021	1,860.00	4,025.00	*
Neighborhood park fee		858.50	
Community park fee		2,116.50	
Primary trails fee		1,050.00	

**EXHIBIT A**  
**2021 FEES AND CHARGES**

<b>DESCRIPTION</b>	<b>2020</b>	<b>2021</b>	<b>Chg</b>
School Land Dedication Fee per residential dwelling unit	920.00	730.00	*
Transportation Impact Fee Base Rate			
Residential (single family and duplexes) per dwelling unit	6,763.00	6,763.00	
Residential (3 or more dwelling units) per dwelling unit	4,598.84	4,598.84	
Commercial base rate (See 17.19.130 for multiplication factor based on use) <i>Effective January 1 thru June 30, 2021</i>	2,882.50 x factor	4,176 .00 x factor	*
Commercial base rate (See 17.19.130 for multiplication factor based on use) <i>Effective June 30, 2021 thru December 31, 2021</i>	4,176 .00 x factor	5,469.50 x factor	*
Vacant land cost, per acre used for Development Impact Fees		31,626.91	*
Use Tax based on Building Valuation Data published by ICC, August 2020 (see attached used tax table for valuation data)	3% of valuation	3% of valuation	*
 <b><u>IV. LICENSING FEES</u></b>			
Amusement (Coin-op) License Fees (first machine)	25.00	25.00	
Amusement (Coin-op) License Fees (each additional machine)	5.00	5.00	
Business License Fee (Full year operation)	25.00	25.00	
Business License Fee (In operation 6 months or less)	12.50	12.50	
Dance Hall License (public or private)	25.00	25.00	
Golf Cart Permit	100.00	100.00	
Junkyard, Automobile Wrecking or Salvage Yard license			
6,000 sf or less	25.00	25.00	
6,001 - 10,000 sf	40.00	40.00	
10,001 - 15,000 sf	60.00	60.00	
15,001 - 20,000 sf	80.00	80.00	
20,001 plus sf	100.00	100.00	
Kennel License Fee	50.00	50.00	
Occupation tax on alcoholic beverage licenses	350.00	350.00	
Pawnbrokers	100.00	100.00	
Private Patrol Application			
Individuals	25.00	25.00	
Partnerships	30.00	30.00	
Corporations	50.00	50.00	
Sexually Oriented Business license	350.00	350.00	
plus Manager's Registration Fee	75.00	75.00	
Sidewalk Restaurant Permit	150.00	150.00	
Sound Amplification Permit	10.00	10.00	
 <b><u>V. LIQUOR LICENSE APPLICATION FEES</u></b>			
New Liquor License Application Fee	1,000.00	1,000.00	
Transfer of Ownership of Liquor License Application Fee	750.00	750.00	
Change of Location	750.00	750.00	
Special Events Permit Application Fee for 3.2% Beer	50.00	50.00	
Special Events Permit Application for liquor	50.00	50.00	
Temporary Permit	100.00	100.00	
Bed and Breakfast Permit	3.75	3.75	
Late Renewal Application Fee	500.00	500.00	

**EXHIBIT A**  
**2021 FEES AND CHARGES**

<b><u>DESCRIPTION</u></b>	<b><u>2020</u></b>	<b><u>2021</u></b>	<b><u>Chg</u></b>
Manager's Registration Fee	75.00	75.00	
Art Galley Application Fee	100.00	100.00	
Resort Complex - Addition of related facility permits (each)	15.00	15.00	
Corp/LLC Change (per person) - non master file only	100.00	100.00	
Mini-bar permit with H/R License	48.75	48.75	
Additional fees are required by the State of Colorado			
 <b><u>VI. MAPS</u></b>			
Subdivision Maps	10.00	10.00	
Wall Size Map (36 x 48) (Zoning, Community Plan, etc.)	40.00	40.00	
Zoning Map, 11 x 17 - 4 page set	15.00	15.00	
Plot Plans - Research and copy fee within last 6 years, Add research fee for records older than 6 years	2.00	2.00	
 <b><u>VII. MISCELLANEOUS FEES</u></b>			
Audio recording of City Council meeting	12.00	12.00	
Biolsolids/fertilizer from WWTF - commercial users per yard	20.00	20.00	
Biolsolids/fertilizer from WWTF - residential users per yard	no charge	no charge	
Camera Inspection of Sewer lines - Initial inspection of new development	no charge	no charge	
Camera Inspection of Sewer lines - After initial inspection per lineal foot	1.00	1.00	
Camera Inspection of Sewer lines for utility bore	40.00	40.00	
Excavation/Right of way Permit Fee	30.00	30.00	
Returned Check Charge	25.00	25.00	
Sewer Line Cleaning Fee, per foot	0.50	0.50	
Special Events Permit Application Fees	25.00	25.00	
Special Events Permit Deposit (refundable) per 1,000 attendees	100.00	100.00	
 <b><u>VIII. MUNICIPAL COURT FEES</u></b>			
Administrative Fee (providing proof of insurance resulting in dismissal)	25.00	25.00	
Appeal Bond (double amount of fine)	varies	varies	
Appeal Processing Fee	1.50	1.50	
Appeal Transcript Deposit Fee (refundable)	300.00	300.00	
Appeal Transcript of Court Record, per hour	30.00	30.00	
Bench Warrant	50.00	50.00	
Community Service Fee	10.00	10.00	
Default Judgement	50.00	50.00	
Deferrment	50.00	50.00	
Docket Fee/Court Costs	30.00	30.00	
Jury Fee (established by statute)	25.00	25.00	
Misdemeanor Fee	40.00	40.00	
Outstanding Judgement Warrant (DMV - Civil Action)	50.00	50.00	
Record sealing fee (pursuant to CRS 24-72-702.5)	65.00	65.00	
Report copies, per page	0.25	0.25	
Unsupervised Probation Fee	40.00	40.00	

