

Fraser
Impact Fee Agreement

THIS AGREEMENT is entered into between _____ (Developer/Owner)
and the East Grand County Fire Protection District #4 (District).

WHEREAS, the Town of Fraser has adopted Ordinance #424 – 2014 Series amending the Town of Fraser code by adopting procedures for imposition of emergency service impact fees;

WHEREAS, the Town of Fraser and the District have entered into a Intergovernmental Agreement dated February 26, 2002, providing in part that the Town of Fraser Building Department shall not issue a building permit until the applicant provides this signed acknowledgement from the District that the applicant has paid the required impact fee;

WHEREAS, this agreement acknowledges the Developer/Owners payment of the impact fee to the District for the property noted below:

NOW, THEREFORE, for good and valuable consideration the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. Pursuant to Ordinance #424 – 2014 Series, Developer/Owner has paid to the District an impact fee of \$ _____ Check # _____

2. The impact fee is paid to mitigate fire & emergency service impacts to the District related to the Developer/Owners request for a building permit for the above mentioned property located within the Town of Fraser, Colorado.

3. The payment of the impact fee pursuant to this agreement is associated with the construction of _____ units, _____ square feet of non-residential development.

4. The Developer/Owner hereby waives, releases and agrees to indemnify the District from any and all claims of any kind that may be asserted against the District arising out of or in connection with the payment, collection or use of the impact fee.

Developer/Owner:

East Grand County Fire Protection District #4:

By _____

By _____

Title _____

Title _____

Date _____

Date _____

1/15/2015

East Grand Fire District Impact Fee Collection

Residential Property - an Impact Fee of \$483 is to be collected for each new dwelling (SFR) built within the East Grand Fire Protection District #4 boundaries to include the Town of Winter Park, Town of Fraser and unincorporated Grand County.

Commercial Property – is calculated by multiplying \$0.268 per square foot of building with a 1,000 Sq. Ft. minimum for Non-Residential Development of \$268.

Impact fees must be paid to East Grand Fire Protection District #4 prior to issuance of any building permit within unincorporated Grand County unless fees are collected at final plat by Grand County. These fees can be paid at the East Grand Fire District Headquarters. Fees are collected from properties within the Town of Winter Park and the Town of Fraser prior to building permit issuance by the Building Department located in Winter Park Town Hall.

Exemptions & Definitions

Exemptions

The following could exempt a property from paying the impact fee

- Remodel or addition to a structure not to exceed the original square footage, not including an additional kitchen or not changing the original usage.
- Garage only not to exceed 1000 square feet and does not include any habitable space such as an apartment.
- Accessory building designed for a specific purpose needed for a SFR or Non-Residential building and not including any habitable space.
- Rebuilding or replacement of home destroyed by fire.

Definitions

Dwelling - Building or portion thereof which is used as the private residence or sleeping place of one or more human beings.

Remodel – reconstruction of existing dwelling or building.

Kitchen – Area used or designated to be used for the preparation of food which contains more than one kitchen appliance or fixture.

Accessory Building – Subordinate structure on the same property not attached to the primary unit but housing a use customarily incidental or necessary to the principle use. Examples would be a storage shed, well house, or trash container shelter.