



City of Fort Collins

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# Survey of Development Review and Capital Expansion Fees

## Final Report

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# 1. Executive Summary

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## 1.1. Introduction

The City of Fort Collins, Colorado (City) provides a full range of governmental services to a growing population of nearly 150,000. These services include water, wastewater, stormwater and electric utilities and a full complement of municipal government functions.

The City charges development review fees to recover the costs associated with providing development-related services. Additionally, they charge capital expansion fees to proportionately recover the capital costs associated with providing system capacity to serve new development.

The City authorized Raftelis Financial Consultants (RFC) to compare its development review and capital expansion fees with those of other northern Front Range Colorado entities. The City selected 15 entities to include in this survey. The following table shows each entity and its 2012 estimated population:

Entity	Population	Entity	Population
Arvada	109,745	Longmont	88,669
Boulder	101,808	Louisville	19,074
Broomfield	58,298	Loveland	70,223
Fort Collins	148,612	Thornton	124,140
Greeley	95,357	Timnath	1,157
Johnstown	11,051	Westminster	109,169
Lakewood	145,516	Windsor	19,751
Larimer County	310,686		

This report and its appendices summarize the findings of RFC's survey.

At the City's request, RFC surveyed a sample of the following types of development:

- Single family residential detached
- Commercial Office
- Commercial Retail
- Industrial Warehouse
- Multifamily/ Commercial Mixed-use

Table 1-1 shows the criteria used for the sample for each type of development.

**Table 1-1  
Summary of Sample Criteria  
By Development Type**

Criteria	Single Family Residential Detached	Commercial Office	Commercial Retail	Industrial Warehouse	Mixed-Use	
					Multifamily	Commercial
Building Valuation	\$300,000	\$1,400,000	\$550,000	\$895,000	\$3,000,000	
Building Size, sq. ft.	2,000	7,700	6,100	19,000	24,000	14,000
Lot Size, sq. ft.	8,600	28,174	14,000	133,000	14,000	
Water Meter Size	0.75-inch	1-inch	0.75-inch	0.75-inch	2-inch	0.75-inch
No. of Dwelling Units	1	NA	NA	NA	18	NA
Tap Equivalent	1.0	1.7	1.0	1.0	10.8	1.0

## 1.2. Survey Summary

This development review fee survey includes building related fees, utility capital expansion fees and non-utility capital expansion fees for five types of development. Table 1-2 summarizes the total fee amount for each type of development. The tables in Appendix A provide the supporting detail for this summary.

**Table 1-2  
Comparison of Total Building and Capital Expansion Fees  
By Development Type**

Criteria	Single Family Residential Detached	Commercial Office	Commercial Retail	Industrial Warehouse	Multifamily / Commercial Mixed Use
Arvada	\$35,012	\$103,642	\$52,597	\$54,408	\$354,502
Boulder	50,604	189,042	76,513	298,326	445,202
Broomfield	44,726	84,519	52,153	53,792	587,127
Fort Collins	32,433	139,030	85,687	97,801	393,388
Greeley	48,514	95,033	80,959	124,351	424,703
Johnstown	31,540	70,409	38,925	38,731	261,095
Lakewood	32,822	86,964	41,303	42,683	297,354
Larimer County	10,754	58,572	80,039	68,883	141,892
Longmont	38,393	113,497	48,093	119,094	358,176
Louisville	46,207	101,360	53,408	53,523	544,170
Loveland	47,919	120,228	69,278	70,375	441,471
Thornton	36,319	118,382	59,088	60,623	475,354
Timnath	39,751	111,863	45,628	47,266	436,200
Westminster	35,076	81,230	41,732	43,095	385,585
Windsor	27,064	81,712	50,578	75,180	310,664
<b>Fort Collins Survey Rank</b>	<b>12</b>	<b>2</b>	<b>1</b>	<b>4</b>	<b>8</b>

Table 1-3 summarizes the detail behind the total fee amounts shown in Table 1-2 for a single family residential detached development type for each of the surveyed entities. The City’s total fees rank 12th highest of the 15 entities.

**Table 1-3**  
**Comparison of Total Building and Capital Expansion Fees**  
**for Single Family Residential Detached Building**  
**(Building Valuation of \$300,000)**

Criteria	Building Fees	Non-Utility Fees	Utility Fees	Total
<b>Boulder</b>	\$9,351	\$4,539	\$36,714	\$50,604
<b>Greeley</b>	7,947	5,699	34,868	48,515
<b>Loveland</b>	8,888	13,109	25,922	47,919
<b>Louisville</b>	10,080	5,727	30,400	46,207
<b>Broomfield</b>	9,713	0	35,013	44,726
<b>Timnath</b>	8,888	586	30,277	39,751
<b>Longmont</b>	9,758	7,951	20,685	38,394
<b>Thornton</b>	10,021	0	26,298	36,319
<b>Westminster</b>	8,686	0	26,390	35,076
<b>Arvada</b>	9,050	2,078	23,884	35,012
<b>Lakewood</b>	8,294	0	24,528	32,822
<b>Fort Collins</b>	9,904	9,443	13,086	32,433
<b>Johnstown</b>	8,148	5,999	17,389	31,536
<b>Windsor</b>	9,031	6,976	11,057	27,064
<b>Larimer County</b>	3,966	6,388	400	10,754
<b>Fort Collins Survey Rank</b>	<b>3</b>	<b>2</b>	<b>13</b>	<b>12</b>



Figure 1.1 graphically compares the total fee amounts shown in Table 1-3.

**Figure 1.1 – Comparison of Total Building and Capital Expansion Fees for Single Family Residential Detached Building (Building Valuation of \$300,000)**

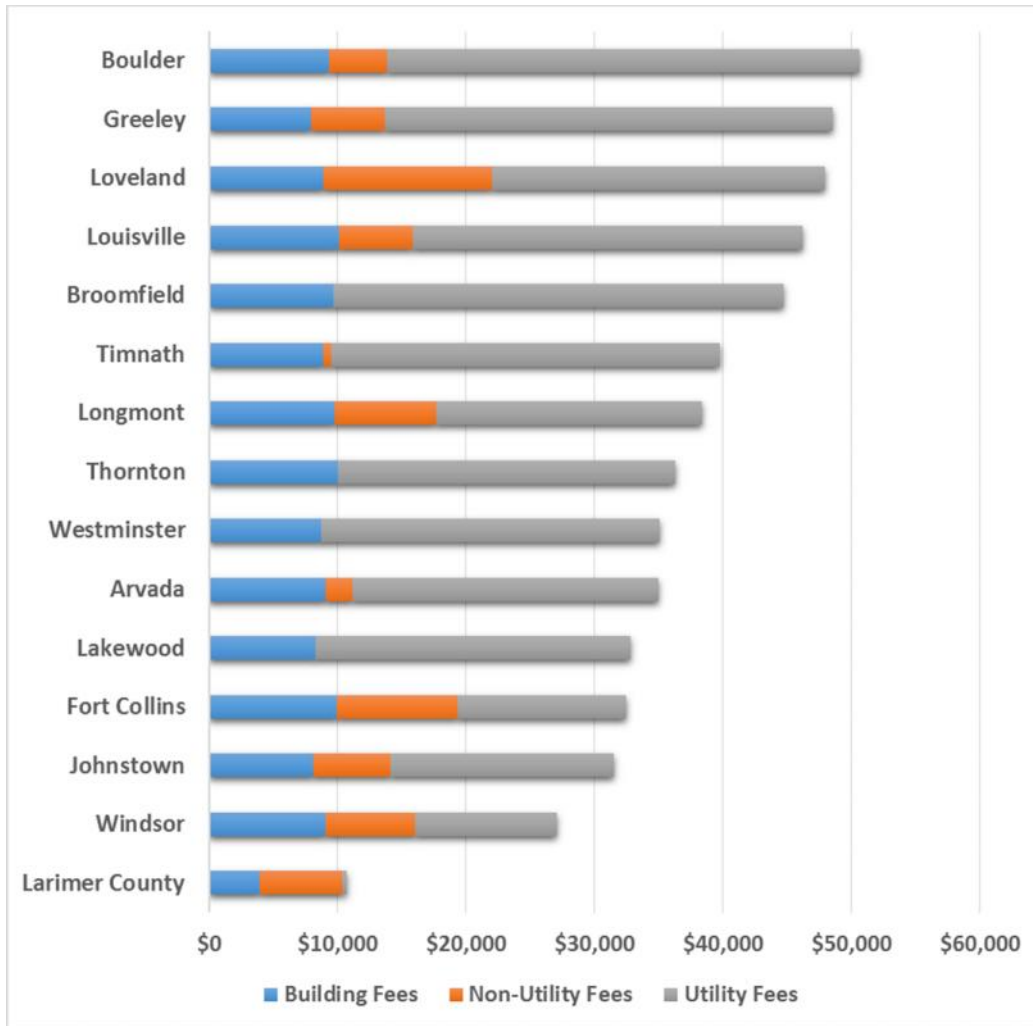


Table 1-4 summarizes the detail behind the total fee amounts shown in Table 1-2 for an office building development type for each of the surveyed entities. The City’s total fees rank 2<sup>nd</sup> highest of the 15 entities.

**Table 1-4**  
**Comparison of Total Building and Capital Expansion Fees**  
**for Office Building**  
**(Building Valuation of \$1,400,000)**

Criteria	Building Fees	Non-Utility Fees	Utility Fees	Total
<b>Boulder</b>	39,919	7,238	141,885	189,042
<b>Fort Collins</b>	41,479	39,516	58,035	139,030
<b>Loveland</b>	36,863	42,346	41,019	120,228
<b>Thornton</b>	42,122	0	76,320	118,442
<b>Longmont</b>	40,718	22,898	49,881	113,497
<b>Timnath</b>	36,863	0	75,000	111,863
<b>Arvada</b>	37,124	0	66,518	103,642
<b>Louisville</b>	42,640	4,620	54,100	101,360
<b>Greeley</b>	32,755	33,149	29,129	95,032
<b>Lakewood</b>	34,474	500	51,990	86,964
<b>Broomfield</b>	40,713	0	43,806	84,519
<b>Windsor</b>	37,826	22,854	21,032	81,711
<b>Westminster</b>	36,387	0	44,863	81,250
<b>Johnstown</b>	34,389	14,553	21,467	70,409
<b>Larimer County</b>	14,016	40,048	4,508	58,572
<b>Fort Collins Survey Rank</b>	<b>3</b>	<b>3</b>	<b>5</b>	<b>2</b>

Figure 1.2 graphically compares the total fee amounts shown in Table 1-4.

**Figure 1.2 – Comparison of Total Building and Capital Expansion Fees for Office Building (Building Valuation of \$1,400,000)**

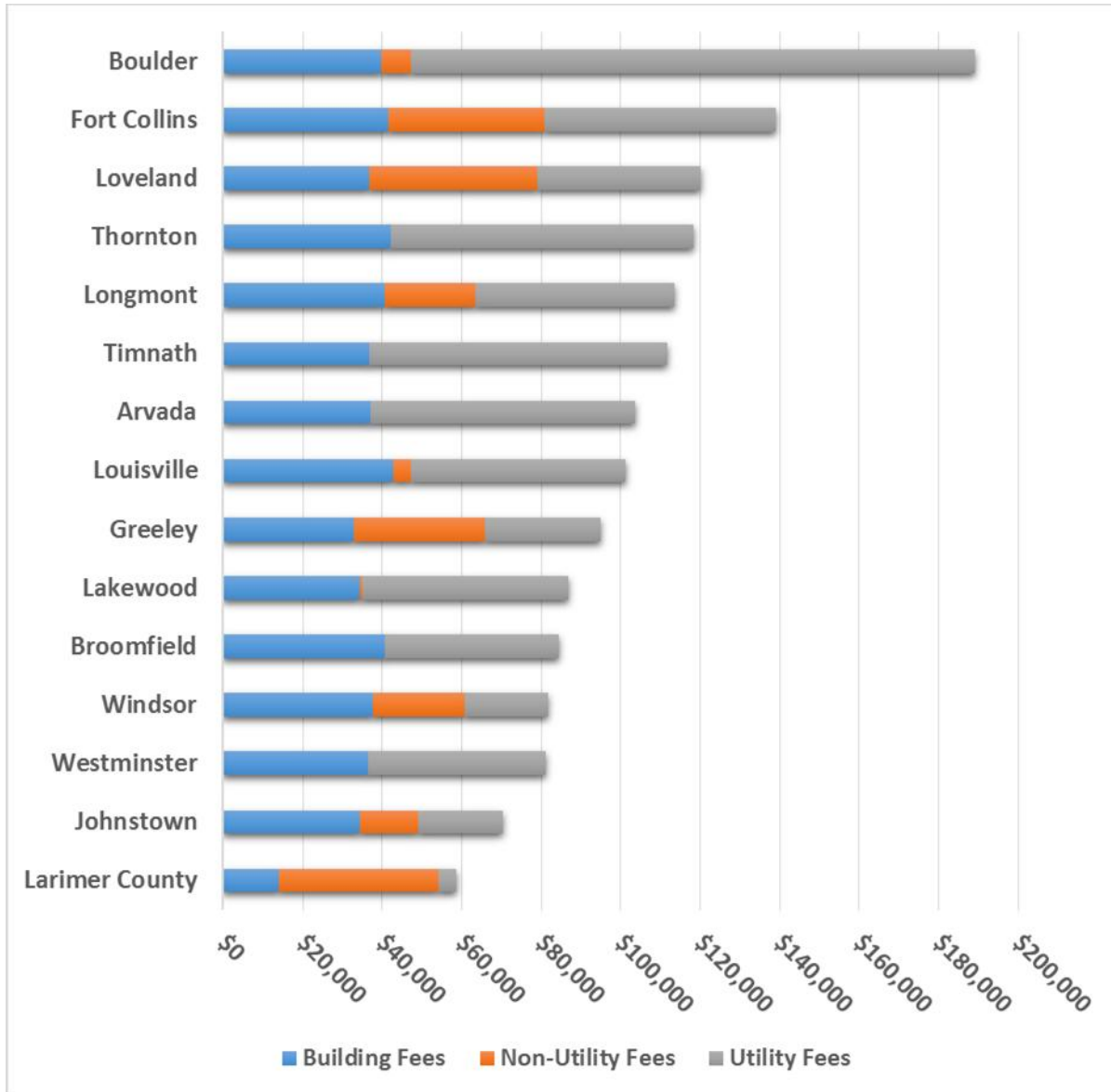


Table 1-5 summarizes the detail behind the total fee amounts shown in Table 1-2 for a retail building development type for each of the surveyed entities. The City’s total fees rank highest of the 15 entities.

**Table 1-5**  
**Comparison of Total Building and Capital Expansion Fees**  
**for Retail Building**  
**(Building Valuation of \$550,000)**

Criteria	Building Fees	Non-Utility Fees	Utility Fees	Total
Fort Collins	\$17,417	\$46,860	\$21,410	\$85,686
Greeley	13,944	49,807	17,208	80,958
Larimer County	6,667	71,132	2,240	80,039
Boulder	16,614	6,100	53,799	76,513
Loveland	15,628	39,068	14,582	69,277
Longmont	17,194	17,375	29,612	64,180
Thornton	17,746	0	41,342	59,088
Louisville	18,838	4,270	30,300	53,408
Arvada	15,854	0	36,743	52,597
Broomfield	17,140	0	35,013	52,153
Windsor	15,951	22,143	12,484	50,577
Timnath	15,628	0	30,000	45,628
Westminster	15,342	0	26,390	41,732
Lakewood	14,649	500	26,154	41,303
Johnstown	14,413	11,712	12,800	38,925
<b>Fort Collins Survey Rank</b>	<b>3</b>	<b>3</b>	<b>10</b>	<b>1</b>

Figure 1.3 graphically compares the total fee amounts shown in Table 1-5.

**Figure 1.3 – Comparison of Total Building and Capital Expansion Fees for Retail Building (Building Valuation of \$550,000)**

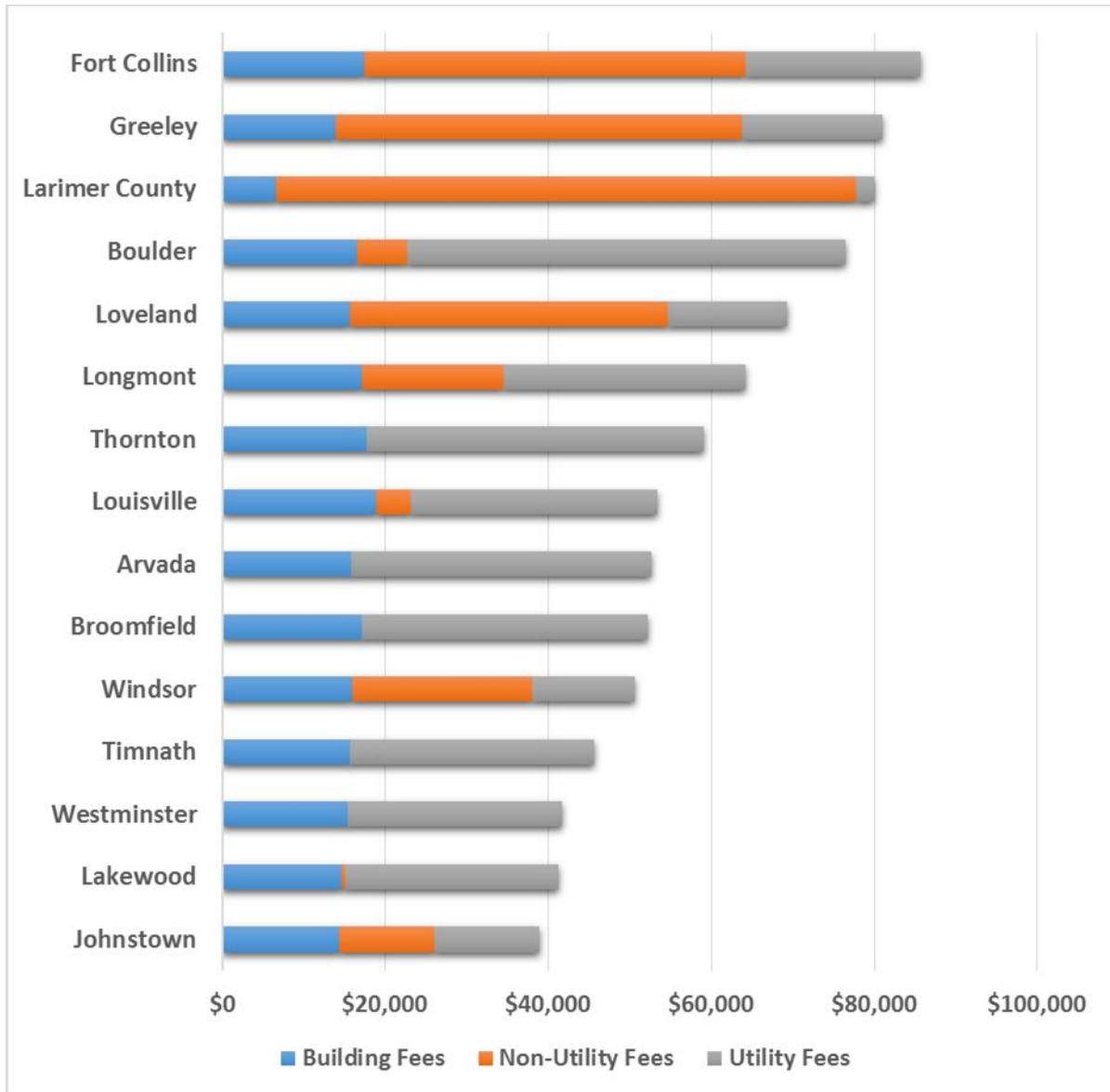


Table 1-6 summarizes the detail behind the total fee amounts shown in Table 1-2 for a warehouse building development type for each of the surveyed entities. The City’s total fees rank 4th highest of the 15 entities.

**Table 1-6**  
**Comparison of Total Building and Capital Expansion Fees**  
**for Warehouse Building**  
**(Building Valuation of \$895,000)**

Criteria	Building Fees	Non-Utility Fees	Utility Fees	Total
<b>Boulder</b>	\$26,313	\$2,660	\$277,309	\$306,282
<b>Longmont</b>	27,049	63,864	43,771	\$134,683
<b>Greeley</b>	21,856	81,795	26,973	\$130,624
<b>Fort Collins</b>	27,508	29,412	40,881	\$97,800
<b>Windsor</b>	25,192	25,384	32,426	\$83,002
<b>Loveland</b>	24,542	19,060	27,839	\$71,441
<b>Larimer County</b>	9,997	36,746	23,940	\$70,683
<b>Thornton</b>	28,041	0	41,342	\$69,383
<b>Louisville</b>	29,101	2,660	30,300	\$62,061
<b>Broomfield</b>	27,003	0	35,013	\$62,016
<b>Arvada</b>	24,811	0	36,743	\$61,554
<b>Timnath</b>	24,542	0	30,000	\$54,542
<b>Westminster</b>	24,232	0	26,390	\$50,622
<b>Lakewood</b>	22,964	500	26,154	\$49,618
<b>Johnstown</b>	22,753	9,880	12,800	\$45,433
<b>Fort Collins Survey Rank</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>4</b>

Figure 1.4 graphically compares the total fee amounts shown in Table 1-6.

