



Park Development Fees, School Land Dedication and Public Land Dedication

Effective April 15, 2021

Park Development Fees (Reference Westminster Municipal Code: W.C. 11-6-8, Section C)

The fee per unit is a fixed amount based on the type of unit:

Single-family detached.....	\$2,127 per unit
Single-family attached or mobile home.....	\$1,730 per unit
Multi-family, congregate care or independent living senior housing.....	\$1,416 per unit
Assisted living senior housing.....	\$ 492 per bed

The above fees are automatically adjusted annually, by April 15th, in accordance with the Consumer Price Index (CPI) as established for the Denver metropolitan area. The 2020 increase was 1.951%.

School Land Dedication (Reference Westminster Municipal Code: W.C. 11-6-8, Section F)

The cash-in-lieu per unit is a fixed amount based on the type of unit:

Single-family detached.....	\$876
Single-family attached.....	\$468
Multi-family.....	\$112

Public Land Dedication (Reference Westminster Municipal Code: W.C. 11-6-8, Section B)

The applicant shall dedicate to the City an amount of developable land corresponding to the projected residential population of the development as follows: Twelve (12) acres per every one thousand (1,000) persons. This minimum requirement reflects a portion of the projected demand of recreation and open space properties and facilities from the population of the proposed development.

Projected population is calculated as follows:

- Number of single-family detached units x 3.0 persons per unit, and
- Number of single-family attached units x 2.5 persons per unit, and
- Number of multi-family units x 2.0 persons per unit, and
- Number of independent living senior housing units x 1.5 persons per unit, and
- Institutional residential uses, such as group homes, congregate care, and similar uses:
number of beds x 0.5 persons per bed, and
- Assisted living and similar uses: number of beds x 0.25 persons per bed
- Skilled nursing facilities and similar uses are exempt

If the City determines a land dedication in accordance would not serve the public interest, the City may require payment of a fee in lieu of the dedication, or may require dedication of a smaller amount of land than would otherwise be required and payment of a fee in lieu of the portion not dedicated. The amount of the fee shall be the fair market value of the land that would otherwise be required to be dedicated under this Section. "Fair market value" shall be determined by the City as of the date that dedication would otherwise be required. The City may require an appraisal to be performed. The appraiser must be licensed by the State of Colorado. Cost for the appraisal shall be the responsibility of the developer.