

**TOWN OF RICO  
ORDINANCE NO. 2022-12**

**AN ORDINANCE OF THE TOWN OF RICO, COLORADO AMENDING  
THE RICO LAND USE CODE FEE SCHEDULE AND ADOPTING THE  
UBC 97 TABLE NO. 1-A – BUILDING PERMIT FEES**

**WHEREAS**, the Town of Rico, Colorado (“Town”) is a Colorado home rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Rico Home Rule Charter; and

**WHEREAS**, The Board of Trustees of the Town (“Board”) recognizes the need to amend the Rico Land Use Code (“RLUC”) so that the Town recover the related costs and expenses of administer a building department and contracting plan review; and

**WHEREAS**, Section 3.1 of the Town of Rico Home Rule Charter provides that enactments of the Board imposing fees shall be made by ordinance; and

**WHEREAS**, The Rico Planning Commission may propose changes and amendments to the RLUC which are in the public interest pursuant to RLUC Sec. 412; and

**WHEREAS**, The RLUC may be amended by adoption of an ordinance by the Board of Trustees of the Town of Rico (“Board”) after a public hearing and after the Rico Planning Commission conducts a public hearing on the amendments and makes a recommendation to the Board of Trustees; and

**WHEREAS**, the Rico Planning Commission has considered the amendments to the RLUC contained in this Ordinance, conducted a duly noticed public hearing regarding the amendments at its December 14 meeting, and recommended the Board adopt the amendments; and

**WHEREAS**, the Board has determined that the amendments contained in Exhibit A, attached hereto and incorporated by reference, meet the standards for review contained in Sec. 418 of the RLUC because the amendments will serve a community need and thereby promote the public health, safety, or welfare of the Rico community and the public services and infrastructure are adequate to meet the needs of the proposed amendments; and the proposed Amendment is consistent with the purposes of the RLUC and the goals and objectives of the Rico Regional Master Plan; and

**WHEREAS**, the Board finds and declares that the amendments to the RLUC set forth herein are proper in light of the needs and desires of the Town and in the promotion of the public health, safety, and welfare of the Town’s residents.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF RICO THAT:**

**Section 1.** The recitals hereinabove are hereby adopted as findings and incorporated herein.

**Section 2.** The Rico Land Use Code shall be and is hereby amended as set forth in **Exhibit A** to this Ordinance, incorporated by reference hereto.

**Section 3.** This Ordinance shall take effect immediately on final adoption.

THIS ORDINANCE WAS, FOLLOWING PUBLIC NOTICE, INTRODUCED, READ, AND APPROVED ON FIRST READING, AND ORDERED PUBLISHED BY TITLE ONLY THIS 21ST DAY OF DECEMBER 2022.

TOWN OF RICO, COLORADO

\_\_\_\_\_  
Nicole Pieterse, Mayor

ATTEST:

\_\_\_\_\_  
Anna Wolf, Town Clerk

THIS ORDINANCE WAS, FOLLOWING PUBLIC NOTICE, INTRODUCED, READ ON SECOND READING, PASSED AND ORDERED PUBLISHED BY TITLE ONLY TO BE EFFECTIVE IMMEDIATELY THIS ~~18~~<sup>23rd</sup> DAY OF JANUARY 2023.

TOWN OF RICO, COLORADO

  
\_\_\_\_\_  
Nicole Pieterse, Mayor

ATTEST:

  
\_\_\_\_\_  
Anna Wolf, Town Clerk

Effective Date: January ~~18~~<sup>23</sup>, 2023

## EXHIBIT A

### AMENDMENTS TO THE RICO LAND USE CODE

Additions shown in double underline; deletions shown in ~~strikethrough~~.

Rico Land Use Code

APPENDIX A – FEE SCHEDULE

#### FEE SCHEDULE

~~Building Permits (new construction) – \$25.00 minimum; 15 cents per square foot of construction for structures up to and including 2,500 sq-ft.; 20 cents per square foot of construction for structures over 2,500 square feet.~~

Electronic Copy of Rico Land Use Code	\$	25.00
Hard Copy of Rico Land Use Code	\$	100.00
Formal Interpretation of Rico Land Use Code - §408	\$	200.00
Amendments to Code and Plans * - §410	\$	500.00
Special Use Permit * - §420	\$	300.00
All Variance Applications - §430	\$	300.00
Development Permit for Areas of State and Local Interest * - § 804	\$	400.00
Road Building * - §470	\$	350.00
Road Vacation * - §480	\$	350.00
Utility Improvements - §490	\$	100.00
Excavation Permits - §494	\$	100.00
Minor Subdivision * - Article V	\$	750.00
Subdivision * - Article V	\$	1,800.00
Planned Unit Development * - Article III	\$	1,000.00
Annexation * - Article VI	\$	2,000.00
Encroachment Permit * - Ord. No. 2019-02	\$	200.00
HC District Fence Permit - §243.2	\$	100.00
Special Sign Design Permit - §206.12	\$	100.00
Septic Permit * - §405.6 & Ord. No. 2017-01	\$	400.00
Extension of Subdivision Approval - §570	\$	200.00

Hourly rate charged for any other approved contractual town employee review shall be determined by the Board of Trustees.

\* These applications shall be treated as pass-through accounts whereby the Applicant shall be liable for all costs of review. Additional review fees will be paid by the Applicant where the application requires review by an approved contractual town employee.

Building Permit Fees (Schedule Pursuant to 1997 UBC Table No. 1-A)

<u>TOTAL VALUATION</u>	<u>FEE</u>
<u>\$1.00 to \$500.00</u>	<u>\$23.00</u>
<u>\$501.00 to \$2,000.00</u>	<u>\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00</u>
<u>\$2,001.00 to \$25,000.00</u>	<u>\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00</u>
<u>\$25,001.00 to \$50,000.00</u>	<u>\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00</u>
<u>\$50,001.00 to \$100,000.00</u>	<u>\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00</u>
<u>\$100,001.00 to \$500,000.00</u>	<u>\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00</u>
<u>\$500,001.00 to \$1,000,000.00</u>	<u>\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00</u>
<u>\$1,000,001.00 and up</u>	<u>\$5,608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00, or fraction thereof</u>
<b><u>Other Inspections and Fees:</u></b>	
1. <u>Plan review fee shall be 65% of the permit fee.</u>	
2. <u>Inspections outside of normal business hours.....\$50.00 per hour ^</u>	
3. <u>Reinspection fees assessed under provisions of Section 305.8.....\$50.00 per hour ^</u>	
4. <u>Inspections for which no fee is specifically indicated.....\$50.00 per hour ^ (minimum charge – one-half hour)</u>	
5. <u>Additional plan review required by changes, additions or revisions to plans .....\$50.00 per hour ^</u>	
6. <u>For use of outside consultants for plan checking and inspections, or both ..... Actual costs ^^</u>	

^Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

^^ Actual costs include administrative and overhead costs.

#### Valuation of work

The determination of value or valuation shall be established by the Building Official utilizing the most recent valuation schedule printed in the Building Safety Journal, published by the International Code Council, as a guide using a modifier of one (1). Or, the applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.