

EAST GRAND FIRE PROTECTION DISTRICT NO. 4

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

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 deck additions & replacements, deck / patio coverings, roof extensions, and any remodel within the original footprint that does not change the use of the space from non-habitable to habitable. Exemptions will also be given for replacement structures (i.e., loss due to fire).

East Grand Fire will provide an opportunity for the first owner of a newly constructed dwelling (“Original Homeowner”) 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 homeowner 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. Impact Fee Rebates will only be considered for a newly constructed residential dwelling.
2. Impact Fee Rebates can only be applied for by the first owner of a newly constructed residential dwelling (“Original Homeowner”) and said dwelling must be their full-time, permanent residence.
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. 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.

