

2026



ANNUAL FEE SCHEDULE

Effective 01/01/2026
Adopted 12/09/2025



**TOWN COUNCIL
TOWN OF GYPSUM, COLORADO
RESOLUTION NO. 29 (SERIES 2025)**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GYPSUM
ADOPTING AND SETTING FEES**

A. The Town of Gypsum, Colorado ("Town"), is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Town's Home Rule Charter effective October 21, 1982 ("Charter"); and

B. The Town Council of the Town ("Town Council") has the authority to fix and, from time to time, increase or decrease fees, rates, and charges for services, programs, or facilities furnished by the Town; and

C. The Gypsum Municipal Code ("Code") provides for the Town Council to set fees, rates, and charges for public services by Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GYPSUM, COLORADO, that:

1. Fees. The fees, charges, and penalties shown on the attached Exhibit A are hereby adopted.
2. Severability. If any part, section, subsection, clause, or phrase of this Resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.
3. Effective Date. This Resolution shall take effect and be enforced January 1, 2026.

MOVED, READ, AND ADOPTED by the Town Council of the Town of Gypsum, State of Colorado, at its regular meeting held on December 9, 2025.

TOWN OF GYPSUM, COLORADO

By 
Stephen M. Carver, Mayor

Attest:


Polly Keene, Town Clerk



Fee Type	Fee Title	2025 Fee	2026 Fee
General & Administrative			
Administrative	Notarization	\$2 - No charge for Gypsum Residents	No Change
Administrative	Passport Photo	\$10	No Change
Administrative	Passport Application Fee	\$35	No Change
Administrative	Copying Fee (external non-CORA copies)	\$2 for first 5 pages & \$0.25/page after ¹	No Change
Administrative	Non-Sufficient Funds	\$25	No Change
Gypsum Daze	Concert Tickets	\$25 (early-bird) \$35 the week of	No Change
Events	12'x12' Merchant Vendor Booth w/ Power	\$125	No Change
	12'x24' Merchant Vendor Booth w/ Power	\$200	
	12x36' Merchant Vendor Booth w/ Power	\$300	
Events	12'x"12 Merchant Vendor Booth w/o Power	\$100	No Change
	12'x24' Merchant Vendor Booth w/o Power	\$150	
	12'x36' Merchant Vendor Booth w/o Power	\$250	
Events	12'x12' Nonprofit Vendor Booth w/ Power	\$75	No Change
	12'x12' Nonprofit Vendor Booth w/o Power	\$50	
Events	10'x12' Food Vendor	\$200	\$225
	10'x 24' Food Vendor	\$300	\$350
	10x36' Food Vendor	\$400	\$475
Events	Entire Lundgren Amphitheater & Lawn (inside access) Events w/ 1-200 attendees		
	Deposit Amount (For All)		\$500
	General Rate	New to sheet - no change	\$575 per day
	Gypsum Resident Rate		\$500 per day
	Non-Profit Rate		\$250 per day
	Gov Agency Rate		Waived
	Additional Day Rate		Daily Rate + \$50 per additional day
Events	Entire Lundgren Amphitheater & Lawn (inside access) Events w/ 201-500+ attendees		
	Deposit Amount (For All)		\$2,000
	General Rate	New to sheet - no change	\$850 per day
	Gypsum Resident Rate		\$750 per day
	Non-Profit Rate		\$375 per day
	Gov Agency Rate		Waived
	Additional Day Rate		\$100 per additional day
Events	Lundgren Amphitheater Stage & Lawn (NO inside access) - Events w/ 1-200 attendees		
	Deposit Amount (For All)		\$500
	General Rate	New to sheet - no change	\$275 per day
	Gypsum Resident Rate		\$200 per day
	Non- Profit Rate		\$100 per day
	Gov Agency Rate		Waived
	Additional Day Rate		\$50 per additional day
Events	Lundgren Amphitheater Stage & Lawn (NO inside access) - Events w/ 201-500 attendees		
	Deposit Amount (For All)		\$2,000
	General Rate	New to sheet - no change	\$575 per day
	Gypsum Resident Rate		\$500 per day
	Non-Profit Rate		\$250 per day
	Gov Agency Rate		Waived
	Additional Day Rate		\$100 per additional day
Events	Fox Den (Kitchen & Concessions Facility)		
	Deposit Amount (For All)		\$500
	General Rate	New to sheet - no change	\$200 per day
	Gypsum Resident Rate		\$200 per day
	Non-Profit Rate		\$100 per day
	Gov Agency Rate		Waived
	Additional Day Rate		\$50 per additional day
Events	Public Park Space/Covered Structures - Events w/ 201-500+ attendees		
	Deposit Amount (For All)		\$2,000
	General Rate	New to sheet - no change	\$575 per day
	Gypsum Resident Rate		\$500 per day
	Non-Profit Rate		\$100 per day
	Gov Agency Rate		Waived
	Additional Day Rate		\$100 per additional day

