

**RESOLUTION OF THE TOWN COUNCIL
TOWN OF MOUNTAIN VILLAGE, COLORADO
FOR THE ADOPTION OF CERTAIN
PROPOSED FEE SCHEDULES OF THE TOWN**

Resolution No. 2024 –1121-19

RECITALS

- A. The Town Council has conducted three budget planning and study sessions and considered all of the proposed fee additions, deletions, and adjustments for 2025.
- B. Increased fees proposed by this resolution are:
Water/Sewer Fees – Exhibit A
Certain Community Development Fees – Exhibit B
- C. The Town is authorized by the Town Charter of the Town of Mountain Village to collect the fees and charges listed above on this Resolution.

NOW THEREFORE, BE IT RESOLVED, that the Town Council of the Town of Mountain Village, Colorado, hereby approves and adopts the attached 2025 fee schedule modifications as proposed above on this Resolution.

This Resolution adopted by the Town Council of the Town of Mountain Village, Colorado, at a public meeting held on the 21st day of November 2024.


**TOWN OF MOUNTAIN VILLAGE,
COLORADO, a home-rule municipality**


Marti Prohaska, Mayor

ATTEST:


Susan Johnston, Town Clerk

APPROVED AS TO FORM:

By: 
David McConaughy, Town Attorney

MOUNTAIN VILLAGE

Classification (Per LUO or other)	Tap Fee per tap	Square Footage	Extra Square footage	EBU Factor (1)	Water/Sewer Regs Classification	Rate Structure	Monthly Rate Table	Monthly Rate Water	Monthly Rate Sewer	Notes
Single Family	\$ 43,300	3,000	\$8,660 / 500 sf	100%	Residential	Seasonal	SF	\$ 86.96	\$ 86.96	
Sewer Surcharge				100%	Residential				10.00	
Condo	\$ 43,300	3,000	\$8,660 / 500 sf	100%	Residential	Seasonal	CD	86.96	86.96	
Sewer Surcharge				100%	Residential				10.00	
Guesthouse	\$ 21,650	1,500	\$8,660 / 500 sf	50%	Residential	Seasonal	SG	43.48	43.48	
Sewer Surcharge				50%	Residential				5.00	
Combined Rate Table (Main + Guest)	\$ 64,950	4,500	\$8,660 / 500 sf	150%	Residential	Seasonal	CRT	130.44	130.44	Each tap has separate meter - base fees 1 1/2
Sewer Surcharge				150%	Residential				15.00	
Subdividable Duplex - 2 taps	\$ 43,300	3,000	\$8,660 / 500 sf	100%	Residential	Seasonal	SF	86.96	86.96	Each tap has separate meter - base fees are per meter
Sewer Surcharge				100%	Residential				10.00	
Non Subdividable Duplex - 2 taps	\$ 43,300	3,000	\$8,660 / 500 sf	100%	Residential	Seasonal	SF	86.96	86.96	Each tap has separate meter - base fees are per meter
Sewer Surcharge				100%	Residential				10.00	
Hotel	\$ 8,660	500	\$1,083 / 50 sf	20%	Commercial	Seasonal	HO	17.39	17.39	5 hotel units equals 1 EBU Commercial
Sewer Surcharge				20%	Commercial				2.00	
Hotel Eff	\$ 12,990	750	\$1,083 / 50 sf	30%	Commercial	Seasonal	HE	26.09	26.09	3 hotel efficiency units equals 1 EBU Commercial
Sewer Surcharge				30%	Commercial				3.00	
Lodge Efficiency (Kitchen)	\$ 10,825	750	\$1,083 / 50 sf	25%	Commercial	Seasonal	EE	21.74	21.74	4 lodge units equals 1 EBU Commercial
Sewer Surcharge				25%	Commercial				2.50	
Emp Condo/Apartment	\$ 21,650	3,000	\$4,330 / 500 sf	50%	Deed Restricted	Seasonal	DR	43.48	43.48	
Sewer Surcharge				50%	Deed Restricted				5.00	
Emp Dorm	\$ 10,825	3,000	\$8,660 / 500 sf	25%	Deed Restricted	Seasonal	EA	21.74	21.74	
Sewer Surcharge				25%	Deed Restricted				2.50	
Commercial (per 2,000sf)	\$ 43,300	2,000		100%	Commercial	Seasonal	CM	86.96	86.96	
Sewer Surcharge				100%	Commercial				10.00	
Fireman	\$ 43,300	3,000	\$8,660 / 500 sf	100%	Residential	Seasonal	F1	-	n/a	Base water free then escalating rate structure
Construction	n/a	n/a	n/a	n/a	Construction	n/a	CT	-	n/a	structure
Snowmaking	n/a	n/a	n/a	n/a	Snow Commercial	n/a	Snow	-	n/a	Approximately \$3.53/1,000 gallons (pond) and \$3.84/1,000 gallons on hydrants
Common Irrigation (May thru Oct)	n/a	n/a	n/a	n/a	Irrigation	Seasonal	I1	86.96	n/a	Individual meters
Irrigation Added to House Usage	n/a	n/a	n/a	n/a	Irrigation	Seasonal	I2	-	n/a	Usage added to house meter
Common Irrigation - year round	n/a	n/a	n/a	n/a	Irrigation	Year Round	I3	86.96	n/a	Year round, for outdoor hot tubs or equivalent

