

## What is the affordable housing linkage fee?

The linkage fee went into effect in 2017 as one funding source of a dedicated affordable housing fund in Denver. The housing fund is used to create and preserve housing for households across a wide income spectrum. The fund supports permanent housing and supportive services for at-risk residents, low- and moderate-income workforce rental housing, and moderate-income for-sale housing.

Linkage fees increased in a phased approach as part of the Expanding Housing Affordability (EHA) ordinance in 2022. Fees are assessed on non-residential projects as well as residential development of 9 or fewer units. The fee is based on new Gross Floor Area (GFA), or new GFA added to an existing structure, such as a new single-family dwelling or an addition to an existing dwelling.

[Visit Denver's Affordable Housing Fund](#) page for more information.

## When is the affordable housing review conducted?

After an initial architectural/structural review is completed, an affordable housing permit technician verifies the scope of work and measures the gross floor area (GFA). The technician verifies the GFA again after all reviews are approved to ensure the final GFA is used in the fee assessment.

## How is Gross Floor Area (GFA) measured?

- See the [Affordable Housing Linkage Fee GFA Calculation Guide](#)
- GFA that is included in the fee assessment includes any useable, enclosed space such as unfinished basements, mechanical rooms, stairs, sheds, sunrooms, and garage conversions
  - Example: If the scope of work includes a garage that is converted to useable space such as a workshop or kitchen/bedroom suite, that GFA will be counted.
- Gross Floor Area NOT included are spaces such as vehicle parking areas, crawlspaces, and attics with rafters only
- For any projects under the EHA ordinance, GFA is measured inside the structure per International Building Code (IBC)
- For any project submitted prior to the EHA ordinance took effect, GFA is measured outside the structure per Denver Zoning Code

## What are the current affordable housing linkage fees?

The current linkage fee are [posted online](#). They are also published in the [building permit fee policy](#).

## When do the linkage fees increase?

Linkage fees increase annually effective July 1. The EHA ordinance stipulated the specific increases through July 2025. After 2025, they will be adjusted for inflation in an amount equal to the percentage change from the previous year in the national Consumer Price Index for All Urban Consumers (CPI-U).

## When is the affordable housing linkage fee assessed on my permit?

The fee is assessed when all agency reviews are marked as complete/approved. This includes payment of any required Sewer Use and Drainage (SUDP) permit fees, which must be completed to finalize the SUDP review.

Development Services  
Community Planning and Development  
201 W. Colfax Ave., Dept. 205 | Denver, CO 80202  
[www.denvergov.org/DS](http://www.denvergov.org/DS)  
p. (720) 865-2700

If all reviews are completed after July, the fee will reflect the updated linkage fee schedule.

### **How is the fee assessed on single and two-unit dwelling units?**

There are two categories for residential fees based on the total GFA of a structure. GFA includes the scope of work in the development application under review at the time of fee assessment. The threshold for the two categories is if the development application results in a structure less than or greater than 1,600 sf.

Example:

An existing 1,400 square foot dwelling submits for a 500-sf addition. The total structure GFA is now over 1,900 sf and the affordable housing linkage fee will be assessed using the category for structures greater than 1,600 sf.

If the scope of work is an interior remodel with no additional GFA added to the existing structure, the affordable housing linkage fee does not apply.

### **Are there any exceptions or exemptions to the fee?**

Yes, the following exceptions to the linkage fee may be submitted, and they can be found in the [Denver Revised Municipal Code Sec. 27-154](#).

1. Projects with a pre-existing contractual agreement to provide affordable housing
2. Projects with an existing affordable housing obligation as part of zoning (e.g., FRCH 59 waivers)
3. Affordable housing projects funded through federal, state, or local financial resources
4. Dwelling units built by any charitable, religious, or other nonprofit entity and deed-restricted to ensure affordability
5. Projects built by a nonprofit entity to provide housing for low-income or persons experiencing homelessness
6. Structure that is being reconstructed due to involuntary demolition or involuntary destruction
7. Addition of 400 sf or less to an existing single-unit or duplex building\*
8. Accessory Dwelling Units\*
9. Structure containing educational uses
10. Any gross floor area of a structure containing residential development that is subject to Mandatory Affordable Housing

\*The affordable housing permit technician will verify scope of work and apply the exception during the review process.

All other exceptions must provide supporting documentation for review and approval by Denver Departments of Community Planning and Development and Housing Stability.

### **Questions?**

- [Sabrina.Keil@denvergov.org](mailto:Sabrina.Keil@denvergov.org)
- [Emily.Collins@denvergov.org](mailto:Emily.Collins@denvergov.org)

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