

CITY OF THORNTON 2025 BUILDING PERMIT FEE SCHEDULE

Building Permit fees are based on the value or valuation of the project. Valuation is the estimated cost to replace the building or structure in kind, based on current replacement costs, including labor, materials, overhead and profit. Value of remodel, renovation or alteration projects will be calculated by adding labor and material cost or material cost x 2. New construction valuation may be calculated on square footages, refer to ICC tables.			
TOTAL VALUATION		FEES	
\$1.00 - \$500		\$30.00	
\$501 - \$2,000		\$30.00 for the first \$500 plus \$3.15 for each additional \$100 or fraction thereof, up to and including \$2,000	
\$2,001 - \$25,000		\$75.75 for the first \$2,000 plus \$14.40 for each additional \$1,000 or fraction thereof, up to and including \$25,000	
\$25,001 - \$50,000		\$397.75 for the first \$25,000 plus \$10.40 for each additional \$1,000 or fraction thereof, up to and including \$50,000	
\$50,001 - \$100,000		\$650.25 for the first \$50,000 plus \$7.20 for each additional \$1,000 or fraction thereof, up to and including \$100,000	
\$100,001 - \$500,000		\$1,000.25 for the first \$100,000 plus \$5.75 for each additional \$1,000 or fraction thereof, up to and including \$500,000	
\$500,001 - \$1,000,000		\$3,240.25 for the first \$500,000 plus \$4.90 for each additional \$1,000 or fraction thereof, up to and including \$1,000,000	
\$1,000,001 and up		\$5,615.25 for the first \$1,000,000 plus \$3.75 for each additional \$1,000 or fraction thereof	
Plan Review Fee = 65% of Building Permit Fee			
Third Party Plan Review Fee = 65% of Building Permit Fee or Third-Party Review Fee + 10% whichever is greater			
Additional Plan Review required by changes, additions, or revisions to plans			\$75.00*
After Hours Expedited Review			\$75.00/hr. Two Hour Minimum*
Other Inspection Fees			
Inspections outside of normal business hours (minimum charge = two hours)			\$75.00*
Reinspection fees			\$75.00*
Inspections for which no fee is specifically indicated (minimum charge = one hour)			\$75.00*
Work Without a Permit (Investigation Fee) Equal to Building Permit Fee (\$75.00 Minimum)			
Other Permit Fees including Mechanical, Electrical, Plumbing, Roofing, Siding, and Fences.			
NOTE: Solar value calculated at \$3.50/watt (permit fee for solar maxed at \$500 residential, \$1000 commercial)			Miscellaneous Fees
Building Permits that include Plumbing, Mechanical and Electrical work will be charged a fee for each trade based on the valuation for each trade.			
\$0 - \$1,000	\$30.00	Construction Meter	\$25.00
\$1,001 and up	\$30.00 for the first \$1,000 plus \$10.00 for each additional \$1,000 or fraction thereof	Electric Meter	\$25.00
		Manufactured Home Set Up & Skirting	\$185.00
		Demolition Permit	\$50.00
		Lawn Sprinkler/Backflow	\$15.00**
Single Family Dwellings		Sanitary Sewer 1 unit	\$11.00
Multi-Family (per unit)		Sanitary Sewer 2 or more	\$8.00/unit
Townhouses (per unit)		Sales/Construction Trailer	\$180.00
Use Tax = 3.75% of 50% of Valuation or 100% of Total Material Cost			
Contractor License			
Class A General Contractor Unlimited			\$200.00
Class B General Contractor Limited			\$150.00
Class C General Contractor Residential			\$100.00
Class D Specialty			\$75.00

*Or the total hourly cost to the jurisdiction, whichever is greater.

**This fee is for Lawn Sprinkler/Backflow for new residential or new commercial. For other backflows see Plumbing fees.

NOTE: Effective 1/01/2025 water/sewer connection fees will be charged upfront with the building permit fees. For the fee schedule or any questions on those fees refer to Utility Billing at Developmentfees@thorntonco.gov or 303-538-7370.

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Temporary Certificate of Occupancy Fees	
Residential (IRC)	\$750.00 each \$500 refunded if CO issued prior to expiration
Commercial 3,000 sq. ft. or less	\$750.00 each \$500 refunded if CO issued prior to expiration
Commercial greater than 3,000 sq. ft.	\$2,500.00 each \$2,000 refunded if CO issued prior to expiration
Multi-family per building	\$2,500.00 each \$2,000 refunded if CO issued prior to expiration
Building Code Advisory Board (BCAB) Hearing Fee	\$100.00
Administrative Processing Fee	\$75.00/hr.
Neglected and Derelict Building List Fees	
Neglected and Derelict Building List fee	\$1,000.00
Neglected and Derelict Building List late fee	\$25.00

Effective 1/01/2025