Fee Type	Fee Title	2025 Fee	2026 Fee
General & Administrative (Continued)			
Events	Rec Area or Sports Field (Pickleball Courts, Horseshoe Pits, Baseball Fields, etc.) - All events, any number of attendees		
	Deposit Amount (For All)	New	\$2,000
	General Rate		\$50 per hour
	Gypsum Resident Rate		\$40 per hour
	Non-Profit Rate		\$25 per hour
	Gov Agency Rate		Waived
Town Clerk			
Licensing	Business License	\$80 annually	\$90 annually ²
Licensing	Late fee for business license renewals not received by April 1st	\$15	\$25
Licensing	Contractor License	\$80 annually	\$90 annually ²
Licensing	Late fee for contractor license renewals not received by April 1st	\$15	\$25 ³
Licensing	New Liquor License	New Fee	\$1,000
Licensing	Liquor License Change of Location	New Fee	\$750
	All other Liquor License fees are set by the state		
Utilities			
Water	Door Knocker	\$20	\$25
Water	Water Turn On/Off	\$50	No Change
Water	After hours Water Turn On/Off	\$75	No Change
Water	Backflow Compliance Delinquency (Excl.Single Family)	New	\$250 Per Month
Water, Sewer, & Sanitation	Delinquency Charge	\$5 per month	\$10 per month
Water	Penalty for using the Town potable water supply for irrigation on residential or commercial property which is required to be supplied by a separate nonpotable supply source.	\$3,659.64, or such other maximum fine amount established by Section 2.01.100(6), G.M.C., whichever is higher.	\$3,732.10 ⁴ , or such other maximum fine amount established by Section 2.01.100(6), G.M.C., whichever is higher.
Water & Sewer	Tampering with water services	\$3,659.64, or such other maximum fine amount established by Section 2.01.100(6), G.M.C., whichever is higher.	\$3,732.10 ⁴ , or such other maximum fine amount established by Section 2.01.100(6), G.M.C., whichever is higher.
Water & Sewer	Public Works Inspection	\$100/hour (one hour minimum) and reimbursement of all parts.	\$100/hour (one hour minimum) and reimbursement of all parts.
Sewer	Monthly Sewer Service Charges for In-town commercial occupancies	\$120.89/month per one EQR	\$151.11/month per one EQR
		\$1.21/month per each additional 0.01 EQR	\$1.51/month per each additional 0.01 EQR
		\$19.60/1,000 gallons for each 1,000 gallons used over 15,000 gallons per EQR, as determined by metered water deliveries.	\$24.50/1,000 gallons for each 1,000 gallons used over 15,000 gallons per EQR, as determined by metered water deliveries.
Sewer	Monthly Sewer Service Charges for In-town commercial occupancies with residential occupancy	\$163.41/month per one EQR	\$204.26/month per one EQR
		\$1.63/month per each additional 0.01 EQR	\$2.04/month per each additional 0.01 EQR
		\$19.60/1,000 gallons for each 1,000 gallons used over 15,000 gallons per EQR, as determined by metered water deliveries.	\$24.50/1,000 gallons for each 1,000 gallons used over 15,000 gallons per EQR, as determined by metered water deliveries.
Sewer	Monthly Sewer Service Charges for Out-of-Town commercial occupancies	\$181.38/month per one EQR.	\$226.73/month per one EQR.
		\$1.81/month per each additional 0.01 EQR	\$2.26/month per each additional 0.01 EQR
		\$19.60/1,000 gallons for each 1,000 gallons used over 15,000 gallons per EQR, as determined by metered water deliveries.	\$24.5/1,000 gallons for each 1,000 gallons used over 15,000 gallons per EQR, as determined by metered water deliveries.
Sewer	Monthly Sewer Service Charges for Out-of-town commercial occupancies with residential occupancy	\$245.11/month per one EQR.	\$306.39/month per one EQR.
		\$2.45/month per each additional per 0.01 EQR	\$3.06/month per each additional per 0.01 EQR
		\$19.60/1,000 gallons for each 1,000 gallons used over 15,000 gallons per EQR, as determined by metered water deliveries.	\$24.50/1,000 gallons for each 1,000 gallons used over 15,000 gallons per EQR, as determined by metered water deliveries.

