

2026 Colorado Permit Requirements Guide

Permit fees, review timelines, and requirements for Colorado's 10 most active building jurisdictions — from official sources.

How to read this guide

Confidence badges

Every figure carries a confidence label. “Verified” means PermitBase confirmed the figure directly against the jurisdiction’s current published source. “Reviewed” covers everything else — the same figure, a lighter verification pass. We never upgrade a label past what was actually checked.

Tiered fees

Where a jurisdiction charges by project valuation, this guide prints the base/starting tier from the published fee table and points at the source for the full schedule — never a computed total.

“Not published”

When a jurisdiction does not publish a plan-review timeline, this guide says so plainly — “Not published — contact the department” — rather than estimating one.

Colorado has no statewide-mandated building code edition. Under the Colorado Constitution’s home-rule provisions (art. XX, home rule for municipalities since 1902; home rule for counties since 1970), building codes and zoning are an enumerated home-rule charter power, so cities and counties adopt and amend their own construction codes independently — predominantly the I-Codes, with editions and local amendments varying by jurisdiction. The one statewide floor is for energy: HB22-1362 (2022) created the Energy Code Board (jointly appointed by the Colorado Energy Office and the Department of Local Affairs) and requires that, on or after July 1, 2023 and before July 1, 2026, any municipality or county that adopts or updates a building code must adopt and enforce an energy code achieving performance equivalent to or better than the 2021 IECC together with the board’s Model Electric Ready and Solar Ready Code (which includes electric-ready, EV-ready, and solar-ready provisions); from July 1, 2026 onward the floor shifts to the board’s Model Low Energy and Carbon Code or an equivalent. Electrical and plumbing permitting defaults to the Colorado State Electrical Board and State Plumbing Board (within DORA’s Division of Professions and Occupations) — the state issues permits and inspects statewide except in counties/jurisdictions that operate their own certified Electrical or Plumbing Inspection Program, in which case the local program has authority instead. Always confirm the currently adopted code edition, local amendments, and inspection authority (state board vs. local program) with the specific jurisdiction before submitting plans.

PermitBase is an independent reference and is not affiliated with any government agency. Requirements change and vary by project — confirm current details with the building department before you submit.

Colorado snapshot

123 Colorado jurisdictions covered — this guide features the 10 most active.

City	County	Annual units	Annual value
Denver	Denver	4727	\$1,036,098k
Aurora	Arapahoe County	1561	\$300,773k
Fort Collins	Larimer County	1313	\$268,416k
Longmont	Boulder County	1200	\$252,641k
Broomfield	Broomfield County	970	\$227,010k
Greeley	Weld County	683	\$151,804k
Thornton	Adams County	395	\$111,457k
Loveland	Larimer County	366	\$113,963k
Boulder	Boulder County	336	\$86,674k
Centennial	Arapahoe County	194	\$53,529k

Source: U.S. Census Bureau, Building Permits Survey (BPS)

Denver

Denver · City and County of Denver — Community Planning and Development (CPD), Development Services
(720) 865-2700 · <https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Community-Planning-and-Development/Plan-Review-Permits-and-Inspections> · 4727 permitted units/yr

Permit	Fee	Review timeline	Tip
Residential Building (New Construction)	\$20.00 base tier — full schedule at source	1–1 business days	As of December 31, 2025, only the 2025 Denver Building Code (based on 2024 I-Codes, except 2021 IECC for energy) is accepted for new submittals — there are no exceptions.
Residential Addition / Remodel	\$20 base tier — full schedule at source	1–1 business days	Denver uses the same valuation-based fee table (ADMIN 125/138 Table 1) for additions/remodels as for new construction — there is no separate flat-rate schedule for typical remodel scopes.
Electrical	\$35 base tier — full schedule at source	0–0 business days	Denver — not the Colorado DORA Electrical Board — issues and reviews electrical permits for work inside city and county limits. Contractors need both the State of Colorado Electrical Contractor card and a separate Denver contractor license to legally pull permits in Denver.
Plumbing	\$35 base tier — full schedule at source	0–0 business days	Denver’s plumbing contractor license renews every 2 years — shorter than the standard 3-year cycle for other Denver contractor license classes.
Mechanical / HVAC	\$35 base tier — full schedule at source	0–0 business days	Denver’s mechanical and fuel gas codes both moved to the 2024 I-Code base (IMC, IFGC) effective December 31, 2025 — projects submitted after that date must use the 2025 Denver Mechanical/Fuel Gas Codes.
Roofing / Re-roof	Per ADMIN 125/138 Table 1 valuation-based schedule base tier — full schedule at source	0–0 business days	Denver’s wind-resistance zone map for shingles (per the Roofing Guide, last updated 4/11/2024, citing IBC Section 1609) sets minimum wind ratings by location relative to Federal Blvd., Sheridan Blvd., and Kipling St. (115/125/140 mph) — verify current design wind speed against the 2025 DBC / ASCE Hazard Tool, since this guide predates the 2025 code cycle’s snow/wind methodology change.
Solar PV	\$50 base tier — full schedule at source	0–0 business days	Denver’s flat \$50 solar PV building permit fee (with \$0 plan review) is a significant discount versus the standard valuation-based Table 1 fee structure used for other permit types — confirmed directly in ADMIN 125/138.
Accessory Dwelling Unit (ADU)	\$35 base tier — full schedule at source	1–1 business days	Unlike a new single-family home (which a homeowner may self-permit under Admin Policy 131.4), an ADU in Denver must be built by a licensed contractor — homeowners cannot pull their own ADU building permit.
Deck / Covered Patio	Per ADMIN 125/138 Table 1 valuation-based schedule base tier — full schedule at source	1–1 business days	Height determines your permit path: under 12in off the ground, no zoning/building permit is needed for an uncovered deck; 12–29in requires a zoning permit only; 30in or more requires both zoning AND building permits. Any covered structure (patio cover, porch, carport, pergola) needs both permits regardless of height.