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<u>DESCRIPTION</u>	<u>2020</u>	<u>2021</u>	<u>Chg</u>
*Additional fees are determined in court by Municipal Judge including Stay of Execution, Failure to Appear, Failure to Appear at Trial, Supervised Probation			
<b><u>IX. OPEN RECORDS FEES</u></b>			
Copies (8 1/2 x 11/14) per page	0.25	0.25	
Copies (11 x 17) per page	0.50	0.50	
Records Research Fee/1st hour	0.00	0.00	
Records Research Fee/each additional hour	33.58	33.58	
<b><u>X. PARKS FEES</u></b>			
Little Salt Wash Park Field Use/per hour	25.00	25.00	
Park shelter reservation fee (first 2 hours)	25.00	25.00	
Park shelter reservation fee (each additional hour)	10.00	10.00	
LSWP Fields (fee per hour, per field)	25.00	25.00	
Park field use for Little League/per player	25.00	25.00	
Regular season	25.00	25.00	
Fall Season	15.00	15.00	
Park field use for T-Ball/per player	25.00	25.00	
Regular season	12.50	12.50	
Fall Season	7.50	7.50	
<b><u>XI. POLICE DEPARTMENT FEES</u></b>			
Background Checks	5.00	5.00	
Fingerprinting	7.00	7.00	
VIN Inspection @ Police Station	10.00	10.00	
VIN Inspection @ Residence/Business	15.00	15.00	
Preliminary Breath Test (PBT)	5.00	5.00	
<b><u>Copies of evidence:</u></b>			
1 Audio file(micro or cassette) @ 60 minutes or less	12.00	12.00	
Audio and or Digital Images CD	7.00	7.00	
Reports - copies, per page	0.25	0.25	
Reports - copies, per page (provided to victims)	no charge	no charge	
<b><u>XII. UTILITY SERVICE FEES</u></b>			
<b><u>Irrigation Water</u></b>			
Irrigation Water (Full underground system)/annual	140.00	140.00	
Irrigation Water (Partial underground system)/annual	140.00	140.00	
Water Share Rental Fee/per year	25.00	26.00	*
Irrigation Plant Investment Fee	500.00	500.00	
<b><u>Restart Service Fee</u></b>			
During Regular Business Hours	55.00	55.00	
Non Business Hours	85.00	85.00	
<b><u>Sewer - Inside City</u></b>			
Residential Base Rate/per month	48.00	48.00	
Senior Citizen Rate based on income eligibility*	19.30	19.30	

**EXHIBIT A**  
**2021 FEES AND CHARGES**

<u>DESCRIPTION</u>	<u>2020</u>	<u>2021</u>	<u>Chg</u>
Commercial Base Rate/per month for up to 5,000 gallons of water consumption	55.15	55.15	
Volume charge for commercial users per 1,000 gallons in between 5,000 & 105,000 gallons of water used per month	7.20	7.20	
Volume charge for commercial users in excess of 105,000 gallons of water used per month	4.45	4.45	
Dump Station - low use (under 100 vehicles per month)	110.00	110.00	
Dump Station - high use (over 100 vehicles per month)	275.00	275.00	
Plant Investment Fee (3/4" to 1" water tap)	7,000.00	7,000.00	
Plant Investment Fee (1 1/2" water tap or larger)*	negotiated	negotiated	
*Base rate for 1.5" water tap is \$13,238, 2" is \$21,183 and 3" is \$41,727 subject to City Engineer and Public Works review of volume and treatment demands			
<u>Sewer - Outside City</u>			
Base Rate/per month	96.00	96.00	
Plant Investment Fee (3/4" to 1" water tap)	14,000.00	14,000.00	
<u>Trash Collection</u>			
Unlimited - Per Unit per Month	14.15	14.75	*
Unlimited - Senior Citizen Rate based on income eligibility*	12.20	12.75	*
96 Gallon Cart - Per Unit per Month	15.40	16.00	*
96 Gallon Cart - Senior Citizen Rate based on income eligibility *	13.25	14.00	*
*Senior rate eligibility criteria - 62 years of age and income equal to or less than 133% of the federal poverty level (\$16,970 single and \$22,930 for couple)			
<b><u>III. FRUITA COMMUNITY CENTER PASS RATES</u></b>			
Daily Pass Rate*	7.00	7.00	