**Figure 1.4 – Comparison of Total Building and Capital Expansion Fees for Warehouse Building (Building Valuation of \$895,000)**

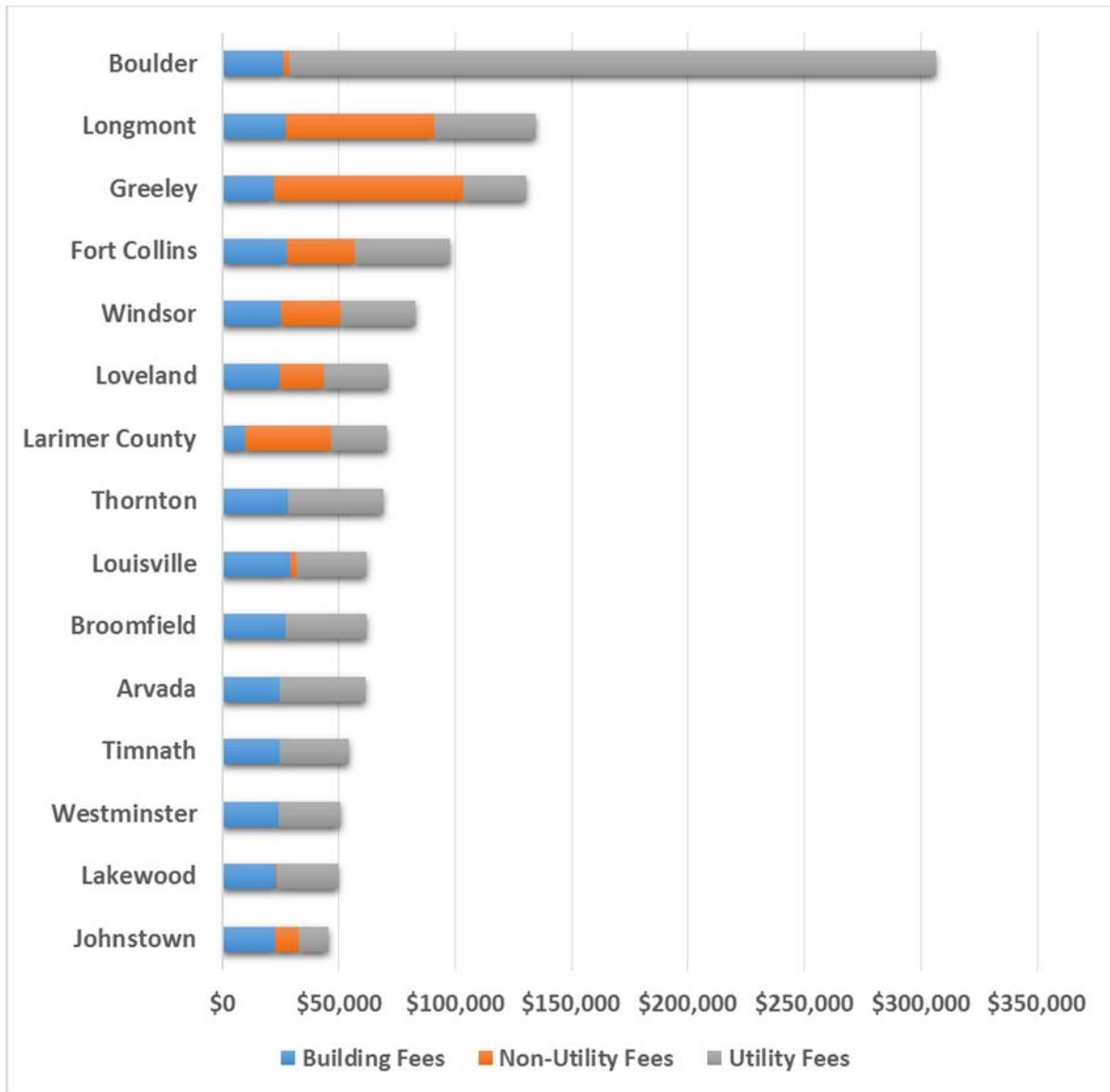


Table 1-7 summarizes the detail behind the total fee amounts shown in Table 1-2 for a mixed use building detached development type for each of the surveyed entities. The City’s total fees rank 8<sup>th</sup> highest of the 15 entities.

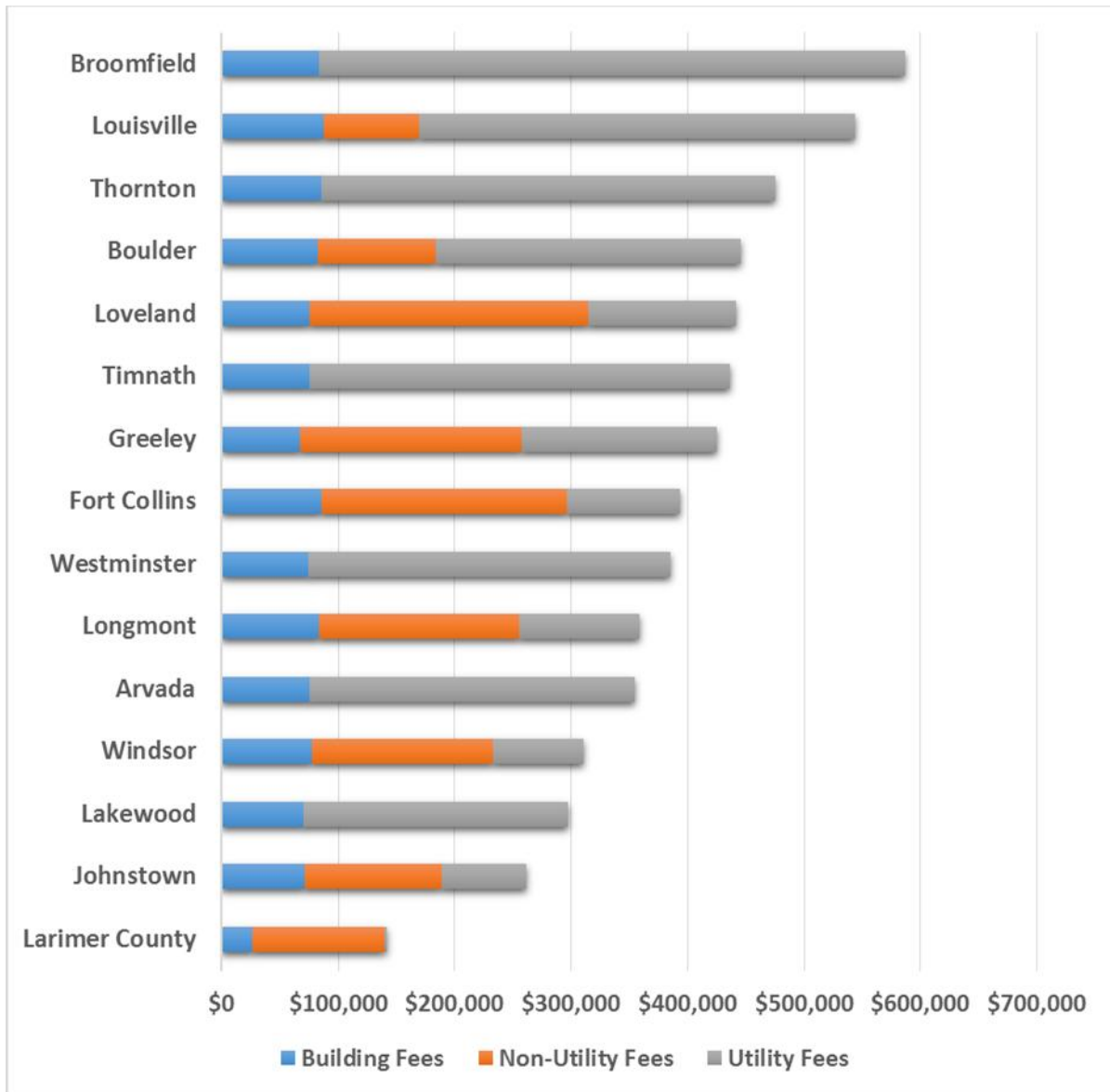
**Table 1-7**  
**Comparison of Total Building and Capital Expansion Fees**  
**for Mixed Use Building**  
**(Building Valuation of \$3,000,000)**

Criteria	Building Fees	Non-Utility Fees	Utility Fees	Total
<b>Broomfield</b>	\$83,549	\$0	\$503,578	\$587,128
<b>Louisville</b>	87,600	81,750	374,820	544,170
<b>Thornton</b>	85,910	0	389,444	475,354
<b>Boulder</b>	82,499	101,054	261,649	445,202
<b>Loveland</b>	75,299	239,861	126,311	441,471
<b>Timnath</b>	75,299	0	360,900	436,199
<b>Greeley</b>	66,719	190,640	167,345	424,703
<b>Fort Collins</b>	85,079	211,638	96,671	393,388
<b>Westminster</b>	74,183	0	311,402	385,585
<b>Longmont</b>	83,398	171,724	103,054	358,176
<b>Arvada</b>	75,469	0	279,033	354,502
<b>Windsor</b>	77,110	155,240	78,314	310,664
<b>Lakewood</b>	70,394	0	226,960	297,354
<b>Johnstown</b>	70,781	131,949	71,865	274,595
<b>Larimer County</b>	26,040	113,332	2,520	141,892
<b>Fort Collins Survey Rank</b>	<b>3</b>	<b>2</b>	<b>12</b>	<b>8</b>



Figure 1.5 graphically compares the total fee amounts shown in Table 1-7.

**Figure 1.5 – Comparison of Total Building and Capital Expansion Fees for Mixed Use Building (Building Valuation of \$3,000,000)**



### 1.3. Fee Analysis

Table 1-8 compares the City’s fees and the survey ranking by development type. The highest fee has a ranking of one and the lowest fee has a ranking of 15.

**Table 1-8  
Comparison of City of Fort Collins  
Fees by Development Type**

	Single Family Residential Detached	Commercial Office	Commercial Retail	Industrial Warehouse	Multifamily / Commercial Mixed Use
<b>Building Related Fees</b>					
<b>Fee</b>	\$9,904	\$41,479	\$17,417	\$27,508	\$85,079
<b>Ranking</b>	3	3	3	3	3
<b>Utility Capital Expansion Fees</b>					
<b>Fee</b>	\$13,086	\$58,035	\$21,410	\$40,881	\$96,671
<b>Ranking</b>	13	5	10	4	12
<b>Non-Utility Capital Expansion Fees</b>					
<b>Fee</b>	\$9,443	39,516	46,860	29,412	211,638
<b>Ranking</b>	2	3	3	4	2
<b>Total Fees</b>					
<b>Fee</b>	\$32,433	\$139,030	85,687	97,801	393,388
<b>Ranking</b>	12	2	1	4	8

#### 1.3.1. Building Related Fees

All surveyed entities assess building related fees. These fees include building permit and plan review fees and use taxes. These fees are based on the building valuation which includes profit, labor and materials. The City’s building related fees for the five sample types of development are ranked in top fifth of surveyed customers.

#### 1.3.2. Utility Capital Expansion Fees

All surveyed entities assess utility capital expansion fees. These fees are for water, wastewater, and stormwater utilities. The ranking for the City’s utility capital expansion fees for the five sample types of development range from 4<sup>th</sup> for the industrial warehouse type to 13<sup>th</sup> for the single family residential detached type.

### **1.3.3. Non-Utility Capital Expansion Fees**

Our survey identified about 17 different service areas with non-utility capital expansion fees. The City assesses fees for eight of these services areas, including schools and county roads for which they collect fees for the benefit of two school districts and Larimer County roads. The City's service areas without a capital expansion fee include air quality, golf, human services, library, museum, open space, regional parks, recreation and trails. The ranking for the City's utility non-utility capital expansion fees for the five sample types of development are ranked in top fifth of surveyed customers.

## 2. Development Review Fees Survey

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### 2.1. Introduction

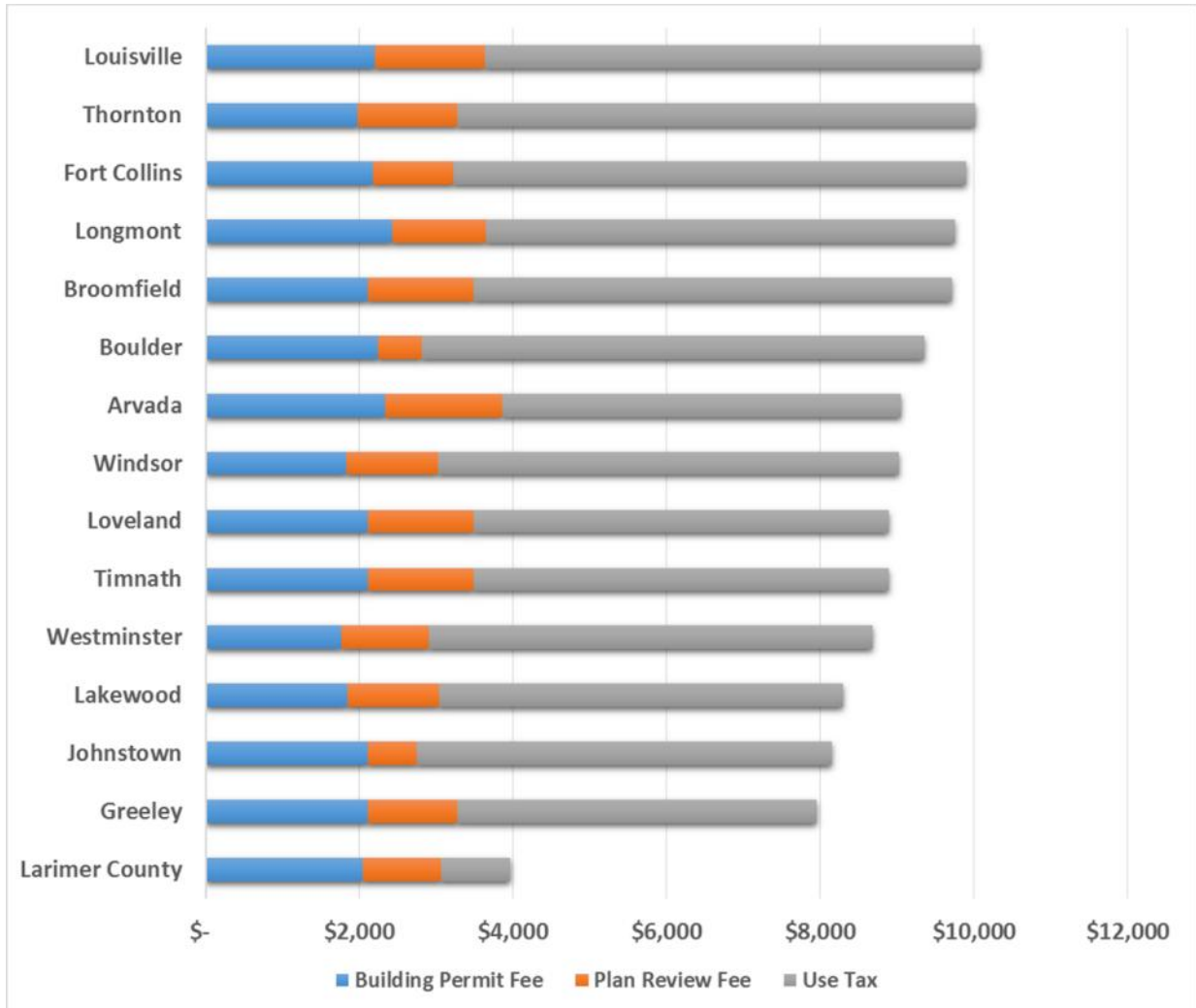
Development review fees recover the costs associated with providing development-related services. These fees include building permit and plan review and a wide range of fees related to specific development activities.

### 2.2. Building Related Fees

Building related fees include building permit fees, plan review fees, and use tax. These fees are based on the building valuation which includes profit, labor and materials. Appendices B through F compare building related fees for single family residential detached, commercial office, commercial retail, industrial warehouse, and multifamily / commercial mixed use developments, respectively.

Appendix B compares the development of sample building related fees for a single family residential detached type with a building valuation of \$300,000 for each of the surveyed entities. Figure 2.1 graphically compares the building related fees for this residential building for each of the surveyed entities. The City's building fees rank 3<sup>rd</sup> highest of 15 entities in this comparison.

**Figure 2.1 – Comparison of Building Related Fees for Single Family Residential Detached Building (Building Valuation of \$300,000)**



Appendix C shows the development of sample building related fees for a commercial office building with a building valuation of \$1,400,000 for each of the surveyed entities. The City’s building fees rank 3<sup>rd</sup> highest of 15 entities in this comparison.

Appendix D shows the development of sample building related fees for a commercial retail building with a building valuation of \$550,000 for each of the surveyed entities. The City’s building fees rank 3<sup>rd</sup> highest of 15 entities in this comparison.

Appendix E shows the development of sample building related fees for an industrial warehouse building with a building valuation of \$895,000 for each of the surveyed entities. The City’s building fees rank 3<sup>rd</sup> highest of 15 entities in this comparison.

Appendix F shows the development of sample building related fees for a multifamily / commercial mixed use building with a building valuation of \$3,000,000 for each of the surveyed entities. The City's building fees rank 3<sup>rd</sup> highest of 15 entities in this comparison.

### **2.3. Development Review Fees**

Development review fees recover a broad range of development-related costs. RFC identified about 50 different cost centers that these fees recover. These cost centers may be described differently by each entity, making direct comparisons difficult. Table 2-1 summarizes development review fees for the surveyed entities. Table 2-2 is the calculation sheet for the transportation development review fee.



**Table 2-1  
Development Review Fee Survey**

Line No.	Fee Description	Arvada	Boulder	Broomfield	Fort Collins	Greeley	Lakewood	Larimer County	Longmont	Louisville	Thornton	Westminster
45	Outline development plan amendment	\$1,000										
46	Overall development plan				\$1,599							\$400 * sq root of acres
47	Concept review											\$400 * sq root of acres
48	Technical review											
49	Permit											
50	Electrical		\$90							20% of bldg permit	~7% of bldg permit	
51	Plumbing		\$94					\$7,341		10% of bldg permit	~3.5% of bldg permit	
52	Water, irrigation & fire line permit		\$127							10% of bldg permit	~3.5% of bldg permit	
53	Revocable encroachment	\$200										
54	Floodplain	\$30-\$400	\$35-\$700				\$0		\$100	\$395		
55	Floodway use						\$675					
56	Foundation only	\$220							\$200			
57	Grading		\$28									
58	Fencing/retaining wall		\$81				\$55					
59	Plan review - new structure											
60	New structure		\$1,050									
61	Existing structures	\$30										
62	Planned unit development plan											
63	Final			\$250 - \$650		\$2,000			\$750	\$2,590		
64	Preliminary					\$2500 +			\$750	\$2,590		
65	Major plan amendments					\$10/lot				\$1,715		
66	Minor plan amendments					\$1,500				\$515		
67	Plat											
68	Final			\$550 - \$650			\$975		\$500	\$965		
69	Minor subdivision			\$250					\$250	\$1,775		
70	Preliminary	\$700 <sup>(a)</sup>		\$200 - \$500			\$975	\$600		\$1,240		
71	Preliminary development plan	\$700 <sup>(a)</sup>										
72	Project development plan											
73	Without subdivision plat, per unit	\$800 <sup>(a)</sup>			\$3,887							
74	With subdivision plat, per unit	\$800 <sup>(a)</sup>			\$5,879							
75	Concept review											\$350 * sq root of acres
76	Technical review											\$350 * sq root of acres
77	Rezoning petition	\$800-\$1,000		\$250 - \$650	\$977	\$500 - \$1000	(c)		\$750 +			\$500
78	Services expansion			\$1 per sq ft		+\$5/acre			\$10/acre			
79	Sign posting	\$750	\$344		\$50							



**Table 2-1  
Development Review Fee Survey**

Line No.	Fee Description	Arvada	Boulder	Broomfield	Fort Collins	Greeley	Lakewood	Larimer County	Longmont	Louisville	Thornton	Westminster
80	Site plan	\$800 <sup>(a)</sup>		\$250 - \$650		\$500	(b)		\$500			
81	Site plan amendment	\$300										
82	Sketch plan review	\$600						\$800				
83	Street name change		\$1,580		\$5				\$100			
84	Subdivision agreement/final plat		\$2,625									
85	Transportation Development Review											
86	Overall Development Plan				\$500							
87	Project Development Plan				\$160							
88	Final Development Plan				\$1,000							
89	Annexation				\$250							
90	Annexation, per acre				\$20							
91	Minor Amendment				\$250							
92	Major Amendment				\$2,500							
93	Rezoning Petition				\$200							
94	Modification to Land Use Code				\$200							
95	Wireless Telcom Equipment				\$65							
96	Road Projects, per acre				\$500							
97	Vacations of Easements				\$400							
98	Dedications of Easements and ROW				\$250							
99	Vacations of ROW				\$800							
100	Urban renewal site plan			\$250 - \$650								
101	Use permitted by special review			\$500								
102	Vacation											
103	ROW or easement			\$200	\$5	\$200	\$675	\$200	\$250	\$1,785		\$300
104	Plat							\$100	\$100			
105	Required public hearing	\$700		\$100								
106	Administrative review	\$200										
107	Variance request - fence											
108	Fence	\$100										
109	Zoning							\$500				
110	Other	\$250		\$125		\$150 - \$300	\$135 - \$270		\$100			
111	Vested right											
112	Early	\$1,000								\$1,540		
113	Statutory	\$500		\$250 - \$650								
114	Wildfire review							\$200				
115	Wireless											
116	New freestanding facility	\$2,200	\$2,440	\$600				\$1,300				
117	Administrative review only	\$600		\$50								
118	Zoning											
119	Verification letter			\$25 - \$50	\$25	\$25						
120	Compliance review							\$85	\$50			



# Transportation Development Review Fee

Date Received/ Paid \_\_\_\_\_

Total Amount Paid \_\_\_\_\_

Project Name: \_\_\_\_\_

Project Location: \_\_\_\_\_ Date: \_\_\_\_\_

## Type of Submittal

Please indicate the type of application submitted by checking the box preceding the appropriate request(s).

- |   | <u>Fee structure</u> | <u>amount due</u> |
|---|----------------------|-------------------|
| <input type="checkbox"/> Overall Development Plan (ODP)   | \$500 each           | _____             |
| <input type="checkbox"/> Final Development Plan (FDP)<br>This fee includes 2 rounds of review                           | \$1000 each          | _____             |
| <input type="checkbox"/> Additional round of review   | \$ 500 each          | _____             |
| <input type="checkbox"/> Annexation                    \$20 X _____ acres = _____ + \$250 = _____                       |                      |                   |
| The maximum fee for each annexation document/ filing shall be \$2,000   |                      |                   |
| <input type="checkbox"/> Minor Amendment  | \$158 each           | _____             |
| <input type="checkbox"/> Major Amendment  | \$2,500 each         | _____             |
| <input type="checkbox"/> Re-zone  | \$200 each           | _____             |
| <input type="checkbox"/> Modification to Land Use Code  | \$200 each           | _____             |
| <input type="checkbox"/> Wireless Telecommunication Equipment (WTE)   | \$65 each            | _____             |
| <input type="checkbox"/> Road Projects                    _____ acres (of roadway) X \$3,500 = _____                    |                      |                   |
| <input type="checkbox"/> Vacation of Easement(s) ***    # of vacations _____ X \$400 = _____                            |                      |                   |
| <input type="checkbox"/> Vacation of Right(s)-of-Way *** # of vacations _____ X \$800 = _____                           |                      |                   |
| <input type="checkbox"/> Dedication of Easement(s) and/or Right(s)-of-Way ***<br># of dedications _____ X \$250 = _____ |                      |                   |

Project Development Plan (PDP) or Basic Development Review  
Project requiring Transportation Services Review and/or utility plan review.  
This fee includes 3 rounds of review.  
Detached Single Family \$160 per unit

\_\_\_\_\_ # of units X \$160 = \_\_\_\_\_

Multifamily or other residential units \$115 per unit

\_\_\_\_\_ # of units X \$115 = \_\_\_\_\_

Commercial, Industrial, Retail, and/or Non residential  
building square footage \$0.25 per square foot

\_\_\_\_\_ sq ft X \$0.25 = \_\_\_\_\_

Size of the development (area being platted or if not being  
platted size of parcel accompanying all development  
improvements) \$250 per acre \_\_\_\_\_ acres X \$ 250 = \_\_\_\_\_

Project fee \$2,000 each \$2,000

Total of above amounts \_\_\_\_\_

If this fee amount exceeds \$30,000 then the fee amount shall be adjusted with the following formula: \$30,000 + 1/2 (the amount over 30,000 \_\_\_\_\_) = \_\_\_\_\_

The maximum fee for any residential ONLY project shall be \$500 per residential unit. This check should be used to verify the fee amount (does not apply to mixed-use developments). PDP fee shall be the lesser of this amount or the above calculated amount.  
\_\_\_\_\_ # of residential units X \$500 = \_\_\_\_\_

If this fee amount equals or exceeds \$65,000 then the City Manager shall have the ability to reduce the fee amount.

