

EAST GRAND FIRE PROTECTION DISTRICT NO. 4

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EAST GRAND COUNTY FIRE PROTECTION DISTRICT #4 **IMPACT FEE RESIDENTIAL REBATE PROGRAM PARAMETERS**

An **Impact Fee** is a one-time charge imposed on new development. It quantifies reasonable impacts of new development on District facilities and is reasonably related to cost of capital. Impact fees can only be used for new capital purchases and cannot be used to remedy any existing deficiency.

Impact Fees apply to all new residential & non-residential development including additions, and remodels that change non-habitable space into habitable. New construction is charged at \$1.52 a square foot. Total square footage includes footprints, covered and uncovered decks, covered patio spaces and entryways, as well as any attached and / or detached accessory buildings (i.e., garage / office / parking). Exemptions will be given for replacement structures (i.e., loss due to fire) and any remodel within the original footprint that does not change the use of the space from non-habitable to habitable.

East Grand Fire will provide an opportunity for the original homeowner (“Applicant”) to apply for a 100% rebate on their Impact Fees if they can provide proof of **full-time**, permanent residency at said dwelling. There are no restrictions on number of residential properties the Applicant owns if they live as a full-time, permanent resident in the dwelling for which they are requesting a rebate of Impact Fees.

PROOF OF FULL-TIME RESIDENCY DOCUMENTS REQUIRED AT TIME OF APPLICATION:

- A. Copy of DATED Certificate of Occupancy or Certificate of Completion
- B. Copy of Building Permit
- C. Copy of Warranty Deed for Property in Applicant’s Name
*If Applicant is also the Contractor for said residence and thus no real estate transaction for the residence has taken place between Contractor and Applicant, a Warranty Deed in the Applicant’s name for the parcel of land the residence is located on is adequate
- D. Copy of Driver’s License with Current Address
- E. Copy of Dated Receipt of Paid Impact Fee for Residence

REBATE FAQS:

1. The Impact Fee Residential Rebate Program was enacted February 26th, 2025, and will only be considered for building applications accepted on, or after February 26th, 2025, at 18:00 hrs. Any projects where building permit applications were submitted before this time and date, but Certificate of Occupancy issued after this time and date will not be accepted.

2. If the Impact Fee for the residence was originally paid for by the Developer / Contractor, then the application for rebate will be considered if the building permit was submitted on or after February 26th, 2025 at 18:00 hours and the Impact fees were paid under the fee structure as dictated by Resolution 2025-2-26 by the Developer / Contractor.

3. Applications for rebates may only be made following the issuance of the Certificate of Occupancy (CO) or the Certificate of Completion (if a remodel) by the appropriate authority.

4. Rebates must be applied for by the original homeowner (“Applicant”) and full-time, permanent resident within 180 days of receiving their Certificate of Occupancy or Certificate of Completion and this must be within 2 years of the payment of the Impact Fee, or the rebate expires. Requests for extensions will be considered on a case-by-case basis, taking into consideration a reasonable basis for delay/extension.

5. If Applicant is also the Contractor for said residence and thus no real estate transaction for the residence has taken place between Contractor and Applicant, a Warranty Deed in the Applicant’s name for the parcel of land the residence is located on is adequate.

IS YOUR PROJECT ELIGIBLE FOR A REBATE?

IMPACT FEES BY STRUCTURE:

RESIDENTIAL UNITS

Single Family Residence = \$1.52 x total sq. feet

Rebate Eligible – Yes, providing Homeowner meets all requirements

Single Family Residence w/ Attached Garage = \$1.52 x total sq. feet of residence & garage

Rebate Eligible – Yes, providing Homeowner meets all requirements

Single Family Residence w/ Detached Garage = \$1.52 x total sq. feet of residence & garage

Rebate Eligible – Yes, providing Homeowner meets all requirements

MULTI-FAMILY RESIDENCES (Duplex, Triplex, Etc., Townhomes, Condos & Mixed Use)

Multi-Family Units each w/ Attached Garage = \$1.52 x total sq. feet

Rebate Eligible – Yes, providing Homeowner meets all requirements

Multi-Family Units w/ Shared Parking Garage = \$1.52 x total sq. feet

Rebate Eligible – Yes, only for residential unit and providing Homeowner meets all requirements

Multi- Family Mixed Use w/ Non-Residential (Commercial) Space = \$1.52 x total sq. feet

Rebate Eligible – Yes, only for residential unit and providing Homeowner meets all requirements

APARTMENT BUILDING (single owner, not residing in all units) = \$1.52 x total sq. feet

Rebate Eligible – NO

OUTBUILDINGS (Accessory, Garage, Shed, Barn, Observatory, etc.)

Residential Outbuilding WITH NO Habitable Space = \$1.52 x total sq. feet

Rebate Eligible – NO

Residential Outbuilding WITH Habitable Space (i.e., plumbing, kitchen, sleeping quarters) = \$1.52 x total sq. feet

Rebate Eligible – Yes, providing Homeowner meets all requirements

Non-Residential (Commercial) Outbuilding = \$1.52 x total sq. feet
Rebate Eligible -NO

CHANGING NON-HABITABLE SPACE TO HABITABLE

Impact Fee = \$1.52 x total sq. feet
Rebate Eligible – Yes, providing Homeowner meets all requirements

ADDITIONS TO RESIDENTIAL AND NON-RESIDENTIAL

Residential Addition = \$1.52 x total sq. feet of addition
Rebate Eligible – New living space is eligible providing Homeowner meets all requirements

Non- Residential (Commercial) Addition = \$1.52 x total sq. feet of addition
Rebate Eligible – NO

REMODELS TO RESIDENTIAL AND NON-RESIDENTIAL (Commercial)

Residential Remodel Completed Inside Sq. Footage of Existing Structure & Does NOT Change Space from NON-HABITABLE TO HABITABLE = **EXEMPT**
Rebate Eligible – NA

Residential Remodel Completed Inside Sq. Footage of Existing Structure and Changes Space from NON-HABITABLE to HABITABLE = \$1.52 X total sq. feet
Rebate Eligible – Yes, providing Homeowner meets all requirements

Non-Residential (Commercial) Remodel Completed Inside Sq. Footage of Existing Structure & Does NOT Change Space from NON-HABITABLE TO HABITABLE = **EXEMPT**
Rebate Eligible – NA

Non-Residential (Commercial) Remodel Completed Inside Sq. Footage of Existing Structure and Changes Space from NON-HABITABLE to HABITABLE = \$1.52 x total sq. feet
Rebate Eligible – Yes, providing Homeowner meets all requirements

PLEASE CALL EAST GRAND FIRE AT 970-726-5824 OR EMAIL US AT EGFD@EASTGRANDFIRE.COM WITH ANY QUESTIONS

