

E-470 Fee Explanation:

Pursuant to Section 43-4-506 (1) (j), C. R. S. , a portion of the Public Highway Authority Law, the Board of Directors of the E-470 Public highway Authority (“the authority”) has the power to establish a highway expansion fee (“fee) for new construction within the district boundaries. Such fees have been established for a distance of one and one-half miles on each side of the E-470 centerline. A fee schedule has been adopted which has the following characteristics:

1. Five land use categories: single family residential, multi-family residential, retail, office and industrial. Fees vary by land use.
2. Fees are based on the amount of traffic a new development will place on E-470; hence, fees are based on distance from E-470 interchange, based on the location of a quarter section and the distance from centerline of the highway.
3. A further adjustment factor used to derive the fee for a specific land use is based on the unique traffic (trip) generating characteristics within different locations (traffic analysis zones).

Collection Procedures:

Fees shall be collected at the time of building permit issuance. Additions to or remodels of existing residential structures shall not be imposed. This includes new construction of free-standing structures (e.g. barn or shed) on parcels developed residentially.

Legal Basis:

Pursuant to section 43-4-506 (1) (j), C.R.S., a part of the Public Highway Authority Law, the Board of Directors (“the Board”) of the Authority, by and through the Authority, has the power to establish and, from time to time, increase or decrease, a highway expansion fee and collect such fee from persons who own property located within the boundaries of the Authority who apply for a building permit for improvements on such property, which permit is issued in accordance with applicable ordinances, resolutions, or regulations of any county or municipality.

More specifically, as quoted from Senate Bill 247, the Authority has the power

“To establish and, from time to time, increase or decrease a highway expansion fee and collect such fee from persons who own property located within the boundaries of the Authority who apply for a building permit for improvements on such property, which permit is issued in accordance with applicable ordinances, resolutions, or regulations of any county or municipality. After such fees have been established by the Authority, no building permit shall be issued by any county or municipality for any improvement constructed within the boundaries of the Authority until such fees have been paid to the Authority.