Reduction for affordable housing – a copy of the City letter certifying/ authorizing the affordable housing shall be provided with this application. Amount of reduction to be applied \_\_\_\_\_

Total owed for PDP \_\_\_\_\_

## General Information:

Owners Name(s): \_\_\_\_\_

Street address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Applicants/ Consultants Firm Name: \_\_\_\_\_

Contact: \_\_\_\_\_

Street address: \_\_\_\_\_

City/State/ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

## Certification:

By signing this permit I acknowledge that I am acting with the knowledge, consent, and authority of the owners of the property (including all owners having legal or equitable interest in the real property, as defined in Section 1-2 of the City Code; and including common areas legally connected to or associated with the property which is the subject of this application) without whose consent and authority the requested action could not lawfully be accomplished. Pursuant to said authority, I hereby permit City officials to enter upon the property for purposes of inspection.

Name (please print): \_\_\_\_\_

Signature: \_\_\_\_\_

Telephone: \_\_\_\_\_

## Foot Notes:

When a development project involves a change of use for a building, the charge per square foot shall apply to the portion of the overall building size for which the change of use is proposed, provided that the new use generates more traffic than the existing use, as determined by the current Institute of Transportation Engineers Trip Generation. If the new use does not generate more traffic than the existing use then the charge per square foot for shall apply only to the net additional building size (if any).

These fees do not include the cost of filing fees for the recording of the Development Agreement. When a Development Agreement or Amendment Agreement is entered into the Developer shall be responsible for the cost of recording the document. Said filing fees shall be calculated and provided when the signed document is returned to the City for signatures and filing.

\*\*\* This fee does not include the cost of filing fees. Filing fees shall be determined at the time of final document submittal and will be required prior to filing.

cc: Christie White, Engineering  
Development Review Engineering

## 3. Capital Expansion Fees Survey

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### 3.1. Introduction

Capital expansion fees proportionately recover the costs associated with the capital and financing cost of system capacity serving new development. The City capital expansion fees include utility and non-utility fees.

The “capital expansion fee” for the surveyed entities may have different nomenclature (e.g., tap fee, license fee, system development fee, connection fee, and capital investment fee). RFC assumes that each of these fees, regardless of nomenclature, has the same purpose and for simplicity uniformly refers to them as capital expansion fees in this report.

### 3.2. Utility Capital Expansion Fees

The City’s capital expansion fees include the following utility areas:

- Water
- Wastewater
- Stormwater
- Electric Capital Expansion
- Electric Building Site

Electric capital expansion fees are not included in this survey. Only three of the surveyed entities (Fort Collins, Loveland, and Longmont) have electric utilities and associated electric capital expansion fees.

#### 3.2.1. Water

The water capital expansion fee includes treated and raw water fees. These fees are separately discussed in this section.

##### 3.2.1.1. Treated Water

The City’s treated water capital expansion fee recovers the growth-related capital expansion costs of water supply, storage, transmission, treatment and distribution facilities. The residential fee varies with the number of dwelling units and the lot area. The nonresidential fee varies with the size of the water meter.

All of the surveyed utilities have treated water capital expansion fees. There are some variances in the treated water fee structure. For example, multifamily fees may be based on water meter size or the number of dwelling units. Single family fees may be a single fee, or be based on meter size, or be a combination of meter size and lot size.

Commercial fees are generally based on meter size or the number of equivalent residential units. The water fee for entities purchasing water from Denver Water will include Denver Water's fee as well as the entity's water fee.

#### **3.2.1.2. Raw Water**

The City's raw water capital expansion fee recovers the growth-related capital expansion costs of raw water. The fee is based on the amount of raw water requirement, measured in acre-feet. The raw water requirement is satisfied by: (1) water rights (stock) acceptable to the City, (2) City water certificates, or (3) Cash in-lieu-of water right payment.

All of the surveyed utilities have similar raw water policies to the City's. Some of the surveyed utilities have a specific water resource capital expansion fee, while other utilities will accept water rights stock or certificates or cash in-lieu-of water payments. RFC estimated the fee for the entities that do not have a specific raw water fee.

#### **3.2.2. Wastewater**

The City's wastewater capital expansion fee recovers the growth-related capital expansion costs of wastewater collection, transmission, treatment, and disposal facilities. The residential fee varies with number of dwelling units. The nonresidential fee varies with the size of the water meter and the strength of wastewater discharge. RFC's survey indicates the City's structure is typical of wastewater fee structures.

All of the surveyed utilities have wastewater capital expansion fees. The wastewater fee for entities using the Metro Wastewater Reclamation District (MWRD) facilities for wastewater transmission and treatment will include MWRD's fee and the entity's fee.

#### **3.2.3. Stormwater**

The City's stormwater capital expansion fee recovers the growth-related capital expansion costs of stormwater facilities. The fee applies when a parcel of land is developed and creates an impervious surface of more than 350 sq. ft. The fee is based on the gross area of the development and the runoff coefficient (percent of impervious area).

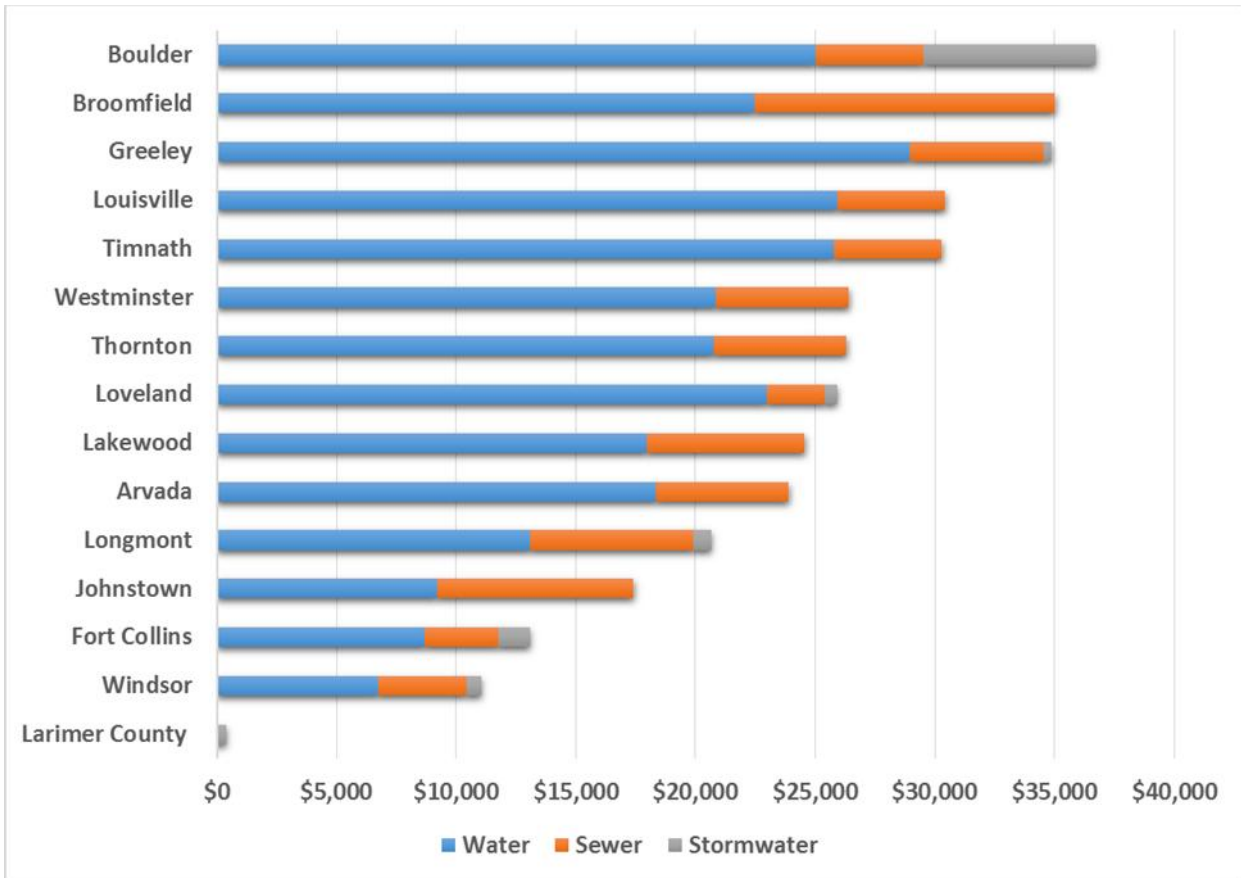
RFC's survey indicates that seven of the 15 entities surveyed have stormwater capital expansion fees. These fees are all based on the amount of impervious area.

#### **3.2.4. Summary of Utility Capital Expansion Fees**

Appendices G through K compare sample utility capital expansion fees for single family residential attached, commercial office, commercial retail, industrial warehouse, and multifamily / commercial mixed use developments, respectively.

Appendix G shows the development of sample utility capital expansion fees for a single family residential detached home with a ¾-inch water tap, an irrigable area of 5,100 square feet (sq. ft.), and a total lot size of 8,600 sq. ft. for each of the surveyed entities. Figure 3.1 graphically compares the utility capital expansion fees for single family residential detached building of each of the surveyed entities. The City’s utility capital expansion fees rank 13<sup>th</sup> highest of 15 entities in this comparison.

**Figure 3.1 – Comparison of Utility Capital Expansion Fees for Single Family Residential Detached**



Appendix H shows the development of sample utility capital expansion fees for a commercial office building with a 1-inch water tap and a total lot size of 28,174 sq. ft. for each of the surveyed entities. The City’s utility capital expansion fees rank 5<sup>th</sup> highest of 15 entities in this comparison.

Appendix I shows the development of sample utility capital expansion fees for a commercial retail building with a ¾-inch water tap and a total lot size of 14,000 sq. ft. for each of the surveyed entities. The City’s utility capital expansion fees rank 10<sup>th</sup> highest of 15 entities in this comparison.

Appendix J shows the development of sample utility capital expansion fees for an industrial warehouse building with a ¾-inch water tap and a total lot size of 133,000 sq. ft. for each of the surveyed entities. The City's utility capital expansion fees rank 4<sup>th</sup> highest of 15 entities in this comparison.

Appendix K shows the development of sample utility capital expansion fees for a multifamily / commercial mixed use building with a 2-inch residential water tap, a ¾-inch commercial water tap and a total lot size of 14,000 sq. ft. for each of the surveyed entities. The City's utility capital expansion fees rank 12<sup>th</sup> highest of 15 entities in this comparison.

### 3.3. Non-Utility Capital Expansion Fees

RFC identified 17 service areas of non-utility capital expansion fees in its survey. The following tabulation shows the service areas (shaded) that are applicable to each surveyed entity.

	Air Quality	County Roads	Fire	General Government	Golf	Human Services	Library	Museum	Open Space	Parks - Community	Parks - Neighborhood	Parks - Regional	Police	Recreation	Trails	Schools	Street Oversizing
Arvada	Shaded									Shaded						Shaded	
Boulder			Shaded	Shaded		Shaded	Shaded			Shaded			Shaded				
Broomfield																	
Fort Collins		Shaded	Shaded	Shaded						Shaded	Shaded		Shaded			Shaded	Shaded
Greeley			Shaded							Shaded	Shaded		Shaded		Shaded		Shaded
Johnstown				Shaded			Shaded		Shaded	Shaded			Shaded			Shaded	Shaded
Lakewood																	
Larimer County		Shaded	Shaded							Shaded		Shaded				Shaded	Shaded
Longmont				Shaded	Shaded					Shaded							Shaded
Louisville				Shaded			Shaded			Shaded				Shaded	Shaded		Shaded
Loveland			Shaded	Shaded			Shaded	Shaded	Shaded	Shaded			Shaded	Shaded	Shaded	Shaded	Shaded
Thornton																	
Timnath				Shaded									Shaded				
Westminster																	
Windsor										Shaded	Shaded						Shaded

#### 3.3.1. Parks, Open Space, Trails and Recreation

This area includes the following items: community parks, neighborhood parks, regional parks, trails, open space, recreational facilities and golf. Most surveyed entities list these areas separately. However, RFC has combined these areas into one category to simplify the report and charts.

RFC’s survey indicates that 10 of the 15 entities surveyed have these types of fees. The City has community parks and neighborhood parks capital expansion fees. Typical of this type of fee, the City’s fees are only applicable to residential development and are based on the above-grade building square footage and the number of dwelling units. The

above-grade building square footage of the dwelling is used to determine the range of fees to be assessed.

### **3.3.2. Fire**

RFC's survey indicates that six of the 15 entities surveyed have fire services capital expansion fees. The fee structure of all these entities, including the City, is based on the number of residential dwelling units and the building size of the nonresidential development.

### **3.3.3. General Government**

RFC's survey indicates that seven of the 15 entities surveyed have general government capital expansion fees. The fee structure of all these entities, including the City, is based on the number of residential dwelling units and the building size of the nonresidential development.

### **3.3.4. Police**

RFC's survey indicates that six of the 15 entities surveyed have police capital expansion fees. The fee structure of all these entities, including the City, is based on the number of residential dwelling units and the building size of the nonresidential development.

### **3.3.5. Schools**

RFC's survey indicates that seven of the 15 entities surveyed have schools capital expansion fees. The City collects capital expansion fees on behalf of the Poudre and Thompson School Districts as part of an inter-governmental agreement. Both fees are based on the number of residential dwelling units.

### **3.3.6. Library**

RFC's survey indicates that four of the 15 entities surveyed have library capital expansion fees. This fee is applied to residential developments only and is based on the number of residential dwelling units. The City does not have a library capital expansion fee.

### **3.3.7. Human Services**

RFC's survey indicates that one of the 15 entities surveyed has a human services capital expansion fee. This fee is applied to residential developments only and is based on the number of residential dwelling units. The City does not have a human services capital expansion fee.

### **3.3.8. Street Oversizing**

RFC's survey indicates that eight of the 15 entities surveyed have street capital expansion fees. The City's residential street oversizing fee is based on the number of residential units and the use type of dwelling (e.g. apartments, townhomes, condominiums, and



single family detached). The nonresidential street oversizing fee is based on the size of the building as well as the number of weekday trips, trip adjustment factor and the cost per unit of trip. Additionally, the City collects the regional road fee on behalf of Larimer County

### **3.3.9. Air Quality**

RFC's survey indicates that one of the 15 entities surveyed has an air quality capital expansion fee. This fee is applied to residential developments only and is based on the number of residential dwelling units. The City does not have an air quality capital expansion fee.

### **3.3.10. Museum**

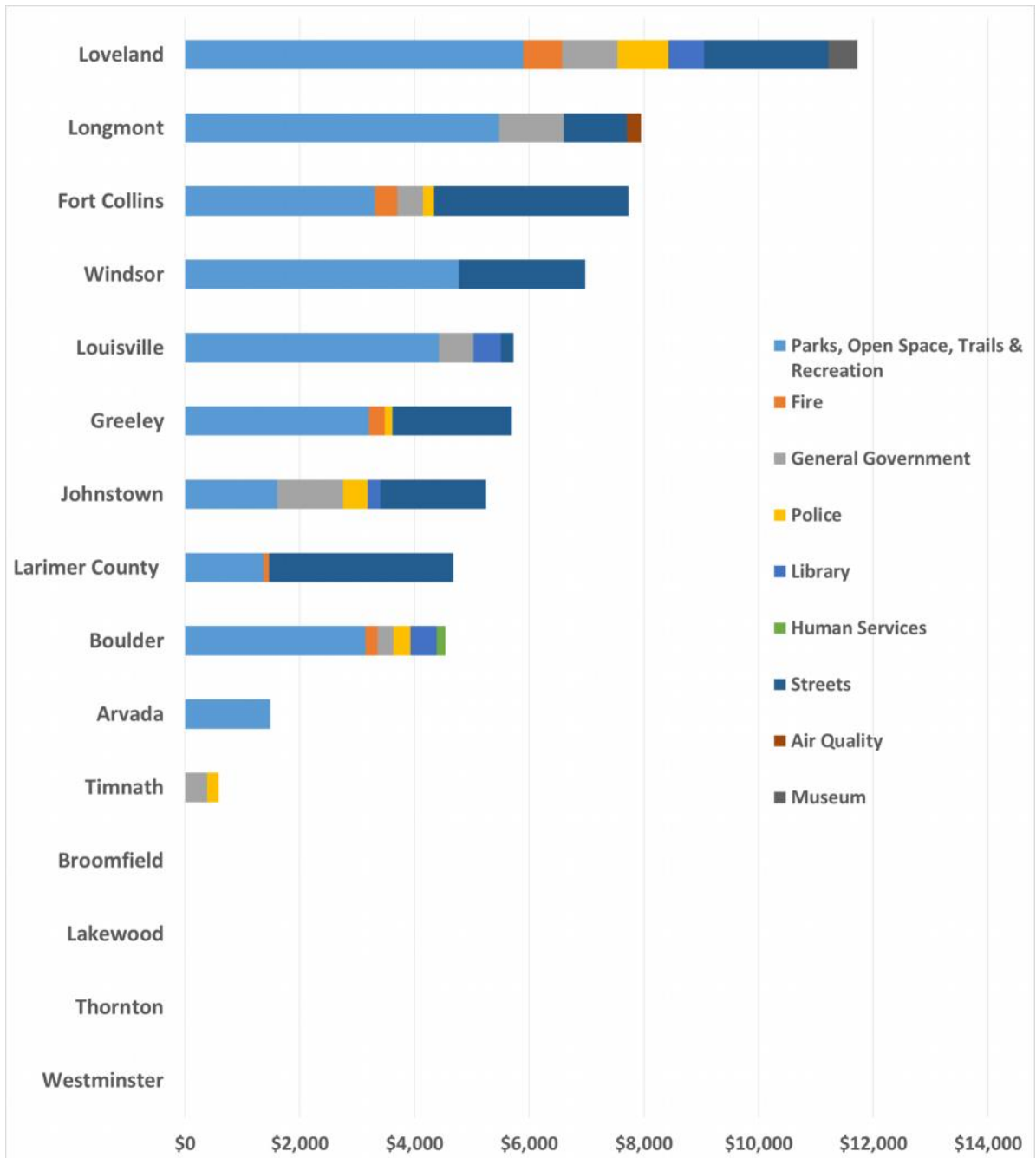
RFC's survey indicates that one of the 15 entities surveyed has a museum capital expansion fee. This fee is applied to residential developments only and is based on the number of residential dwelling units. The City does not have a museum capital expansion fee.

### **3.3.11. Summary of Non-Utility Capital Expansion Fees**

Appendices L through P compare sample utility capital expansion fees for single family residential attached, commercial office, commercial retail, industrial warehouse, and multifamily / commercial mixed use developments, respectively.

Appendix L shows the development of sample non-utility capital expansion fees for a single family residential detached home with total above-grade building area of 2,000 sq. ft. and three bedrooms. Figure 3.2 graphically compares the non-utility capital expansion fees for single family residential detached of each of the surveyed entities. The City's non-utility capital expansion fees ranks 2<sup>nd</sup> highest of 15 entities in this comparison.

**Figure 3.2 Comparison of Non-Utility Capital Expansion Fees for Single Family Residential Detached (excluding Schools & County)**



Appendix M shows the development of sample non-utility capital expansion fees for a commercial office building with total above-grade building area of 7,700 sq. ft. for each of the surveyed entities. The City's utility capital expansion fees rank 3<sup>rd</sup> highest of 15 entities in this comparison.

Appendix N shows the development of sample non-utility capital expansion fees for a commercial retail building with total above-grade building area of 6,100 sq. ft. for each of the surveyed entities. The City's utility capital expansion fees rank 3<sup>rd</sup> highest of 15 entities in this comparison.

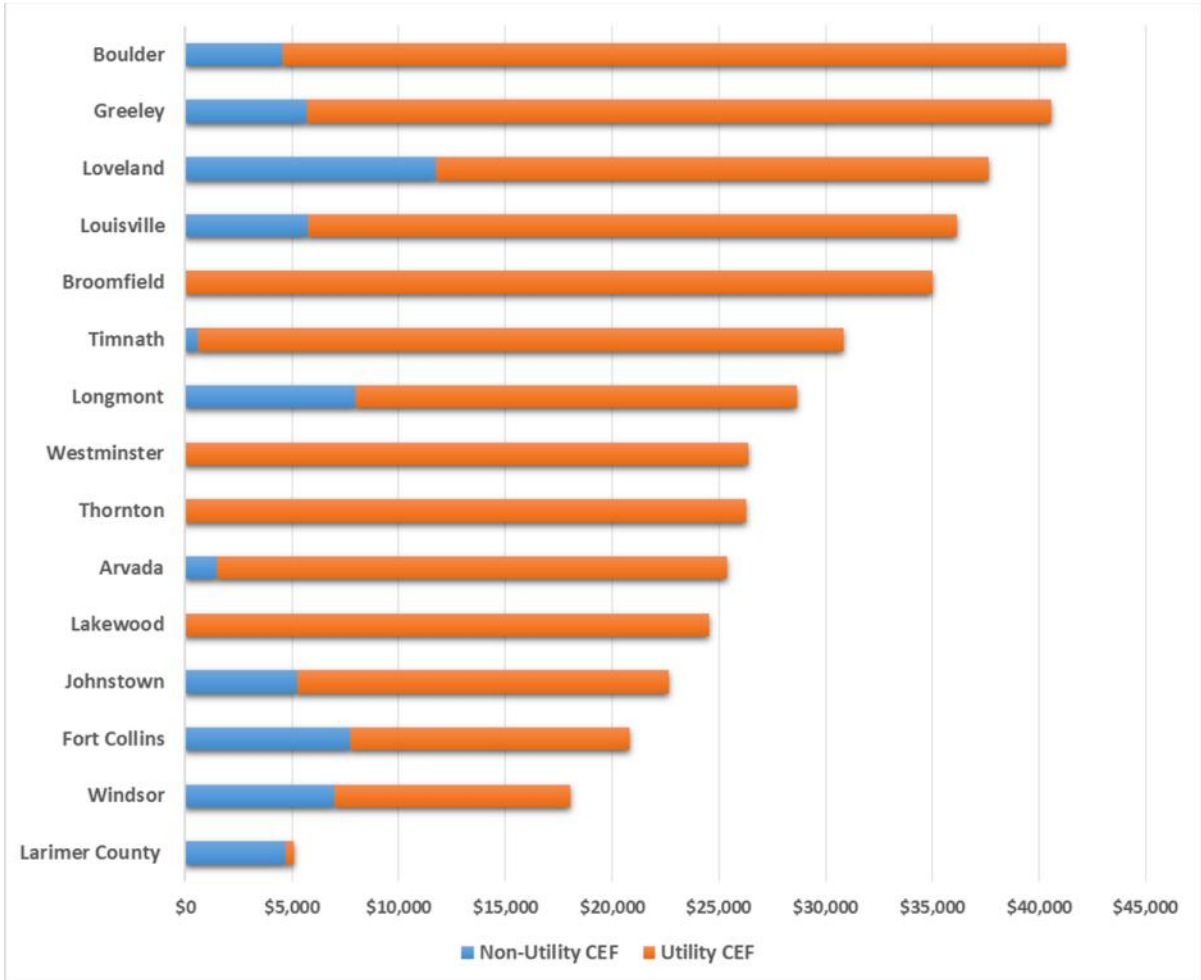
Appendix O shows the development of sample utility capital expansion fees for an industrial warehouse building with a total above-grade building area of 133,000 sq. ft. for each of the surveyed entities. The City's utility capital expansion fees rank 4<sup>th</sup> highest of 15 entities in this comparison.