Water/Sewer Classification Rates

Residential - Commercial - per EBU (1)

Deed Restricted - per EBU (1)

Irrigation

Winter - October thru May	\$/1,000 Gal
1 to 8,000 gallons	Base
8,001 to 16,000 gallons	\$6.59
16,001 to 24,000 gallons	\$8.78
24,001 to 32,000 gallons	\$10.98
32,001 to 40,000 gallons	\$13.17
40,001 plus	\$21.95
Summer - June thru September	\$/1,000 Gal
1 to 14,000 gallons	Base
14,001 to 16,000 gallons	\$6.59
16,001 to 24,000 gallons	\$8.78
24,001 to 32,000 gallons	\$10.98
32,001 to 40,000 gallons	\$13.17
40,001 plus	\$21.95

Winter - October thru May	\$/1,000 Gal
1 to 4,000 gallons	Base
4,001 to 8,000 gallons	\$6.59
8,001 to 16,000 gallons	\$8.78
16,001 to 24,000 gallons	\$10.98
24,001 to 32,000 gallons	\$13.17
32,001 plus	\$21.95
Summer - June thru September	\$/1,000 Gal
1 to 7,000 gallons	Base
7,001 to 8,000 gallons	\$6.59
8,001 to 16,000 gallons	\$8.78
16,001 to 24,000 gallons	\$10.98
24,001 to 32,000 gallons	\$13.17
32,001 plus	\$21.95

Seasonal Rate Structure-Summer	\$/1,000 Gal
May thru October	
1 to 12,000 gallons	Base
12,001 to 16,000 gallons	\$6.59
16,001 to 24,000 gallons	\$8.78
24,001 to 32,000 gallons	\$10.98
32,001 to 40,000 gallons	\$13.17
40,001 plus	\$21.95
Year Round Rate Structure	\$/1,000 Gal
1 to 10,000 gallons	Base
10,001 to 16,000 gallons	\$6.59
16,001 to 24,000 gallons	\$8.78
24,001 to 32,000 gallons	\$10.98
32,001 to 40,000 gallons	\$13.17
40,001 plus	\$21.95

Construction	\$/1,000 Gal
Year Round Rate Structure	
1 to 10,000 gallons usage @	\$3.84
10,000 to 16,000 gallons	\$6.59
16,001 to 24,000 gallons	\$8.78
24,001 to 32,000 gallons	\$10.98
32,001 to 40,000 gallons	\$13.17
40,001 plus	\$21.95

Notes -

1. EBU = equivalent billing unit or 1 single family equivalent

SKI RANCHES

Classification (Per LUO or other)	Tap Fee per tap	Square Footage	Extra Square footage	EBU Factor (1)	Water/Sewer Regs Classification	H2O Rate Table	Base Rate Water	Notes
Single Family	\$21,650	3,000	\$4,330 / 500 sf	100%	Residential	W1	\$ 201.58	
Guesthouse	\$10,825	1,500	\$4,330 / 500 sf	50%	Residential	WJ	100.79	
Construction	n/a	n/a	n/a	n/a	Construction	WT	n/a	Usage billed \$5.50 / 1,000 gallons up to 10,000 gal then escalating rate structure
Fireman	\$21,650	3,000	\$4,330 / 500 sf	100%	Residential	F2	n/a	Base water free then escalating rate structure
Vacant Lot	n/a	n/a	n/a	n/a	Residential	ZZ	n/a	Proposed no charge after 12/31/03
Common Irrigation (May thru Oct)		n/a	n/a/	n/a	Irrigation	I5	201.58	Individual meters
Irrigation Added to House Usage	n/a	n/a	n/a	n/a	Irrigation	SRI	n/a	Usage added to house meter