Good to know

- Denver publishes its OWN amended building code (the Denver Building/Residential/Commercial/Fire/Mechanical/Plumbing/Fuel Gas/Energy Codes) rather than adopting ICC codes verbatim — always cite the Denver-specific code edition, not a generic I-Code year.
- As of December 31, 2025, the 2025 Denver code family (based on 2024 I-Codes, except 2021 IECC for energy) is mandatory for all new submittals — no exceptions. The 2022 Denver Building and Fire Code (2021 I-Code base) still governs projects permitted under it, but is no longer accepted for new applications.

Aurora

Arapahoe County · City of Aurora Development Services Department — Building Division
(303) 739-7420 · https://www.auroragov.org/business_services/building_division/permits · 1561 permitted units/yr

Permit	Fee		Review timeline	Tip
Residential Building (New Construction)	\$1.30 per square foot	10–30 business days	Aurora bills new single-family construction per square foot (\$1.30/sq ft for R-3) rather than using a project-valuation formula like Denver or Reno — request the 2026 New Building Construction Fee Table (Form #A176) to estimate cost.	
Residential Addition / Remodel	\$536.00	10–30 business days	Basement finishes are a flat-rate permit in Aurora (\$536.00) — no per-square-foot calculation needed for that specific scope.	
Electrical	\$190.00	1–10 business days	The City of Aurora — not the Colorado DORA Electrical Board — issues electrical permits and performs inspections within city limits; DORA's role is licensing the electricians themselves (master/journeyman/contractor licenses), which Aurora requires on file rather than issuing its own municipal license.	
Plumbing	\$99.00	1–10 business days	The City of Aurora — not a statewide board — issues plumbing permits and performs inspections within city limits; DORA licenses the plumbers themselves, and Aurora requires that state license on file rather than issuing its own municipal plumbing license.	
Mechanical / HVAC	\$201.00	1–10 business days	Nearly all common HVAC replacement scopes in Aurora are flat-rate permits under the 2026 fee schedule — furnace, A/C, evaporative cooler, and boiler replacements all list at \$201–\$300.	
Roofing / Re-roof	\$254.00	1–5 business days	Aurora requires ice barrier underlayment on reroofs city-wide (per Form #A200 Engineering Design Criteria) — unlike some warmer/lower-elevation jurisdictions that only require it above a certain elevation.	
Solar PV	\$500.00	5–20 business days	Colorado (via DORA) has adopted SolarAPP+ statewide for eligible residential/energy-storage solar systems, including in Aurora — this gives licensed electricians instant code-compliance feedback against the 2023 NEC rather than the standard queue.	
Accessory Dwelling Unit (ADU)	\$1.30 — full text at source	10–30 business days	Aurora's ADU zoning rules were updated following Colorado's 2024 statewide ADU legislation (HB24-1152 and HB24-1304), which requires cities over a certain population to allow ADUs administratively on lots zoned for single-family detached dwellings. The current codified standards (detached-only, 650 sq ft, 24 ft height, >6,000 sq ft lot) and the current per-square-foot fee are both grounded and cited below; the ordinance is still being actively updated for state-law compliance, so re-check the zone-district list with Aurora Planning periodically even though today's standards and fee are verified.	
Deck / Covered Patio	\$402.00	5–15 business days	Both decks and patio covers are flat-rate permits in Aurora at the same \$402.00 price point — the same flat fee that applies to demolition permits.	