Appendix P shows the development of sample utility capital expansion fees for a multifamily / commercial mixed use building with 18 dwelling units and total above-grade commercial building area of 14,000 sq. ft. for each of the surveyed entities. The City's utility capital expansion fees rank 2<sup>nd</sup> highest of 15 entities in this comparison.

### **3.4. Combined Utility and Non-Utility Capital Expansion Fees**

Figure 3.3 compares the detached single family residential combined capital expansion fees for the surveyed utilities. The City's combined utility and non-utility capital expansion fees, including fees that the City collects on behalf of the Poudre and Thompson School Districts and Larimer County (roads), rank 13<sup>th</sup> highest of 15 entities in this comparison. Without these pass-through fees, the City capital expansion fees ranks 13<sup>th</sup> highest.

**Figure 3.3 – Comparison of Combined Utility and Non-Utility Capital Expansion Fees for Residential Single Family Detached**





City of Fort Collins

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# Appendix A

## Summary of Building Related Fees and Capital Expansion Fees for Sample Residential and Commercial Buildings

November 18, 2014



Report Prepared By:



12835 E Arapahoe Rd. Tower II, Suite 600  
Centennial, CO 80112-6726  
(720) 638 - 3791

Table A-1

Scenario 1:

Building Type: Single Family Detached

Building Size: 2,000 sq. ft.

Lot Size: 8,600 sq. ft.

Building Valuation: \$300,000

Water tap size: 3/4"

	Arvada	Boulder	Broomfield	Fort Collins	Greeley	Johnstown	Lakewood	Larimer County	Longmont	Louisville	Loveland	Thornton	Timnath	Westminster	Windsor
<b>BUILDING RELATED FEES</b>															
Building Permit	\$2,339	\$2,249	\$2,114	\$2,180	\$2,114	\$2,114	\$1,845	\$2,044	\$2,431	\$2,200	\$2,114	\$1,983	\$2,114	\$1,764	\$1,837
Plan Review	1,521	562	1,374	1,049	1,163	634	1,199	1,022	1,215	1,430	1,374	1,289	1,374	1,147	1,194
Sales & Use Tax	5,190	6,540	6,225	6,675	4,671	5,400	5,250	900	6,113	6,450	5,400	6,750	5,400	5,775	6,000
<b>Total Building Fees</b>	<b>\$9,050</b>	<b>\$9,351</b>	<b>\$9,713</b>	<b>\$9,904</b>	<b>\$7,947</b>	<b>\$8,148</b>	<b>\$8,294</b>	<b>\$3,966</b>	<b>\$9,758</b>	<b>\$10,080</b>	<b>\$8,888</b>	<b>\$10,021</b>	<b>\$8,888</b>	<b>\$8,686</b>	<b>\$9,031</b>
Ranking	7	6	5	3	14	13	12	15	4	1	9	2	9	11	8
<b>UTILITY CAPITAL EXPANSION FEES</b>															
Water	\$18,345	\$25,031	\$22,454	\$8,672	\$28,943	\$9,200	\$17,968		\$13,066	\$25,900	\$22,995	\$20,735	\$25,777	\$20,836	\$6,725
Sewer	5,539	4,473	12,559	3,090	5,600	8,189	6,560		6,830	4,500	2,410	5,563	4,500	5,554	3,700
Stormwater		7,210		1,324		325		400	789		517				632
<b>Total Utility Capital Expansion Fees</b>	<b>\$23,884</b>	<b>\$36,714</b>	<b>\$35,013</b>	<b>\$13,086</b>	<b>\$34,868</b>	<b>\$17,389</b>	<b>\$24,528</b>	<b>\$400</b>	<b>\$20,685</b>	<b>\$30,400</b>	<b>\$25,922</b>	<b>\$26,298</b>	<b>\$30,277</b>	<b>\$26,390</b>	<b>\$11,057</b>
Ranking	10	1	2	13	3	12	9	15	11	4	8	7	5	6	14
<b>NON-UTILITY CAPITAL EXPANSION FEES</b>															
Air Quality									\$250						
Fire		\$209		\$383	\$275			\$100			\$678				
General Government		280		455		1,143			1,121	\$604	968		\$384		
Golf									722						
Human Services		149													
Library		459				220				475	627				
Museum											505				
Open Space											778				
Parks - Community	\$1,484	3,147		1,520	1,783	500		669	4,758		3,085				\$1,204
Parks - Neighborhood				1,793	1,104										3,562
Parks - Regional								701							
Parks & Open Space						1,112									
Parks & Trails										2,664					
Police		295		192	133	429					881		202		
Recreational										1,759	1,546				
School - Land	594					750		1,710			1,382				
School - Weld County SD															
Street Oversizing				3,112	2,085	1,849		3,208	1,099	225	2,170				2,210
Trails					319						489				
<b>Total Non-Utility CEP</b>	<b>\$2,078</b>	<b>\$4,539</b>	<b>\$0</b>	<b>\$7,455</b>	<b>\$5,699</b>	<b>\$6,003</b>	<b>\$0</b>	<b>\$6,388</b>	<b>\$7,950</b>	<b>\$5,727</b>	<b>\$13,109</b>	<b>\$0</b>	<b>\$586</b>	<b>\$0</b>	<b>\$6,976</b>
<b>Grand Total Fees</b>	<b>\$35,012</b>	<b>\$50,604</b>	<b>\$44,726</b>	<b>\$30,445</b>	<b>\$48,514</b>	<b>\$31,540</b>	<b>\$32,822</b>	<b>\$10,754</b>	<b>\$38,393</b>	<b>\$46,207</b>	<b>\$47,919</b>	<b>\$36,319</b>	<b>\$39,751</b>	<b>\$35,076</b>	<b>\$27,064</b>
<b>School CEP Collected by Fort Collins</b>															
Larimer County Transportation Expansion				\$278											
School - Poudre SD				\$1,710											
School - Thompson SD				\$1,382											
<b>Grand Total Fees Collected by Entity</b>															
Located in Poudre SD	\$35,012	\$50,604	\$44,726	\$32,433	\$48,514	\$31,540	\$32,822	\$10,754	\$38,393	\$46,207	\$47,919	\$36,319	\$39,751	\$35,076	\$27,064
Ranking	10	1	5	12	2	13	11	15	7	4	3	8	6	9	14
Located in Thompson SD	\$35,012	\$50,604	\$44,726	\$32,105	\$48,514	\$31,540	\$32,822	\$10,754	\$38,393	\$46,207	\$47,919	\$36,319	\$39,751	\$35,076	\$27,064
Ranking	10	1	5	12	2	13	11	15	7	4	3	8	6	9	14

Table A-2

Scenario 2:

Building Type: Commercial Office

Building Size: 7,700 sq. ft.

Lot Size: 28,174 sq. ft.

Building Valuation: \$1,400,000

Water Tap Size: 1"

	Arvada	Boulder	Broomfield	Fort Collins	Greeley	Johnstown	Lakewood	Larimer County	Longmont	Louisville	Loveland	Thornton	Timnath	Westminster	Windsor
<b>BUILDING RELATED FEES</b>															
Building Permit	\$7,820	\$7,519	\$7,069	\$6,972	\$7,069	\$7,069	\$6,045	\$6,544	\$8,129	\$7,600	\$7,069	\$6,438	\$7,069	\$5,719	\$5,955
Plan Review	5,083	1,880	4,595	3,357	3,888	2,121	3,929	3,272	4,064	4,940	4,595	4,184	4,595	3,717	3,871
Sales & Use Tax	24,220	30,520	29,050	31,150	21,798	25,200	24,500	4,200	28,525	30,100	25,200	31,500	25,200	26,950	28,000
<b>Total Building Fees</b>	<b>\$37,124</b>	<b>\$39,919</b>	<b>\$40,713</b>	<b>\$41,479</b>	<b>\$32,755</b>	<b>\$34,389</b>	<b>\$34,474</b>	<b>\$14,016</b>	<b>\$40,718</b>	<b>\$42,640</b>	<b>\$36,863</b>	<b>\$42,122</b>	<b>\$36,863</b>	<b>\$36,387</b>	<b>\$37,826</b>
Ranking	8	6	5	3	14	13	12	15	4	1	9	2	9	11	7
<b>UTILITY CAPITAL EXPANSION FEES</b>															
Water	\$44,750	\$68,669	\$22,456	\$38,550	\$17,700	\$15,467	\$27,670	\$0	\$32,270	\$46,200	\$20,521	\$51,228	\$63,750	\$35,421	\$10,895
Sewer	21,768	26,785	21,350	15,440	9,400	6,000	24,320	-	14,670	7,900	18,850	25,032	11,250	9,422	5,994
Stormwater	-	46,431	-	4,045	2,029	-	-	4,508	2,941	-	1,648	-	-	-	4,143
<b>Total Utility Capital Expansion Fees</b>	<b>\$66,518</b>	<b>\$141,885</b>	<b>\$43,806</b>	<b>\$58,035</b>	<b>\$29,129</b>	<b>\$21,467</b>	<b>\$51,990</b>	<b>\$4,508</b>	<b>\$49,881</b>	<b>\$54,100</b>	<b>\$41,019</b>	<b>\$76,260</b>	<b>\$75,000</b>	<b>\$44,843</b>	<b>\$21,032</b>
Ranking	4	1	10	5	12	13	7	15	8	6	11	2	3	9	14
<b>NON-UTILITY CAPITAL EXPANSION FEES</b>															
Air Quality															
Fire		\$4,466		\$2,187	\$5,429						\$2,310				
General Government		1,540		4,281		\$4,235			3,088	\$2,849	3,234				
Golf									\$2,590						
Human Services															
Larimer Co. Transportation Expansion				3,557											
Library															
Museum															
Open Space															
Parks - Community															
Parks - Neighborhood															
Parks - Regional															
Parks & Open Space							\$500								
Parks & Trails															
Police		1,232		1,232	1,540	693					3,003				
Recreational															
School - Land															
School - Poudre SD															
School - Thompson SD															
School - Weld County SD															
Street Oversizing				28,259	26,180	9,625		\$40,048	17,220	1,771	33,799				\$22,854
<b>Total Non-Utility CEF</b>	<b>-</b>	<b>7,238</b>	<b>-</b>	<b>39,516</b>	<b>33,149</b>	<b>14,553</b>	<b>500</b>	<b>40,048</b>	<b>22,898</b>	<b>4,620</b>	<b>42,346</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>22,854</b>
Ranking	11	8	11	3	4	7	10	2	5	9	1	11	11	11	6
<b>Grand Total Fees</b>	<b>\$103,642</b>	<b>\$189,042</b>	<b>\$84,519</b>	<b>\$139,030</b>	<b>\$95,033</b>	<b>\$70,409</b>	<b>\$86,964</b>	<b>\$58,572</b>	<b>\$113,497</b>	<b>\$101,360</b>	<b>\$120,228</b>	<b>\$118,382</b>	<b>\$111,863</b>	<b>\$81,230</b>	<b>\$81,712</b>
Ranking	7	1	11	2	9	14	10	15	5	8	3	4	6	13	12

Table A-3

Scenario 3:  
**Building Type: Commercial Retail**  
 Building Size: 6,100 sq. ft.  
 Lot Size: 14,000 sq. ft.  
 Building Valuation: \$550,000  
 Water Tap Size: 3/4"

	Arvada	Boulder	Broomfield	Fort Collins	Greeley	Johnstown	Lakewood	Larimer County	Longmont	Louisville	Loveland	Thornton	Timnath	Westminster	Windsor
<b>BUILDING RELATED FEES</b>															
Building Permit	\$3,842	\$3,700	\$3,471	\$3,496	\$3,471	\$3,471	\$3,045	\$3,345	\$3,992	\$4,250	\$3,471	\$3,255	\$3,471	\$2,882	\$3,001
Plan Review	2,497	925	2,256	1,683	1,909	1,041	1,979	1,672	1,996	2,763	2,256	2,116	2,256	1,873	1,950
Sales & Use Tax	9,515	11,990	11,413	12,238	8,564	9,900	9,625	1,650	11,206	11,825	9,900	12,375	9,900	10,588	11,000
<b>Total Building Fees</b>	<b>\$15,854</b>	<b>\$16,614</b>	<b>\$17,140</b>	<b>\$17,417</b>	<b>\$13,944</b>	<b>\$14,413</b>	<b>\$14,649</b>	<b>\$6,667</b>	<b>\$17,194</b>	<b>\$18,838</b>	<b>\$15,628</b>	<b>\$17,746</b>	<b>\$15,628</b>	<b>\$15,342</b>	<b>\$15,951</b>
Ranking	8	6	5	3	14	13	12	15	4	1	9	2	9	11	7
<b>UTILITY CAPITAL EXPANSION FEES</b>															
Water	\$26,850	\$21,941	\$22,454	\$12,850	\$10,600	\$9,200	\$16,030	\$0	\$19,350	\$25,900	\$7,164	\$30,773	\$25,500	\$20,836	\$6,725
Sewer	9,893	8,786	12,559	6,550	5,600	3,600	10,124	-	8,800	4,400	5,770	10,569	4,500	5,554	3,700
Stormwater	-	23,072	-	2,010	1,008	-	-	2,240	1,462	-	1,648	-	-	-	2,059
<b>Total Utility Capital Expansion Fees</b>	<b>\$36,743</b>	<b>\$53,799</b>	<b>\$35,013</b>	<b>\$21,410</b>	<b>\$17,208</b>	<b>\$12,800</b>	<b>\$26,154</b>	<b>\$2,240</b>	<b>\$29,612</b>	<b>\$30,300</b>	<b>\$14,582</b>	<b>\$41,342</b>	<b>\$30,000</b>	<b>\$26,390</b>	<b>\$12,484</b>
Ranking	3	1	4	10	11	13	9	15	7	5	12	2	6	8	14
<b>NON-UTILITY CAPITAL EXPANSION FEES</b>															
Air Quality															
Fire		\$2,318		\$1,732	\$4,301						\$1,830				
General Government		854		3,392		2,684				\$1,647	2,562				
Golf									\$1,287						
Human Services															
Larimer Co. Transportation Expansion				3,672											
Library															
Museum															
Open Space															
Parks - Community															
Parks - Neighborhood															
Parks - Regional															
Parks & Open Space							\$500								
Parks & Trails															
Police		2,928		976	1,220	1,403					2,379				
Recreational															
School - Land															
School - Poudre SD															
School Thompson SD															
School - Weld County SD															
Street Oversizing				37,088	44,286	7,625		\$71,132		2,623	32,297				22,143
Trails															
<b>Total Non-Utility CEF</b>	<b>\$0</b>	<b>\$6,100</b>	<b>\$0</b>	<b>\$46,860</b>	<b>\$49,807</b>	<b>\$11,712</b>	<b>\$500</b>	<b>\$71,132</b>	<b>\$1,287</b>	<b>\$4,270</b>	<b>\$39,068</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$22,143</b>
Ranking	11	7	11	3	2	6	10	1	9	8	4	11	11	11	5
<b>Grand Total Fees</b>	<b>\$52,597</b>	<b>\$76,513</b>	<b>\$52,153</b>	<b>\$85,687</b>	<b>\$80,959</b>	<b>\$38,925</b>	<b>\$41,303</b>	<b>\$80,039</b>	<b>\$48,093</b>	<b>\$53,408</b>	<b>\$69,278</b>	<b>\$59,088</b>	<b>\$45,628</b>	<b>\$41,732</b>	<b>\$50,578</b>
Ranking	8	4	9	1	2	15	14	3	11	7	5	6	12	13	10



Table A-4

Scenario 4:

**Building Type: Industrial Warehouse**  
**Building Square Footage: 19,000 sq. ft.**  
**Building Valuation: \$895,000**  
**Lot Size: 133,000 sq. ft.**  
**Water Tap Size: 3/4"**

	Arvada	Boulder	Broomfield	Fort Collins	Greeley	Johnstown	Lakewood	Larimer County	Longmont	Louisville	Loveland	Thornton	Timnath	Westminster	Windsor
<b>BUILDING RELATED FEES</b>															
Building Permit	\$5,653	\$5,442	\$5,110	\$5,126	\$5,110	\$5,110	\$4,425	\$4,874	\$5,875	\$5,975	\$5,110	\$4,790	\$5,110	\$4,244	\$4,420
Plan Review	3,675	1,360	3,322	2,468	2,811	1,533	2,876	2,437	2,938	3,884	3,322	3,114	3,322	2,759	2,873
Sales & Use Tax	15,484	19,511	18,571	19,914	13,935	16,110	15,663	2,685	18,236	19,243	16,110	20,138	16,110	17,229	17,900
<b>Total Building Fees</b>	<b>\$24,812</b>	<b>\$26,313</b>	<b>\$27,003</b>	<b>\$27,508</b>	<b>\$21,856</b>	<b>\$22,753</b>	<b>\$22,964</b>	<b>\$9,996</b>	<b>\$27,049</b>	<b>\$29,102</b>	<b>\$24,542</b>	<b>\$28,042</b>	<b>\$24,542</b>	<b>\$24,232</b>	<b>\$25,193</b>
Ranking	8	6	5	3	14	13	12	15	4	1	9	2	9	11	7
<b>UTILITY CAPITAL EXPANSION FEES</b>															
Water	\$26,850	\$21,941	\$22,454	\$12,850	\$10,600	\$9,200	\$16,030		\$19,350	\$25,900	\$7,164	\$30,773	\$25,500	\$20,836	\$6,725
Sewer	9,893	8,786	12,559	6,550	5,600	3,600	10,124		8,800	4,400	5,770	10,569	4,500	5,554	3,700
Stormwater		246,582		21,481	10,773			23,940	15,621		14,905				22,001
<b>Total Utility Capital Expansion Fees</b>	<b>\$36,743</b>	<b>\$277,309</b>	<b>\$35,013</b>	<b>\$40,881</b>	<b>\$26,973</b>	<b>\$12,800</b>	<b>\$26,154</b>	<b>\$23,940</b>	<b>\$43,771</b>	<b>\$30,300</b>	<b>\$27,839</b>	<b>\$41,342</b>	<b>\$30,000</b>	<b>\$26,390</b>	<b>\$32,426</b>
Ranking	5	1	6	4	11	15	13	14	2	8	10	3	9	12	7
<b>NON-UTILITY CAPITAL EXPANSION FEES</b>															
Air Quality															
Fire		760		1,349	13,395						570				
General Government		1,140		2,565		3,040				1,710	1,140				
Golf									13,754						
Human Services															
Larimer Co. Transportation Expansion				3,249											
Library															
Museum															
Open Space															
Parks - Community															
Parks - Neighborhood															
Parks - Regional															
Parks & Open Space							500								
Parks & Trails															
Police		760		779	3,800	380					950				
Recreational Facilities															
School - Land															
School - Poudre SD															
School - Thompson SD															
School - Weld County SD															
Streets Oversizing				21,470	64,600	6,460		36,746	42,492	950	16,400				25,384
Trails															
<b>Total Utility Capital Expansion Fees</b>	<b>-</b>	<b>2,660</b>	<b>-</b>	<b>29,412</b>	<b>81,795</b>	<b>9,880</b>	<b>500</b>	<b>36,746</b>	<b>56,246</b>	<b>2,660</b>	<b>19,060</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>25,384</b>
Ranking	11	8	11	4	1	7	10	3	2	8	6	11	11	11	5
<b>Grand Total Fees</b>															
	<b>\$61,555</b>	<b>\$306,282</b>	<b>\$62,016</b>	<b>\$97,801</b>	<b>\$130,624</b>	<b>\$45,433</b>	<b>\$49,618</b>	<b>\$70,682</b>	<b>\$127,066</b>	<b>\$62,062</b>	<b>\$71,441</b>	<b>\$69,384</b>	<b>\$54,542</b>	<b>\$50,622</b>	<b>\$83,003</b>
Ranking	11	1	10	4	2	15	14	7	3	9	6	8	12	13	5

Table A-5

Scenario 5:

Building Type: Mixed Use

Building Size Footage: 38,000 sq. ft.  
 (Residential 24,000 sq. ft.; Commercial 14,000 sq. ft.)  
 Lot Size: 14,000 sq. ft.  
 Building Valuation: \$3,000,000  
 Dwelling units: 18  
 Water Tap Size: Residential 2";  
 Commercial 3/4"

