

Commercial Fee estimate

The Building department will provide the actual fees at the time the permit is issued.

1. Determine the occupancy, type of construction, and floor area (square footage)

2. Determine the valuation using the valuation data from the Building Valuation Data Chart published in the Building Safety Journal of the International Code Council. This valuation data will be revised June 1 of each year as the data is revised in the Building Safety Journal. See chart below for the current year.

The square footage of the building is multiplied by the Cost per square foot of the appropriate occupancy and type of construction.

- | | | |
|------------------------|------|---------------------------------|
| Multiply this value by | 100% | New building to be occupied |
| | 80% | Core and shell building |
| | 20% | Tenant finish of Core and shell |
| | 10% | Vanilla Box |
| | 10% | Tenant Finish of a Vanilla Box |

Example:

9,000 Square foot Office building, Type VB construction

$$9,000 \times 134.99 = \$1,214,910$$

This is your estimated valuation from which fee estimates can be obtained.

USE CHART BELOW FOR VALUATIONS FROM JUNE 1, 2019 THROUGH MAY 31, 2020

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	246.61	238.50	232.82	223.18	209.86	203.80	216.12	191.69	184.50
A-1 Assembly, theaters, without stage	225.65	217.54	211.85	202.22	189.15	183.09	195.16	170.98	163.79
A-2 Assembly, nightclubs	191.96	186.56	182.12	174.70	164.94	160.39	168.64	149.29	144.33
A-2 Assembly, restaurants, bars, banquet halls	190.96	185.56	180.12	173.70	162.94	159.39	167.64	147.29	143.33
A-3 Assembly, churches	226.69	218.58	212.89	203.26	191.60	185.54	196.20	173.43	166.24
A-3 Assembly, general, community halls, libraries, n	190.63	182.52	175.84	167.20	153.09	148.07	160.14	134.97	128.78
A-4 Assembly, arenas	224.65	216.54	209.85	201.22	187.15	182.09	194.16	168.98	162.79
B Business	197.81	190.62	184.70	175.70	160.65	154.63	168.95	141.15	134.99
E Educational	209.43	202.23	196.97	188.01	175.28	166.43	181.55	153.08	148.70
F-1 Factory and industrial, moderate hazard	117.60	112.19	105.97	101.84	91.54	87.26	97.61	75.29	70.95
F-2 Factory and industrial, low hazard	116.60	111.19	105.97	100.84	91.54	86.26	96.61	75.29	69.95
H-1 High Hazard, explosives	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	0.00
H234 High Hazard	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	63.56
H-5 HPM	197.81	190.62	184.70	175.70	160.65	154.63	168.95	141.15	134.99
I-1 Institutional, supervised environment	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
I-2 Institutional, hospitals	330.92	323.73	317.81	308.81	292.72	0.00	302.06	273.22	0.00
I-2 Institutional, nursing homes	229.68	222.49	216.58	207.57	193.53	0.00	200.83	174.02	0.00
I-3 Institutional, restrained	224.86	217.67	211.75	202.75	188.96	181.94	196.00	169.45	161.29
I-4 Institutional, day care facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
M Mercantile	142.95	137.54	132.11	125.68	115.38	111.83	119.62	99.73	95.77
R-1 Residential, hotels	199.70	192.92	186.99	179.78	164.90	160.43	179.93	148.60	143.96
R-2 Residential, multiple family	167.27	160.49	154.56	147.35	133.71	129.23	147.50	117.40	112.76
R-3 Residential, one- and two-family	155.84	151.61	147.83	144.09	138.94	135.27	141.72	130.04	122.46
R-4 Residential, care/assisted living facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
S-1 Storage, moderate hazard	108.99	103.58	97.35	93.22	83.14	78.87	88.99	66.89	62.56
S-2 Storage, low hazard	107.99	102.58	97.35	92.22	83.14	77.87	87.99	66.89	61.56
U Utility, miscellaneous	85.30	80.55	75.51	71.75	64.72	60.49	68.56	51.18	48.73
Enter your building valuation and square footage to determine the approximate value of some of the fees.									
			Building Valuation =	\$1,214,910					
			Square footage =	9,000					
			Number of Condominiums or Townhomes =	0					
			Number of Apartment units =						
			Building Permit fee =	\$5,160.50					
			Building Plan check fee =	\$3,354.33					
			Plan check deposit fee(given at 1st time plan submittal)	\$1,677.16					
			Project Cost, used to determine Use Tax Fees=	\$ 2,200,000					
			Parker Use Tax (3% x 1/2 project cost) =	\$33,000.00					
			Douglas County Use Tax (1% x 1/2 project cost)=	\$11,000.00					
			Excise tax based on square footage =	\$3,330.00					
			Excise tax for Condominiums and Townhomes =	\$0.00					
			Excise tax for apartments =	\$0.00					

Example:	A	\$5,160.50	Building permit fee would give a	\$3,354.33	plan check fee.				
				\$1,677.16	plan review deposit				
5. Determine your use tax .									
Project Cost is defined as the construction material cost including but not limited to; building, landscaping, concrete, pavement, land improvements, etc...									
(Town of Parker 3% and Douglas County 1%)									
Example:	A	\$ 2,200,000	Valuation would give	\$44,000.00	in use tax.				
6. Determine your excise fee .									
This is paid for a new building to be immediately occupied or a new tenant finish.									
This is \$.37 a square foot of area.									
Apartments - \$3,614 per unit									
Townhomes and Condominiums - \$ 3,989 per unit.									
Example:	A 9,000 square foot office building would have a			\$3,330.00	excise fee.				
7. Determine your Cherry Creek fee .									
This is paid for a new building.									
This is \$.04 a square foot of the building footprint (roof area).									
Cherry Creek Basin Authority									
Example:	A 9,000 square foot building with 9,000 square feet of roof area would have a				\$360.00	Cherry Creek fee.			
9. Determine your total Estimated Fees									
Example: 9,000 Square foot Office Building									
	Building Fee =		\$5,160.50						
	Plan check Fee=		\$3,354.33						
	Use Tax (Parker & DC)=		\$44,000.00						
	Excise Fee=		\$3,330.00						
	Cherry Creek Fee =		\$360.00						
	Planning Division Review=		\$85.00						
	Total Parker Fees=		\$56,289.83						