## Building Valuation Data – AUGUST 2020

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2021. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2018 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

### Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs

include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

### Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

### Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

### Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

### Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.  
2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:  
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:  
B/IIB = \$179.18/sq. ft.
3. Permit Fee:  
Business = 16,000 sq. ft. x \$179.18/sq. ft x 0.0075  
= \$21,502



## Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

### Square Foot Construction Costs <sup>a, b, c</sup>

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	250.39	241.91	235.63	226.10	212.32	206.18	218.83	197.45	190.33
A-1 Assembly, theaters, without stage	229.42	220.94	214.66	205.12	191.35	185.21	197.86	176.48	169.35
A-2 Assembly, nightclubs	196.13	190.29	185.62	178.02	167.82	163.20	171.70	151.89	146.71
A-2 Assembly, restaurants, bars, banquet halls	195.13	189.29	183.62	177.02	165.82	162.20	170.70	149.89	145.71
A-3 Assembly, churches	232.04	223.57	217.29	207.75	194.34	189.19	200.49	179.48	172.35
A-3 Assembly, general, community halls, libraries, museums	194.17	185.69	178.41	169.87	155.09	149.96	162.61	140.23	134.10
A-4 Assembly, arenas	228.42	219.94	212.66	204.12	189.35	184.21	196.86	174.48	168.35
B Business	202.30	194.92	188.44	179.18	163.55	157.42	172.13	143.89	137.46
E Educational	212.03	204.70	198.82	190.25	177.27	168.29	183.70	155.00	150.26
F-1 Factory and industrial, moderate hazard	119.53	113.92	107.38	103.45	92.64	88.38	99.02	76.33	71.73
F-2 Factory and industrial, low hazard	118.53	112.92	107.38	102.45	92.64	87.38	98.02	76.33	70.73
H-1 High Hazard, explosives	111.77	106.15	100.62	95.69	86.11	80.85	91.26	69.81	N.P.
H234 High Hazard	111.77	106.15	100.62	95.69	86.11	80.85	91.26	69.81	64.20
H-5 HPM	202.30	194.92	188.44	179.18	163.55	157.42	172.13	143.89	137.46
I-1 Institutional, supervised environment	199.81	192.96	186.97	179.69	164.91	160.39	179.84	148.44	143.75
I-2 Institutional, hospitals	338.94	331.56	325.08	315.82	299.46	N.P.	308.77	279.79	N.P.
I-2 Institutional, nursing homes	235.48	228.11	221.62	212.37	197.49	N.P.	205.32	177.82	N.P.
I-3 Institutional, restrained	230.03	222.65	216.17	206.91	192.77	185.64	199.86	173.11	164.69
I-4 Institutional, day care facilities	199.81	192.96	186.97	179.69	164.91	160.39	179.84	148.44	143.75
M Mercantile	146.21	140.37	134.70	128.11	117.54	113.93	121.78	101.61	97.44
R-1 Residential, hotels	201.71	194.86	188.87	181.59	166.56	162.04	181.74	150.09	145.40
R-2 Residential, multiple family	168.94	162.09	156.10	148.82	135.04	130.52	148.97	118.57	113.88
R-3 Residential, one- and two-family <sup>d</sup>	157.40	153.13	149.31	145.53	140.33	136.62	143.14	131.34	123.68
R-4 Residential, care/assisted living facilities	199.81	192.96	186.97	179.69	164.91	160.39	179.84	148.44	143.75
S-1 Storage, moderate hazard	110.77	105.15	98.62	94.69	84.11	79.85	90.26	67.81	63.20
S-2 Storage, low hazard	109.77	104.15	98.62	93.69	84.11	78.85	89.26	67.81	62.20
U Utility, miscellaneous	85.53	80.63	75.42	72.03	64.67	60.42	68.74	51.21	48.79

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$22.45 per sq. ft.

$$\text{USE TAX} = 0.03 \times 0.50 \times \text{TABLE VALUE} \times \text{SQUARE FOOTAGE}$$