	Arvada	Boulder	Broomfield	Fort Collins	Greeley	Johnstown	Lakewood	Larimer County	Longmont	Louisville	Loveland	Thornton	Timnath	Westminster	Windsor
<b>BUILDING RELATED FEES</b>															
Building Permit	\$14,284	\$13,679	\$12,909	\$12,372	\$12,909	\$12,909	\$10,845	\$11,360	\$14,849	\$14,000	\$12,909	\$11,158	\$12,909	\$9,959	\$10,370
Plan Review	9,285	3,420	8,391	5,957	7,100	3,873	7,049	5,680	7,424	9,100	8,391	7,252	8,391	6,473	6,740
Sales & Use Tax	51,900	65,400	62,250	66,750	46,710	54,000	52,500	9,000	61,125	64,500	54,000	67,500	54,000	57,750	60,000
<b>Total Building Fees</b>	<b>\$75,469</b>	<b>\$82,499</b>	<b>\$83,549</b>	<b>\$85,079</b>	<b>\$66,719</b>	<b>\$70,781</b>	<b>\$70,394</b>	<b>\$26,040</b>	<b>\$83,398</b>	<b>\$87,600</b>	<b>\$75,299</b>	<b>\$85,910</b>	<b>\$75,300</b>	<b>\$74,183</b>	<b>\$77,110</b>
Ranking	8	6	4	3	14	12	13	15	5	1	10	2	9	11	7
<b>UTILITY CAPITAL EXPANSION FEES</b>															
Water	\$170,050	\$169,397	\$264,957	\$43,400	\$106,000	\$49,065	\$114,020		\$66,210	\$305,620	\$89,883	\$277,103	\$275,400	\$245,865	\$49,025
Sewer	108,983	66,296	238,621	51,010	56,000	22,800	112,940		35,200	69,200	34,930	112,341	85,500	65,537	26,973
Stormwater		25,956		2,261	5,345			2,520	1,644		1,498				2,316
<b>Total Utility Capital Expansion Fees</b>	<b>\$279,033</b>	<b>\$261,649</b>	<b>\$503,578</b>	<b>\$96,671</b>	<b>\$167,345</b>	<b>\$71,865</b>	<b>\$226,960</b>	<b>\$2,520</b>	<b>\$103,054</b>	<b>\$374,820</b>	<b>\$126,311</b>	<b>\$389,444</b>	<b>\$360,900</b>	<b>\$311,402</b>	<b>\$78,314</b>
Ranking	6	7	1	12	9	14	8	15	11	3	10	2	4	5	13
<b>NON-UTILITY CAPITAL EXPANSION FEES</b>															
Air Quality															
Fire		\$14,582		\$10,618	\$13,326						15,378				
General Government		8,074		15,614		\$34,626			\$35,415	\$20,252	19,524				
Golf									1,448						
Human Services		2,790													
Larimer Co. Transportation Expansion				10,312											
Library		8,622				3,491				4,860	9,090				
Museum											7,596				
Open Space											11,124				
Parks - Community				26,262	22,446										21,672
Parks - Neighborhood.				30,978	13,896										64,116
Parks - Regional															
Parks & Open Space						17,396									
Parks & Trails									42,012	27,288	44,424				
Police		7,784		5,570	9,274	15,437					16,476				
Recreational		\$59,202								18,018	19,782				
School - Land															
Schools - Poudre SD				15,390											
School - Thompson SD															
School - Weld County SD						13,500									
Trails					2,498						6,624				
Streets Oversizing				96,894	129,200	47,500		113,332	92,849	11,332	89,843				69,452
<b>Total Non-Utility CEF</b>	<b>-</b>	<b>101,054</b>	<b>-</b>	<b>211,638</b>	<b>190,640</b>	<b>131,950</b>	<b>-</b>	<b>113,332</b>	<b>171,724</b>	<b>81,750</b>	<b>239,861</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>155,240</b>
Ranking	10	8	10	2	3	6	10	7	4	9	1	10	10	10	5
<b>Grand Total Fees</b>															
<b>Grand Total Fees</b>	<b>\$354,502</b>	<b>\$445,202</b>	<b>\$587,127</b>	<b>\$393,388</b>	<b>\$424,704</b>	<b>\$274,596</b>	<b>\$297,354</b>	<b>\$141,892</b>	<b>\$358,176</b>	<b>\$544,170</b>	<b>\$441,471</b>	<b>\$475,354</b>	<b>\$436,200</b>	<b>\$385,585</b>	<b>\$310,664</b>
Ranking	11	4	1	8	7	14	13	15	10	2	5	3	6	9	12



City of Fort Collins

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# Appendix B

# Single Family Residential Detached Building Fees Survey

November 18, 2014



Report Prepared By:



12835 E Arapahoe Rd. Tower II, Suite 600  
Centennial, CO 80112-6726  
(720) 638 - 3791

**Summary of Building Fees  
Single Family Residential Detached  
Property Valuation of \$300,000**

**Table B-1  
9/30/2014**

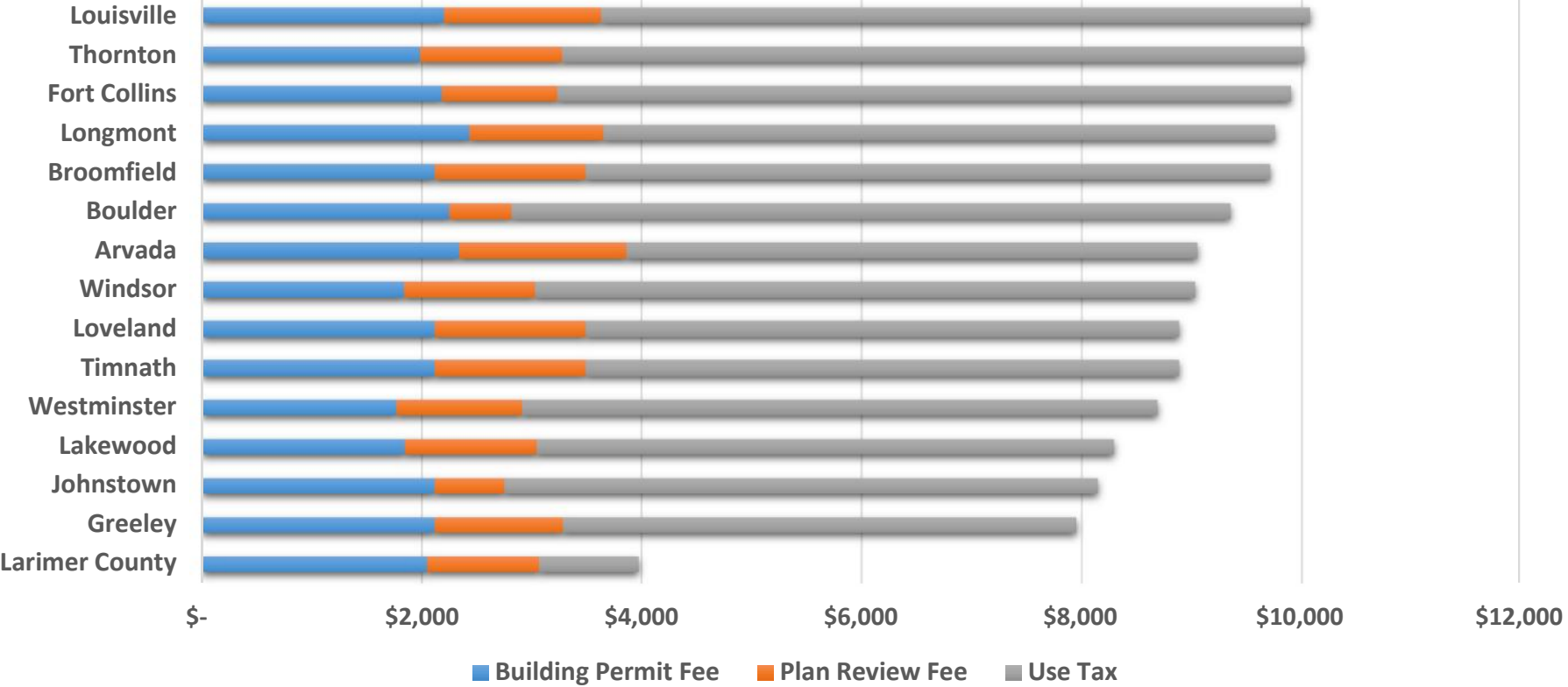
<b>Entity</b>	<b>Building Permit Fee</b>	<b>Plan Review Fee</b>	<b>Use Tax</b>	<b>Total Building Fees</b>
Louisville	\$ 2,200	\$ 1,430	\$ 6,450	\$ 10,080
Thornton	\$ 1,983	\$ 1,289	\$ 6,750	\$ 10,021
Fort Collins	\$ 2,180	\$ 1,049	\$ 6,675	\$ 9,904
Longmont	\$ 2,431	\$ 1,215	\$ 6,113	\$ 9,758
Broomfield	\$ 2,114	\$ 1,374	\$ 6,225	\$ 9,713
Boulder	\$ 2,249	\$ 562	\$ 6,540	\$ 9,351
Arvada	\$ 2,339	\$ 1,521	\$ 5,190	\$ 9,050
Windsor	\$ 1,837	\$ 1,194	\$ 6,000	\$ 9,031
Loveland	\$ 2,114	\$ 1,374	\$ 5,400	\$ 8,888
Timnath	\$ 2,114	\$ 1,374	\$ 5,400	\$ 8,888
Westminster	\$ 1,764	\$ 1,147	\$ 5,775	\$ 8,686
Lakewood	\$ 1,845	\$ 1,199	\$ 5,250	\$ 8,294
Johnstown	\$ 2,114	\$ 634	\$ 5,400	\$ 8,148
Greeley	\$ 2,114	\$ 1,163	\$ 4,671	\$ 7,947
Larimer County	\$ 2,044	\$ 1,022	\$ 900	\$ 3,966

**Sales / Use Tax**  
**Single Family Residential Detached Home**  
**Building Valuation of \$300,000**

**Table B-2**  
**11/17/2014**

<b>Entity</b>	<b>Percent of Valuation</b>	<b>Tax Rate</b>	<b>Tax</b>
Louisville	50%	4.30%	\$6,450.00
Thornton	50%	4.50%	\$6,750.00
Fort Collins	50%	4.45%	\$6,675.00
Longmont	50%	4.08%	\$6,112.50
Broomfield	50%	4.15%	\$6,225.00
Boulder	50%	4.36%	\$6,540.00
Arvada	50%	3.46%	\$5,190.00
Windsor	50%	4.00%	\$6,000.00
Loveland	50%	3.60%	\$5,400.00
Timnath	50%	3.60%	\$5,400.00
Westminster	50%	3.85%	\$5,775.00
Lakewood	50%	3.50%	\$5,250.00
Johnstown	50%	3.60%	\$5,400.00
Greeley	45%	3.46%	\$4,671.00
Larimer County	50%	0.60%	\$900.00

## Single Family Residential Detached Building Fees Summary (Property Value: \$300,000)





City of Fort Collins

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# Appendix C

# Office Building Fees Survey

November 18, 2014

Report Prepared By:



12835 E Arapahoe Rd. Tower II, Suite 600  
Centennial, CO 80112-6726  
(720) 638 - 3791

**Summary of Building Fees  
Office Building  
Property Valuation of \$1,400,000**

**Table C-1  
9/30/2014**

<b>Entity</b>	<b>Building Permit Fee</b>	<b>Plan Review Fee</b>	<b>Use Tax</b>	<b>Total Building Fees</b>
Louisville	\$ 7,600	\$ 4,940	\$ 30,100	\$ 42,640
Thornton	\$ 6,438	\$ 4,184	\$ 31,500	\$ 42,122
Fort Collins	\$ 6,972	\$ 3,357	\$ 31,150	\$ 41,479
Longmont	\$ 8,129	\$ 4,064	\$ 28,525	\$ 40,718
Broomfield	\$ 7,069	\$ 4,595	\$ 29,050	\$ 40,713
Boulder	\$ 7,519	\$ 1,880	\$ 30,520	\$ 39,919
Windsor	\$ 5,955	\$ 3,871	\$ 28,000	\$ 37,826
Arvada	\$ 7,820	\$ 5,083	\$ 24,220	\$ 37,124
Loveland	\$ 7,069	\$ 4,595	\$ 25,200	\$ 36,863
Timnath	\$ 7,069	\$ 4,595	\$ 25,200	\$ 36,863
Westminster	\$ 5,719	\$ 3,717	\$ 26,950	\$ 36,387
Lakewood	\$ 6,045	\$ 3,929	\$ 24,500	\$ 34,474
Johnstown	\$ 7,069	\$ 2,121	\$ 25,200	\$ 34,389
Greeley	\$ 7,069	\$ 3,888	\$ 21,798	\$ 32,755
Larimer County	\$ 6,544	\$ 3,272	\$ 4,200	\$ 14,016

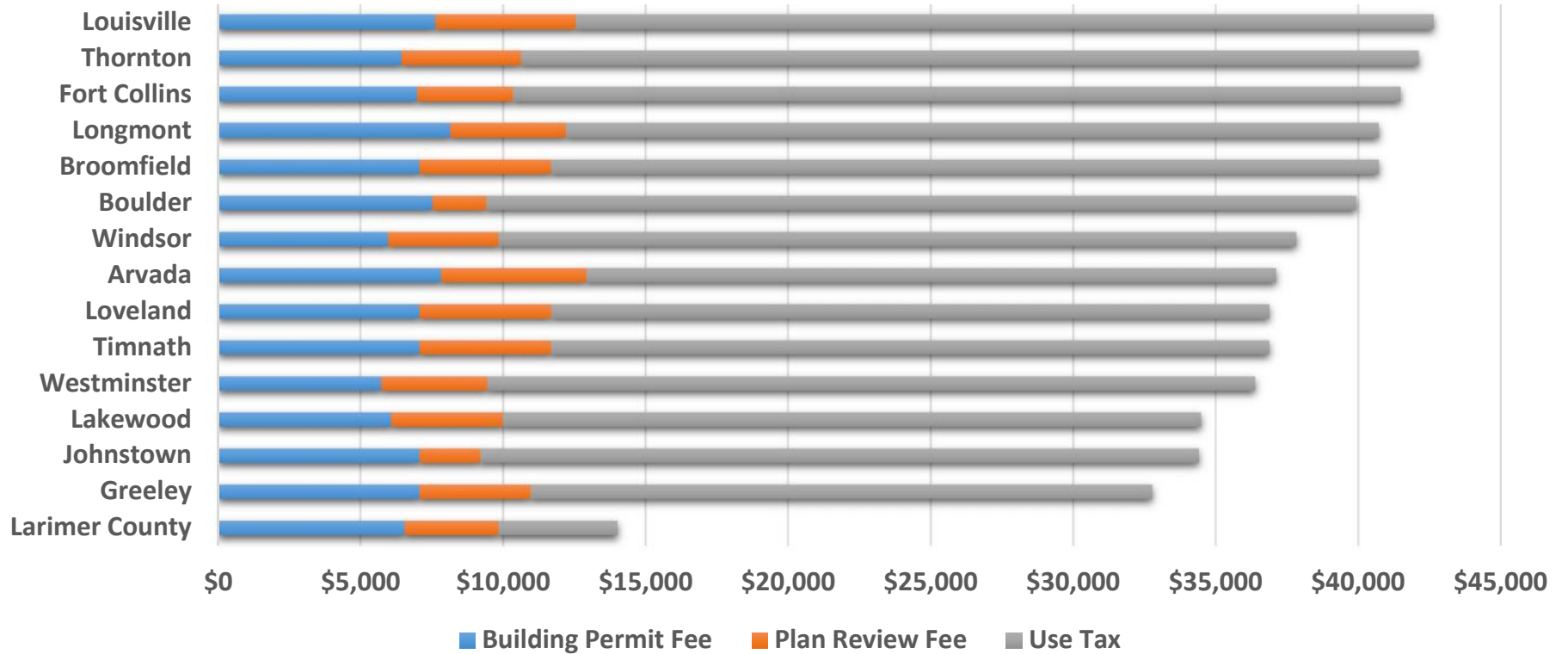


**Sales / Use Tax  
Office Building  
Building Valuation of \$1,400,000**

**Table C-2  
11/17/2014**

<b>Entity</b>	<b>Percent of Valuation</b>	<b>Tax Rate</b>	<b>Tax</b>
Louisville	50%	4.30%	\$30,100.00
Thornton	50%	4.50%	\$31,500.00
Fort Collins	50%	4.45%	\$31,150.00
Longmont	50%	4.08%	\$28,525.00
Broomfield	50%	4.15%	\$29,050.00
Boulder	50%	4.36%	\$30,520.00
Windsor	50%	4.00%	\$28,000.00
Arvada	50%	3.46%	\$24,220.00
Loveland	50%	3.60%	\$25,200.00
Timnath	50%	3.60%	\$25,200.00
Westminster	50%	3.85%	\$26,950.00
Lakewood	50%	3.50%	\$24,500.00
Johnstown	50%	3.60%	\$25,200.00
Greeley	45%	3.46%	\$21,798.00
Larimer County	50%	0.60%	\$4,200.00

## Office Building Fees Summary (Property Value: \$1,400,000)





City of Fort Collins

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# Appendix D

# Retail Building Fees Survey

November 18, 2014

Report Prepared By:



12835 E Arapahoe Rd. Tower II, Suite 600  
Centennial, CO 80112-6726  
(720) 638 - 3791

**Summary of Building Fees**  
**Retail Building**  
**Property Valuation of \$550,000**

**Table D-1**  
**9/30/2014**

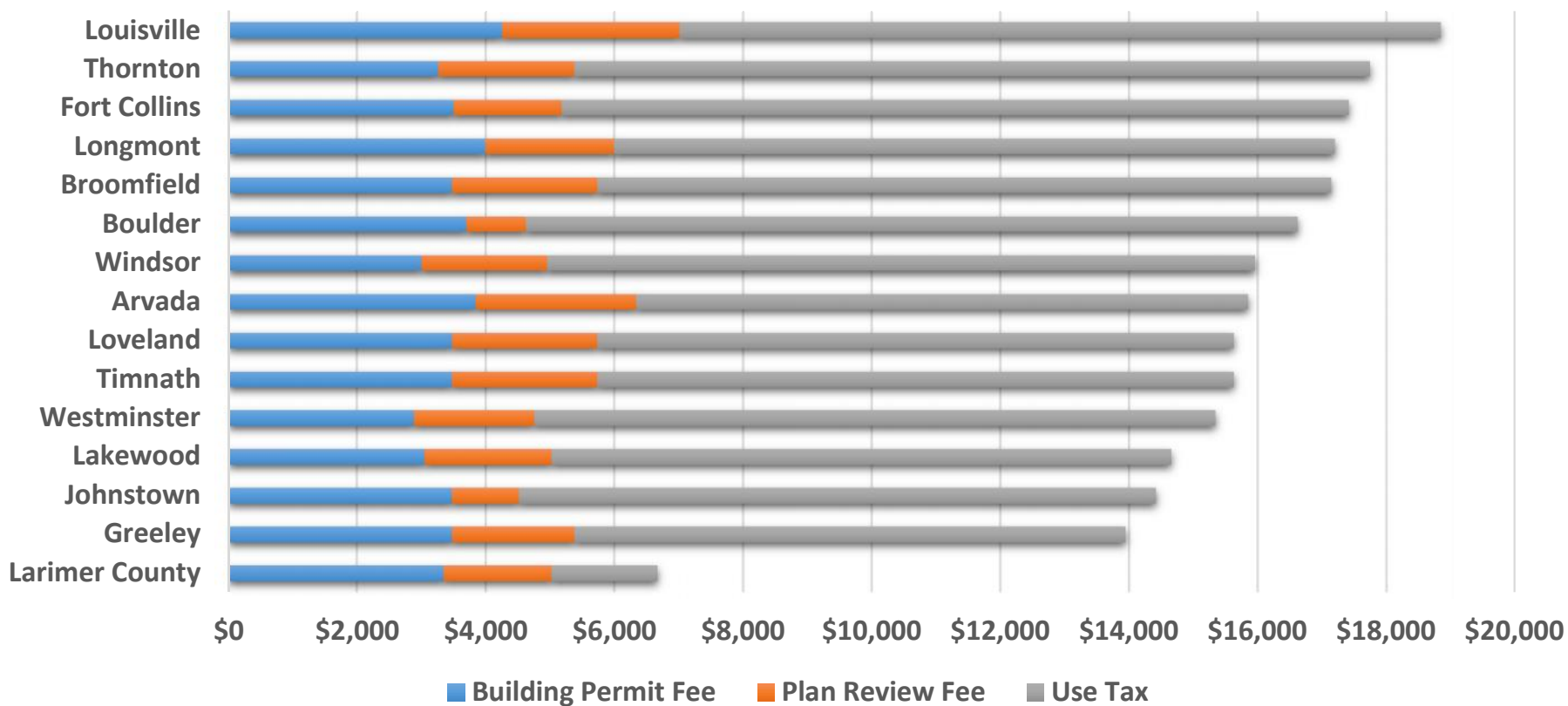
<b>Entity</b>	<b>Building Permit Fee</b>	<b>Plan Review Fee</b>	<b>Use Tax</b>	<b>Total Building Fees</b>
Louisville	\$ 4,250	\$ 2,763	\$ 11,825	\$ 18,838
Thornton	\$ 3,255	\$ 2,116	\$ 12,375	\$ 17,746
Fort Collins	\$ 3,496	\$ 1,683	\$ 12,238	\$ 17,417
Longmont	\$ 3,992	\$ 1,996	\$ 11,206	\$ 17,194
Broomfield	\$ 3,471	\$ 2,256	\$ 11,413	\$ 17,140
Boulder	\$ 3,700	\$ 925	\$ 11,990	\$ 16,614
Windsor	\$ 3,001	\$ 1,950	\$ 11,000	\$ 15,951
Arvada	\$ 3,842	\$ 2,497	\$ 9,515	\$ 15,854
Loveland	\$ 3,471	\$ 2,256	\$ 9,900	\$ 15,628
Timnath	\$ 3,471	\$ 2,256	\$ 9,900	\$ 15,628
Westminster	\$ 2,882	\$ 1,873	\$ 10,588	\$ 15,342
Lakewood	\$ 3,045	\$ 1,979	\$ 9,625	\$ 14,649
Johnstown	\$ 3,471	\$ 1,041	\$ 9,900	\$ 14,413
Greeley	\$ 3,471	\$ 1,909	\$ 8,564	\$ 13,944
Larimer County	\$ 3,345	\$ 1,672	\$ 1,650	\$ 6,667

**Sales / Use Tax  
Retail Building  
Building Valuation of \$550,000**

**Table D-2  
11/17/2014**

<b>Entity</b>	<b>Percent of Valuation</b>	<b>Tax Rate</b>	<b>Tax</b>
Louisville	50%	4.30%	\$11,825.00
Thornton	50%	4.50%	\$12,375.00
Fort Collins	50%	4.45%	\$12,237.50
Longmont	50%	4.08%	\$11,206.25
Broomfield	50%	4.15%	\$11,412.50
Boulder	50%	4.36%	\$11,990.00
Windsor	50%	4.00%	\$11,000.00
Arvada	50%	3.46%	\$9,515.00
Loveland	50%	3.60%	\$9,900.00
Timnath	50%	3.60%	\$9,900.00
Westminster	50%	3.85%	\$10,587.50
Lakewood	50%	3.50%	\$9,625.00
Johnstown	50%	3.60%	\$9,900.00
Greeley	45%	3.46%	\$8,563.50
Larimer County	50%	0.60%	\$1,650.00

## Retail Building Fees Summary (Property Value: \$550,000)





City of Fort Collins

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# Appendix E

# Warehouse Building Fees Survey

November 18, 2014



Report Prepared By:



