

Government fees to build in Weld County, Colorado

Single-family detached · 2,000 sq ft heated · unincorporated county · Little Thompson Water District

TOTAL GOVERNMENT FEES

\$30,158

Ranges \$12,658 to \$135,958 depending on district and lot conditions. This figure is a floor — see exclusions on the final page.

What this specific number is

Little Thompson Water District tap in a platted subdivision where the developer already dedicated water rights and installed the meter pit, plus septic. It is one point inside a 10.7x range (\$12,658 to \$135,958) for the identical house on **different lots** in the same county. This range is the same house on DIFFERENT LOTS, not the same lot priced two ways. Three things change across it: whether the parcel has district water at all, which tap class the district assigns the lot, and whether the developer already dedicated raw water rights. Holding the lot fixed, only the third applies — and that alone is a 3.1x swing on the tap. In Colorado the question "what does it cost here" has no single answer until the parcel and its service district are named, so the range is the real answer and the headline is one worked example.

Impact and mobility fees

FEE	AMOUNT
Road Impact Fee — all new single family dwellings Effective Jan 1, 2026 · Ch. 20 Rose from \$3,567 in 2025.	\$3,794.00
County Facilities Impact Fee — all new single family dwellings Effective Jan 1, 2026 · Ch. 20	\$1,636.00
Drainage Fee Effective Jan 1, 2026 · Ch. 20 ! \$0.22 per impervious square foot, and impervious area INCLUDES the adjacent street right-of-way up to the centerline. That makes it parcel-specific — the working band is \$528 to \$1,300.	\$748.00
Subtotal	\$6,178

Water and sewer — Little Thompson Water District

FEE	AMOUNT
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Plant Investment Fee — Little Thompson, inside-use single family Effective Apr 17, 2026 ! Cash-in-lieu of water rights is \$33,750 to \$148,500 depending on tap class and is \$0 only if the developer already dedicated. Cash-in-lieu is priced at \$135,000 per acre-foot.	\$15,900.00
Residential OWTS permit — new (septic) Effective Feb 26, 2025 Septic is the realistic wastewater default across most of unincorporated Weld.	\$1,500.00
Water Resource fee — Little Thompson Effective Apr 17, 2026	\$1,000.00
Installation — developer already installed service line and meter pit Effective Apr 17, 2026 \$4,000 if the developer did not.	\$700.00
Subtotal	\$19,100

Building permits, surcharges and other

FEE	AMOUNT
Building Permit Fee Effective Jan 1, 2026 ! Valuation from a nine-column table by construction class. R-3 spans \$215.90 (Type IA) to \$169.09 (Type VB). Reading the leftmost column overstates valuation by 28%. Wood frame is Type VB. Garage, basement and deck price separately and additively.	\$2,700.00
Major Plan Review — new single family dwelling Effective Jan 1, 2026 70% of the building fee — was 65% in 2025.	\$1,890.00
Access permit — residential Effective Jan 1, 2026	\$200.00
Electrical permit — residential, 1,501 to 2,000 sq ft Effective Jan 1, 2026 Based on enclosed living area. Weld issues its own electrical permits rather than deferring to the State Electrical Board.	\$90.00
Subtotal	\$4,880

Verify the utility provider for this parcel

Water is the single largest variable here and it is never the county. Three independent rural water districts serve unincorporated Weld. The modeled case is a Little Thompson Inside Use Single Family tap where the developer already dedicated raw water rights and installed the meter pit: \$17,600, or 63% of the stack. Holding that same tap class and removing only the developer dedication takes it to \$54,650 — a 3.1x swing on one footnote in the plat. The county's full range is far wider than that, but only because tap class itself changes with the lot.

Water provider

Tap class is driven by lot size and use class, NOT nominal meter diameter. A spec sheet saying '3/4 inch meter' maps to the wrong row in two of these three districts.

DISTRICT	FEE
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Private well and septic	\$1,600
Little Thompson, developer dedicated water	\$17,600
North Weld County 50% tap	\$62,690
North Weld County full standard tap	\$99,440
Little Thompson 5/8 inch Standard, full cash-in-lieu	\$123,400

Fees Weld County does not charge

Verified absent, so they are not missing from the total above.

