

10/07/25

FIRE SALE! 50% OFF!

Wildfire Mitigation Work!!

Perry Park Metropolitan District Land Owners:

The Perry Park Metropolitan District (**PPMD**) has been awarded a wildfire mitigation grant through the Forest Restoration & Wildfire Risk Mitigation (**FRWRM**) grant program funded by the State of Colorado. This grant is for accomplishing wildfire fuels reduction and forest health mitigation work to be performed within the PPMD. This is a fabulous opportunity for our community to achieve another major milestone on the path to becoming a Wildfire Adapted Community!



The FRWRM grant is a grant that allows up to 50% of the project costs of a wildfire mitigation project to be reimbursed to the property owner from the grant (**50/50 cost share**), meaning that the grant award of \$441,000 is to be matched with \$441,000 from the participating property owner(s) for a total expenditure of \$882,000 on wildfire mitigation work under this grant. The PPMD will mitigate 27 of its open space parcels through this grant and is opening up this grant opportunity for other property owners within the PPMD as well!

Wildfire mitigation projects for residential properties within the PPMD will have defined scopes of work and maximum project cost dollar amounts that are eligible for reimbursement. This is to achieve the highest levels of risk reduction from wildfire mitigation and to assist in meeting the acreage requirements set forth in the FRWRM grant with the dollars available in the grant. These are explained in detail within this document.

Your opportunity for a 50/50 cost share wildfire mitigation project on your property (**The Program**) will be on a first come, first served basis within the financial and time constraints of the grant, so don't delay with your commitment.

The Program will be managed by the PPMD Wildfire Mitigation Specialist (**WMS**).

Also, check out additional tax benefits when you mitigate for wildfire. Link below:

<https://tax.colorado.gov/income-tax-topics-wildfire-mitigation-measures>

The **Parameters** and **Process** for The Program on Residential Parcels:

Parameters of The Program

1. **Project Cost Reimbursement:**

a. One acre residential lots with a residence:

- i. Wildfire mitigation work conducted under The Program for an approximately one acre lot with residential structures and/or other structures that required a building permit to construct, will be capped at a maximum of \$4,000 in project costs that are eligible to receive the 50/50 cost share that is reimbursable to the property owner for that site by The Program. This means that a maximum of \$2,000 will be reimbursed for approved project costs per the one acre property with residential structures as described above. **All wildfire mitigation costs over \$4,000 for the property as described above, are not eligible for the 50/50 cost share reimbursement by The Program and such costs are to be fully borne by the property owner.**

b. Larger residential lots with a residence:

- i. Wildfire mitigation work conducted under The Program for properties with more than approximately one acre of land that contain residential structures and/or other structures that required a building permit to construct: The approximately one acre containing the structures will be treated as described in **a.** above.
- ii. The acreage beyond the approximate one acre containing the residential structures as described above, will be capped at \$2,500 per acre in project costs that are eligible to receive the 50/50 cost share that is reimbursed for that portion of the project by The Program. This means that a maximum of \$1,250 will be reimbursed by The Program for wildfire mitigation costs per acre of property as described above. There is not a limit to the number of acres under this portion of The Program. **All wildfire mitigation costs over \$2,500 per acre for the property as described above, are not eligible for the 50/50 cost share reimbursement by The Program and such costs are to be fully borne by the property owner.**

c. Properties with no residence or structures:

- i. Wildfire mitigation work conducted under The Program for properties that are not built upon (e.g., vegetated lot(s) with no structures), will be capped at \$2,500 per acre in project costs that are eligible to receive the 50/50 cost share that is reimbursed for that portion of the project by The Program. This means that a maximum of \$1,250 will be reimbursed for wildfire mitigation costs per acre of property as described above. There is not a limit to the number of acres under this portion of The Program. **All wildfire mitigation costs over \$2,500 per acre are not eligible for the 50/50 cost share reimbursement by The Program and such costs are to be fully borne by the property owner.**

d. **Maximum 50/50 cost share reimbursement illustrative examples for a., b., and c., above.**

- i. **a.** One acre lot with home and/or other structures that require a building permit to construct: Wildfire mitigation project cost cap for reimbursement by The Program will be \$4,000 with a maximum reimbursement of \$2,000.
- ii. **b.** Five acre lot with home and/or outbuildings: The Program will reimburse a maximum of \$2000 for wildfire mitigation on the one acre containing residential structures and/or other structures that required a building permit to construct. The remaining four acres will be reimbursed by The Program at a maximum of \$1,250 per acre for a total of \$5,000 maximum for these four acres. Total maximum reimbursement for wildfire mitigation by The Program on this five acre parcel example would be $\$2000 + \$5,000 = \$7,000$.
- iii. **c.** 10 acre lot(s) with no structures: A maximum reimbursement by The Program for wildfire mitigation would be $\$1,250 \text{ per acre} \times 10 \text{ acres} = \$12,500$.

