

## Commercial Fee Estimate

The Building department will provide the actual fees at the time the permit is issued.

1. Determine the occupancy, type of construction, and floor area (square footage)

2. Determine the valuation using the valuation data from the Building Valuation Data Chart published in the Building Safety Journal of the International Code Council. This valuation data will be revised June 1 of each year as the data is revised in the Building Safety Journal. See chart below for the current year.

The square footage of the building is multiplied by the Cost per square foot of the appropriate occupancy and type of construction.

- |                        |      |                                 |
|------------------------|------|---------------------------------|
| Multiply this value by | 100% | New building to be occupied     |
|                        | 80%  | Core and shell building         |
|                        | 20%  | Tenant finish of Core and shell |
|                        | 10%  | Vanilla Box                     |
|                        | 10%  | Tenant Finish of a Vanilla Box  |

Example:

9,000 Square foot Office building, Type VB construction

$$9,000 \times 136.08 = \$1,224,720$$

This is your estimated valuation from which fee estimates can be obtained.

**USE CHART BELOW FOR VALUATIONS FROM JUNE 1, 2020 THROUGH MAY 31, 2021**

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	247.86	239.47	233.25	223.81	210.17	204.10	216.62	195.46	188.40
A-1 Assembly, theaters, without stage	227.10	218.71	212.49	203.05	189.41	183.34	195.86	174.70	167.65
A-2 Assembly, nightclubs	191.96	186.56	182.12	174.70	164.94	160.39	168.64	149.29	144.33
A-2 Assembly, restaurants, bars, banquet halls	190.96	185.56	180.12	173.70	162.94	159.39	167.64	147.29	143.33
A-3 Assembly, churches	229.69	221.30	215.08	205.64	192.37	187.27	198.45	177.66	170.60
A-3 Assembly, general, community halls, libraries, n	192.20	183.81	176.59	168.15	153.51	148.44	160.96	138.80	132.75
A-4 Assembly, arenas	226.10	217.71	210.49	202.05	187.41	182.34	194.86	172.70	166.65
B Business	200.26	192.96	186.54	177.38	161.90	155.84	170.40	142.43	136.08
E Educational	209.90	202.64	196.82	188.34	175.49	166.60	181.86	153.45	148.75
F-1 Factory and industrial, moderate hazard	117.60	112.19	105.97	101.84	91.54	87.26	97.61	75.29	70.95
F-2 Factory and industrial, low hazard	116.60	111.19	105.97	100.84	91.54	86.26	96.61	75.29	69.95
H-1 High Hazard, explosives	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	0.00
H234 High Hazard	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	63.56
H-5 HPM	200.26	192.96	186.54	177.38	161.90	155.84	170.40	142.43	136.08
I-1 Institutional, supervised environment	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
I-2 Institutional, hospitals	335.53	328.23	321.81	312.65	296.45	0.00	305.67	276.99	0.00
I-2 Institutional, nursing homes	233.12	225.82	219.40	210.24	195.51	0.00	203.26	176.05	0.00
I-3 Institutional, restrained	227.71	220.41	213.99	204.83	190.84	183.78	197.85	171.37	163.02
I-4 Institutional, day care facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
M Mercantile	142.95	137.54	132.11	125.68	115.38	111.83	119.62	99.73	95.77
R-1 Residential, hotels	199.70	192.92	186.99	179.78	164.90	160.43	179.93	148.60	143.96
R-2 Residential, multiple family	167.27	160.49	154.56	147.35	133.71	129.23	147.50	117.40	112.76
R-3 Residential, one- and two-family	155.84	151.61	147.83	144.09	138.94	135.27	141.72	130.04	122.46
R-4 Residential, care/assisted living facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
S-1 Storage, moderate hazard	108.99	103.58	97.35	93.22	83.14	78.87	88.99	66.89	62.56
S-2 Storage, low hazard	107.99	102.58	97.35	92.22	83.14	77.87	87.99	66.89	61.56
U Utility, miscellaneous	84.66	79.81	74.65	71.30	64.01	59.80	68.04	50.69	48.30
Enter your building valuation and square footage to determine the approximate value of some of the fees.									
			Building Valuation =	<b>\$1,224,720</b>					
			Square footage =	<b>9,000</b>					
			Number of Condominiums or Townhomes =	<b>0</b>					
			Number of Apartment units =	<b>0</b>					
			Building Permit fee =	\$6,430.00					
			Building Plan check fee =	\$4,179.50					
			Plan check deposit fee( given at 1st time plan submittal)	\$2,089.75					
			<b>Project Cost</b> , used to determine Use Tax Fees=	\$ 2,500,000					
			Parker Use Tax (3% x 1/2 project cost) =	\$37,500.00					
			Douglas County Use Tax (1% x 1/2 project cost)=	\$12,500.00					
			Excise tax based on square footage on known tenant \$0.38=	\$3,420.00					
			Excise tax per Condominiums and Townhomes unit \$6,337=	\$0.00					
			Excise tax per apartment unit \$ 5,567=	\$0.00					