Good to know

- Aurora is a home-rule city that physically spans three counties — Arapahoe, Adams, and Douglas — with the majority of the city (and population) in Arapahoe County. Regardless of which county a parcel sits in, the City of Aurora Building Division is the sole permitting authority citywide; there is no separate Arapahoe/Adams/Douglas county permitting layer for work inside Aurora city limits. This dataset routes Aurora under arapahoe-county for URL/geo purposes only.
- Aurora has adopted the 2021 I-Code family (IBC, IRC, IMC, IPC, IFGC, IECC, IEBC, IFC) with City of Aurora Amendments, plus the 2023 NEC — NOT the 2024 I-Codes that Denver has already moved to. Always verify Aurora's current adopted edition before assuming parity with Denver or Colorado Springs.

Fort Collins

Larimer County · City of Fort Collins — Building Services

970-416-2740 · <https://www.fortcollins.gov/Business/Building-and-Development/Building-Services> · 1313 permitted units/yr

Permit	Fee		Review timeline	Tip
Residential Building (New Construction)	\$0.65 per square foot of project area	0–0 business days	New building codes (2024 IRC, IBC, IECC and Fort Collins Amendments) took effect April 1, 2026 — the prior 2021-cycle codes remain available for reference only until Oct. 1, 2026.	
Residential Addition / Remodel	\$0.65 — full text at source	0–0 business days	Additions use the same occupancy-based per-square-foot fee table as new construction; interior remodels (no added enclosed area) use a separate tiered valuation-based fee table.	
Electrical	\$65.00	0–0 business days	The City of Fort Collins Building Services issues and reviews electrical permits directly — it is not administered by the Colorado DORA State Electrical Board for in-city work, though the tradesperson must still hold the underlying State of Colorado electrical license.	
Plumbing	\$65.00	0–0 business days	Fort Collins uses the International Plumbing Code (IPC), not the Uniform Plumbing Code (UPC) used in Reno, NV — pipe materials and fixture requirements follow IPC.	
Mechanical / HVAC	\$65.00 per heating appliance	0–0 business days	Water heater replacements and furnace/A/C fast-track permits are billed separately per appliance (\$65 each) — a project replacing both a furnace and water heater incurs two \$65 fees.	
Roofing / Re-roof	\$85.00	0–0 business days	Roofing is one of Fort Collins' simplest flat-fee permits: \$85 residential / \$210 commercial, regardless of project valuation.	
Solar PV	\$85.00 — full text at source	0–0 business days	Because Fort Collins Utilities is a municipal (city-owned) electric utility — not an investor-owned utility like Xcel Energy — solar interconnection and net-metering/rebate approval is a SEPARATE application to Solar-Rebates@fortcollins.gov, distinct from the Building Services permit.	
Accessory Dwelling Unit (ADU)	\$6,925 — full text at source	0–0 business days	Since Feb. 2025 (Colorado HB 24-1152), ADUs are allowed in ALL Fort Collins zone districts, not just Old Town and select neighborhoods as before — a major recent expansion.	
Deck / Covered Patio	\$110.00 — full text at source	0–0 business days	Decks under 200 sq ft, 30 in. or less above grade, unattached to the dwelling, and not serving a required exit door are entirely permit-exempt in Fort Collins.	

Good to know

- New building codes (2024 IRC/IBC/IECC + Fort Collins Amendments) took effect April 1, 2026 — confirm your submittal date against this cutoff; the 2021-cycle codes remain valid for reference only until Oct. 1, 2026.
- Fort Collins Utilities is the city's OWN municipal electric utility (distinct from Xcel Energy, which serves other parts of Larimer County) — solar, battery storage, and new ADU electric service all route through Fort Collins Utilities-specific review/interconnect steps (Solar-Rebates@fortcollins.gov, ElectricProjectEngineering@fortcollins.gov) in addition to the standard Building Services permit.

Longmont

Boulder County · City of Longmont — Building Services (Building Inspection Division), Development Services Center
(303) 651-8332 · <https://longmontcolorado.gov/building-inspection/permits/> · 1200 permitted units/yr