2. Mitigation Project Parameters:

- a. The Program will focus on the mitigation of **entire properties** to achieve maximum benefit for you, your neighbors, and our community. Small projects such as a tree or shrub removal or work within a small area surrounded by remaining unmitigated fuels on your property will not be considered for inclusion in The Program.
 - i. If you have mitigated parts of your property in the past and still have a ways to go to finish the whole parcel, your project will be looked at to determine eligibility in The Program. However, it will be required that your whole property meets The Program requirements after completion, per the project review and approval by the **WMS**.
- b. The Program 50/50 cost share will **only** be for vegetative fuel removal and modification by hand cutting or machine cutting by a *qualified contractor*. Work performed by the property owner or tool acquisition acquired by the property owner is not eligible for reimbursement under The Program. Qualifications of the contractor shall be determined by the property owner, but the completed project must meet The Program criteria as approved by the **WMS**.
- c. All properties to be mitigated under The Program shall conform to the Colorado State Forest Service Home Ignition Zone (**HIZ**) standards for vegetative fuel treatments. It is strongly advised for property owners to follow all HIZ recommendations, but only the vegetative removal and alteration work as described in this section, **Mitigation Project Parameters**, will be eligible for grant reimbursement under this program. See the HIZ standards link below.

https://csfs.colostate.edu/wp-content/uploads/2021/04/2021_CSFS_HIZGuide_Web.pdf

- d. No work regarding home or out-building structural modifications, pine needle removal from roofs, decks, gutters, etc., nor the removal and replacement of combustible landscape mulches will be reimbursed under The Program.

**e. Per the wildfire mitigation prescription stated within the FRWRM Grant document
Attachment A: Scope of Work:**

- i. General prescriptions for HIZ treatments: 1) Prune trees up to 10 feet above ground level to reduce ladder fuels; and 2) provide crown separation of 15 feet between individual trees & 45 feet between tree groups, w/ more crown spacing closer to homes. Widths of fuel treatment zones will vary from 150-300 ft depending on property size & fuel volume present. Treatment zones will be anchored to (tied to or from zones of lower or non-flammability) previously treated properties, meadows & roadways. Over topped and suppressed trees will be treated as ladder fuels & also removed. Where identified, bark beetle infected trees will be removed. Treatments will be through combination of mastication, tree harvesting & handwork to achieve desired outcomes.
 - ii. CSFS criteria for Gamble oak management (CSU 6.311) shall be followed.
<https://csfs.colostate.edu/wp-content/uploads/2024/01/Gambel-Oak-Management-Fact-Sheet-6.311.pdf>
- f. Trees and brush that are cut, shall have a stump left no higher than 2” above grade.
- i. Costs for roots, root balls or stumps removed are not eligible for reimbursement under The Program.
 - ii. Tree slash and brush material will be masticated on site or chipped and spread on site to a maximum 2” depth of chips. If the timing of the project allows, the slash can be placed curbside for the PPMD slash pickup program, but no sooner than 30 days prior to the scheduled pickup date start for your area as shown on the Bi-Annual Slash Pickup Event notification on the Perry Park Metropolitan District website:
<https://perryparkmd.colorado.gov/>
 - iii. Felled tree trunks can be removed from the site and utilized by the contractor or be negotiated with the contractor to be cut into firewood size pieces to remain onsite. However, no splitting or stacking of firewood will be reimbursed by The Program.

Process of The Program

1. After review of this document and if you would like to proceed, send an email to firemitigation@perrypark.org with notice of your intent to proceed. Please include your name, address, cell phone number, home phone number and preferred email address. You are not obligated to proceed at this point, you will now just be on the active list.
2. Property boundaries and utility locations shall be identified by the property owner.
 - a. Property owners are responsible for marking the boundaries of their property including corner stakes and lines between corner stakes on a 25’ maximum distance between markings with 4’ lath stakes and pink surveyor tape flagging affixed to the lath so it is plainly visible to the **WMS** for fuel flagging and to the mitigation contractor for treatment. This work is not eligible for reimbursement under The Program.

