



TOWN OF LYONS
2026 FEE SCHEDULE
effective January 1, 2026

Administration Fees

Administration Fees	Current Fee	Additional Notes/Details
SERVICES		
Notary Service	Free	
MISCELLANEOUS		
Court Fee	\$35	
EcoPass	\$0	\$40 for Out of Town Residents
Returned Check Fee	\$25	
Records Request	See Adopted CORA Regulations; Set by C.R.S.	



TOWN OF LYONS
2026 FEE SCHEDULE
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Community Development Fees

Community Development Fees	Current Fee	Additional Notes/Details
BUILDING PERMIT		
<u>Permit Fees</u>		
Permit Fees that require Plan Review based on Valuation (Plan Review Fee is an Additional Fee Based on 65% of the Permit Fee)		
\$0 to \$5,000	\$135	Minimum to have inspector on site
\$5,001 to \$25,000	\$135 for the first \$5,000 plus \$16.00 for each additional \$1,000 or fraction thereof, up to and including \$25,000	
\$25,001 to \$50,000	\$455 for the first \$25,000 plus \$12.00 for each additional \$1,000 or fraction thereof, up to and including \$50,000	
\$50,001 to \$100,000	\$755 for the first \$50,000 plus \$9.00 for each additional \$1,000 or fraction thereof, up to and including \$100,000	
\$100,001 to \$500,000	\$1,205.00 for the first \$100,000 plus \$7.00 for each additional \$1,000 or fraction thereof, up to and including \$500,000	
\$500,001 to \$1,000,000	\$4,005.00 for the first \$500,000 plus \$6 for each additional \$1,000 or fraction thereof, up to and including \$1,000,000	
\$1,000,001 and up	\$7,005.00 for the first \$1,000,000 plus \$5.00 for each additional \$1,000 or fraction thereof	
<u>Single-Stop Fees</u>		
Furnace/air conditioner, roof(re-roof), water heater, sprinkler system, siding or window replacement, fence (over 6 ft high), demolition, water line replacement, sewer line replacement	\$135	Minimum for having an inspector on site
Re-inspection for any of the above ***	\$70	



TOWN OF LYONS
2026 FEE SCHEDULE
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Community Development Fees

Community Development Fees	Current Fee	Additional Notes/Details
<u>Electrical Residential New Construction Fee</u>		
Based on enclosed living area only		
Living Area: Equal to or less than 1,000 square feet	\$150	
1,001 square feet but equal to or less than 1,500 square feet	\$222	
1,501 square feet but equal to or less than 2,000 square feet	\$300	
Greater than 2,001 square feet	\$300 + (\$15.00 x each additional 100 sq. ft.)	
<u>Electrical Only</u>		
Valuation of Installation – (Based on cost to customer of labor, material and items)		
Equal to or less than \$2,000	\$150	
Greater than \$2,001	\$15.00 per thousand of job valuation (always round up the next \$1,000) to the Base Fee (\$150)	
<u>Miscellaneous Fees</u>		
Technology Fee - Permit valuation less than \$25,000	\$10	
Technology Fee - Permit valuation equal to or greater than \$25,000	\$50	
Defensible Space (WUI Impact) Fee	\$135	The Defensible Space Fee is applicable to Building Permits issued for new and additions to residence, commercial, building, institutional, and utility buildings. Fee will not be implemented until WUI Code is adopted
Construction Meter or Extra Inspection Fee	\$135	
Water Meter	\$400	
Electrical Meter	\$200	
Planning Review per hour	\$75	
Mobile/Modular/Manufactured Home set (per unit)	\$135	
Temporary heat release	\$70	
Re-inspection on any Misc. Electric Fees	\$135	
Explosives	\$200	
Foundation Only Permit	\$1,000	Foundation Only, no combustibles
Park Fee	\$2.20/ sq ft	New Living space, including basements Per code: Increase by CPI annually
Fair Contribution Fee (St Vrain Valley School District)		New residential construction only
Single Family	\$551 per unit	
Duplex/Triplex	\$510 per unit	
Condo/Townhouse	\$215 per unit	
Multi-Unit	\$353 per unit	
Mobile Home	\$475 per unit	
<u>Manufactured Home Fee</u>		
Fees for block and tied (\$300; plus \$40 Construction meter; plus \$40 for state insignia)	\$380	
Permanent foundation	\$380.00 base fee plus valuation of foundation work	