Permit	Fee		Review timeline	Tip
Residential Building (New Construction)	\$27.00 base tier full schedule at source	0–0 business days	Longmont's currently adopted base code is still the 2021 IRC/IBC (effective Jan 1, 2022) as of this extraction (2026-06-30) — the 2024 I-Codes were only scheduled for Council consideration May 12, 2026, with an anticipated (not yet confirmed) effective date of July 1, 2026. Confirm current adopted edition with Building Services before design.	
Residential Addition / Remodel	\$27.00 base tier full schedule at source	0–0 business days	Longmont uses the same valuation-based Primary Fee Schedule for additions/remodels as for new construction — there is no separate flat-rate table for typical remodel scopes.	
Electrical	\$40.00	0–0 business days	Longmont does NOT fully delegate electrical permitting to the Colorado DORA State Electrical Board — the City directly reviews and issues electrical permits through Building Services, but contractors must hold the underlying Colorado State Master Electrician and Electrical Contractor licenses as a prerequisite to city registration.	
Plumbing	\$40.00	0–0 business days	Longmont requires a \$75 city registration fee for plumbing contractors, unlike electrical (no additional city fee beyond the one-time \$25 sales/use tax charge for new contractors) — budget for this difference.	
Mechanical / HVAC	\$40.00	0–0 business days	Bundling a furnace replacement with an A/C replacement on the same permit saves \$30 versus filing them as two separate \$40 flat-fee permits (\$50 combined vs. \$80 separate).	
Roofing / Re-roof	\$27.00 base tier full schedule at source	0–0 business days	Longmont's 'one square' rule is stricter than many jurisdictions' partial-reroof allowances — more than 100 sq ft of repair triggers a full roof replacement requirement, not just the damaged section.	
Solar PV	\$500.00 — full text at source	5–5 business days	Longmont Power & Communications (LPC) is a mandatory reviewer for every solar PV permit — this is a direct consequence of Longmont running its own municipal electric utility rather than being served by an investor-owned utility like Xcel Energy. Budget time for LPC's interconnection checklist/one-line-diagram review in addition to the building permit review itself.	
Accessory Dwelling Unit (ADU)	\$5,000 base tier — full schedule at source	0–0 business days	Longmont's ADU Guide was updated in December 2025 to reflect changes required by Colorado's statewide ADU legislation (HB24-1152) — confirm you're using the current December 2025 edition, not an older version, since standards changed materially.	
Deck / Covered Patio	\$27.00 base tier full schedule at source	0–0 business days	Unlike Reno and Denver, Longmont does not publish a separate flat-rate fee for decks/patios — instead they are billed via the city's published, valuation-based Primary Fee Schedule (the same grounded table used for other additions), plus 50% plan review.	

Good to know

- Longmont physically straddles Boulder County and Weld County — but permitting authority does NOT vary by county. The City of Longmont (a home-rule municipality) is the sole building-permit authority citywide through its Building Services division, regardless of which county a given parcel falls within. This PermitBase entry is filed under Boulder County for URL/geographic routing purposes only.
- Longmont runs its OWN municipal electric utility, Longmont Power & Communications (LPC) — unlike most Colorado cities served by Xcel Energy or a rural electric co-op. LPC is a mandatory reviewer for solar PV interconnection (one-line diagrams, checklists) and has EXCLUSIVE authority over electric meter sets/removals and service disconnects/reconnects citywide — contractor or homeowner attempts at these specific tasks are treated as meter tampering with potential fines and criminal referral.

Broomfield

Broomfield County · City and County of Broomfield Building Division (Community Development Department)
303-438-6370 · <https://www.broomfield.org/174/Building> · 970 permitted units/yr

Permit	Fee	Review timeline	Tip
Residential Building (New Construction)	\$23.50 base tier — 35–40 business full schedule at source days	Review timeline for a new house is 7 to 8 weeks for first comments per the City's published Review Timelines page — the longest published residential timeline in Broomfield.	
Residential Addition / Remodel	\$23.50 base tier — 7–35 business full schedule at source days	Review Timelines page lists 'Basement Finish & Remodel' at 1 to 2 weeks and 'Residential Addition' at 4 to 5 weeks — the combined range for this permit type spans both.	
Electrical	\$23.50 base tier — 1–14 business full schedule at source days	Broomfield enforces the NEC on the State of Colorado's statewide adoption schedule, not the same 3-year ICC cycle as its other adopted codes — the City is on the 2023 NEC now and moves to the 2026 NEC on August 1, 2026.	
Plumbing	\$23.50 base tier — 1–14 business full schedule at source days	Water heater, furnace, and A/C replacement permits (including plumbing components) review in 1–2 weeks per the Review Timelines page; like-for-like replacements with no modifications review in 1–3 business days.	
Mechanical / HVAC	\$23.50 base tier — 1–14 business full schedule at source days	Like-for-like residential window, door, A/C, and furnace replacements review in just 1–3 business days — the fastest published Broomfield timeline; other water heater/furnace/A/C installs and replacements take 1–2 weeks.	
Roofing / Re-roof	\$23.50 base tier — 1–7 business full schedule at source days	Re-roofs (no modifications) review in about one week per the Review Timelines page — one of the fastest categories after like-for-like replacements.	
Solar PV	\$23.50 base tier — full schedule at source	7–14 business days	Solar PV Systems review in 1–2 weeks per the Review Timelines page.
Accessory Dwelling Unit (ADU)	Not offered / not tracked for this city		
Deck / Covered Patio	Not offered / not tracked for this city		

Good to know

- Colorado is a home-rule state with no single statewide building code — Broomfield's own 2024 ICC code series and 2023 NEC adoptions (via Ordinance No. 2295 and the statewide NEC schedule) apply only within the City and County of Broomfield. Always confirm the specific adopted edition for any other Colorado city or county rather than assuming Broomfield's editions carry over.
- The City and County of Broomfield is a consolidated city-county — it is its own Authority Having Jurisdiction (AHJ) for the entire territory; there is no separate 'Broomfield County' government or building department distinct from the City.