Fee Type	Fee Title	2025 Fee	2026 Fee
Utilities (Continued)			
Sewer	Monthly Sewer Charges for In-town residential occupancies	\$78.46/month per 1.0 EQR for single-family residence \$0.78/month per each additional 0.01 EQR assigned for the single-family residence only	\$98.08/month per 1.0 EQR for single-family residence \$0.98/month per each additional 0.01 EQR assigned for the single-family residence only
Sewer	Monthly Sewer Service Charges for In-town residential occupancies utilizing an existing town-maintained lift station	\$88.24/month per 1.0 EQR to single-family residence \$0.88/month per each additional 0.01 EQR assigned	\$110.30/month per 1.0 EQR to single-family residence \$1.10/month per each additional 0.01 EQR assigned
Sewer	Monthly Sewer Service Charges for Out-of-town residential occupancies	\$117.66/month per 1.0 EQR to single-family residence \$1.18/month per each additional 0.01 EQR assigned	\$147.08/month per 1.0 EQR to single-family residence \$1.48/month per each additional 0.01 EQR assigned
Sewer	Monthly Sewer Service Charges for In-town single-family residences with an accessory dwelling unit (ADU)	\$98.04/month per 1.0 EQR to single-family residence \$0.90/month per each additional 0.01 EQR assigned	\$122.55/month per 1.0 EQR to single-family residence \$1.13/month per each additional 0.01 EQR assigned
Sewer	Monthly Sewer Service Charges for In-town single-family residence (SFR) with an accessory dwelling unit (ADU) utilizing a town-maintained lift station	\$110.33/month per 1.0 EQR per SFR and 0.25 EQR for ADU \$1.10/month per each additional 0.01 EQR assigned	\$137.91/month per 1.0 EQR per SFR and 0.25 EQR for ADU \$1.38/month per each additional 0.01 EQR assigned
Sewer	Monthly Sewer Services Charges for Out-of-town single-family residence (SFR) with an accessory dwelling unit (ADU)	\$147.06/month per 1.0 EQR per SFR and 0.25 EQR for ADU \$1.47/month per each additional 0.01 EQR assigned	\$183.83/month per 1.0 EQR per SFR and 0.25 EQR for ADU \$1.84/month per each additional 0.01 EQR assigned