SKYFIELD

Classification (Per LUO or other)	Tap Fee per tap	Square Footage	Extra Square footage	EBU Factor	Water/Sewer Regs Classification	H2O Rate Table	Base Rate Water	Notes
Single Family	\$32,475	3,000	\$6,495 / 500 sf	100%	Residential	SK	\$ 201.58	
Guesthouse	\$16,238	1,500	\$6,495 / 500 sf	50%	Residential	SL	100.79	
Fireman	\$32,475	3,000	\$6,495 / 500 sf	100%	Residential	F3	n/a	Base water free then escalating rate structure
Vacant Lot	n/a	n/a	n/a	n/a	Residential	YY	n/a	\$52.50 monthly until meter is installed
Common Irrigation (May thru Oct)	n/a	n/a	n/a/	n/a	Irrigation	I6	201.58	Individual meters
Irrigation Added to House Usage	n/a	n/a	n/a	n/a	Irrigation	I7	n/a	Usage added to house meter

Water Classification Rates

Residential - Per EBU (1)

**Rate Structure-Winter
October thru May**

\$/1,000 Gal

1 to 8,000 gallons	BASE
8,001 to 16,000 gallons	\$9.88
16,001 to 24,000 gallons	\$13.17
24,001 to 32,000 gallons	\$16.46
32,001 to 40,000 gallons	\$19.76
40,001 plus	\$32.93

Rate Structure-Summer

June thru September

\$/1,000 Gal

1 to 14,000 gallons	BASE
14,001 to 16,000 gallons	\$9.88
16,001 to 24,000 gallons	\$13.17
24,001 to 32,000 gallons	\$16.46
32,001 to 40,000 gallons	\$19.76
40,001 plus	\$32.93

Irrigation

**Rate Structure-Summer
May thru October**

\$/1,000 Gal

1 to 12,000 gallons	BASE
12,001 to 16,000 gallons	\$9.88
16,001 to 24,000 gallons	\$13.17
24,001 to 32,000 gallons	\$16.46
32,001 to 40,000 gallons	\$19.76
40,001 plus	\$32.93

Construction

Year Round Rate Structure

\$/1,000 Gal

1 to 10,000 gallons	usage @ \$5.50
10,001 to 16,000 gallons	\$9.88
16,001 to 24,000 gallons	\$13.17
24,001 to 32,000 gallons	\$16.46
32,001 to 40,000 gallons	\$19.76
40,001 plus	\$32.93

Notes -

1. EBU = equivalent billing unit or 1 single family equivalent

Exhibit B

Community Development Fee Schedule 2025

Planning Department Fees:

Development Application Type	Application Class	2025 Fees*
Minor Revisions Process	Class 1	\$250 up to 2 hours, hourly rate thereafter
Renewals	Class 1	\$250 up to 2 hours, hourly rate thereafter
Conceptual Worksession Process	NA	\$1,000 (Credit towards any future applications)
Rezoning Process	Class 4	\$1,000 up to 8 hours, hourly rate thereafter
Density Transfer Process		
From lot, or density bank, to a lot	Class 4	Part of rezoning process fee
Within the density bank	Class 1	\$125
Design Review Process		
	Class 1	\$250 up to 2 hours, hourly rate thereafter
	Class 2	\$500 up to 4 hours; hourly rate thereafter
	Class 3	\$3,500 plus per unit fee up to 28hours, hourly rate thereafter
Signs	Class 1	\$125
Roof Material	Class 1	\$250 outside Village Center
	Class 3	\$500 in Village Center zone district
Deed Restricted Housing Design and Development Applications	Class 1-5	No Fee as incentive
Renewable Energy System Only Application	Class 3	No Fee as incentive
Design Variation or Specific Approval Process	Class 3	\$500 when reviewed seperately from another Class 3 Design Review Application
Master Development Plan	Class 3	\$1,000 up to 8 hours; hourly rate thereafter
Site Specific PUD (SPUD)		
Conceptual PUD	Class 4	\$2,000 up to 16 hours; hourly rate thereafter
Sketch PUD	Class 3	\$3,000 up to 24 hours plus per unit fee: hourly rate thereafter
Final PUD	Class 4	\$1,000 up to 8 hours; hourly rate thereafter
Master PUD (MPUD)		

