

# EXPENSAS POR TRÁMITES ANTE EL CURADOR URBANO SEGÚN DECRETO 1077 DEL 2015

## FORMULA PARA EL COBRO DE EXPENSAS

$$E: (Cf*i*m) + (Cv*i*j*m)$$

**E:** expresa el valor total de la expensa

**Cf:** cargo fijo (40% de un salario mínimo legal mensual vigente)

**Cv:** cargo variable (80% de un salario mínimo legal mensual vigente)

**i:** uso y estrato o categoría en cualquier clase de suelo

**m:** factor del municipio en función del tamaño del mercado y la categorización presupuestal de los municipios y distritos (según el decreto el factor para Ibagué es 0,760)

**j:** factor que regula la relación entre el valor de las expensas y la cantidad de metros cuadrados objeto de la solicitud

**i:** por estrato de vivienda y categoría de usos:

| Vivienda |     |     |     |     |     |
|----------|-----|-----|-----|-----|-----|
| 1        | 2   | 3   | 4   | 5   | 6   |
| 0.5      | 0.5 | 1.0 | 1.5 | 2.0 | 2.5 |

| Otros usos  |               |          |            |
|-------------|---------------|----------|------------|
| Q           | Institucional | Comercio | Industrial |
| 1 a 300     | 2.9           | 2.9      | 2.9        |
| 301 a 1000  | 3.2           | 3.2      | 3.2        |
| Más de 1001 | 4             | 4        | 4          |

Q: expresa el numero de metros cuadrados objeto de la solicitud

# LICENCIAS URBANISTICAS

## LICENCIA DE URBANISMO Y PARCELACIÓN

| <b>VIVIENDA</b> |                 |            |                |
|-----------------|-----------------|------------|----------------|
| <b>ESTRATO</b>  | <b>SUBTOTAL</b> | <b>IVA</b> | <b>TOTAL</b>   |
| 1               | 118,749         | 22,562     | <b>141,311</b> |
| 2               | 118,749         | 22,562     | <b>141,311</b> |
| 3               | 237,498         | 45,125     | <b>282,622</b> |
| 4               | 356,246         | 67,687     | <b>423,933</b> |
| 5               | 474,995         | 90,249     | <b>565,244</b> |
| 6               | 593,744         | 112,811    | <b>706,555</b> |

| <b>VIVIENDA DE INTERES SOCIAL</b>    |                 |            |                |
|--------------------------------------|-----------------|------------|----------------|
| Vivienda Trifamiliar o Multifamiliar |                 |            |                |
| <b>ESTRATO</b>                       | <b>SUBTOTAL</b> | <b>IVA</b> | <b>TOTAL</b>   |
| 1                                    | 59,374          | 11,281     | <b>70,656</b>  |
| 2                                    | 59,374          | 11,281     | <b>70,656</b>  |
| 3                                    | 118,749         | 22,562     | <b>141,311</b> |
| 4                                    | 178,123         | 33,843     | <b>211,967</b> |
| 5                                    | 237,498         | 45,125     | <b>282,622</b> |
| 6                                    | 296,872         | 56,406     | <b>353,278</b> |

| <b>OTROS USOS</b>                       |                               |                 |            |                  |
|---|-------------------------------|-----------------|------------|------------------|
| <b>USO</b>                              | <b>RANGO DE m<sup>2</sup></b> | <b>SUBTOTAL</b> | <b>IVA</b> | <b>TOTAL</b>     |
| Comercio<br>Institucional<br>Industrial | 1 a 300 m <sup>2</sup>        | 688,743         | 130,861    | <b>819,604</b>   |
| Comercio<br>Institucional<br>Industrial | 301 a 1000 m <sup>2</sup>     | 759,992         | 144,399    | <b>904,391</b>   |
| Comercio<br>Institucional<br>Industrial | Más de 1001 m <sup>2</sup>    | 949,990         | 180,498    | <b>1,130,488</b> |

