



PLANNING APPLICATIONS AND ASSOCIATED FEES

Updated January 2025

Site Plan Review Process	Comments	Fee	DRA*
Administrative Site Plan Review			
Decks, Patios, and Sheds	For single-household and two-household development only	\$110	(if applicable)
Driveways, Parking Areas, and Sidewalks		\$110	(if applicable)
Exterior Finish	(E.g., repair, replacement, alteration, and addition of windows and doors, roofing, siding, painting, etc.)	\$30	N/A
Exterior Lighting		\$30	N/A
Hot Tubs (new-never permitted before)		\$110	(if applicable)
Hot Tubs (replacement-like for like)		\$30	N/A
Interior Remodels and Tenant Finishes		\$110	(if applicable)
Landscaping and Tree Removal		\$30	N/A
Solar Energy Facilities	Includes Solar Energy Facilities as an Accessory Use	Based on Valuation	N/A
Trash Enclosures		\$110	(if applicable)
Minor Site Plan Review			
Additions and Accessory Buildings/ Structures to Multi-Family, Mixed-Use, and Non-Residential	Maximum 1000 sq ft GFA or 1000 sf lot coverage	\$330	N/A
Construction Staging (Off-site)		\$330	N/A
Decks, Patios, and Sheds	Multi-family, mixed-use, non-residential	\$330	N/A
New Single-Household and Two-Household	Including garages, additions, and associated accessory structures that are not considered "administrative"	\$660	N/A
Wetland Disturbance Permit		\$1320	\$800/\$1500
Major Site Plan Review			
New Mixed-Use	Including additions/accessory buildings/ structures that do not qualify as minor site plans	\$1650 \$3300 Large Projects	\$800 \$1500 Large Projects
New Multi-Family	Including additions and accessory buildings/ structures that do not qualify as minor site plans	\$1650 \$3300 Large Projects	\$800 \$1500 Large Projects
New Non-Residential	Including additions and accessory buildings/ structures that do not qualify as minor site plans	\$1650 \$3300 Large Projects	\$800 \$1500 Large Projects
Solar Facility	Large Scale	\$3300	\$1500
Planned Unit Development			
New PUD	Contact Staff at TOFPermits@townoffrisco.com	\$2040	\$800/\$1500
Amendment	Contact Staff at TOFPermits@townoffrisco.com	\$550	\$800/\$1500
Minor Amendment	Contact Staff at TOFPermits@townoffrisco.com	\$330	\$800/\$1500
Signs			
Master Sign Plan	Including amendments to MSPs	\$110	N/A
Sign Permit	Fee may be waived for replacement or repair with no changes if sign is conforming	\$30 per sign	N/A
Banner Permit	Maximum of 26 weeks per calendar year)	\$30	N/A



Subdivisions			
Preliminary Plat	When Required	\$660	\$800/1500
Final Plat	4 Units or Less	\$440	\$800
Final Plat	5 or More Units	\$1400	\$1500
Miscellaneous Applications			
Annexation	Contact Staff	\$3000	\$800/\$1500
Appeal of a Planning Decision	Contact Staff	\$1000	\$800/\$1500
Conditional Use		\$1430	\$800/\$1500
Floodplain Development Permit	Minor – Without hydraulic analysis	\$250	N/A
	Major – With hydraulic analysis	\$500	N/A
Grading Permit		\$350	N/A
Housing Restrictive Covenant & Notice of Lien	Contact Staff	\$220	N/A
Improvements Agreement – Subdivision, Zoning, Zoning 3 rd Party		\$165	N/A
Modifications to Approved Site Plan	Minor – Administrative	\$30	N/A
	Major – Planning Commission Review	\$550	\$800/\$1500
Outdoor Commercial Establishment		\$100	N/A
Permit to Exceed Noise Ordinance Limits		\$55	N/A
Rezoning	Contact Staff	\$1430	\$800/\$1500
Special Use Permit for Telecommunication Facilities	Contact Staff	\$1430	\$800/\$1500
Staff Research Fee		\$75/hour (1 st hour is free)	N/A
Vacation of Right-of-Way or Property	Contact Staff	\$2000	\$800/\$1500
Variance		\$1100	\$800/\$1500

***Development Review Accounts (DRA):** A DRA is required to be established for certain applications as noted in the fee schedule. The DRA is used to cover the costs of legal, engineering, or other technical reviews and consultations incurred by the town during the review. All technical reviews will be billed at the consultants' established billable rate.

- \$800 minimum required to establish a Development Review Account
- \$1500 minimum required to establish a Development Review Account for large project development applications (as defined in Code Section 180-9.3 and below), PUDs, and Annexations.

Large Project

Any commercial or mixed-use project, occurring on a lot of 10,500 square feet or greater or occurring on a group of lots combined for a unified development project which contain a total lot area of 10,500 square feet or greater; or any residential development occurring on a lot of 21,000 square feet or greater or any development of 5 or more dwelling units.

The minimum balance must be maintained in the account during development review and final approval of the project. For the purposes of this provision, final approval means the issuance of a Certificate of Occupancy or the recording of the plat with the Summit County Clerk and Recorder's Office, or the final, non-appealable approval of other applications as set forth in the Frisco Town Code, Section 180-2.3.2D.

Within 120 days after final approval or after the date on which the application has given written notice that the development will not proceed, the Town shall determine the balance owed to the applicant, that amount being the amount deposited over the costs incurred and return that amount to the applicant's address on file in the application.