Greeley

Weld County · City of Greeley Building Inspection (Community Development)

(970) 350-9830 · <https://greeleyco.gov/business/construction-and-growth/building-permits-and-inspections> · 683 permitted units/yr

Permit	Fee	Review timeline	Tip
Residential Building (New Construction)	\$23.50 base tier — 20–20 business full schedule at source	days	New construction plan review is 20 working days; footing-and-foundation plan review and additions/remodels plan review each run a separate 10-working-day track. Source: City of Greeley Building Permits and Inspections page.
Residential Addition / Remodel	\$23.50 base tier — 10–10 business full schedule at source	days	Additions/remodels plan review runs a separate 10-working-day track from new construction (20 working days). Source: City of Greeley Building Permits and Inspections page.
Electrical	\$23.50 base tier — full schedule at source	— Not published — contact the department	Greeley does not publish a separate electrical fee table — electrical permits are charged against the same valuation-based Building Permit Fee Schedule used for building permits (Sec. 22-424(7)).
Plumbing	\$23.50 base tier — full schedule at source	— Not published — contact the department	Greeley adopted the International Plumbing Code (IPC), not the Uniform Plumbing Code (UPC) used by some neighboring Mountain West jurisdictions — verify fixture unit tables and venting requirements against the 2021 IPC as locally amended (Greeley Municipal Code Secs. 22-306 to 22-329).
Mechanical / HVAC	\$23.50 base tier — full schedule at source	— Not published — contact the department	No separate mechanical-only fee schedule is published; mechanical/HVAC permits are charged against the same valuation-based Building Permit Fee Schedule as building permits.
Roofing / Re-roof	\$23.50 base tier — full schedule at source	— 10–10 business days	No dedicated published re-roof-specific fee table exists; re-roof permits are governed by the same general valuation-based Building Permit Fee Schedule that applies to all building permits (Secs. 22-33, 22-34), with the \$75 minor-review fee applicable to smaller residential reroof scopes (verify exact valuation tier with Building Inspection at 970-350-9830).
Solar PV	Not offered / not tracked for this city		
Accessory Dwelling Unit (ADU)	Not offered / not tracked for this city		
Deck / Covered Patio	Not offered / not tracked for this city		

Good to know

- City of Greeley is home-rule and runs its own complete Building Inspection program (not a Weld County program) — verified via the City's Community Development and Building Permits and Inspections pages plus Greeley Municipal Code Title 22.
- Colorado has no single statewide building-code edition; only the energy-code floor (HB22-1362) and specific statutes (e.g., ADU enabling law) apply statewide. Always confirm each city's own adopted edition — Greeley's own program (Title 22) is documented here.

Thornton

Adams County · City of Thornton — City Development, Building Inspection Division
303-538-7250 · <https://www.thorntonco.gov/business-development/city-development/building-permits-inspections> · 395 permitted units/yr

Permit	Fee		Review timeline	Tip
Residential Building (New Construction)	\$30.00 base tier — full schedule at source	1–13 business days	Thornton adopted the 2024 I-Codes and 2023 NEC effective July 1, 2025, replacing the 2021 I-Codes/2017 NEC — confirm your submittal date against this cutover.	
Residential Addition / Remodel	\$30.00 base tier — full schedule at source	1–13 business days	Thornton calculates remodel/renovation/alteration valuation as labor + material cost, or material cost x2 — different from the ICC-table method used for new construction.	
Electrical	\$30.00 base tier — full schedule at source	0–13 business days	The City of Thornton's Building Inspection Division — not a Colorado DORA state inspector — issues and inspects electrical permits within Thornton city limits. Colorado's electrical licensing (State Electrical Contractor and Master Electrician licenses via DORA) is a prerequisite you must hold before the City will issue its own no-fee Electrical Class D Specialty contractor license.	
Plumbing	\$30.00 base tier — full schedule at source	0–13 business days	The City of Thornton's Building Inspection Division — not a Colorado DORA state inspector — issues and inspects plumbing permits within Thornton city limits. A current State of Colorado Plumbing Contractor license and Master Plumber license are prerequisites to the City's own \$75.00 Plumbing Class D Specialty contractor license.	
Mechanical / HVAC	\$30.00 base tier — full schedule at source	0–13 business days	Furnace, AC, and boiler replacements each require a mechanical permit in Thornton — these are listed explicitly on the City's 'Projects That Require a Permit' handout.	
Roofing / Re-roof	\$30.00 base tier — full schedule at source	0–1 business days	Thornton's mid-roof inspection is done by texting photos, and the final roof inspection is done virtually via FaceTime or Google Meet — schedule through the CityView Portal; the permit must be issued first.	
Solar PV	\$3.50 base tier — full schedule at source	0–13 business days	Solar PV fee valuation is calculated at \$3.50/watt in Thornton, and the resulting building permit fee is capped at \$500 for residential systems and \$1,000 for commercial systems — confirm current watt-based valuation at application since this differs from a standard construction-cost valuation.	
Accessory Dwelling Unit (ADU)	Varies by valuation — see Residential Building Permit fee tiers (2026 Fee Schedule) base tier — full schedule at source	1–13 business days	Thornton's ADU size cap is whichever is GREATER of 50% of the primary dwelling's gross floor area or 1,000 sq ft — this is more generous than a flat cap, and excludes garage/porch area from the calculation.	
Deck / Covered Patio	\$30.00 base tier — full schedule at source	1–13 business days	Thornton's permit trigger for decks depends on height, attachment, and roof — not a single flat rule: attached decks of ANY height need a permit, but a small detached deck (under 200 sq ft and under 30 inches high, not serving the main exit) does not.	

