



BUILDING PERMIT INFORMATION

The Town of Severance has the following requirements and charges for building permits:

Requirements (to be provided at time of application):

- 1 Completed Building Permit Application
- 2 sets of building plans
- 2 sets of engineered foundation plans with signed engineer stamps
- 3 sets of site plan; include all measurements and window wells/protrusions from foundation (one no larger than 11X17 for Town) All corner elevations and TOF must be elevation above sea level.
- 2 sets of Energy Code Compliance (RES Check or Energy rater reporter for)
<https://www.energycodes.gov/rescheck>
- 2 sets of Manual D & J report
- 1 Architectural Review Letter from the Homeowners Association

All subdivisions require engineered foundations and *most* subdivisions require a **corner grade certificate** prior to issuance of a building permit. Please check with Town Hall to determine if your subdivision is governed by these regulations. (All subdivisions require a minimum four corner true elevations & TOF on site plan and final site plan.)

PERMIT (to be provided in order to pick-up permit):

Raw Water Acquisition Fee and Certificate - *All subdivisions starting with Timber Ridge will pay water fees directly to the Town of Severance.*

- *Tailholt Only:* 30% of the current Raw water fee. The owner of the developed parcel shall pay the Town's reduced Raw Water fee at the time an application for a building permit is submitted to the Town.

OR 1 copy of **receipt from North Weld County Water District** for water tap (970-356-3020)

*If not in Severance Water District Only

1 copy of **Septic Permit** from Weld County Health if you are installing a septic system (970-304-6415)

**Belmont Farms, Casa Loma, Settlers Landing, and Soaring Eagle are on septic Box Elder Sanitation District Fee (Saddler Ridge Only)

CERTIFICATE OF OCCUPANCY (In order to pick up C/O):

Town of Severance's SETBACK CERTIFICATION (Prior to pouring foundation)

* *Please use the Town's form and make sure it is signed and stamped. All Engineer letters sent to SAFEbuilt.*

Deferred Fees Paid to Town of Severance

A **final grading certificate with drainage certification stamp** will be required prior to the issuance of a certificate of occupancy. (Call Town for requirements) **If final grading certificate is below master grading plans for TOF than an engineered letter is required stating sewer and water will work as intended.**

* *Belmont Farms, Casa Loma, and Soaring Eagle Ranch do not need grading certificates, but do require TOF & Structure elevations, as well as true corner elevations.*

Final **hard surface inspection** within two weeks of C/O (N/A for Belmont Farms, Casa Loma & Soaring Eagle)

FEES:

The Town of Severance contracts with SAFEbuilt Inc. to review plans and inspect building construction. Soaring Eagle has special fees.

Use Tax – 60% of the total value of improvement as determined by SAFEbuilt Inc. times 3%.

Administration Fee – 30% of the total of the inspection fee or \$30.00 (whichever is greater).

Administrative Service Development Fee - \$300.00

Sewer for all subdivisions unless listed below or on septic:

Sewer Infrastructure Impact Fee - \$6,000.00

Sewer Tap Fee - \$500.00

**Saddler Ridge*: Sewer Infrastructure Impact Fee - \$818.00

Box Elder Sewer Fee - \$868.00: Write check to Box Elder Sanitation District & *submit to Town*.

Commercial Sewer Fees available at Town Hall

Water for subdivisions within Severance Water District:

Cash in lieu of dedication one-acre foot unit CBT as per Resolution 2002-07 at **Current Market Price** - Call for price

Water Infrastructure Impact Fee \$ 3,000.00

Future Development Impact Fee \$ 1,000.00

Water Infrastructure Surcharge Fee \$ 200.00

North Weld County Water Plant Investment Fee \$ 8,000.00

Meter set materials to be picked up at Town Hall: \$ Cost + 15%

Park Fee for all subdivisions not mentioned below - \$1,600.00

**Soaring Eagle* - \$500.00

**Timber Ridge 1st Filing* - \$383.60

**Timber Ridge 2nd Filing* - \$114.00

**Tailholt* - 70% of the current park fee. Under the Current Fee Schedule this will be: \$1,120

Drainage Fee for all subdivisions - \$1,000.00

Commercial and Consultant, Test, & Inspection Fees available at Town Hall

Road Impact Fee

Single Family Dwelling Unit \$2,100.00

Multi-Family Dwelling Unit \$1,600.00

Commercial Road Impact Fees available at Town Hall

School Impact Fee (Checks payable to Windsor or Eaton School District, submitted to the Town at permit.

Windsor Weld RE#4:

Single-family dwelling unit \$2,240.00

Multi-family units \$520.00

Soaring Eagle Ranch single-family dwelling unit \$607.00

Eaton Weld RE#2: (Baldrige Subdivision)

Single-family dwelling unit \$1798.00

**All information is subject to change without notification.*

Building Permit Information

August 19, 2016