

4/6/2011

Impact Fee Collection

An Impact Fee of \$454 is to be collected for each new dwelling built within the East Grand Fire Protection District #4 boundaries to include the Town of Winter Park, Town of Fraser and unincorporated Grand County.

Commercial Property is calculated by dividing the total square footage by 1800 and multiplying by \$454. The minimum fee for any new or addition to commercial property is equivalent to one SFR fee.

Hotel/Motel is calculated by dividing the square footage by 1800 and multiplying by \$454 and again by 2.5.

Impact fee must be paid to East Grand Fire Protection District #4 prior to issuance of any building permit unless fees are collected at final plat. Fees are collected from properties within unincorporated Grand County at final plat or at building permit. Fees are collected from properties within the Town of Winter Park and the Town of Fraser prior to building permit only.

Exemptions & Definitions

Exemptions

The following could exempt a property from paying the impact fee

- Remodel or addition to a dwelling not to exceed the original square footage, not including an additional kitchen or not changing the original usage.
- Garage only not exceeding 1000 square feet and not including any habitable space.
- Accessory building designed for a specific purpose not including any habitable space.
- Rebuilding of home destroyed by fire.

Definitions

Dwelling - Building or portion thereof which is used as the private residence or sleeping place of one or more human beings.

Remodel – reconstruction of existing dwelling.

Kitchen – Area used or designated to be used for the preparation of food which contains more than one kitchen appliance or fixture.

Hotel – Building containing six or more guests rooms where sleeping accommodation are offered to the public and where access to the sleeping rooms is primarily through an inside lobby or hallway.

Motel – Building in which sleeping or living accommodations are offered to the public on a short term basis, with access to the individual units from the exterior of the building and parking facilities for use of guests near the quarters.

Accessory Building – Subordinate structure on the same property not attached to the primary unit but housing a use customarily incidental to the principle use.