- b. Property owners are responsible for locating all underground utilities including cable TV and internet lines on their property prior to contractor operations on their property. Locates may be requested at: <https://www.colorado811.org> or by calling 811.
3. The property owner will then need to set up an appointment with the **WMS** who will visit with you on your property to review the type and scope of work that needs to be accomplished, determine eligibility for The Program, and flag fuels for removal or modification that the contractors shall bid on. Contact information will be provided in the PPMD returned email to your intent to proceed email.
4. **The property owner is responsible for getting a minimum of 2 qualified contractor bids for the work to be done on their property through The Program (qualifications of the contractor shall be determined by the property owner). Bids shall itemize work to be accomplished with a price for each item and list a total contract price for the project.**
 - a. The Colorado State Forest Service (CSFS) Franktown field office maintains a list of forestry and mitigation contractors and consultants as a resource for you to explore. The PPMD does not advocate for or make recommendations for any contractors on the list.
Link at: https://csfs.colostate.edu/wp-content/uploads/2025/09/CSFS_FRFO_Contractor_Consultant_List.pdf
 - b. Arborists and landscape contractors may do this type of work as well. Contractors must have experience with mitigation work and understand that after completion, project acceptance will be at the determination of the **WMS**. **Project acceptance by the WMS is mandatory for the property owner to receive reimbursement from The Program.**
 - c. Contact contractors to give you written bids (a minimum of 2 contractor bids required) for your project. Bids shall itemize work to be accomplished with a price for each item and list a total contract price for the project. If the pricing does not meet your budget, please contact additional contractors for better pricing or you may step out of The Program at this point. The Program will continue through 2027, so you may apply again depending on if there are grant funds remaining in The Program.
5. Submit all written bids to the **WMS** in PDF digital format by email for review.
 - a. The **WMS** will review the bids of the contractors for your project and return any comments back to you for consideration.
6. Property owner to enter into a **WMS** reviewed, written agreement with a contractor for the work.
 - a. Submit a copy of the contract signed by both you (the property owner) and the contractor to the **WMS** in PDF digital format by email for review and acceptance into The Program. You will be notified of acceptance into The Program by email.
 - b. Signed agreement shall have the scope of work to be accomplished itemized with a price for each item listed and a total contract price for the project.

- c. Also, include the projected start and finish dates for the contractor work to be done on your property.
 - d. Include a Certificate of Insurance from the contractor as follows:
 - i. Workers Compensation Insurance as required by state statute, and Employer's Liability Insurance as it may apply, covering all Contractor's employees acting within the course and scope of their employment.
 - ii. Commercial General Liability Insurance written on ISO occurrence form CG 00 01 10/93 or equivalent, covering premises operations, fire damage, independent Contractors, products and completed operations, blanket contractual liability, personal injury, and advertising liability with minimum limits as follows:
 - a. \$1,000,000 each occurrence
 - b. \$1,000,000 general aggregate
 - c. \$1,000,000 products and completed operations aggregate
 - d. \$1,000,000 any on fire
 - e. If any aggregate limit is reduced below \$1,000,000 because of claims made or paid, the Contractor shall immediately obtain additional insurance to restore the insurance coverage back to the full aggregate limit and furnish to the property owner and the PPMD a certificate or other document showing compliance with this provision.
 - f. The Perry Park Metropolitan District shall be named as an additional insured as per the exact language as follows: "The Perry Park Metropolitan District shall be named as an additional insured on the General Liability and Automobile Liability policies for the duration of this project."
7. Ongoing updates to be emailed to the **WMS**:
- a. Notify the **WMS** on any changes to the contractor start date.
 - b. Notify the **WMS** when the contractor is on site to begin the work.
 - c. Notify the **WMS** when the contractor is close to project completion so a final project inspection can be coordinated between the **WMS**, the property owner and the contractor.
8. Once the work on your property is completed:
- a. The **WMS** will need to inspect the work and approve the project as completed to The Project scope and standards. Any work completed by the contractor that is outside of the scope of The Project will be noted as not for reimbursement.
 - b. The property owner will then pay the contractor in full.

- c. When proof of payment for the project is submitted by the contractor to the **WMS** by email, the PPMD will submit the **WMS** approved invoice amount for reimbursement from the Colorado State Forest Service (CSFS).
 - i. PPMD submittals to the CSFS for reimbursement will occur once a month.
 - ii. CSFS reimbursement payments back to the PPMD may take 4 to 6 weeks.
 - d. Upon receipt of reimbursement from the CSFS, the PPMD will approve payment of the reimbursement to the property owner, as outlined within this document, at the following PPMD Board of Directors Meeting which occur on the second Thursday of the month.
 - i. Property owners should be prepared for a 2-3 month or possibly longer lag time from project completion to receiving their reimbursement payment.
9. All projects must be completed and all payments and reimbursements finalized and received prior to December 01, 2027. If there are complications with achieving this time frame, contact the **WMS** to discuss the situation and options available.

This information is also posted on the PPMD website at:

<https://perryparkmd.colorado.gov/>

For all correspondence regarding the PPMD FRWRM Wildfire Mitigation Grant

Please use the following email address:

firemitigation@perrypark.org

Please help to make Perry Park even more beautiful and a safer place to live!

Thank you for your interest in The Program!

Your Perry Park Metropolitan District