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Solar		
Residential	\$500	
Commercial	\$1,000	
WATER FEES		
Water Hydrant Meter Rental Deposit	\$3,000	Returned after payment for bulk water received
Bulk Water per 1,000 gallons	\$17	
LAND USE FEES		
Board of Appeals	\$250	Escrow Required - \$500
PUD Rezoning	\$500	Escrow Required - \$1,000
Rezoning except LI	\$500	Escrow Required - \$1,000
Special or Conditional Use Review	\$250	Escrow Required - \$500
Telecommunication Application	\$500	Escrow Required - \$1,500
Variance to Zoning (Board of Adjustments)	\$250	Escrow Required - \$500
Zoning Verification Letter	\$50	
Change of Use	\$200	*requires inspection and occupancy review
16-7-50(b) Review	\$150	
Internal Plan & Engineering Review per Hour	\$75	
External Engineering Review per Hour	\$250	
SITE PLAN AND DEVELOPMENT REVIEW		
Up to 1 Acre	\$500	Escrow Required - \$2,000
Up to 3 Acres	\$500	Escrow Required - \$4,000
Up to 10 Acres	\$500	Escrow Required - \$6,000
Over 10 Acres	\$500	Escrow Required - \$8,000
SUBDIVISION		
Lot Consolidation	\$250	Escrow Required - \$500
Minor Subdivision	\$500	Escrow Required - \$1,000
Plat Amendment	\$500	Escrow Required - \$500
Plat Vacation	\$500	Escrow Required - \$500
Survey Correction Plat	\$500	Escrow Required - \$500



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MAJOR SUBDIVISION		
Final Plat (Reg and PUD)	\$500	Escrow Required - \$1,000 + \$10 per dwelling unit
Preliminary Plan (Reg and PUD)	\$500	Escrow Required - \$1,000 + \$10 per dwelling unit
Sketch Plan (Reg and PUD)	\$500	Escrow Required - \$1,000 + \$10 per dwelling unit
ANNEXATIONS		
Up to 5 acres	\$500	Escrow Required - \$3,000
5-20 acres	\$500	Escrow Required - \$6,000
Over 20 acres	\$500	Escrow Required - \$8,000
UTILITIES		
Blue Line Variance	\$250	Escrow Required - \$500
Fire Hydrant Testing per Hydrant	\$250	
OTHER PERMITS		
Encroachment License on Town Property	\$100	Escrow Required \$250
Floodplain Permit Application Fee	\$100	no fee .02% SHFA
Floodplain Permit Engineering Review over 30 minutes	\$80	per hour
Permit to Work in the Public Way	\$100	Bond may be required
Sign Permit	\$100	
Vacate Right-of-Way	\$500	
Sidewalk Permit	\$100	



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2026 FEE SCHEDULE
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License and Application Fees

Licenses and Application Fees	Current Fee	Additional Notes/Details
BUSINESS LICENSE		
Annual Business License	\$50	
Late Fee - Business License	\$5	additional amount owed per late month
Certificate of Occupancy/Business License Inspection	\$100	
CONTRACTOR LICENSE		
Initial Contractor License & Annual Renewal	\$50	
SHORT TERM RENTAL LICENSE		
Initial Short Term Rental License Application and Review	\$125	
Short Term Rental Annual Renewal	\$50	
MARIJUANA BUSINESS OPERATION/LICENSE FEES (LMC Sec 6-4-170)		
Marijuana Center - License Fee	\$3,000	
Cultivation Operation	\$3,000	
Marijuana-Infused Products Manufacturer	\$3,000	
Marijuana Testing Facility	\$3,000	
Renewal MMJ Retail/Medical License Fees	\$3,000	
MARIJUANA BUSINESS APPLICATION FEES (LMC Sec 6-4-120)		
Marijuana Center	\$1,500	
Cultivation Operation	\$1,500	
Marijuana-Infused Products Manufacturer	\$1,500	
Marijuana Testing Facility	\$1,500	
Renewal MMJ Retail/Medical Application Fees	\$1,500	
LIQUOR LICENSE		
Application Fee	\$100	
License Fee		State fee schedule: https://sbg.colorado.gov/sites/sbg/files/documents/DR8500_8.5.2024
Special Event Permit	\$100	
DOG LICENSE		
First Dog License*	\$30	
Each Additional Dog License* (Per household)	\$20	
*Discount Dog Days: Each April		
First Dog License During Discount Dog Days	\$20	
Each Additional Dog License During Discount Dog Days	\$10	