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Outline PUD	Class 5	\$2,000 up to 16 hours; hourly rate thereafter
Final PUD	Class 4	\$3,000 up to 24 hours plus per unit fee; hourly rate thereafter
PUD Amendments		
Major Amendment	Class 4	\$1,000 up to 8 hours, hourly rate thereafter plus per unit fee for any new added units.
Minor Amendment	Class 1	\$250 up to 2 hours; hourly rate thereafter
Per Unit Fee (applicable to subdivision, design and PUD applications)		
Single-Family	NA	No per unit fee for 1 dwelling unit
Multi-Family	NA	\$100 per unit
Commercial		\$100 per 1,000 sq. ft.
Subdivision		
Major Subdivision	Class 4	\$2,000 up to 16 hours, hourly rate thereafter
Minor Subdivision	Class 5	\$500 up to 4 hours; hourly rate thereafter
Staff Subdivision or Minor Plat Amendment	Class 1	\$500 up to 4 hours; hourly rate thereafter
Condition Use Permits	Class 4	\$1,000 up to 8 hours; hourly rate thereafter
Variance Process	Class 3	\$2,000 up to 16 hours; hourly rate thereafter
Vested Property Rights	Class 4	\$1000 up to 8 hours; hourly rate thereafter
Home Occupations	Class 1	\$125 up to 1 hour; hourly rate thereafter
Telecommunications Regulations		
New Freestanding Antenna	Class 4	\$2,000 up to 16 hours; hourly rate thereafter
Attached to structure	Class 1	\$250 up to 2 hours; hourly rate thereafter
Cell on Wheels (COW)	Class 1	\$250 up to 2 hours; hourly rate thereafter
Defensible Space	Class 1	See incentive Program
Tree Removal Permit	Class 1	\$125 up to 1 hour; hourly rate thereafter
Tree Removal Permit up to Hazard Trees	Class 1	No Fee as incentive
Appeals	NA	\$2,000

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Haul (Large Truck) Permit	Class 1	\$250 Not associated with a development permit
Alternative Review Process		
General Fund Departments, Town Development Applications	NA	No fee for Town projects
Town Enterprise Fund Department	NA	Same fee as private development
Annexation	NA	\$3,500 plus per unit fee up to 28 hours; hourly rate thereafter. Rezoning, subdivision and other applicable fees will apply.
Parking Payment-in- lieu Fee	Class 5	Set forth by the Council on a case-by-case basis
Administrative Development Agreement Amendment (No PUD amendment)	NA	\$500 up to 4 hours, hourly rate thereafter
Professional Fees (Attorney, consultants, etc.)		Amount charged to the Town pursuant to CDC Section 17.1.13
San Miguel County Recording Fees		Amount charged to the Town by San Miguel County for recording documents.
Hourly rate		\$125 per hour
Miscellaneous development applications not covered by this fee schedule (e.g. General Easement Encroachment Agreements)	NA	\$250 fee up to two hours; an hourly rate thereafter
Copies of Comprehensive Plan, CDC or other documents not covered by other fee schedule	NA	Copy cost plus 20% Large copies: As required by CAD operator fees
Fee reductions and fee waivers	NA	The Town Council has adopted a policy on fee waivers. The Director of Community Development may also reduce certain fees based on the scale of the application and estimated time involved for the development review procedures.
CDC Violations	NA	Fineable up to \$5000 per violation and additional \$5000/day that a violation exists

**The applicant shall be responsible for all legal fees incurred by the Town in the processing and review of any development application or other submittal, including but not limited to any Town Attorney fees and expenses incurred by the Town in the legal review of a development application together with the legal review of any associated legal documents or issues. Legal expenses so incurred shall be paid for by the applicant prior to the issuance of any permits. The applicant shall be responsible for all other fees associated with the review of a*

Exhibit B

development application or other submittal conducted by any outside professional consultant, engineer, agency, organization and which are deemed necessary by the Town for a proper review.

