

2026 Planning and Community Development

Fee Schedule- Effective Date May 1, 2026

APPLICATION TYPE	Application Fees ¹	Project Type
Planning- Minor Applications		
Accessory Use Agreement	\$156.00	B
Administrative Determination ²	\$424.00	B
Boundary Line Adjust for Unplatted Land	\$236.00	B
Combination of Contiguous Parcels	\$236.00	B
Daycare Permit ³	\$196.00	B
Co-location agreement on Tower	\$1,927.00	B
Commercial Over the Counter Site Development Plan Review	\$450.00	B
Early Assistance Meeting	\$581.00	A
Extension of Time to Record Plat (Administrative)	\$141.00	B
Highway ROW, Utilities, Open Space Exemption	\$236.00	B
Home Occupation Permit	\$196.00	B
Landscape Completion Agreement	\$628.00	B
Merger Agreement	\$236.00	B
Plat Correction	\$141.00	B
Residential site plan ⁴	\$168.00	A
Sign Permit (includes Billboard Credit applications)	\$359.00	B
Additional sign on same property- when reviewed at the same time (no surcharge)	\$89.00	
Temporary Use	\$185.00	A
Tiny House Site Plan	\$261.00	B
Vacation of Interior Lot Lines; Utility, Drainage or Sidewalk Easements; Sight Visibility; View Corridor	\$1,211.00	B
Standalone Waiver ⁵	\$1,593.00	B
Engineering- Minor Applications		
Builder Erosion & Sediment Quality Control Permit	\$104.00	A
Deviation (ECM-per deviation in excess of 2)	\$1,492.00	B
Driveway Permit Curb & Gutter	\$129.00	B
Driveway Permit Public Road with Drainage Ditches	\$189.00	B
Driveway Access Waiver (private drive) or Commercial Access Permit	\$86.00	B
Sidewalk Inspection- up to 10 addresses (fee will be applied for each return inspection)	\$232.00	B
Standalone Deviation ⁵	\$1,567.00	B

Planning- Major Applications		
Administrative Mining or Batch Plant Permit	\$2,119.00	C
Administrative Relief	\$1,259.00	C
Amendment to Certificate of Designation, Major	\$22,222.00	D
Amendment to Certificate of Designation, Minor	\$6,535.00	C
Appeal of Administrative Determination or Decision to BoCC or BOA	\$2,332.00	D
Approval of Location	\$3,957.00	D
Areas & Activities of State Interest ¹³	TBD	D
Board of Adjustment ⁶	\$1,649.00	D
Combined Planned Unit Development (PUD) and Preliminary Plan Review (PUDSP)	\$10,826.00	D
Commercial Site Development Plan, Major ⁷	\$4,045.00	C
Commercial Site Development Plan, Minor	\$1,723.00	C
Development Agreement (not concurrent with a project)	\$4,598.00	D
Development Agreement with PUD	\$4,779.00	D
Final Plat (1-25 lots), Minor	\$5,834.00	D
Final Plat (26+ lots), Major	\$8,345.00	D
Enclosed or Open Trash Transfer Facility if Certificate of Designation Required	\$25,995.00	D
Final Plat Amendment, Level 1 ⁸	\$1,732.00	C or D
Final Plat Amendment, Level 2 ⁹	\$4,155.00	D
Inert Material Disposal (not qualifying for exemption)	\$24,136.00	D
Inert Material Disposal (ESQCP included) (less than 10 acres or 100,000 cubic feet, lasting less than 18 months)	\$7,410.00	C
Maintenance Agreement for Ponds, Access, Joint Well, Walls (not concurrent with a project)	\$2,642.00	C
Minor Subdivision (4 or less lots, no preliminary required)	\$4,310.00	D
Modification to Subdivision Improvement Agreement (SIA)	\$2,173.00	D
Plat Vacation with Right-of-Way (ROW), Vacation/Acceptance of ROW	\$1,574.00	D
Major Preliminary Plan (26+ lots)	\$9,724.00	D
Minor Preliminary Plan (1-25 lots)(Optional)	\$6,658.00	D
Oil and Gas Exploration	\$3,196.00	C
Preliminary Plan Amendment, Major	\$7,097.00	D
Preliminary Plan Amendment, Minor	\$3,719.00	D
Revision to a Planned Unit Development (PUD) Plan, Major	\$6,639.00	D
Revision to a Planned Unit Development (PUD) Plan, Minor	\$3,086.00	C
Revision to Sketch Plan, Major ¹⁰	\$5,313.00	D
Revision to Sketch Plan, Minor	\$1,556.00	D
Rezoning - All Conventional Zones	\$4,364.00	D
Rezoning - Planned Unit Development (PUD)	\$7,780.00	D

Sketch Plan, Major ¹¹	\$8,047.00	D
Sketch Plan, Minor	\$5,313.00	D
Solid Waste Disposal Site and Facility (includes scrap tire)	\$25,237.00	D
Special District (multiple districts for the same project is one fee-Minimum fee)	\$4,647.00	D
Special District Amendment	\$4,239.00	D
Small Cell CMRS Facility (1-5)	\$289.00	C
Additional Small Cell submitted at the same time (6+)	\$121.00	C
Special Use, Major	\$6,547.00	D
Special Use, Minor ¹²	\$1,908.00	C
Subdivision Exemption	\$2,835.00	D
Townhome, Condominium, or Crystal Park Plat	\$1,070.00	C
Variance of Use, Major	\$5,677.00	D
Variance of Use, Minor	\$1,821.00	D
Waiver of Subdivision Regulations (in advance of a submittal)	\$3,013.00	D
Wind and/or Solar Energy Generation Plan Overlay	\$9,130.00	D