12835 E Arapahoe Rd. Tower II, Suite 600  
Centennial, CO 80112-6726  
(720) 638 - 3791

**Summary of Building Fees**  
**Warehouse Building**  
**Property Valuation of \$895,000**

**Table E-1**  
**9/30/2014**

<b>Entity</b>	<b>Building Permit Fee</b>	<b>Plan Review Fee</b>	<b>Use Tax</b>	<b>Total Building Fees</b>
Louisville	\$ 5,975	\$ 3,884	\$ 19,243	\$ 29,101
Thornton	\$ 4,790	\$ 3,114	\$ 20,138	\$ 28,041
Fort Collins	\$ 5,126	\$ 2,468	\$ 19,914	\$ 27,508
Longmont	\$ 5,875	\$ 2,938	\$ 18,236	\$ 27,049
Broomfield	\$ 5,110	\$ 3,322	\$ 18,571	\$ 27,003
Boulder	\$ 5,442	\$ 1,360	\$ 19,511	\$ 26,313
Windsor	\$ 4,419	\$ 2,873	\$ 17,900	\$ 25,192
Arvada	\$ 5,653	\$ 3,675	\$ 15,484	\$ 24,811
Loveland	\$ 5,110	\$ 3,322	\$ 16,110	\$ 24,542
Timnath	\$ 5,110	\$ 3,322	\$ 16,110	\$ 24,542
Westminster	\$ 4,244	\$ 2,759	\$ 17,229	\$ 24,232
Lakewood	\$ 4,425	\$ 2,876	\$ 15,663	\$ 22,964
Johnstown	\$ 5,110	\$ 1,533	\$ 16,110	\$ 22,753
Greeley	\$ 5,110	\$ 2,811	\$ 13,935	\$ 21,856
Larimer County	\$ 4,874	\$ 2,437	\$ 2,685	\$ 9,997

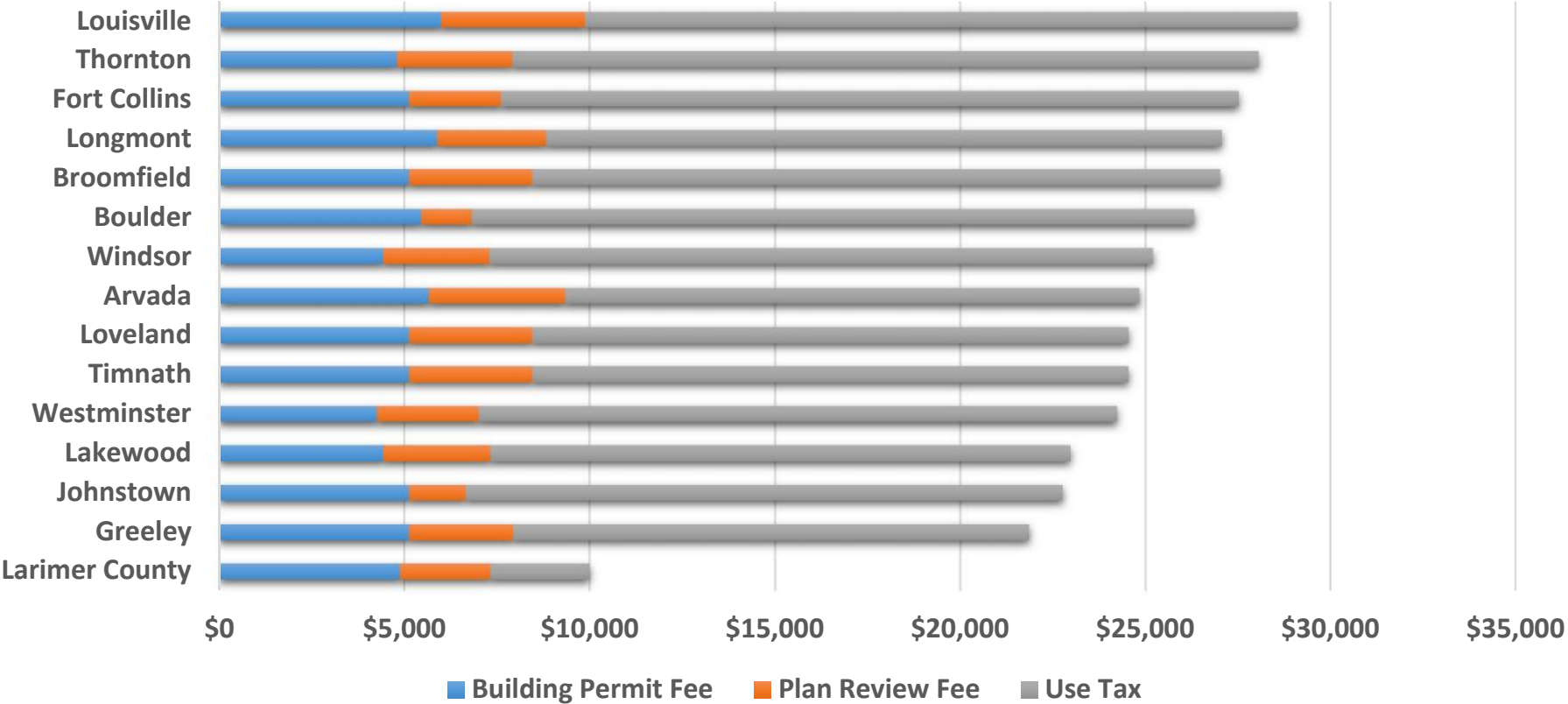


**Sales / Use Tax  
Warehouse Building  
Building Valuation of \$895,000**

**Table E-2  
11/17/2014**

<b>Entity</b>	<b>Percent of Valuation</b>	<b>Tax Rate</b>	<b>Tax</b>
Louisville	50%	4.30%	\$19,242.50
Thornton	50%	4.50%	\$20,137.50
Fort Collins	50%	4.45%	\$19,913.75
Longmont	50%	4.08%	\$18,235.63
Broomfield	50%	4.15%	\$18,571.25
Boulder	50%	4.36%	\$19,511.00
Windsor	50%	4.00%	\$17,900.00
Arvada	50%	3.46%	\$15,483.50
Loveland	50%	3.60%	\$16,110.00
Timnath	50%	3.60%	\$16,110.00
Westminster	50%	3.85%	\$17,228.75
Lakewood	50%	3.50%	\$15,662.50
Johnstown	50%	3.60%	\$16,110.00
Greeley	45%	3.46%	\$13,935.15
Larimer County	50%	0.60%	\$2,685.00

### Warehouse Building Fees Summary (Property Value: \$895,000)





City of Fort Collins

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# Appendix F

# Mixed Use Building Fees Survey

November 18, 2014

Report Prepared By:



12835 E Arapahoe Rd. Tower II, Suite 600  
Centennial, CO 80112-6726  
(720) 638 - 3791

**Summary of Building Fees**  
**Mixed Use**  
**Property Valuation of \$3,000,000**

**Table F-1**  
**9/30/2014**

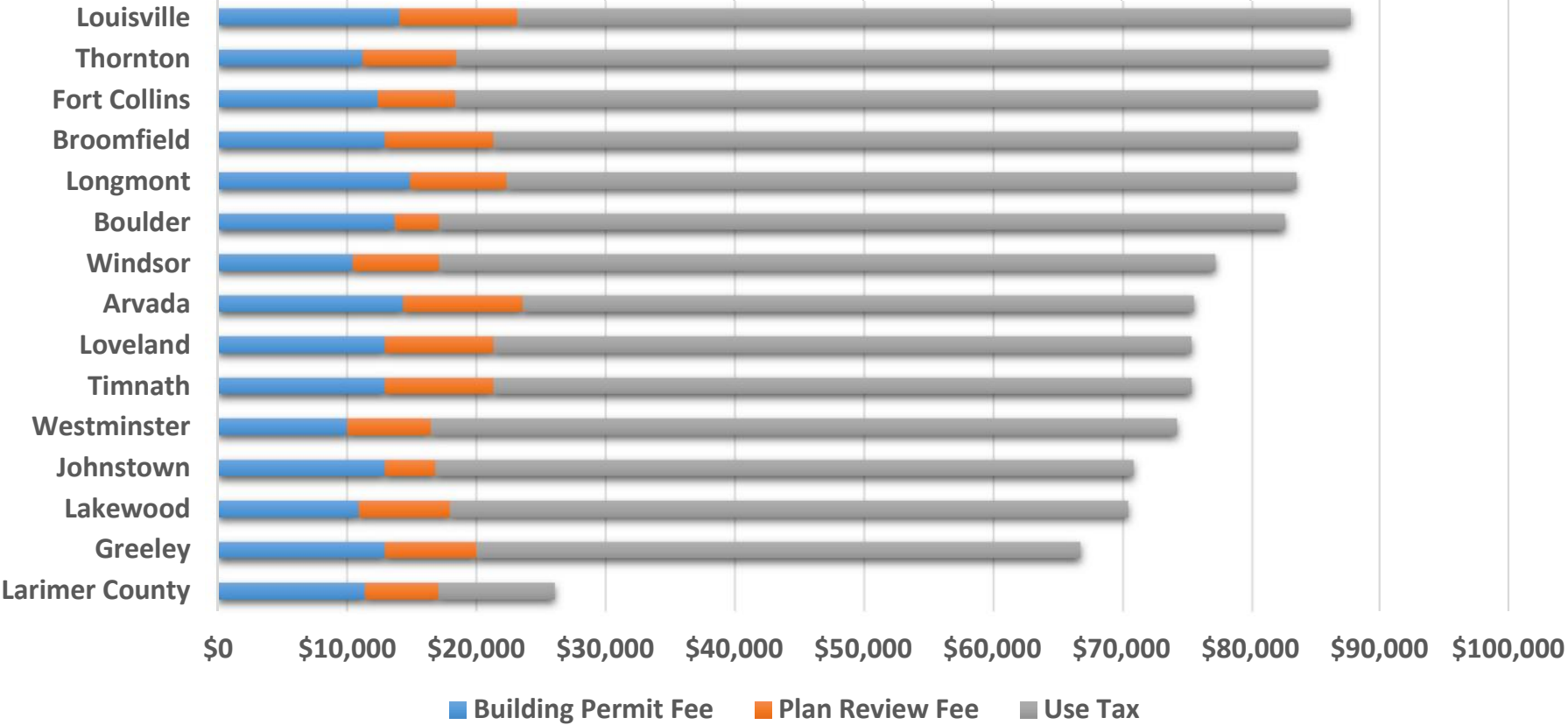
<b>Entity</b>	<b>Building Permit Fee</b>	<b>Plan Review Fee</b>	<b>Use Tax</b>	<b>Total Building Fees</b>
Louisville	\$ 14,000	\$ 9,100	\$ 64,500	\$ 87,600
Thornton	\$ 11,158	\$ 7,252	\$ 67,500	\$ 85,910
Fort Collins	\$ 12,372	\$ 5,957	\$ 66,750	\$ 85,079
Broomfield	\$ 12,909	\$ 8,391	\$ 62,250	\$ 83,549
Longmont	\$ 14,849	\$ 7,424	\$ 61,125	\$ 83,398
Boulder	\$ 13,679	\$ 3,420	\$ 65,400	\$ 82,499
Windsor	\$ 10,370	\$ 6,740	\$ 60,000	\$ 77,110
Arvada	\$ 14,284	\$ 9,285	\$ 51,900	\$ 75,469
Loveland	\$ 12,909	\$ 8,391	\$ 54,000	\$ 75,299
Timnath	\$ 12,909	\$ 8,391	\$ 54,000	\$ 75,299
Westminster	\$ 9,959	\$ 6,473	\$ 57,750	\$ 74,183
Johnstown	\$ 12,909	\$ 3,873	\$ 54,000	\$ 70,781
Lakewood	\$ 10,845	\$ 7,049	\$ 52,500	\$ 70,394
Greeley	\$ 12,909	\$ 7,100	\$ 46,710	\$ 66,719
Larimer County	\$ 11,360	\$ 5,680	\$ 9,000	\$ 26,040

**Sales / Use Tax  
Mixed Use  
Building Valuation of \$3,000,000**

**Table F-2  
11/17/2014**

<b>Entity</b>	<b>Percent of Valuation</b>	<b>Tax Rate</b>	<b>Tax</b>
Louisville	50%	4.30%	\$64,500.00
Thornton	50%	4.50%	\$67,500.00
Fort Collins	50%	4.45%	\$66,750.00
Broomfield	50%	4.15%	\$62,250.00
Longmont	50%	4.08%	\$61,125.00
Boulder	50%	4.36%	\$65,400.00
Windsor	50%	4.00%	\$60,000.00
Arvada	50%	3.46%	\$51,900.00
Loveland	50%	3.60%	\$54,000.00
Timnath	50%	3.60%	\$54,000.00
Westminster	50%	3.85%	\$57,750.00
Johnstown	50%	3.60%	\$54,000.00
Lakewood	50%	3.50%	\$52,500.00
Greeley	45%	3.46%	\$46,710.00
Larimer County	50%	0.60%	\$9,000.00

### Mixed Use Building Fees Summary (Property Value: \$3,000,000)





City of Fort Collins

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# Appendix G

# Single Family Residential Detached Utility Capital Expansion Fees Survey

November 18, 2014

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Report Prepared By:



12835 E Arapahoe Rd. Tower II, Suite 600  
Centennial, CO 80112-6726  
(720) 638 - 3791

**Summary of Utility Capital Expansion Fees  
Single Family Residential Detached**

Impervious Area: 3,500 sq. ft.

Irrigable Area: 5,100 sq. ft.

Lot Size: 8,600 sq. ft.

Water Tap Size: 3/4"

Raw Water Cost: \$30,970 per AF (CBT)

Tap Equivalent: 1.0

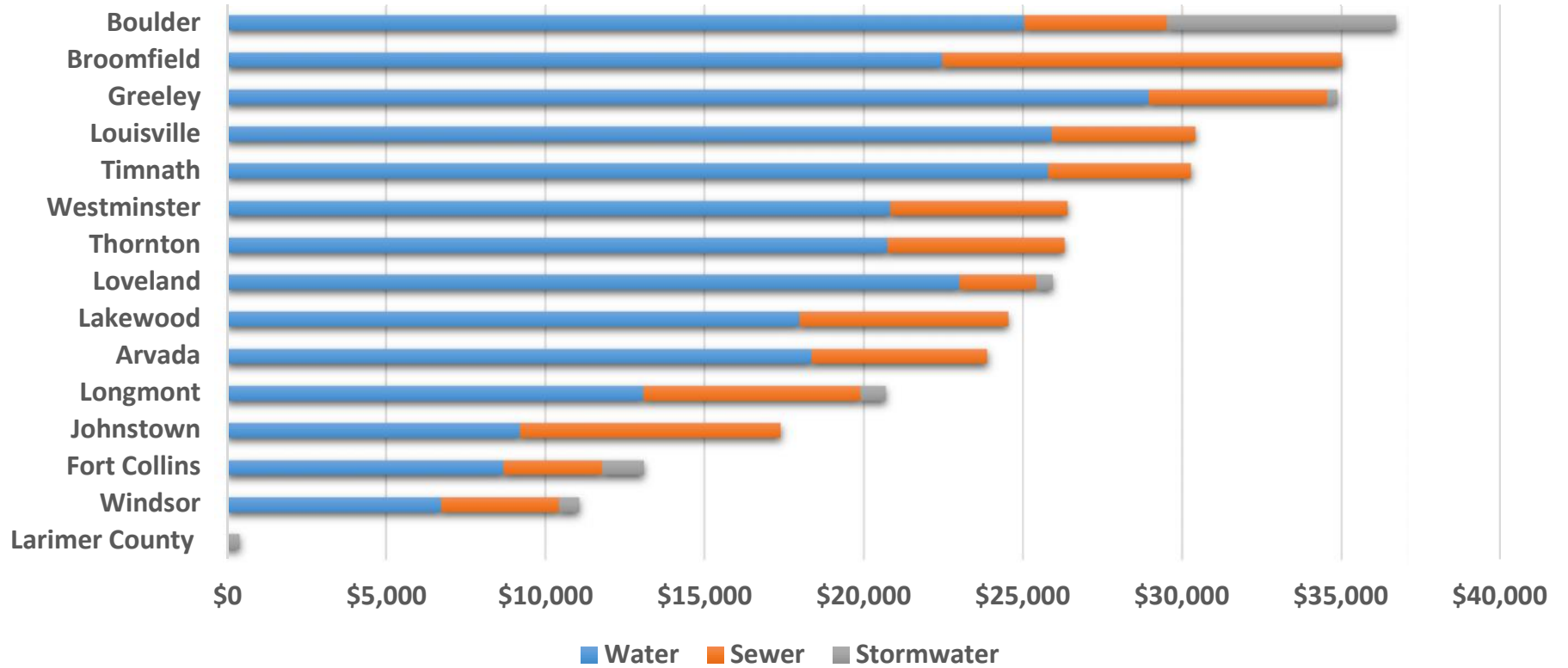
**Table G-1  
9/29/2014**

<b>Entity</b>	<b>Water</b>	<b>Sewer</b>	<b>Stormwater</b>	<b>Total</b>
Boulder	\$25,031	\$4,473	\$7,210	\$36,714
Broomfield	\$22,454	\$12,559	\$0	\$35,013
Greeley	\$28,943	\$5,600	\$325	\$34,868
Louisville	\$25,900	\$4,500	\$0	\$30,400
Timnath	\$25,777	\$4,500	\$0	\$30,277
Westminster	\$20,836	\$5,554	\$0	\$26,390
Thornton	\$20,735	\$5,563	\$0	\$26,298
Loveland	\$22,995	\$2,410	\$517	\$25,922
Lakewood	\$17,968	\$6,560	\$0	\$24,528
Arvada	\$18,345	\$5,539	\$0	\$23,884
Longmont	\$13,066	\$6,830	\$789	\$20,685
Johnstown	\$9,200	\$8,189	\$0	\$17,389
Fort Collins	\$8,672	\$3,090	\$1,324	\$13,086
Windsor	\$6,725	\$3,700	\$632	\$11,057
Larimer County	\$0	\$0	\$400	\$400



# Single Family Residential Detached Utility Capital Expansion Fees Summary

(Water Meter Size: 3/4"; Imp. Area: 3,500 SF; Runoff Coefficient: 0.50)





City of Fort Collins

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# Appendix H

# Office Utility Capital Expansion Fees Survey

November 18, 2014



Report Prepared By:



12835 E Arapahoe Rd. Tower II, Suite 600  
Centennial, CO 80112-6726  
(720) 638 - 3791

**Summary of Utility Capital Expansion Fees  
Office Building**

Building Square Footage: 7,700 sq. ft.

Building Valuation: \$1,400,000

Lot Size: 28,174

Water Tap Size: 1"

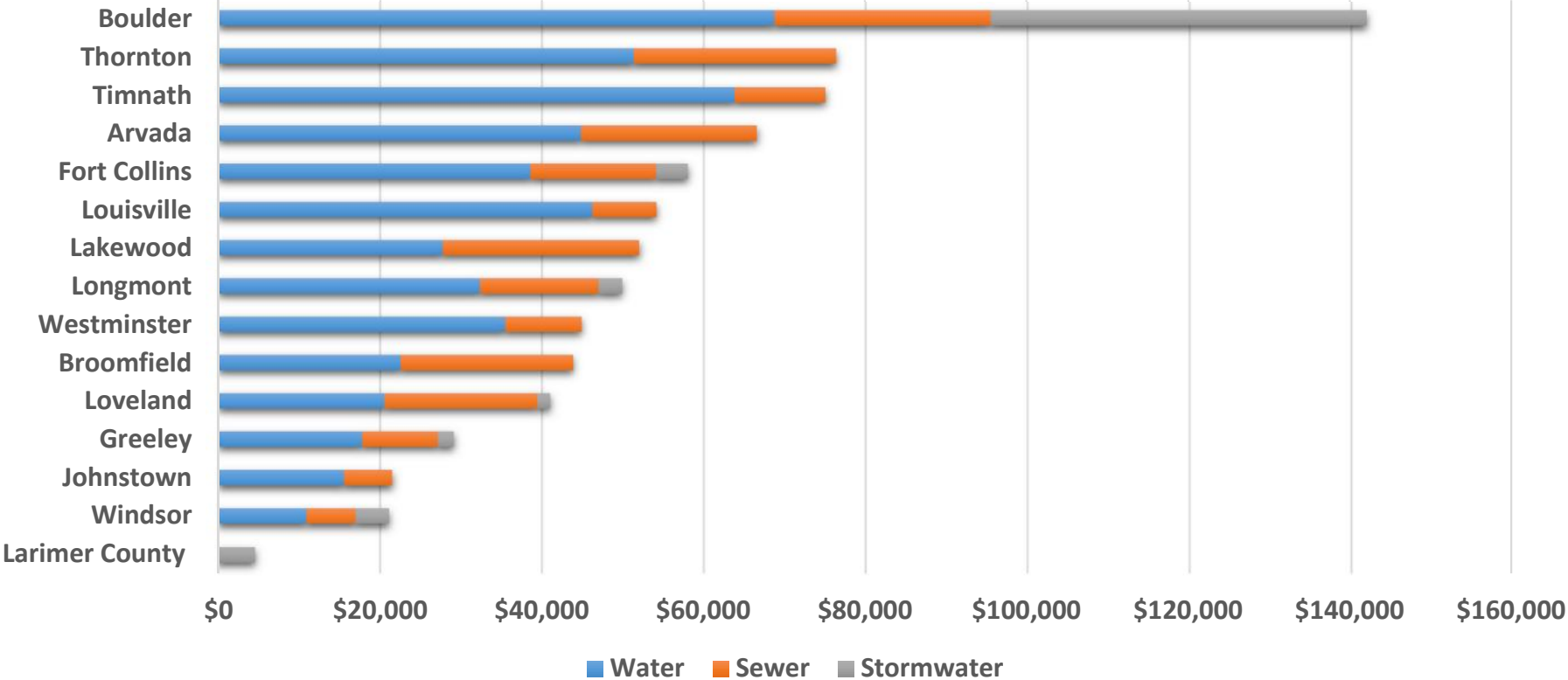
Tap Equivalent: 1.7

**Table H-1  
9/29/2014**

<b>Entity</b>	<b>Water</b>	<b>Sewer</b>	<b>Stormwater</b>	<b>Total</b>
Boulder	\$68,669	\$26,785	\$46,431	\$141,885
Thornton	\$51,288	\$25,032	\$0	\$76,320
Timnath	\$63,750	\$11,250	\$0	\$75,000
Arvada	\$44,750	\$21,768	\$0	\$66,518
Fort Collins	\$38,550	\$15,440	\$4,045	\$58,035
Louisville	\$46,200	\$7,900	\$0	\$54,100
Lakewood	\$27,670	\$24,320	\$0	\$51,990
Longmont	\$32,270	\$14,670	\$2,941	\$49,881
Westminster	\$35,421	\$9,442	\$0	\$44,863
Broomfield	\$22,456	\$21,350	\$0	\$43,806
Loveland	\$20,521	\$18,850	\$1,648	\$41,019
Greeley	\$17,700	\$9,400	\$2,029	\$29,129
Johnstown	\$15,467	\$6,000	\$0	\$21,467
Windsor	\$10,895	\$5,994	\$4,143	\$21,032
Larimer County	\$0	\$0	\$4,508	\$4,508

# Office Building Utility Capital Expansion Fees Summary

(Water Meter Size: 1"; Building SF: 7,700 SF; Building Valuation: \$1.4M;  
Lot Size: 28,174 SF; Tap Equiv.: 1.7)





City of Fort Collins

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# Appendix I

# Retail Utility Capital Expansion Fees Survey

November 18, 2014



Report Prepared By:



12835 E Arapahoe Rd. Tower II, Suite 600  
Centennial, CO 80112-6726  
(720) 638 - 3791

**Summary of Utility Capital Expansion Fees****Retail Building**

Building Square Footage: 6,100 sq. ft.