### **LICENCIA DE CONSTRUCCION (Aplica para Reconocimiento de Edificaciones)**

| <b>VIVIENDA</b> |                 |            |                |
|-----------------|-----------------|------------|----------------|
| <b>ESTRATO</b>  | <b>SUBTOTAL</b> | <b>IVA</b> | <b>TOTAL</b>   |
| 1               | 118,749         | 22,562     | <b>141,311</b> |
| 2               | 118,749         | 22,562     | <b>141,311</b> |
| 3               | 237,498         | 45,125     | <b>282,622</b> |
| 4               | 356,246         | 67,687     | <b>423,933</b> |
| 5               | 474,995         | 90,249     | <b>565,244</b> |
| 6               | 593,744         | 112,811    | <b>706,555</b> |

| <b>VIVIENDA DE INTERES SOCIAL</b>      |                 |            |                |
|--|-----------------|------------|----------------|
| Vivienda Unifamiliar o Bifamiliar      |                 |            |                |
| <b>ESTRATO</b>                         | <b>SUBTOTAL</b> | <b>IVA</b> | <b>TOTAL</b>   |
| Estratos 1, 2 y 3 vivienda unifamiliar | 130,207         | 24,739     | <b>154,946</b> |
| Estratos 1, 2 y 3 vivienda bifamiliar  | 260,414         | 49,479     | <b>309,893</b> |

| <b>VIVIENDA DE INTERES SOCIAL</b>    |                 |            |                |
|--------------------------------------|-----------------|------------|----------------|
| Vivienda Trifamiliar o Multifamiliar |                 |            |                |
| <b>ESTRATO</b>                       | <b>SUBTOTAL</b> | <b>IVA</b> | <b>TOTAL</b>   |
| 1                                    | 59,374          | 11,281     | <b>70,656</b>  |
| 2                                    | 59,374          | 11,281     | <b>70,656</b>  |
| 3                                    | 118,749         | 22,562     | <b>141,311</b> |
| 4                                    | 178,123         | 33,843     | <b>211,967</b> |
| 5                                    | 237,498         | 45,125     | <b>282,622</b> |
| 6                                    | 296,872         | 56,406     | <b>353,278</b> |

| <b>OTROS USOS</b>                       |                               |                 |            |                  |
|---|-------------------------------|-----------------|------------|------------------|
| <b>USO</b>                              | <b>RANGO DE m<sup>2</sup></b> | <b>SUBTOTAL</b> | <b>IVA</b> | <b>TOTAL</b>     |
| Comercio<br>Institucional<br>Industrial | 1 a 300 m <sup>2</sup>        | 688,743         | 130,861    | <b>819,604</b>   |
| Comercio<br>Institucional<br>Industrial | 301 a 1000 m <sup>2</sup>     | 759,992         | 144,399    | <b>904,391</b>   |
| Comercio<br>Institucional<br>Industrial | Más de 1001 m <sup>2</sup>    | 949,990         | 180,498    | <b>1,130,488</b> |

## LICENCIA DE SUBDIVISION

| <b>SUBDIVISION RURAL Y URBANA</b> |                 |            |                |
|-----------------------------------|-----------------|------------|----------------|
|                                   | <b>SUBTOTAL</b> | <b>IVA</b> | <b>TOTAL</b>   |
| Expensa única                     | 781,242         | 148,436    | <b>929,678</b> |

| <b>RELOTEO</b>                    |                 |            |                  |
|-----------------------------------|-----------------|------------|------------------|
| <b>RANGO DE M<sup>2</sup></b>     | <b>SUBTOTAL</b> | <b>IVA</b> | <b>TOTAL</b>     |
| De 0 A 1.000 m <sup>2</sup>       | 52,083          | 9,896      | <b>61,979</b>    |
| De 1.001 a 5.000 m <sup>2</sup>   | 390,621         | 74,218     | <b>464,839</b>   |
| De 5.001 a 10.000 m <sup>2</sup>  | 781,242         | 148,436    | <b>929,678</b>   |
| De 10.001 a 20.000 m <sup>2</sup> | 1,171,863       | 222,654    | <b>1,394,517</b> |
| Mas DE 20.0001 m <sup>2</sup>     | 1,562,484       | 296,872    | <b>1,859,356</b> |

## PRORROGAS Y REVALIDACIONES

|                                    | <b>SUBTOTAL</b> | <b>IVA</b> | <b>TOTAL</b>   |
|------------------------------------|-----------------|------------|----------------|
| Vivienda en cualquier estrato      | 781,242         | 148,436    | <b>929,678</b> |
| Vivienda interés social individual | 52,083          | 9,896      | <b>61,979</b>  |
| Otros usos                         | 781,242         | 148,436    | <b>929,678</b> |

