

PAGOSA FIRE PROTECTION DISTRICT

IMPACT FEE SCHEDULE  
EFFECTIVE: FEBRUARY 5, 2025

<b>Residential</b>	
Unit Type	Fee Per Dwelling Unit
Single Family	\$1,426.00
Multifamily	\$1,104.00

<b>Nonresidential (Commercial, Industrial, etc.)</b>	
Fee Per Square Foot	\$0.65

**NOTES:**

1. No individual landowner is required to provide a site-specific dedication or improvement to meet the same need for capital facilities for which a District Impact Fee is imposed pursuant to this schedule; however, the District and the developer/builder may mutually determine whether the developer/builder will make an "in-kind" contribution in lieu of paying all or a portion of the District Impact Fee owed.

2. Pursuant to the authority granted it by C.R.S. § 32-1-1002(1)(d.5)(IX), the District's Board of Directors have waived the District Impact Fee for development of low- or moderate-income housing and affordable employee housing. The Board establishes the following definitions for such housing:

a. "Low-income" means at or below eighty percent (80%) of the area median income ("**AIM**") within the County or other statistical area where the project is located, as reported by the U.S. Department of Housing and Urban Development ("**HUD**") at the time the developer/builder of a low-income housing project applies for a development permit.

b. "Moderate-income" means more than eighty percent (80%) but at or below one hundred fifteen percent (115%) of the AMI, as reported by HUD at the time the developer/builder of a moderate-income housing project applies for a development permit.

c. "Affordable employee housing" means housing for working households that derive at least seventy percent (70%) of their household income from gainful employment in the County and meet the requirements for "affordable housing" established by HUD at the time the developer/builder of an affordable employee housing project applies for a development permit.