Good to know

- Thornton is predominantly located in Adams County, with a small northern portion extending into Weld County — the City of Thornton's Building Inspection Division is the sole permitting authority citywide regardless of the underlying county line, so Weld-side Thornton properties still permit through the City, not Weld County.
- Thornton adopted the 2024 I-Codes and 2023 NEC effective July 1, 2025 (ordinance adopted May 13, 2025), replacing the prior 2021 I-Codes / 2017 NEC — always confirm which cycle applies to your submittal date.

Loveland

Larimer County · City of Loveland Building Division (Development Services Department)

(970) 962-2505 · <https://www.lovgov.org/services/development-services/building-division> · 366 permitted units/yr

Permit	Fee	Review timeline	Tip
Residential Building (New Construction)	\$175.92 base tier — full schedule at source	20–30 business days	The current plan review estimate for permits is 20–30 working days per round of review, per the City's Permitting FAQ's page.
Residential Addition / Remodel	Based on the current ICC Building Valuation Data applied to project valuation/square footage (same methodology as new construction) base tier — full schedule at source	20–30 business days	Storage sheds over 200 sf require a residential building permit; carports also require a permit.
Electrical	Based on the current ICC Building Valuation Data applied to the stated project valuation on the Electrical Fast Track application base tier — full schedule at source	20–30 business days	Loveland Water and Power is the City's own municipal electric utility — service changes route through Distribution Design for a signed ESW before the Building Division issues the electrical permit, which is different from most Colorado cities served by an investor-owned utility.
Plumbing	Based on the current ICC Building Valuation Data applied to the stated project valuation base tier — full schedule at source	20–30 business days	Water heater and furnace/boiler exhaust venting requires an Exhaust Test Certification (5 psi, 15-minute minimum test) submitted to buildinginspectionletters@cityofloveland.org as part of the mechanical/plumbing inspection.
Mechanical / HVAC	Based on the current ICC Building Valuation Data applied to the stated project valuation on the HVAC Fast Track application base tier — full schedule at source	20–30 business days	A Residential Gas Load Form with a hand-drawn or CAD gas-line diagram (meter location, appliance BTU loads, pipe sizes/lengths) must accompany any new gas line or gas appliance permit.
Roofing / Re-roof	Based on the current ICC Building Valuation Data applied to the stated project valuation base tier — full schedule at source	20–30 business days	A permit is required before any city inspector will inspect a roof — an unpermitted reroof cannot simply be inspected after the fact.

Boulder

Boulder County · City of Boulder Planning & Development Services

303-441-1880 · <https://bouldercolorado.gov/services/building-permits-and-inspections> · 336 permitted units/yr