Cherry Creek fee(Assumes no roof overhang 1 story) =				\$360.00						
See the following breakdown of the fees and other fees that may apply										
3. Determine your <b>building permit fee</b> from Table No. 3.1 of the Parker administration code.										
<b>FEES (Effective June 15, 2020)</b>										
<b>TABLE NO. 3.1 - BUILDING PERMIT FEES FOR ALL OCCUPANCIES EXCEPT GROUP R, DIVISION 3</b>										
Total Valuation Fees										
\$1.00 to \$500.00 -----	\$23.50									
\$501.00 to \$2,000.00 -----	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, up to and including \$2,000.00.									
\$2,001.00 to \$25,000.00 -----	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1000.00 or fraction thereof, up to and including \$25,000.00.									
\$25,001.00 to \$50,000.00 -----	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, up to and including \$50,000.00.									
\$50,001.00 to \$100,000.00 -----	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, up to and including \$100,000.00.									
\$100,001.00 to \$500,000.00 -----	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof, up to and including \$500,000.00.									
\$500,001.00 to \$1,000,000.00 -----	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof, up to and including \$1,000,000.00.									
\$1,000,001.00 and up -----	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof.									
Example:	A \$1,224,720 Valuation would give a <b>\$6,430</b> Building permit fee.									
4. Determine your <b>plan check fee</b> .										
This is 65% of your building permit fee. (Note: 1/2 of the plan check fee will be collected at plan submittal for Commercial New buildings, plan review deposit)										
Section 304.2 of the Parker Administration Code										
Example:	A	<b>\$6,430.00</b>	Building permit fee would give a	<b>\$4,179.50</b>	plan check fee.					

						<b>\$2,089.75</b>	plan review deposit for a New or Core/Shell permit				
5. Determine your <b>use tax</b> .											
<b>Project Cost</b> is defined as the construction material cost including but not limited to; building, landscaping, concrete, pavement, land improvements, etc...											
(Town of Parker 3% and Douglas County 1%)											
Example:											
	A	\$	<b>2,500,000</b>	Valuation would give	<b>\$50,000.00</b>	in total use tax.					
6. Determine your <b>excise fee</b> .											
This is paid for a new building to be immediately occupied or a new tenant finish.											
This is \$.38 a square foot of area.											
Apartments - \$5,567 per unit											
Townhomes and Condominiums - \$ 6,337 per unit.											
Attached Dwellings (Townhomes/Duplexes)- \$6,337											
Example:											
	A 9,000 square foot office building would have a				<b>\$3,420.00</b>	excise fee.					
7. Determine your <b>Cherry Creek fee</b> .											
This is paid for a new building.											
This is \$.04 a square foot of the building footprint (roof area).											
Cherry Creek Basin Authority											
Example:											
	A 9,000 square foot building with 9,000 square feet of roof area would have a					<b>\$360.00</b>	Cherry Creek fee.				
9. Determine your total Estimated Fees											
Example: 9,000 Square foot Office Building											
	Building Permit Fee =			\$6,430.00							
	Plan check Fee=			\$4,179.50							
	Use Tax (Parker & DC)=			\$50,000.00							
	Excise Fee=			\$3,420.00							
	Excise tax per Condo/Twnhm=			\$0.00							
	Excise Tax Apartment=			\$0.00							
	Cherry Creek Fee =			\$360.00							
	Planning Division Review=			\$280.00							
	Total Parker Fees=			\$64,669.50							

Choose your method of payment by Check or Credit Card-Make Check Payable to: Town of Parker or Pay online line though eTRAKiT with Visa or MasterCard ( there is a 2.5% Credit Card Convenience which can only be removed by our office, please contact us if paying by check to remove fee or subtract the convenience fee from total amount)										
				\$1,616.74						
Total Permit Cost with <b>Credit Card Payment</b>				\$66,926.24						
Total Permit Cost with <b>Check Payment</b>				\$64,669.50						
	The \$280.00 Planning Division Review fee covers site plan, commercial building review, planning inspections, and Planning code compliance checks.									
	Additional fees may apply based on prior conditions of approval.									
	Contact the Planning Division for additional information.									
<b>The above Fees would be for the General Building Permit only.</b>										
The Mechanical, Plumbing, Electrical, and all Fire related contractors will need to pull separate permits for their portion of the work.										
Permit fees will be based on the valuation provided by the applicant.										
Mechanical, Plumbing, Fire permit fees would be calculated using Table No. 3.1 of the Parker Administration Code, attached to Resolution 20-028										
Electrical permit fees would be calculated using Table No. 3.2 of the Parker Administration Code, attached to Resolution 20-028										
Example:										
Mechanical valuation \$150,000. Mechanical permit fee = <b>\$1,273.75</b>										
Plumbing valuation \$75,000. Plumbing permit fee = <b>\$818.75</b>										
Electrical valuation \$150,000. Electrical permit fee = <b>\$955.00</b> (See electrical fee schedule)										
<b>Table 3.2 Electrical Permit Fees</b>										
Valuation of Work (Actual cost to customer - Labor and Materials)										
Project valuation is not more than \$2000.00 --- Fee = \$67.00										
Project Valuation is ≥ \$2000.00 ---- Fee = \$6.00 per \$1000 of the project valuation or fraction thereof plus \$67.00										
Re-inspection fee - \$75.00										