TOWN OF LYONS
2026 FEE SCHEDULE
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Parks and Facilities Fees

Parks and Facilities Fees	Current Fee	Additional Notes/Details
PARK FEES		
<u>Camping</u>		
Tent (nightly rate)	\$37-\$42	
Tent (holiday rate)	\$42-\$47	
RV (nightly rate)	\$62-\$67	
RV (weekly rate)	\$385	Peak Season (May 1 - Sept 30)
RV (weekly rate)	\$310	Off Season (October 1 thru April 30)
RV (holiday rate)	\$64-\$69	
Dry Camping (nightly rate)	\$20-\$35	(3 night maximum) tiered and discounted rates will be available
Additional Vehicle Pass (camping)	\$15	per day; allowed 1 per camp site
<u>Ice Skating Rentals</u>		
1 Day Rental (return by the end of the same day) - Resident	\$3	subject to availability of ice rink
1 Day Rental (return by the end of the same day) - Non-Resident	\$5	subject to availability of ice rink
1 Week Rental (return by the end of the same week) - Resident	\$10	subject to availability of ice rink
1 Week Rental (return by the end of the same week) - Non-Resident	\$20	subject to availability of ice rink
<u>Field Rental Fee</u>		
Baseball Field Rental	\$25-\$35/hr	\$35/hr if requesting grooming and marked field
Multiuse/Soccer Field Rental	\$15/hr	For reservations only. If not reserved, then court use is free on a first come, first serve basis
Staff Time/Maintenance	\$35/hr	Clean up, damage, maintenance
<u>Parking - Lavern Johnson Park, Bohn Park, Black Bear Hole</u>		
Rate per hour -- weekends Summer May 1 - Sept 30	\$3	per hour weekends
Rate per hour - weekdays year round and weekends Oct 1- Apr 30 (off-season)	\$2	per hour
<u>Parking - 2nd Avenue</u>		
Rate per hour -- weekends Summer May 1 - Sept 30	\$2	per hour weekends
Rate per hour - weekdays year round and weekends Oct 1- Apr 30 (off-season)	FREE	
<u>Parking - Annual Pass</u>		
Resident 1st Yearly Pass	FREE	
Resident 2nd Yearly Pass	\$40	Increased in 2022 (from \$35 to \$40) Town limit residents
Resident 3rd Yearly Pass	\$50	Increased in 2022 (from \$45 to \$50) Town limit residents
Non-Resident Yearly Pass	\$80	Non-resident



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2026 FEE SCHEDULE
effective January 1, 2026