# OTRAS ACTUACIONES

## Expensa única

| <b>AJUSTE DE COTAS DE ÁREAS</b> |                 |            |                |
|---------------------------------|-----------------|------------|----------------|
| <b>ESTRATIFICACION</b>          | <b>SUBTOTAL</b> | <b>IVA</b> | <b>TOTAL</b>   |
| Estratos 1 y 2                  | 104,166         | 19,791     | <b>123,957</b> |
| Estratos 3 y 4                  | 208,331         | 39,583     | <b>247,914</b> |
| Estratos 5 y 6                  | 312,497         | 59,374     | <b>371,871</b> |

| <b>CONCEPTO DE NORMA URBANISTICA</b> |                 |            |                |
|--------------------------------------|-----------------|------------|----------------|
|                                      | <b>SUBTOTAL</b> | <b>IVA</b> | <b>TOTAL</b>   |
| Único valor                          | 260,414         | 49,479     | <b>309,893</b> |

| <b>CONCEPTO DE USO DEL SUELO</b> |                 |            |               |
|----------------------------------|-----------------|------------|---------------|
|                                  | <b>SUBTOTAL</b> | <b>IVA</b> | <b>TOTAL</b>  |
| Único valor                      | 52,083          | 9,896      | <b>61,979</b> |

| <b>COPIA CERTIFICADA DE PLANOS</b> |                 |            |               |
|------------------------------------|-----------------|------------|---------------|
|                                    | <b>SUBTOTAL</b> | <b>IVA</b> | <b>TOTAL</b>  |
| Cada plano                         | 26,041          | 4,948      | <b>30,989</b> |

| <b>APROBACION DE LOS PLANOS DE PROPIEDAD HORIZONTAL</b> |                 |            |                  |
|---|-----------------|------------|------------------|
| <b>RANGO DE m<sup>2</sup></b>                           | <b>SUBTOTAL</b> | <b>IVA</b> | <b>TOTAL</b>     |
| Hasta 250 m <sup>2</sup>                                | 195,311         | 37,109     | <b>232,419</b>   |
| De 251 a 500 m <sup>2</sup>                             | 390,621         | 74,218     | <b>464,839</b>   |
| De 501 a 1.000 m <sup>2</sup>                           | 781,242         | 148,436    | <b>929,678</b>   |
| De 1.001 a 5.000 m <sup>2</sup>                         | 1,562,484       | 296,872    | <b>1,859,356</b> |
| De 5.001 a 10.000 m <sup>2</sup>                        | 2,343,726       | 445,308    | <b>2,789,034</b> |
| De 10.001 a 20.000 m <sup>2</sup>                       | 3,124,968       | 593,744    | <b>3,718,712</b> |
| Más de 20.000 m <sup>2</sup>                            | 3,906,210       | 742,180    | <b>4,648,390</b> |

| <b>MOVIMIENTO DE TIERRAS Y APROBACION DE PISCINAS</b> |                 |            |                  |
|---|-----------------|------------|------------------|
| <b>RANGO DE m<sup>3</sup></b>                         | <b>SUBTOTAL</b> | <b>IVA</b> | <b>TOTAL</b>     |
| Hasta 100 m <sup>3</sup>                              | 52,083          | 9,896      | <b>61,979</b>    |
| De 101 a 500 m <sup>3</sup>                           | 104,166         | 19,791     | <b>123,957</b>   |
| De 501 a 1.000 m <sup>3</sup>                         | 781,242         | 148,436    | <b>929,678</b>   |
| De 1.001 a 5.000 m <sup>3</sup>                       | 1,562,484       | 296,872    | <b>1,859,356</b> |
| De 5.001 a 10.000 m <sup>3</sup>                      | 2,343,726       | 445,308    | <b>2,789,034</b> |
| De 10.001 a 20.000 m <sup>3</sup>                     | 3,124,968       | 593,744    | <b>3,718,712</b> |
| Más de 20.000 m <sup>3</sup>                          | 3,906,210       | 742,180    | <b>4,648,390</b> |

| <b>MODIFICACION DE PLANO URBANISTICO</b> |                 |            |                |
|--|-----------------|------------|----------------|
| <b>Único valor</b>                       | <b>SUBTOTAL</b> | <b>IVA</b> | <b>TOTAL</b>   |
|  | 781,242         | 148,436    | <b>929,678</b> |

**APROBACION AL PROYECTO URBANISTICO**

| <b>RANGO DE m<sup>3</sup></b>   | <b>SUBTOTAL</b> | <b>IVA</b> | <b>TOTAL</b>     |
|---------------------------------|-----------------|------------|------------------|
| 5.000 m <sup>2</sup> Área Útil  | 260,414         | 49,478     | <b>309,892</b>   |
| 10.000 m <sup>2</sup> Área Útil | 520,828         | 98,957     | <b>619,785</b>   |
| 15.000 m <sup>2</sup> Área Útil | 781,242         | 148,436    | <b>929,678</b>   |
| 20.000 m <sup>2</sup> Área Útil | 3,906,210       | 742,180    | <b>4,648,390</b> |