Water	Residential & Commercial Potable Water In-Town	\$44.88 per month per EQR base rate - 0 - 7,000 gallons Tier 1 - \$3.06 per thousand gallons - 7,001 - 15,000 gallons Tier 2 - \$7.14 per thousand gallons - 15,001 - 30,000 gallons Tier 3 - \$10.20 per thousand gallons - 30,001 gallons and up Drought Surcharge: 20% of the per 1,000 gallon rate for usage exceeding the first 7,000 gallons per EQR	\$49.37 per month per EQR base rate - 0 - 7,000 gallons Tier 1 - \$3.67 per thousand gallons - 7,001 - 15,000 gallons Tier 2 - \$8.57 per thousand gallons - 15,001 - 30,000 gallons Tier 3 - \$12.24 per thousand gallons - 30,001 gallons and up Drought Surcharge: 20% of the per 1,000 gallon rate for usage exceeding the first 7,000 gallons per EQR
Water	Residential & Commercial Potable Water Out-of-Town	\$67.32 per month per EQR base rate - 0 - 7,000 gallons Tier 1 - \$4.59 per thousand gallons - 7,001 - 15,000 gallons Tier 2 - \$10.71 per thousand gallons - 15,001 - 30,000 gallons Tier 3 - \$15.30 per thousand gallons - 30,001 gallons and up Drought Surcharge: 20% of the per 1,000 gallon rate for usage exceeding the first 7,000 gallons per EQR	\$74.05 per month per EQR base rate - 0 - 7,000 gallons Tier 1 - \$5.51 per thousand gallons - 7,001 - 15,000 gallons Tier 2 - \$12.85 per thousand gallons - 15,001 - 30,000 gallons Tier 3 - \$18.36 per thousand gallons - 30,001 gallons and up Drought Surcharge: 20% of the per 1,000 gallon rate for usage exceeding the first 7,000 gallons per EQR
Water	Non-potable Water In-Town	\$1.00 per 1,000 gallons delivery subject to availability and in Town's sole discretion Drought Surcharge: 20% of the per 1,000 gallon rate	No Change
Water	Hydrant Construction Water Usage	\$100 per month fee and \$5.90 Per 1,000 gallons	\$100 per month fee and \$15.00 Per 1,000 gallons
Water	Hydrant Deposit	2000	No Change
Water	Hydrant Permit Fee	\$100	No Change
Water	Penalty for using the Town potable or nonpotable water supply, fire hydrants, or fire sprinkler systems for any type of use without permit or permission	\$3,659.64, or such other maximum fine amount established by Section 2.01.100(6), G.M.C., whichever is higher.	\$3,732.10 ⁴ , or such other maximum fine amount established by Section 2.01.100(6), G.M.C., whichever is higher, together with charges for the actual or estimated amount of water used, and reimbursement for any damage, injury, or costs relative to the unauthorized use.
Water	Water Troughs, Out of Town	\$2.45/1,000 gallons, per agreement	No Change

