



COMMUNITY AND ECONOMIC DEVELOPMENT

(720) 898-7435

2021

Park and School Fees

FOR ALL NEW RESIDENTIAL DEVELOPMENTS

To determine the park and school land dedication requirements, select the density factor for the projected population based on the type of residential development as follows:

DENSITY FACTOR:

Single-Family detached unit	2.84 persons
Multi-Family or single-family attached unit	1.87 persons
Multi-Family within ½ mile of Transit Station	1.70 persons
Housing for older persons	1.50 persons

as defined under the Fair Housing Act 42 U.S.C §3607(b)(2)

Park Land Dedication or Fee-In-Lieu*

The owner/developer of land is required to convey to the City in fee simple not less than (10) acres per thousand (1000) population projected for the development of such land or pay to the City the cash equivalent of the fair market value of the land otherwise required to be dedicated.

$$\text{Density Factor} \times \frac{\text{Total Dwelling Units Proposed}}{\text{Divided by 100}} = \text{Required Acreage Dedication}$$

$$\text{Required Acreage Dedication} \times \text{Per Acre Land Value} = \text{Cash Fee-in-Lieu}$$

Park Development Fee*

- \$1,708.28 per single-family dwelling unit
- \$1,434.96 per multi-family or single-family attached dwelling unit

***Exempt Land Uses:**

Existing Residential Units; Nursing Homes and similar residential accommodations; Residential developments within ½ mile of an RTD G Line transit *may* be exempt based upon Division 8-4-3 of the Land Development Code.

School Land Dedication or Fee-In-Lieu**

The owner/developer of land is required to convey to the City in fee simple not less than four (4) acres per thousand (1000) population projected for the development of such land or pay to the City the cash or equivalent of the fair market value of the land otherwise required to be dedicated.

$$\text{Density Factor} \times \frac{\text{Total Dwelling Units Proposed}}{\text{Divided by 250}} = \text{Required Acreage Dedication}$$

$$\text{Required Acreage Dedication} \times \text{Per Acre Land Value} = \text{Cash Fee-in-Lieu}$$

****Exempt Land Uses:**

Housing unit qualifying as housing for older persons under the Fair Housing Act 42 U.S.C. §3607(b)(2); Nursing homes and similar residential accommodations; Existing residential units; and Residential developments within ½ mile of an RTD G Line transit station.