Permit	Fee		Review timeline	Tip
Residential Building (New Construction)	\$25.00 base tier	— 1–1 business full schedule at source	days	Boulder adopted the full 2024 ICC code suite effective August 1, 2025 (Ordinance 8684) — confirm the current adopted edition at application, since some older city publications (e.g., the 2020 Zoning FAQ) still cite 2012 IRC-based design criteria.
Residential Addition / Remodel	\$25 base tier	— full 1–1 business schedule at source	days	Boulder uses the same valuation-based Building Permit Fee table (2026 Schedule of Fees) for additions/remodels as for new construction; only the ‘scope percentage’ applied to valuation differs (100% for additions, 50% for alterations/basement finish).
Electrical	\$36.70		0–0 business days	The City of Boulder — not the Colorado DORA/DPO Electrical Board — issues and reviews electrical permits inside city limits, but Boulder requires proof of the underlying State of Colorado Electrical Contractor’s Card / master electrician license and performs contemporaneous/random compliance reviews.
Plumbing	\$68.85		0–0 business days	The City of Boulder — not a statewide DORA/DPO board — issues and reviews plumbing permits inside city limits, but requires proof of a current Colorado State Plumbing Examiner’s Board master plumber license and performs contemporaneous/random compliance reviews.
Mechanical / HVAC	\$13.60		0–0 business days	Boulder processes solar water heating (solar thermal) as a Mechanical Permit — separate from rooftop solar PV, which is processed as an Electrical Permit.
Roofing / Re-roof	Per the standard Building Permit Fee schedule (see Residential Building Permit fee tiers)	base tier — full schedule at source	0–5 business days	Roofing Replacement is one of the permit types eligible for direct online submittal through Boulder’s CSS Portal.
Solar PV	\$69.60		0–5 business days	Boulder charges a flat, low Photovoltaic System Permit Fee (\$69.60 residential / \$139.20 nonresidential/multifamily) under the Electrical Permit Fees table — this is a notably simple/low fee compared to the valuation-based building permit fee schedule.
Accessory Dwelling Unit (ADU)	Varies by valuation — see Residential Building Permit fee tiers (City of Boulder Valuation Table, R-3 ADU use category)	base tier — full schedule at source	1–1 business days	Since Sept. 1, 2023, Boulder ADUs go straight through the standard building permit process — no separate administrative zoning review is required first, and owner-occupancy/parking requirements were dropped citywide.
Deck / Covered Patio	\$36.44 base tier	— 1–1 business full schedule at source	days	Decks, patio covers, and porches fall under Group U (Utility, misc.) on the City of Boulder Valuation Table and are only permitted (rated) for Type V-A/ V-B wood-frame construction — confirm your deck’s construction type before estimating fees.

Good to know

• Boulder is nationally known for stringent local energy/green building requirements: it writes its OWN Energy Conservation Code

Centennial

Arapahoe County · City of Centennial Building Division (Community Development Department)

303-754-3321 · <https://www.centennialco.gov/Government/Departments/Building> · 194 permitted units/yr

Permit	Fee		Review timeline	Tip
Residential Building (New Construction)	\$23.50 base tier full schedule at source	— 15–15 business days	New Build Residential permit review is 15 business days after the plan review fee is paid, per the City's published Building Permit Review Schedule.	
Residential Addition / Remodel	\$23.50 base tier full schedule at source	— 5–10 business days	Per the City's Building Permit Review Schedule: Additions and swimming pool/spa permits are 10 business days after the plan review fee is paid; Alterations, basement finish, deck/pergola/patio cover, and other miscellaneous residential permits are 5 business days after the plan review fee is paid.	
Electrical	\$100.00	1–1 business days	Electric service change is classified as a One-Stop Permit — no plan review, considered an 'over the counter' permit issued in 1 business day, per the City's Building Permit Review Schedule.	
Plumbing	\$23.50 base tier full schedule at source	— 1–5 business days	Water heater replacement (like-for-like) and residential sewer line replacement are One-Stop Permits — no plan review, issued the same business day, per the City's Building Permit Review Schedule.	
Mechanical / HVAC	\$23.50 base tier full schedule at source	— 1–1 business days	AC new install/replacement, furnace, water heater, and gas line permits are all classified as One-Stop Permits requiring no plan review — issued in 1 business day, per the City's Building Permit Classifications and Review Schedule pages.	
Roofing / Re-roof	\$23.50 base tier full schedule at source	— 1–5 business days	Residential (single-family, not commercial or multi-family) reroofing is a One-Stop Permit — no plan review, 1 business day, per the Building Permit Classifications page.	
Solar PV	\$23.50 base tier full schedule at source	— 5–5 business days	Renewable energy permits (solar) are reviewed in 5 business days after the plan review fee is paid for residential, commercial, and multi-family projects alike, per the Building Permit Review Schedule — the fastest plan-review track alongside reroofs and stand-alone demolition.	
Accessory Dwelling Unit (ADU)	Not offered / not tracked for this city			
Deck / Covered Patio	Not offered / not tracked for this city			

Good to know

- Colorado has NO statewide mandatory building code for general construction (unlike Montana). Code adoption is entirely a home-rule/local decision — always confirm the specific edition and amendments for the exact city or county in question rather than assuming a neighboring Colorado jurisdiction's codes apply.
- Colorado's only statewide floor is an ENERGY code floor (HB22-1362): by July 1, 2026 all municipalities/counties that update codes must meet or exceed the 2021 IECC plus the state's model Electric and Solar Ready Code; after that date, the state's model Low Energy and Carbon Code becomes the floor. Centennial's currently adopted 2021 IECC satisfies the pre-2026 floor.

Sources & verification

Every figure in this guide traces to one of the official sources below, grouped by city.