Fee Type	Fee Title	2025 Fee	2026 Fee
Utilities (Continued)			
Sanitation	95-Gallon Can - Setup (Wildlife & Regular)	User setup Fee with one can - \$100	User setup Fee with one can - \$110
Sanitation	95-Gallon Can Regular Rental	\$1.70 per month	\$1.73 per month
Sanitation	Wildlife Can Rental	\$13.60 per month	\$13.87 per month
Sanitation	300-Gallon Dumpster	User setup Fee per can - \$100	NA no longer offer
Sanitation	300-Gallon Dumpster	\$4.33 per month	NA no longer offer
Sanitation	95-Gallon Can	One pick-up per week - \$25.00 per month	One pick-up per week - \$25.50 per month
		Two pick-ups per week - \$50.00 per month	Two pick-ups per week - \$51.00 per month
		Three pick-ups per week - \$75.00 per month	Three pick-ups per week - \$76.50 per month
		Each additional pick-up - \$25.00 per pick-up	Each additional pick-up - \$10 per pick-up
		Senior Rate: Sixty-five or older, upon proof of eligibility by driver's license, birth certificate, or other government-issued identification. \$10.50 per month plus full cost of applicable rental fees	Senior Rate: Sixty-five or older, upon proof of eligibility by driver's license, birth certificate, or other government-issued identification. \$12.75 per month plus full cost of applicable rental fees
Sanitation	300-Gallon Dumpster	One pick-up per week - \$80.00 per month	No Longer offer service - will delete
		Two pick-ups per week - \$160.00 per month	
		Three pick-ups per week - \$240.00 per month	
		Each additional pick-up - \$80.00 per pick-up	
Sanitation	Couch, Mattress, Box Springs, Chairs, Cabinets, Hideaway Beds, Appliances, Refrigerators and Freezers (must have documents confirming freon removal).	\$42.00 per truck compactor cycle, (no more than one cycle will be charged per item). Disposal costs of all items not listed are determined by the Public Works Director.	No Change
Community Development			
Community Development	Town Project Permits	Town projects are required to pull permits but do not pay fees.	No Change
Community Development	Payment Late Fees	18% per year (1.5% per month)	No Change
Community Development	Solar Permit Fee	New to this sheet - No Change	\$150
Community Development	Electrical Permit for Solar Project	New to this sheet - No Change	\$100
Community Development	Habitat for Humanity Building Permit Fee	New to this sheet - No Change	50% Discount from Gypsum Municipal Code
Community Development	Habitat for Humanity Plan Review Fee	New to this sheet - No Change	50% Discount from Gypsum Municipal Code
Community Development	5/8" or 1" water meter	\$450	\$600
Community Development	2" water meter	New to this sheet - No Change	\$1,420, billed at time of permit
Community Development	3" water meter	New to this sheet - No Change	\$1,780, billed at time of permit
Community Development	Outdoor Meter Pits	New to this sheet - No Change	Billed at time of permit at market price
Community Development	Fire Line Inspection Fee	New	\$600
Community Development	Utility connection Inspection - Residential - (charged with building permit)	\$150	\$300
Community Development	Utility Connection Inspection - Commercial (charged with building permit)	\$300	\$400
Community Development	Public Notice Board	New to this sheet - No Change	\$100
Community Development	Design Review Board Fees for Airport Gateway		
	Base fee for New Structures	New to this sheet - No Change	\$1,100
	Base fee for the remodel, landscaping, & site modifications	New to this sheet - No Change	\$500
	Additional review and compliance report	New to this sheet - No Change	\$250/hour
	Additional site inspection	New to this sheet - No Change	\$150
Community Development	Law Enforcement Impact Fee (Required at Annexation)		
	Residential Fee per unit	New to this sheet - No Change	\$522
	Commercial/Industrial/Lodging per 1,000 sf	New to this sheet - No Change	\$104
Community Development	Sewer Impact Fee (Required at Annexation)		
	Residential Fee per Unit	New to this sheet	\$1,251.91 ⁴
Community Development	Commercial/Industrial/Lodging per 1,000 sf.	New to this sheet	\$1,043.33 ⁴
Community Development	Traffic Impact Fee		
	Residential Fee per Unit	New to this sheet	\$5,216.28 ⁴
Community Development	Commercial/Industrial/Lodging per 1,000 sf.	New to this sheet	\$1,043.26 ⁴
Community Development	Recreation Impact Fees (Required at Annexation)		
	Residential Fee Per Unit	New to this sheet	\$2,086.51 ⁴
Community Development	Wildlife Impact Fees (if Included in Annexation Agreement)		
	At property sale in perpetuity	New to this sheet	1/10 of 1 Percent of Property Valuation
Notes: 1 Copy fees are not charged if they are required for another purchased service, i.e. passports or business licenses. 2 Contractor and new business license fees paid between November 1st to December 31st are \$90 but will cover the business for 14 months instead of 12. 3 Contractor's are charged a late fee if they were required to have a license prior to paying the fee. If they were not contracted within the town until mid-year no late fee will be charged. 4 Subject to annual CPI adjustment - 2026 is estimated based on CPI of 1.98%.			