Engineering- Major Applications		
Amendment to Approved Construction Drawings	\$2,458.00	C
Construction Permit-Pre-Subdivision or Standalone grading activity	\$4,073.00	C
Construction Permit-Final Plat, 26-99 lots	\$10,478.00	C
Construction Permit-Final Plat, 100-249 lots	\$12,145.00	C
Construction Permit-Final Plat, >249 lots	\$14,410.00	C
Construction Permit-Major Final Plat with Pre-Subdivision Credit, 26-99 lots	\$9,316.00	C
Construction Permit-Major Final Plat with Pre-Subdivision Credit, 100-249 lots	\$10,660.00	C
Construction Permit-Major Final Plat with Pre-Subdivision Credit, >249 lots	\$13,117.00	C
Construction Permit-Minor Final Plat, 1-25 lots	\$7,101.00	C
Construction Permit-Minor Subdivision with Improvements	\$5,390.00	C
Construction Permit-Site Development Plan, Major	\$4,652.00	C
Construction Permit-Site Development Plan, Minor	\$2,848.00	C
Cost Recovery	\$6,430.00	D
Erosion & Sediment Quality Control Permit (standalone activity without concurrent commercial Site Development Plan or construction drawing submittal)	\$4,073.00	C
Major Construction Drawings (26- 99 Residential lots or >5 Commercial lots)	\$4,052.00	D
Major Construction Drawings (100-249 lots)	\$5,072.00	D
Major Construction Drawings (> 249 lots)	\$6,045.00	D
Minor Construction Drawings (1-25 Residential lots or 1-4 Commercial lots)	\$3,151.00	D
Review of Pre-Subdivision Grading and Erosion Control Plan associated with Preliminary Plan	\$3,076.00	C
Review of standalone Construction Drawings not associated with zoning or subdivision application	\$4,052.00	C

Review of standalone Grading and Erosion Control Plans not associated with zoning or subdivision application	\$3,252.00	C
Road Disclaimer	\$809.00	D

Other		
Resubmittal of Applications (after 3rd Review) ¹³	TBD	
Recording Fees ¹⁴	TBD	
USB/flash drive ¹⁵	\$5.00	
Research (hourly rate)	\$50.00	

Footnotes		
1. Application fees include a \$37.00 technology fee		
2. Administrative determination includes zoning interpretations, determinations of nonconformity, and zoning compliance requests.		
3. Daycare permit includes childcare, adultcare, and group home permits.		
4. Residential site plan includes applications for decks, accessory structures, agricultural buildings, and septic site plans. (2nd kitchens in house excluded)		
5. A combined maximum of two (2) waiver/deviation requests per land use application is included (no extra fee).		
6. Board of Adjustment includes applications for lot area or lot area in combination with other variance, daycare spacing, setbacks, physical dimension, structural location, bulk limitations, parking, signs, distance separation, landscaping (above the administrative relief amount) are included in this application fee.		
7. Commerical Site Development Plan, Major includes new tower applications		
8. Final Plat Amendment, Level 1- same or less lots, plat note modification or deletion, remove completed plat restriction, release of plat restriction w/Subdivision Improvement Agreement (SIA) to replace condition, reconsideration of expired plat, change defined access locations; change floodplain boundary or restriction; non-substantial change in water supply; lot line/building envelope adjustment; vacation of plat-no right of way. Hearings may be required.		
9. Final Plat Amendment, Level 2- additional lots or tracts, significant roadway changes; substantial change to water supply; may need preliminary plan amendment.		
10. Major Revision is defined as any one of the following: 1) A change in land use type(s) for 25% or more of the existing Sketch Plan area; 2) 25% or greater increase in projected population or employment; 3) 25% or greater addition or area to the original Sketch Plan; 4) 10% or greater decrease in total park and/or open space area. Minor Revision is any revision that does not meet the thresholds of a major revision. All increases must be elevated to PC and BoCC.		
11. A major sketch plan is any plan encompassing over 200 acres in area or more than 100 dwelling units, or including more than 10 acres of developable non-residential space.		
12. Minor Special Use- applies to applications for Rural Home Occupation as a Special Use, Extended Family Housing , Agricultural Structure Exemption as a Special Use , and Minor Kennel as a Special Use		
13. Fee is determined based on application type.		
14. Recording fees are set by the El Paso County Clerk and Recorder's Office		
15. Large copies of manuals, books, plans, files, pictures, etc. will be provided on a USB/flash drive.		
General Note 1. The PCD Director may waive or reduce an applicable fee for exceptional circumstance not limited to: a) the elimination of an obsolete zoning designation, b) County-initiated applications, or c) concurrent submittals.		
General Note 2. Unless an error has occurred by County staff which resulted in the filing of an unnecessary application, no refunds will be granted for applications that a review cycle has been preformed on.		
General Note 3. For those projects that, because of their size, type of operation, or technical details which are beyond the technical expertise of the El Paso County staff and require review and the provision of appropriate technical expert testimony at any required public hearing(s) before the County's governmental bodies or contracted employees of the County, the costs for said review and the provision of said expert shall be paid by the applicant. The extent and nature of said costs shall be established between the applicant and El Paso County prior to formal submittal.		