Building Valuation: \$550,000

Lot Size: 14,000

Water Tap Size: 3/4"

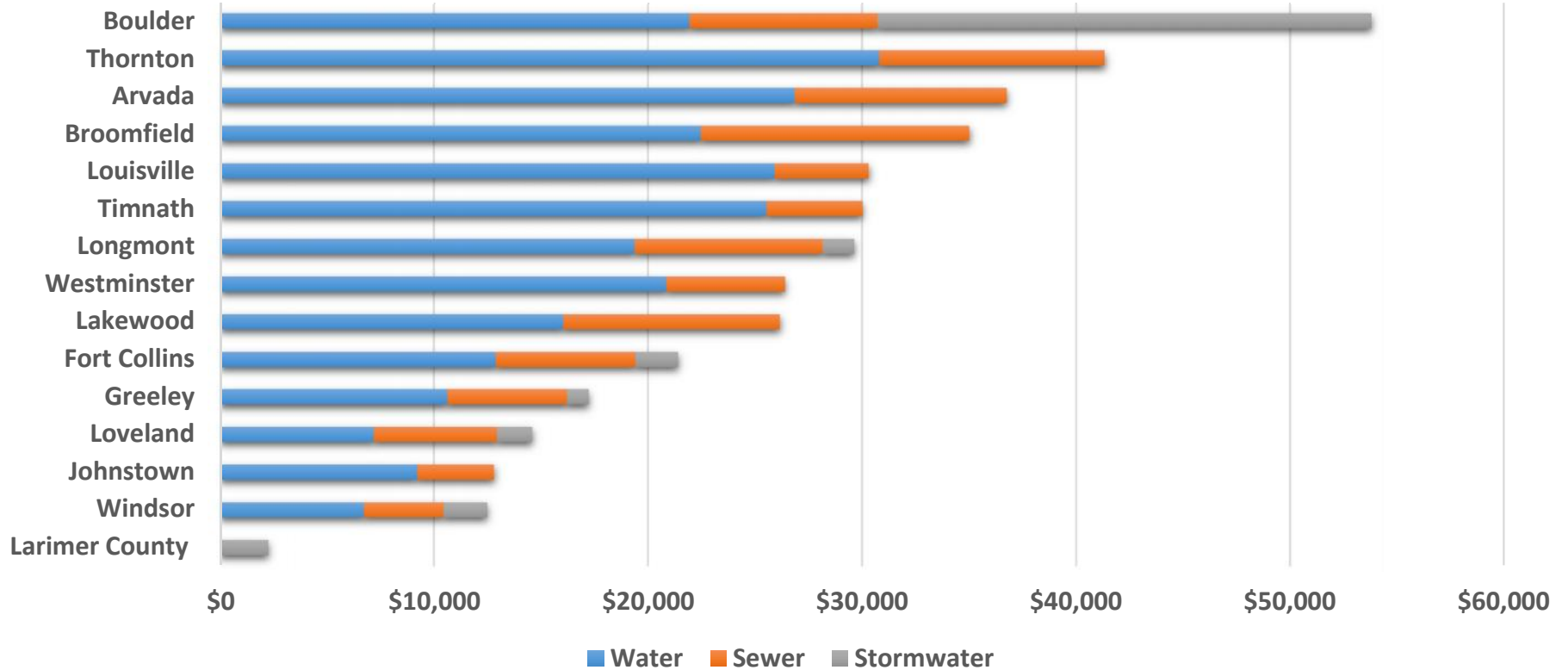
Tap Equivalent: 1.0

**Table I-1****9/29/2014**

<b>Entity</b>	<b>Water</b>	<b>Sewer</b>	<b>Stormwater</b>	<b>Total</b>
Boulder	\$21,941	\$8,786	\$23,072	\$53,799
Thornton	\$30,773	\$10,569	\$0	\$41,342
Arvada	\$26,850	\$9,893	\$0	\$36,743
Broomfield	\$22,454	\$12,559	\$0	\$35,013
Louisville	\$25,900	\$4,400	\$0	\$30,300
Timnath	\$25,500	\$4,500	\$0	\$30,000
Longmont	\$19,350	\$8,800	\$1,462	\$29,612
Westminster	\$20,836	\$5,554	\$0	\$26,390
Lakewood	\$16,030	\$10,124	\$0	\$26,154
Fort Collins	\$12,850	\$6,550	\$2,010	\$21,410
Greeley	\$10,600	\$5,600	\$1,008	\$17,208
Loveland	\$7,164	\$5,770	\$1,648	\$14,582
Johnstown	\$9,200	\$3,600	\$0	\$12,800
Windsor	\$6,725	\$3,700	\$2,059	\$12,484
Larimer County	\$0	\$0	\$2,240	\$2,240

## Retail Building Utility Capital Expansion Fees Summary

(Water Meter Size: 3/4"; Building SF: 6,100 SF; Building Valuation: \$550K;  
Lot Size: 14,000 SF; Tap Equiv.: 1.0)





City of Fort Collins

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# Appendix J

# Warehouse Building Utility Capital Expansion Fees Survey

November 18, 2014



Report Prepared By:



12835 E Arapahoe Rd. Tower II, Suite 600  
Centennial, CO 80112-6726  
(720) 638 - 3791



**Summary of Utility Capital Expansion Fees  
Warehouse Building**

**Table J-1  
9/29/2014**

Building Square Footage: 19,000 sq. ft.

Building Valuation: \$895,000

Lot Size: 133,000

Water Tap Size: 3/4"

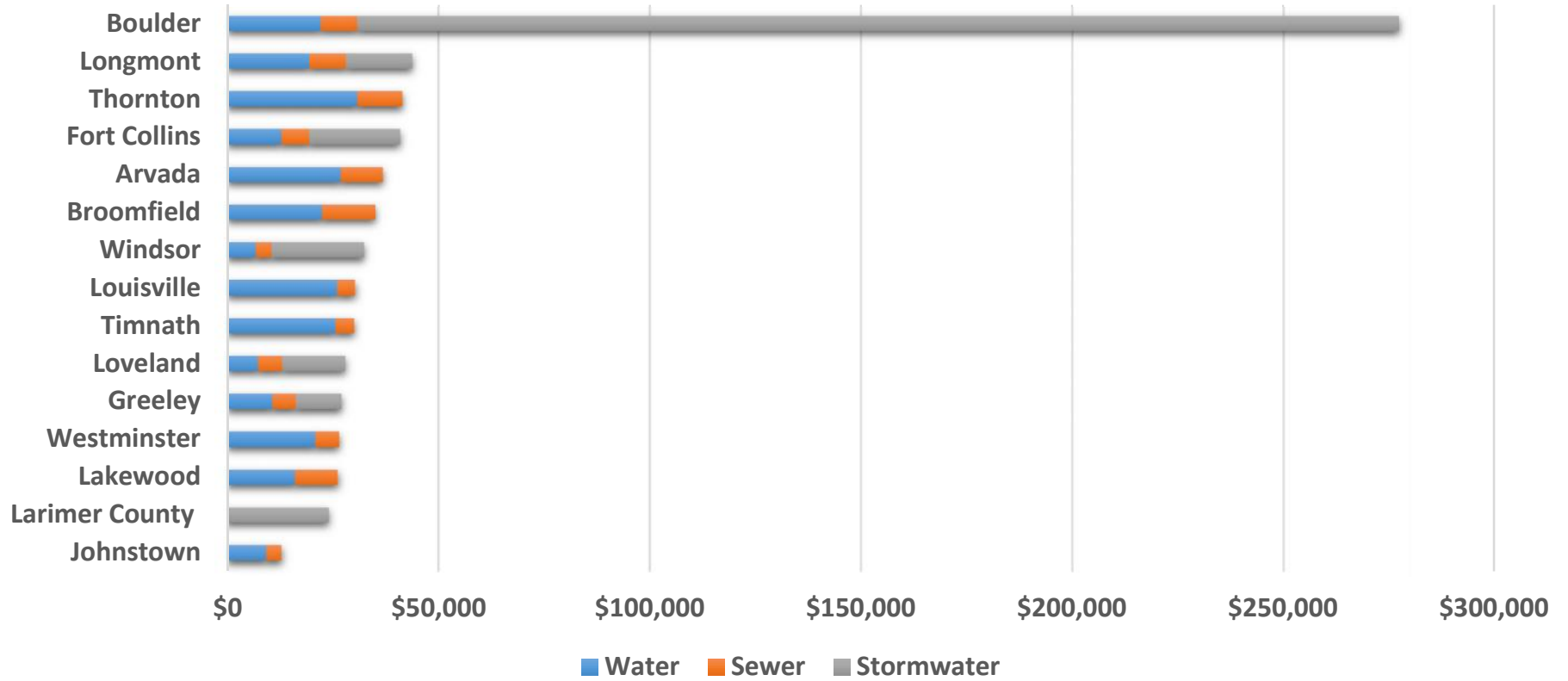
Tap Equivalent: 1.0

<b>Entity</b>	<b>Water</b>	<b>Sewer</b>	<b>Stormwater</b>	<b>Total</b>
Boulder	\$21,941	\$8,786	\$246,582	\$277,309
Longmont	\$19,350	\$8,800	\$15,621	\$43,771
Thornton	\$30,773	\$10,569	\$0	\$41,342
Fort Collins	\$12,850	\$6,550	\$21,481	\$40,881
Arvada	\$26,850	\$9,893	\$0	\$36,743
Broomfield	\$22,454	\$12,559	\$0	\$35,013
Windsor	\$6,725	\$3,700	\$22,001	\$32,426
Louisville	\$25,900	\$4,400	\$0	\$30,300
Timnath	\$25,500	\$4,500	\$0	\$30,000
Loveland	\$7,164	\$5,770	\$14,905	\$27,839
Greeley	\$10,600	\$5,600	\$10,773	\$26,973
Westminster	\$20,836	\$5,554	\$0	\$26,390
Lakewood	\$16,030	\$10,124	\$0	\$26,154
Larimer County	\$0	\$0	\$23,940	\$23,940
Johnstown	\$9,200	\$3,600	\$0	\$12,800

## Warehouse Building Utility Capital Expansion Fees Summary

(Water Meter Size: 3/4"; Building SF: 19,000 SF; Building Valuation: \$895K;

Lot Size: 133,000 SF; Tap Equiv.: 1.0)





City of Fort Collins

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# Appendix K

# Mixed Use Utility Capital Expansion Fees Survey

November 18, 2014

Report Prepared By:



12835 E Arapahoe Rd. Tower II, Suite 600  
Centennial, CO 80112-6726  
(720) 638 - 3791

**Summary of Utility Capital Expansion Fees****Mixed Use**

Building Square Footage: 38,000 sq. ft.  
 (24,000 sq. ft. residential; 14,000 sq. ft. commercial)

Dwelling units: 18

Building Valuation: \$3,000,000

Lot Size: 14,000

Water Tap Size: 2" residential; 3/4" commercial

Tap Equivalent (multifamily):

Multifamily, per unit 0.6

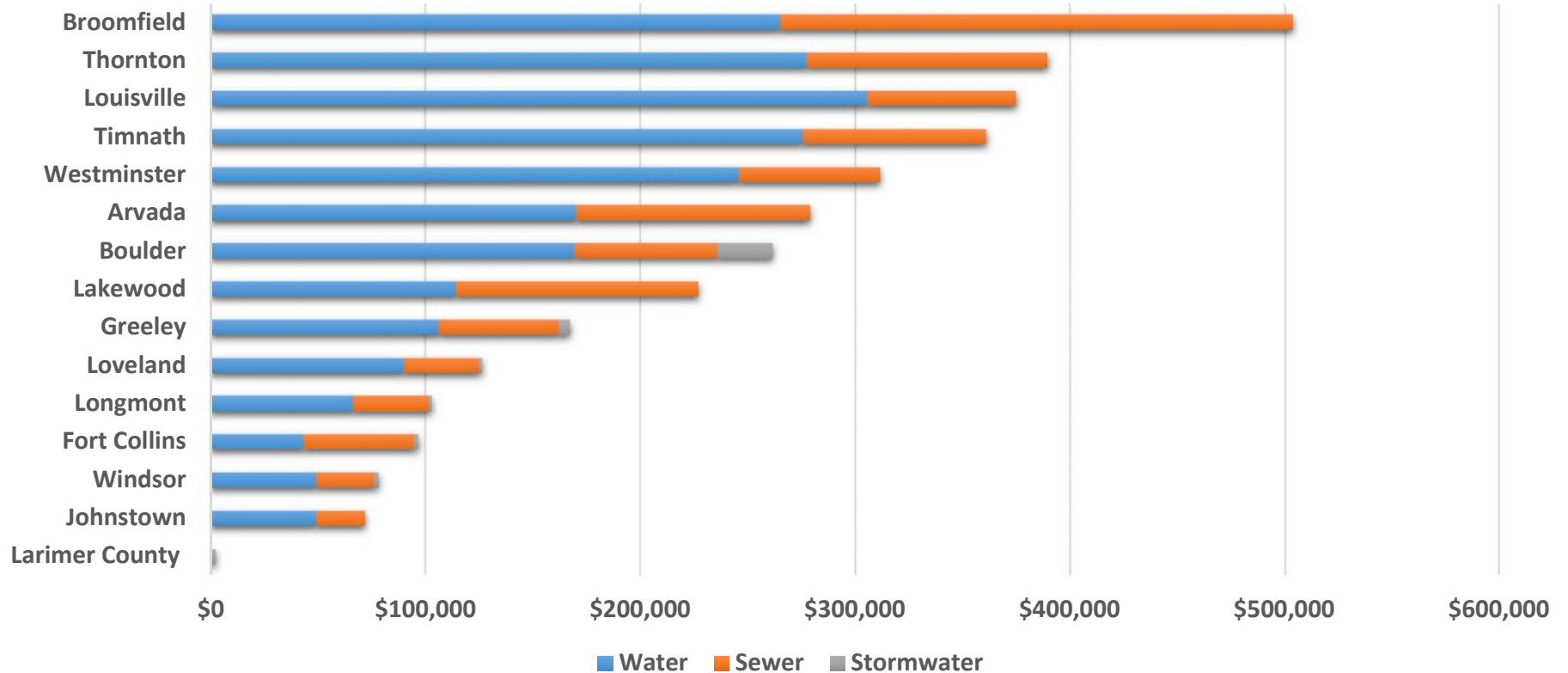
Commercial 1.0

**Table K-1****9/29/2014**

<b>Entity</b>	<b>Water</b>	<b>Sewer</b>	<b>Stormwater</b>	<b>Total</b>
Broomfield	\$264,957	\$238,621	\$0	\$503,578
Thornton	\$277,103	\$112,341	\$0	\$389,444
Louisville	\$305,620	\$69,200	\$0	\$374,820
Timnath	\$275,400	\$85,500	\$0	\$360,900
Westminster	\$245,865	\$65,537	\$0	\$311,402
Arvada	\$170,050	\$108,983	\$0	\$279,033
Boulder	\$169,397	\$66,296	\$25,956	\$261,649
Lakewood	\$114,020	\$112,940	\$0	\$226,960
Greeley	\$106,000	\$56,000	\$5,345	\$167,345
Loveland	\$89,883	\$34,930	\$1,498	\$126,311
Longmont	\$66,210	\$35,200	\$1,644	\$103,054
Fort Collins	\$43,400	\$51,010	\$2,261	\$96,671
Windsor	\$49,025	\$26,973	\$2,316	\$78,314
Johnstown	\$49,065	\$22,800	\$0	\$71,865
Larimer County	\$0	\$0	\$2,520	\$2,520

## Mixed Use Utility Capital Expansion Fees Summary

(Residential Water Meter Size: 2"; Commercaill Water Meter Size: 3/4";  
Total Building SF: 38,000 SF; Residential SF: 24,000 SF; Commercial SF: 14,000 SF;  
Residential Dwelling Units: 18; Building Valuation: \$3





City of Fort Collins

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# Appendix L

# Single Family Residential Detached Non-Utility Capital Expansion Fees Survey

November 18, 2014

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Report Prepared By:



