



FAQs about Fire Impact Fees

In 2003, Grand Fire Protection District initiated an Emergency Service/Fire Impact Fee Program to offset the District's growth-related costs resulting from residential and commercial development. An impact fee is a one-time charge for new development that attempts to recover the cost incurred by local government in providing the public facilities required to serve new development. An impact fee program enables local government to collect revenues from a developer to cover capital costs that are directly related to the impacts generated by a proposed development. Every five years, Grand Fire undergoes a Fire Impact Fee Analysis Study to identify the projected costs of new or expanded facilities needed to accommodate the anticipated new development in the District and to identify the new development's appropriate share of the costs.

When must the fire impact fee be paid?

Fees are to be collected from properties within Grand Fire Protection District at final plat or at building permit.

How much is the impact fee for a new residence?

The fee is calculated at \$0.34 per square foot for each new dwelling. A "dwelling" is defined as any building or portion thereof that is used as the private residence or sleeping place for one or more human beings.

How much is the impact fee for non-residential property?

Non-residential property is calculated by multiplying the total square footage by \$1.00. "Non-residential property" is defined as any building other than a dwelling (i.e. commercial space, storage facility, shed, barn or detached garage).

How much is the impact fee for a commercial development?

The fee for commercial development is the same as non-residential space and is calculated by multiplying the total square footage by \$1.00. "Commercial" is defined as any building or portion thereof used to conduct commerce, trade or business.

What is an accessory building?

An "accessory building" is defined as a subordinate, non-residential structure on the same residential property that is not attached to the primary unit but houses a use incidental to the principle use (i.e. storage facility, shed, barn or detached garage) and is less than 1,000 square feet. An accessory building is exempt from impact fees.

Do I have to pay an impact fee for a building that is replacing another building?

If the new building is the same square footage and usage you do not have to pay any additional impact fees. If you add additional square footage or change the usage of the building, you will have to pay impact fees on the added square footage. Changing the usage of the building may cause a change in the impact fees as well.

Are there other exemptions from impact fees?

A written request for a waiver of the impact fee must be submitted to the Grand Fire Protection District Board of Directors. Waivers are issued on a case-by-case basis.

Where is the fee paid?

GFPD accepts payments online through www.grandfire.org (online payments are subject to a processing fee). Payments by cash or check are accepted at: Grand Fire Protection District No. 1, 60500 US Highway 40, PO Box 338, Granby, Colorado 80446 ~**OR**~ Town of Winter Park/Granby Building Department, 50 Vasquez Road, Winter Park, CO 80482 (if you are building in the city limits of Granby, Fraser or Winter Park)

After payment is confirmed, you will receive an official "Paid" receipt/agreement from Grand Fire (hard copy or digital file) to include in your building permit documents.

Does the Fire District need to review my building plans?

Yes, you can upload a PDF of your plans at grandfire.org or email them to grandfire@grandfire.org.

For questions who do I contact?

Please go to grandfire.org, call 970-887-3380 or email grandfire@grandfire.org