- NO CONSTRUCTION USE TAX and no county sales tax. Verified three ways: Weld is absent from the Colorado Department of Revenue's state-collected county tax table entirely; the fee schedule contains no tax line; the permit application has no valuation-based tax field. Under state law a county may levy use tax only with voter approval, and Weld never has. Municipalities inside Weld do levy it — Greeley 4.11%, Erie 3.50%, Windsor 3.65% — which is why the unincorporated boundary matters more in Colorado than in Florida.
- No Colorado equivalent of the Florida state surcharges.
- No county park, school or fire fee — fire is a separate protection district.
- No separate plumbing or mechanical permit for a new home — bundled into the building permit.
- No separate certificate of occupancy fee and no address assignment fee in the schedule.

What could not be verified

These are reported as gaps, never estimated. The total above is therefore a floor rather than a ceiling.

- Fire protection district impact fees exist and gate the permit — the county's required Fire District Notification form has a checkbox reading 'Fire Impact Fees Required' and 'must be paid prior to issuance' — but no district publishes the amount. Roughly 20 independent fire districts serve unincorporated Weld.
- Central Weld County Water District publishes only an illustrative raw water price of \$60,000 per acre-foot; the actual charge is Colorado-Big Thompson market value at time of purchase, which is not published
- Central Weld's schedule is an image filename dated October 2024 with a fee stamped effective 2022 and allotments effective 2020 — materially older than the other two districts
- North Weld's meter installation without an existing curb stop is listed only as 'Current Cost to District'
- Plumbing and mechanical bundling is inferred from the application form structure and a prior-year code preamble, not an explicit 2026 statement

Why this number is easy to get wrong

Documented failure modes found while compiling this jurisdiction. Each one produces a confidently wrong figure.

- Meter-size labels do not mean meter size. Both Central Weld and Little Thompson publish rows literally labeled '3/4-inch' — at Central Weld that is a 1.5 EQR tap, and at Little Thompson '3/4-inch Estate' is \$187,500 against \$54,650 for an ordinary single-family tap. In Colorado, tap class is driven by lot size and use class, not nominal diameter. Up to a 3.4x error.
- Developer-already-paid footnotes invert the answer, within a single tap class. Little Thompson's Inside Use Single Family tap is \$54,650 at full price; footnotes 1 and 2 drop it to \$17,600 when the developer dedicated the water rights and installed the meter pit. In a platted subdivision they usually apply, and nothing on the rate table itself tells you whether they do.

- North Weld's raw water fee is market-indexed and reset at board meetings, and a July 2026 amended schedule superseded the January 2026 one mid-year.
- The county's own HTML fee page is stale and contradicts its current PDF — the page says drainage \$0.21 and plan review 65%; the January 2026 PDF says \$0.22 and 70%.
- Central Weld's entire fee table is published as an image behind a signed URL present only in an og:image attribute. Text extraction returns literally nothing.
- Central Weld's schedule contains a pink column headed 'EX: If Market Value = \$60,000 per Acre Foot' that reads exactly like a rate column. It is an illustration, not a charge.

Method and sources

Every figure in this report was transcribed from an official Weld County, service-district or Colorado Revised Statutes document and carries its effective date and a direct link. No third-party legal-code mirrors were used at any point — in testing, one returned impact fees off by 2.4 times while appearing entirely authoritative. This jurisdiction was compiled from **19 source documents** yielding **11 verified fee line items**.

Distinct sources cited in this report (4):

https://www.littlethompsonwd.gov/files/4ec82d260/2026+Section+1501.1+Schedule+A-04162026_02.pdf

<https://www.weld.gov/files/sharedassets/public/v/1/departments/building/documents/fees/2026-bldg-fee-schedule.pdf>

https://www.weld.gov/files/sharedassets/public/v/1/departments/health-and-environment/documents/environmental-health/owts/owts-new-and-repair-application_2-26-25.pdf

<https://www.weld.gov/files/sharedassets/public/v/6/departments/planning-and-zoning/documents/development-review/access-permit/access-application.pdf>

How to use this. Built for screening and pro-forma work. Fee schedules change frequently — three separate fee families changed within 60 days in one county in this dataset — so confirm with the jurisdiction before relying on these figures in a binding commitment. Compiled July 31, 2026. Next scheduled re-verification Oct 31, 2026.