Denver

<https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Community-Planning-and-Development/Plan-Review-Permits-and-Inspections>

<https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Community-Planning-and-Development/Plan-Review-Permits-and-Inspections/Single-Family-and-Duplex-Projects/New-Homes-and-Additions>

<https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Community-Planning-and-Development/Plan-Review-Permits-and-Inspections/Quick-Permits>

<https://www.denvergov.org/content/denvergov/en/denver-development-services/home-projects/outside-the-home/roofing.html>

<https://denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Community-Planning-and-Development/Plan-Review-Permits-and-Inspections/Single-Family-and-Duplex-Projects/Solar-Permits>

<https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Community-Planning-and-Development/Plan-Review-Permits-and-Inspections/Single-Family-and-Duplex-Projects/ADU-Permits>

<https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Community-Planning-and-Development/Plan-Review-Permits-and-Inspections/Single-Family-and-Duplex-Projects/Residential-Decks>

Aurora

https://www.auroragov.org/business_services/building_division/permits

https://www.auroragov.org/business_services/development_center/codes_rules/solar_installations

<https://aurora.municipal.codes/UDO/146-3.3.6>

Fort Collins

<https://www.fortcollins.gov/Business/Building-and-Development/Building-Services>

<https://www.fortcollins.gov/Business/Permits-and-Licensing/Building-Permits>

<https://www.fortcollins.gov/Business/Building-and-Development/Development-Review/Accessory-Dwelling-Units-ADUs>

Longmont

<https://longmontcolorado.gov/building-inspection/permits/>

<https://longmontcolorado.gov/building-inspection/roofing-guidelines-for-commercial-and-residential-projects/>

<https://www.longmontcolorado.gov/departments/departments-a-d/building-inspection/solar-pv-systems>

<https://www.longmontcolorado.gov/departments/departments-n-z/planning-and-development-services/development-process/accessory-dwelling-units-adus>

Sources & verification (continued)

Broomfield

<https://www.broomfield.org/174/Building>
<https://www.broomfield.org/177/Contractor-Licensing-and-Building-Permit>
<https://www.broomfield.org/178/Homeowner-Permits-and-Building-Guides>
<https://www.broomfield.org/176/Building-Code-Information>
<https://www.broomfield.org/3061/Review-Timelines>
<https://www.broomfield.org/DocumentCenter/View/2536/Re-roofing-Permit-Application>
<https://www.broomfield.org/DocumentCenter/View/2544>

Greeley

<https://greeleyco.gov/business/construction-and-growth/building-permits-and-inspections>
https://library.municode.com/co/greeley/codes/municipal_code?nodeId=PTIICOOR_TIT22BUCO_CH11ELCO_ARTIIADEN_S22-424PEAP
https://library.municode.com/co/greeley/codes/municipal_code?nodeId=PTIICOOR_TIT22BUCO_CH9PLCO_S22-306INPLCOAD
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Thornton

<https://www.thorntonco.gov/business-development/city-development/building-permits-inspections>
<https://www.thorntonco.gov/media/file/roofing-standards>
<https://www.thorntonco.gov/media/file/solarphotovoltaicsystem>
<https://www.thorntonco.gov/media/file/accessory-dwelling-units-adu>
<https://www.thorntonco.gov/media/file/required-building-permit>

Loveland

<https://www.lovgov.org/services/development-services/building-division>
<https://www.lovgov.org/services/development-services/building-division/forms-and-applications/residential-forms>
<https://www.lovgov.org/home/showpublisheddocument/60990/638741717823400000>
<https://www.lovgov.org/home/showpublisheddocument/63276/639070887039670000>
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<https://www.lovgov.org/home/showpublisheddocument/57314/637971251037200000>
<https://www.lovgov.org/home/showpublisheddocument/50889/638793756676500000>

Boulder

<https://bouldercolorado.gov/services/building-permits-and-inspections>
<https://bouldercolorado.gov/residential-building-permit-guide>
<https://bouldercolorado.gov/contemporaneous-reviews-electrical-and-plumbing-licenses>
<https://bouldercolorado.gov/services/how-go-solar>
<https://bouldercolorado.gov/accessory-dwelling-unit-adu-guide>
<https://bouldercolorado.gov/residential-deck-requirements-guide>

Sources & verification (continued)

Centennial

- <https://www.centennialco.gov/Government/Departments/Building>
- <https://www.centennialco.gov/Government/Departments/Building/Building-Review-Schedule>
- <https://www.centennialco.gov/files/sharedassets/public/v/5/documents/building/building-permit-fee-schedule-ada.pdf>
- <https://www.centennialco.gov/Government/Departments/Building/Building-Frequently-Asked-Questions>
- <https://www.centennialco.gov/files/sharedassets/public/v/3/documents/building/photovoltaic-solar-installation-2024-accessible.pdf>

Every figure in this guide links to a living page.

Fees, timelines, and requirements change. For the current version of every figure in this guide — plus fee-comparison and search tools for all of Colorado — visit:

permitbase.app/colorado

This edition was generated on 2026-07-03 from PermitBase's live dataset and is re-issued periodically as sources change. The dated PDF you're holding is a snapshot — the URL above always reflects the current data.