Parks and Facilities Fees

Parks and Facilities Fees	Current Fee	Additional Notes/Details
<u>Shelters</u>		
Deposit	\$100	All Shelter Rentals Require Deposit
Large Group Fee (30+ individuals or more)	\$50	Charged with large group shelter rentals or over capacity
Quarry Shelter - Lyons Resident 1/2 Day (5 hrs)	\$45	Off Season (October 1 thru April 30)
Quarry Shelter - Lyons Resident Full Day (11 hrs)	\$65	Off Season
Quarry Shelter - Lyons Resident 1/2 Day	\$60	Peak Season (May 1 - Sept 30)
Quarry Shelter - Lyons Resident Full Day	\$90	Peak Season
Quarry Shelter - NON Resident 1/2 Day	\$75	Off Season
Quarry Shelter -NON Resident Full Day	\$120	Off Season
Quarry Shelter -NON Resident 1/2 Day	\$120	Peak Season
Quarry Shelter - NON Resident Full Day	\$180	Peak Season
St Vrain Shelter - Lyons Resident 1/2 Day	\$45	Off Season
St Vrain Shelter - Lyons Resident Full Day	\$70	Off Season
St Vrain Shelter - Lyons Resident 1/2 Day	\$60	Peak Season
St Vrain Shelter - Lyons Resident Full Day	\$90	Peak Season
St Vrain Shelter -NON Resident 1/2 Day	\$70	Off Season
St Vrain Shelter - NON Resident Full Day	\$125	Off Season
St Vrain Shelter - NON Resident 1/2 Day	\$120	Peak Season
St Vrain Shelter - NON Resident Full Day	\$200	Peak Season
WPA Shelter - Lyons Resident 1/2 Day	\$55	Off Season
WPA Shelter - Lyons Resident Full Day	\$95	Off Season
WPA Shelter - Lyons Resident 1/2 Day	\$75	Peak Season
WPA Shelter - Lyons Resident Full Day	\$130	Peak Season
WPA Shelter - NON Resident 1/2 Day	\$100	Off Season
WPA Shelter - NON Resident Full Day	\$200	Off Season
WPA Shelter - NON Resident 1/2 Day	\$150	Peak Season
WPA Shelter - NON Resident Full Day	\$260	Peak Season
BOHN Shelter - Lyons Resident Half Day	\$60	Off Season
BOHN Shelter - Lyons Resident Full Day	\$100	Off Season
BOHN Shelter - Lyons Resident 1/2 Day	\$75	Peak Season
BOHN Shelter - Lyons Resident Full Day	\$125	Peak Season
BOHN Shelter - NON Resident 1/2 Day	\$100	Off Season
BOHN Shelter - NON Resident Full Day	\$190	Off Season
BOHN Shelter - NON Resident 1/2 Day	\$125	Peak Season
BOHN Shelter - NON Resident Full Day	\$240	Peak Season
Riverside Picnic Area-Lyons Resident 1/2 Day	\$25	Off Season
Riverside Picnic Area-Lyons Resident Full Day	\$45	Off Season
Riverside Picnic Area-Lyons Resident 1/2 Day	\$30	Peak Season
Riverside Picnic Area-Lyons Resident Full Day	\$50	Peak Season
Riverside Picnic Area-NON Resident 1/2 Day	\$35	Off Season
Riverside Picnic Area-NON Resident Full Day	\$55	Off Season
Riverside Picnic Area-NON Resident 1/2 Day	\$40	Peak Season
Riverside Picnic Area-NON Resident Full Day	\$60	Peak Season



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Parks and Facilities Fees

Parks and Facilities Fees	Current Fee	Additional Notes/Details
<u>Showers</u>		
To Start	\$2	Minimum
<u>Picnic Table Rentals</u>		
LMJ Park	\$20	For reservations only. If not reserved, then use is free on a first come, first serve basis
Bohn Park	\$15	Full day rental-available for free if not reserved
<u>Special Event Application</u>		
Application Fee	\$150	Includes electric & large group fees
Maintenance Fee (Restroom, Setup, Tear Down, & Trash Pickup)	\$30	per hour
<u>Impact Fee*</u>		
Impact Fee 0-50 Participants	\$150	
Impact Fee 51-200 Participants	\$250	
Impact Fee 201-500 Participants	\$650	
Impact Fee 501-1,000 Participants	\$1,250	
Impact Fee Over 1,000 Participants	\$1,750	
*An Impact Fee shall be required by Lyons Department of Parks, Recreation, & Events depending on: Number of participants, duration of event, impact on town facilities, costs of the event, application deadlines, possible property damage, direct benefit to town and/or residents		
MISCELLANEOUS		
<u>Equipment Rental</u>		
Deposit	\$100	
Kids Kayak Rental	\$100	per season
Anchor Audio	\$50	per day-special event permit related
Chairs	\$2	per chair per day-special event permit related
Tables	\$5	per table per day-special event permit related
Cones	\$2	per cone per day-special event permit related
Recreational Programming Fees	Costs vary by program/sport	
Special Event/Vendor/Sponsor Fees	Costs vary by program	
Youth League Sports Contracts/Field Use Fees	Costs vary by program/sport	



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2026 FEE SCHEDULE
effective January 1, 2026