Definition of Design Review Classifications

Class 1 = Staff Level Review

Class 2 = DRB Chairperson Review

Class 3 = DRB Review

Class 4 = DRB Recommendation and Town Council (2 readings)

Class 5 = Town Council Review

Building Department Fees:

Table 1-A Building Permit Fee **/**

Total Valuation	Fee
\$1.00 to \$1500.00	Permit fee is waived
\$ 1501.00 to \$25,000.00	\$90.00 up to the first \$2000.00 plus \$ 1 5.75 up to each additional \$ 1,000.00, or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$453.20 up to the first \$25,000.00 plus \$ 11.50 up to each additional \$ 1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$ 100,000.00	\$750.00 up to the first \$50,000.00 plus \$7.95 up to each additional \$ 1,000.00, or fraction thereof, to and including \$100,000.00.
\$100,0001.00 to \$500,000.00	\$1,150.00 up to the first \$100,000.00 plus \$6.50 up to each additional \$1,000.00, or fraction hereof, to and including \$500,000.00.
\$500,001.00 to 1,000,000.00	\$3,760.00 up to the first \$500,000.00 plus \$5.75 up to each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$6,700 .00 up to the first \$1,000,000 .00 plus \$5.25 up to each additional \$1,000.00, or fraction thereof.

Other Inspections and Building Department Fees:	2025 Fees
1. Inspections outside of normal business hours	\$250 up to 1 hr. (Paid in advance); \$250/hr. thereafter
2. Re-inspection and investigation fees	\$125 Per Hour

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3. Hourly Building Department rate for which no fee is specifically indicated	\$125 Per Hour
4. Additional plan review required by changes, additions or revisions to plans	\$125 Per Hour
5. Use of outside consultants for plan checking and inspections	\$250 Per Hour
7. Demolition Permit Fee	\$250 up to 2 hrs.; \$125/hr. thereafter
8. Solar Permit	\$1000 commercial and \$500 Residential
9. Geothermal exchange as an energy alternative	No Fee up to Incentive except payment of associated taxes with permit.
10. Exterior Energy Use Offset Program (aka Renewable Energy Mitigation Program or REMP) (found at Community Development Code Section 17.7.11.A.5(d)(ii) Exterior Energy Use, a subsection of the IECC Building Code Section. Building Violation Fines 1 st offense 2 nd offense 3 rd offense	REMP Fees are payable upon building permit issuance. See REMP worksheet** on the town's website up to calculation and fee requirements. (e.g. snowmelt, spas (including hot tubs), exterior pools) (Working without a permit or required license) Double permit fees or minimum of \$500.00. Quadruple permit fees or a minimum of \$1000. License is subject to suspension or revocation and an additional fee of eight times the permit fees.

** The fee for each permit shall be as set up in Table 1-A with the following exception: Exception: Deed Restricted employee units, including deed restricted single family, detached condominium, employee apartment, employee condominium or employee dormitory shall have building permit fees waived except for county taxes associated with the building permit valuation.

***The applicant shall be responsible for all legal fees incurred by the Town in the processing and review of any development application or other submittal, including but not limited to any Town Attorney fees and expenses incurred by the Town in the legal review of a development application together with the legal review of any associated legal documents or issues. Legal expenses so incurred shall be paid for by the applicant prior to the issuance of any permits. The applicant shall be responsible for all other fees associated with the review of a development application or other submittal conducted by any outside professional consultant, engineer, agency, organization and which are deemed necessary by the Town for a proper review.

Formula for calculating permit fees based on construction valuation of a project:

- Permit Fee: Based on construction valuation of project calculated from Table 1-A above
- Plan Review Fee: 65% of Permit fee. Plan review fees are non-refundable and are due at the time of permit submittal.
- Mountain Village Use Tax: 4 ½% of 40% of valuation of project. (Tax rate established by Ordinance; not the fee resolution)

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- San Miguel County Use Tax: 1% of 40% of valuation of the project. (Tax rate established by the County and not the fee resolution).
- Road Impact Fee: (Fee rate established by Ordinance and not the fee resolution)
- All new construction, residential and commercial, including additions shall pay \$1.00 per gross square foot of construction.
- All remodels shall pay \$1.00 per \$400.00 of total project valuation.
- All Deed restricted housing as defined by Town of Mountain Village Housing Guidelines Road Impact Fee is waived.
- Total of above 5 items equals total permit fee due upon issuance of a building permit