Utility Rates/Fees

	Current Fee	Additional Notes/Details
ELECTRIC RATES - USAGE (LMC 13-2-60)		
<u>Rate</u>		
Base rate for 2S Meter Type	\$12.00	per month
Base rate for NON-2S Meter Type	\$24.00	per month
Additional use rate - per kilowatt hour	\$0.1339	per kilowatt hour
<u>Reduced Income</u>		
Base rate	\$9.60	per month (80% of regular rate) based on LMC
Additional use rate - per kilowatt hour	\$0.0171	per kilowatt hour
<u>Customer Owned Generation (COG)</u>		
Reimbursement to customer rate - per kilowatt hour	\$0.0555	per month
COG Meter Fee	\$2.50	per month
ELECTRIC COMMUNITY INVESTMENT FEE (LMC 13-2-110)		
New construction	\$4,500	
WATER RATES - USAGE		
<u>Residential</u>		
Base rate	\$29.10	per month
1,000 - 4,000 gallons - per 1,000 gallons	\$6.07	per month
4,001-15,999 gallons - per 1,000 gallons	\$7.35	per month
16,000+ gallons - per 1,000 gallons	\$9.25	per month
<u>Multi-Family</u>		
Base rate	\$20.37	per month
1,000 - 3,000 gallons - per 1,000 gallons	\$6.07	per month
3,001-10,999 gallons - per 1,000 gallons	\$7.35	per month
11,000+ gallons - per 1,000 gallons	\$9.25	per month
<u>Reduced Income</u>		
Base rate	\$23.28	per month (80% of regular rate)
1,000 - 4,000 gallons - per 1,000 gallons	\$5.06	per month
4,001-15,999 gallons - per 1,000 gallons	\$6.08	per month
16,000+ gallons - per 1,000 gallons	\$7.60	per month
<u>Residential Outside Town Limits</u>		
Base rate	\$47.65	per month
1,000 - 4,000 gallons - per 1,000 gallons	\$8.61	per month
4,001-15,999 gallons - per 1,000 gallons	\$10.53	per month
16,000+ gallons - per 1,000 gallons	\$13.38	per month
<u>Flat Rate</u>		
Base rate	\$132.60	per month



TOWN OF LYONS
2026 FEE SCHEDULE
effective January 1, 2026

Utility Rates/Fees

	Current Fee	Additional Notes/Details
<u>Commercial</u>		
Base rate	\$29.10	per month
7,000+ gallons - Base plus rate - per 1,000 gallons	\$4.85	per month
All uses - per 1,000 gallons	\$6.90	per month
<u>Bulk Water</u>		
Cost per 100 gallons	\$1.50	
WATER TAP FEES (LMC 13-3-90)		
<u>Tap Size</u>		
3/4"	\$17,500	
1"	\$35,000	
1-1/2"	\$70,000	
2"	\$105,000	
WASTEWATER RATES - USAGE (LMC 13-4-60, rate per Ordinance 1068)		
<u>Type of Consumer</u>		
Residential consumers with metered Town-provided water service		
Base rate	\$26.10	per month
Averaged Jan, Feb and March water usage - per 1,000 gallons	\$15.60	per month
Commercial consumer with metered Town-provided water service		
Base rate	\$26.10	per month
Water usage - per 1,000 gallons	\$15.30	per month
All consumers with flat rate Town-provided water	\$113.55	per month
WASTEWATER RATES - BOD SURCHARGE (LMC 13-4-80)		
<u>Business Surcharge Category</u>		
Exempt <250 BOD	\$0.00	Based on monthly billed water usage
Low BOD - per 1,000 gallons of water	\$7.07	Based on monthly billed water usage
Medium BOD - per 1,000 gallons of water	\$11.78	Based on monthly billed water usage
High BOD - per 1,000 gallons of water	\$28.27	Based on monthly billed water usage
WASTEWATER TAP FEES (LMC 13-4-80)		
<u>Connection</u>		
All connections other than multiple-dwelling units	\$8,500	
Connections for multiple-dwelling units:		
First unit	\$8,500	
Each additional unit	\$6,375	
STORMWATER RATES - USAGE (LMC 13-7-60)		
Flat rate	\$10.36	Per month for all accounts



TOWN OF LYONS
2026 FEE SCHEDULE
effective January 1, 2026

Utility Rates/Fees

	Current Fee	Additional Notes/Details
MISCELLANEOUS UTILITY CHARGES		
<i>Billing</i>		
Paper Bill Fee	\$2	Monthly fee. Exception for low income. Must opt out of receiving paper bill
Late Fee	\$20	
Meter Disconnect/Shut Off	\$30	
Reinstatement of Service	\$25	
AMI Opt Out Manual Meter Read per month	\$30	
Special Onsite Services Request per hour	\$30	i.e. locate buried water meter, meter testing
After Hours Reconnect	Cost of Work	
Attorney's Fees	Cost of Work	
Pole Disconnect/Reconnect	Cost of Work	