12835 E Arapahoe Rd. Tower II, Suite 600  
Centennial, CO 80112-6726  
(720) 638 - 3791

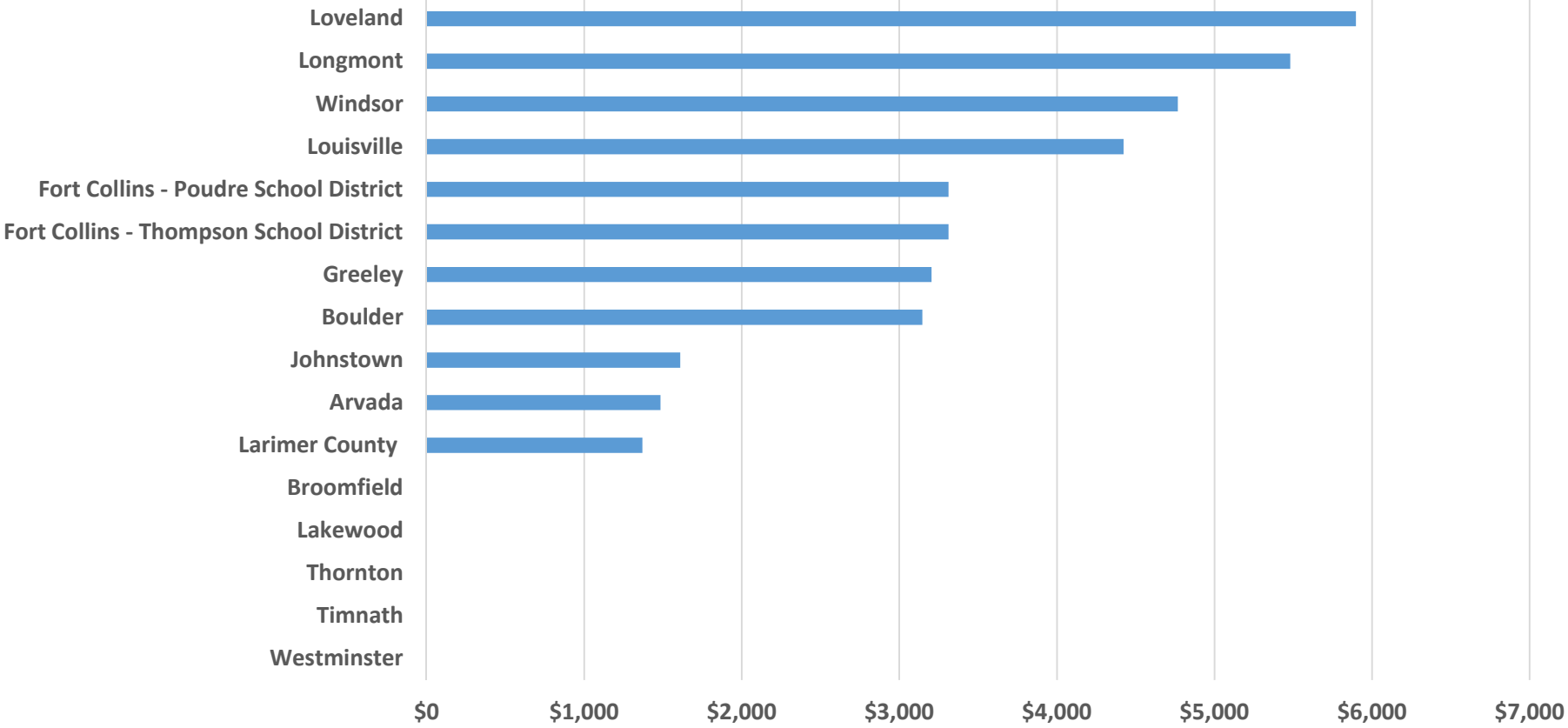




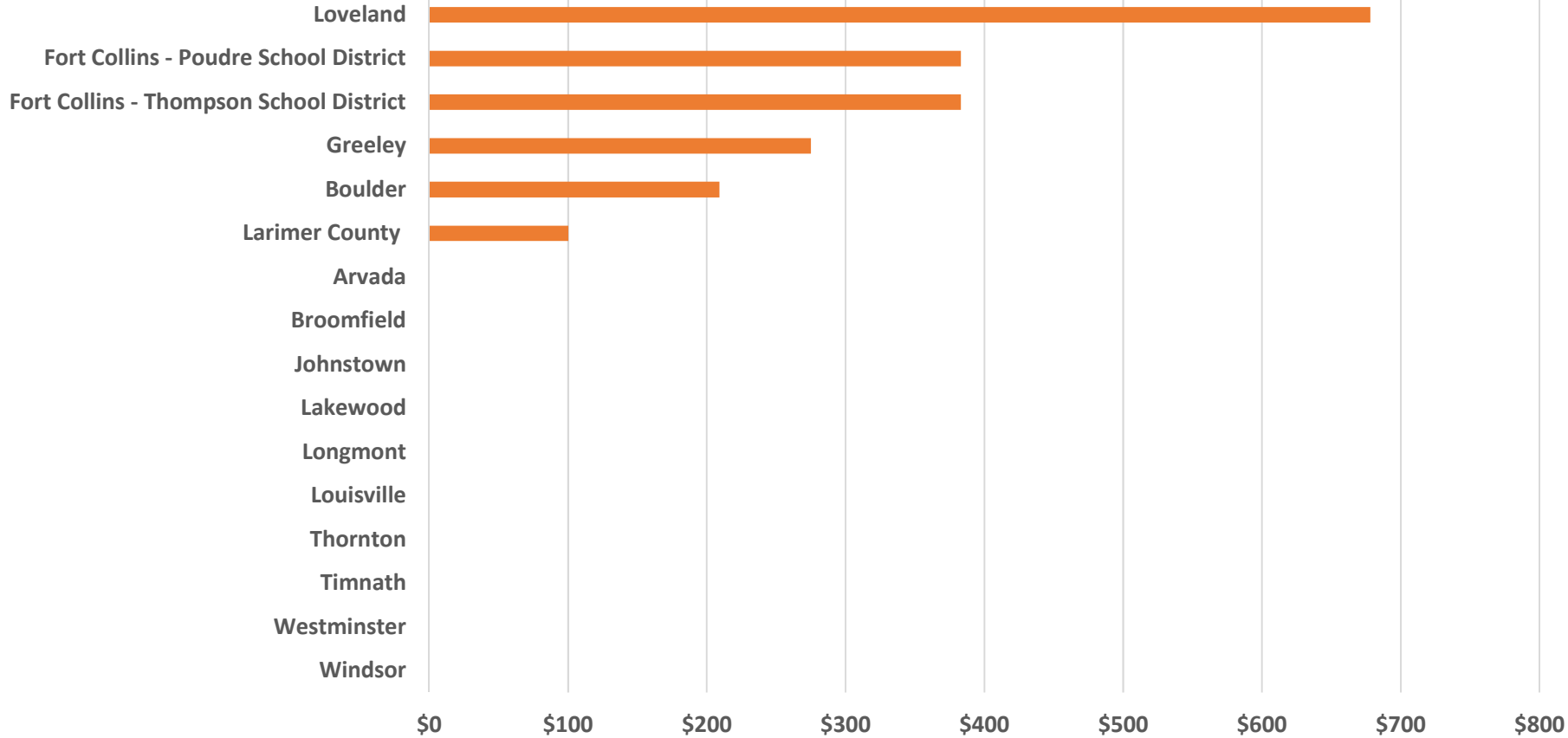




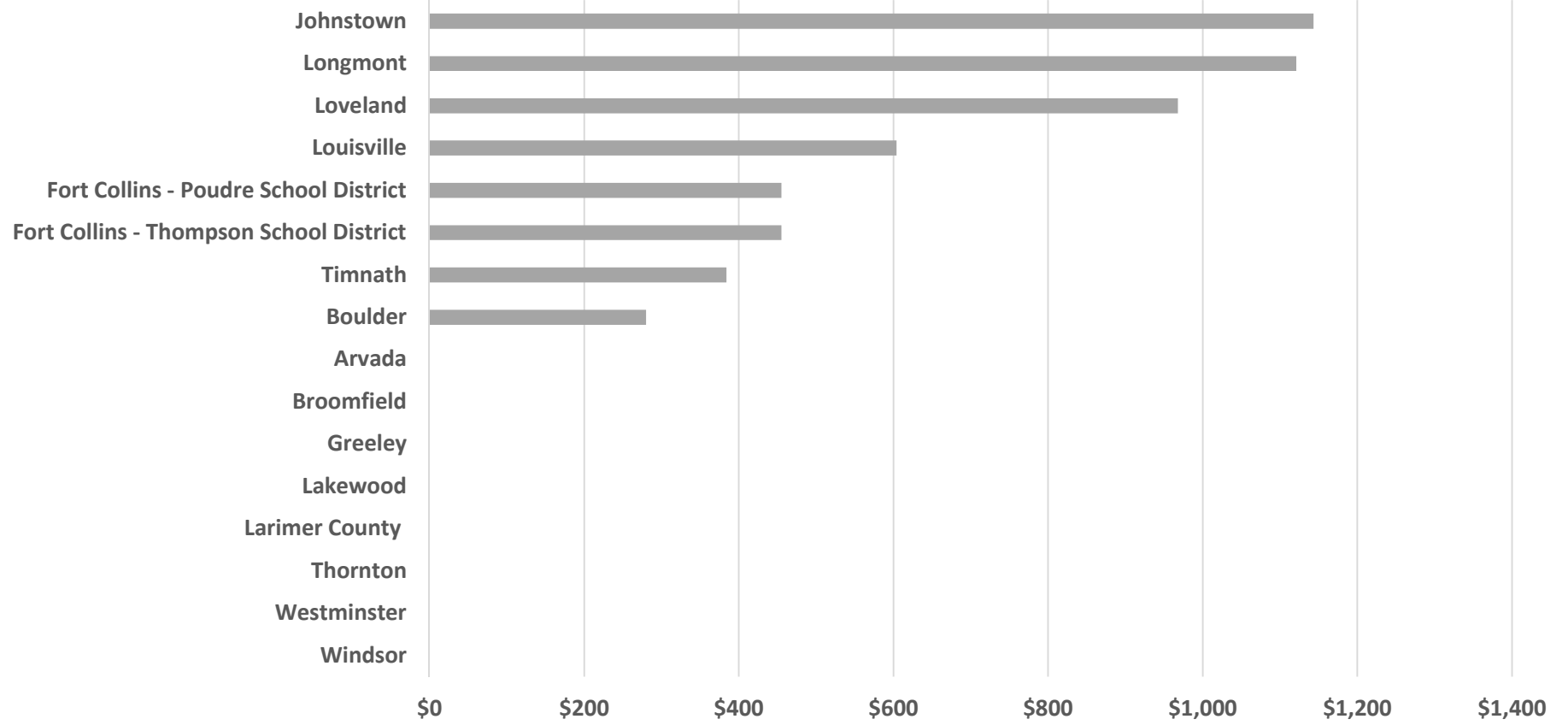
### Single Family Residential Detached - Parks, Open Space, Trails & Recreation



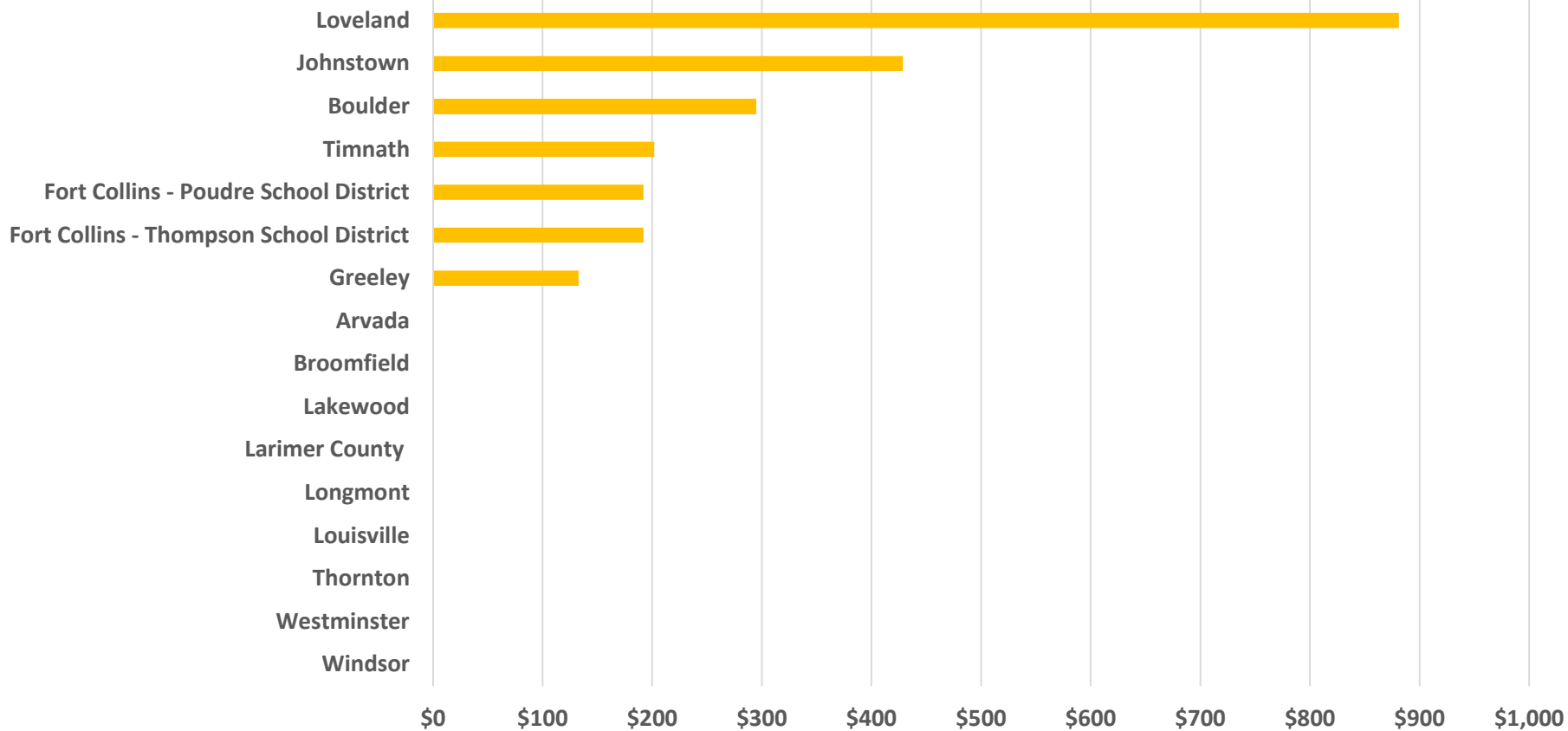
### Single Family Residential Detached - Fire



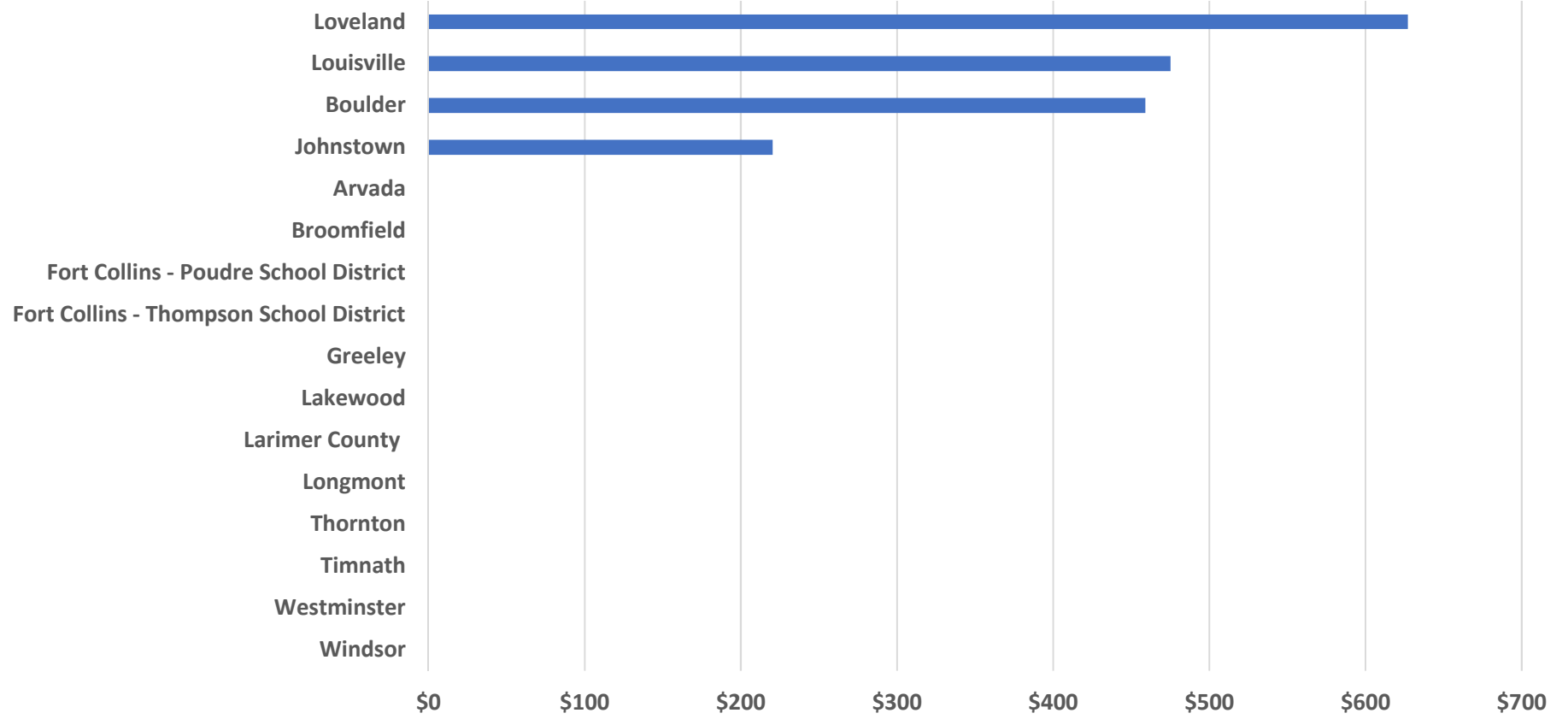
### Single Family Residential Detached - General Government



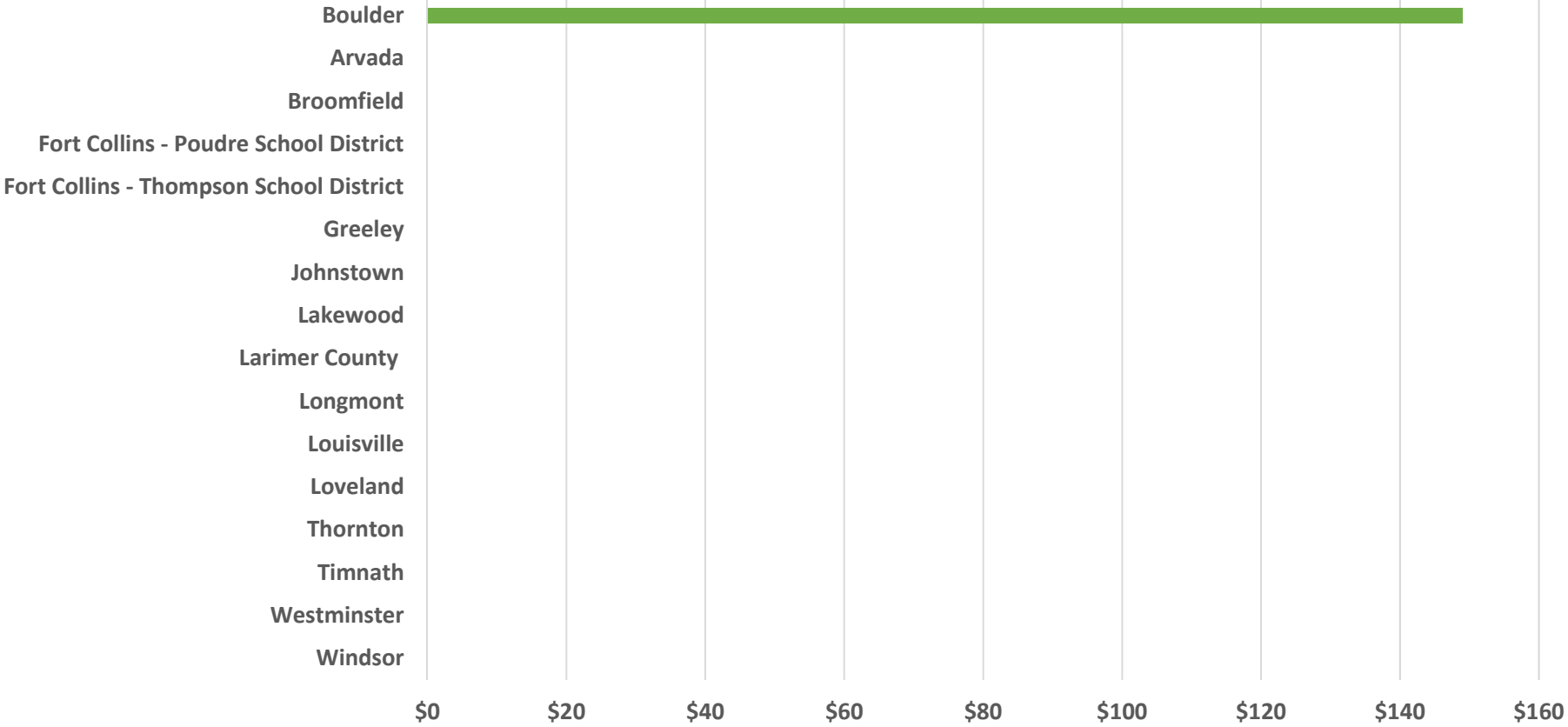
### Single Family Residential Detached - Police



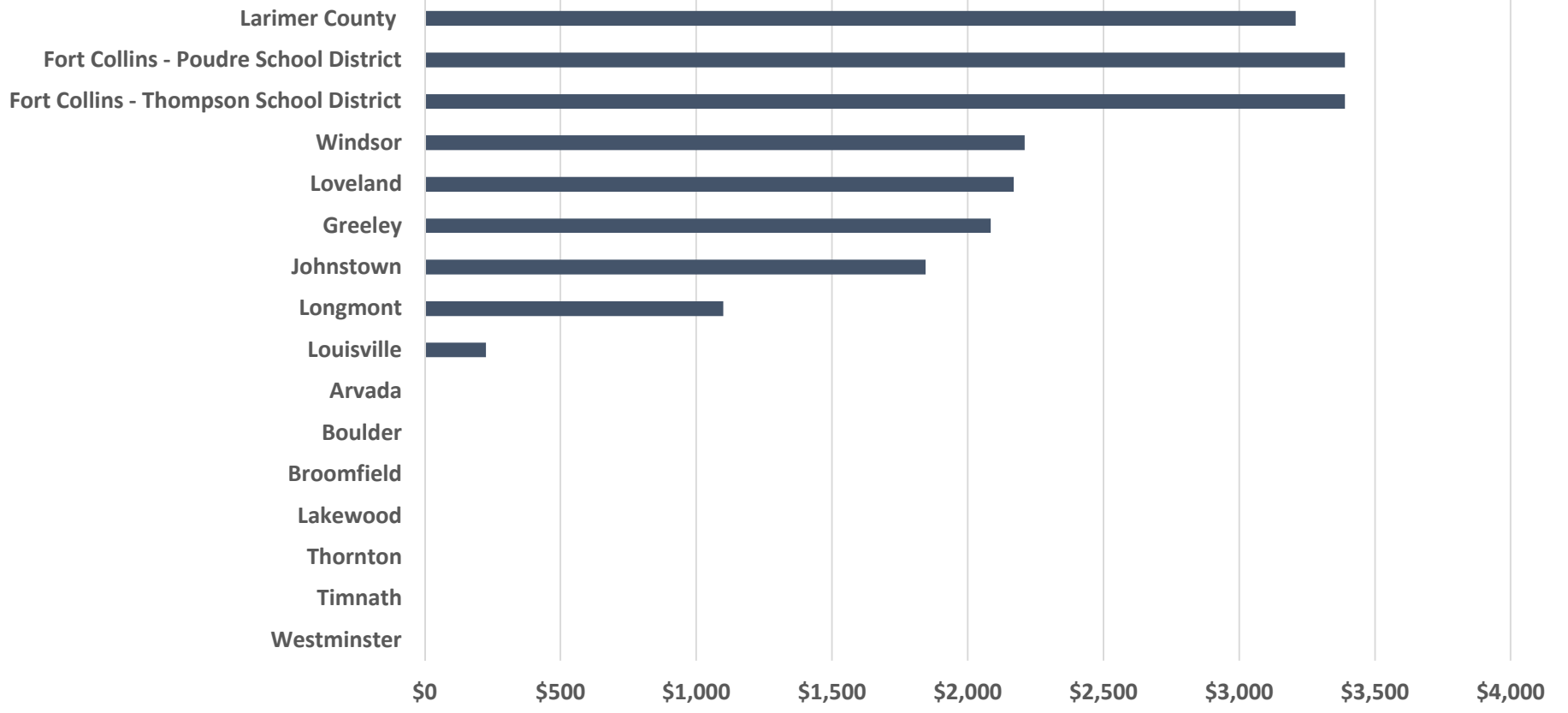
### Single Family Residential Detached - Library



### Single Family Residential Detached - Human Services

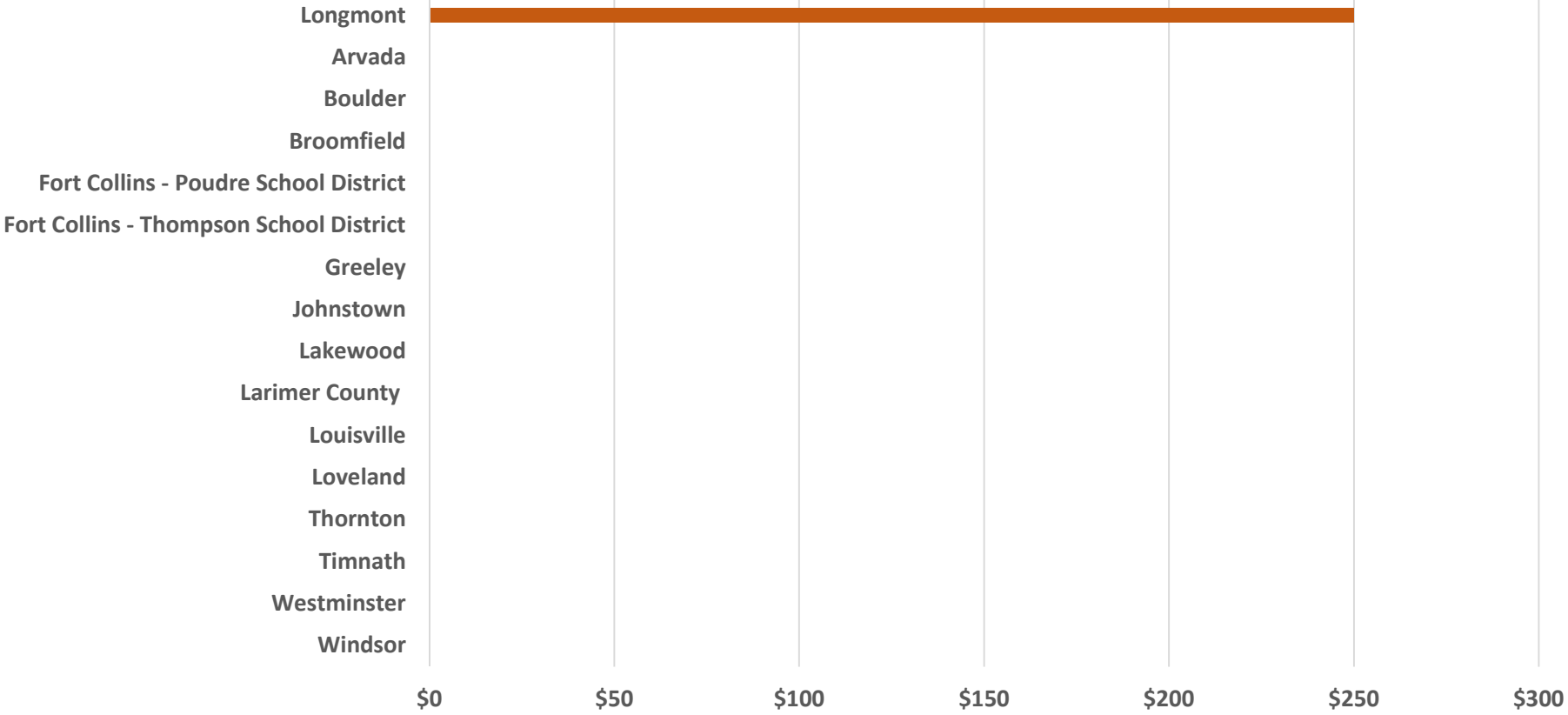


### Single Family Residential Detached - Streets

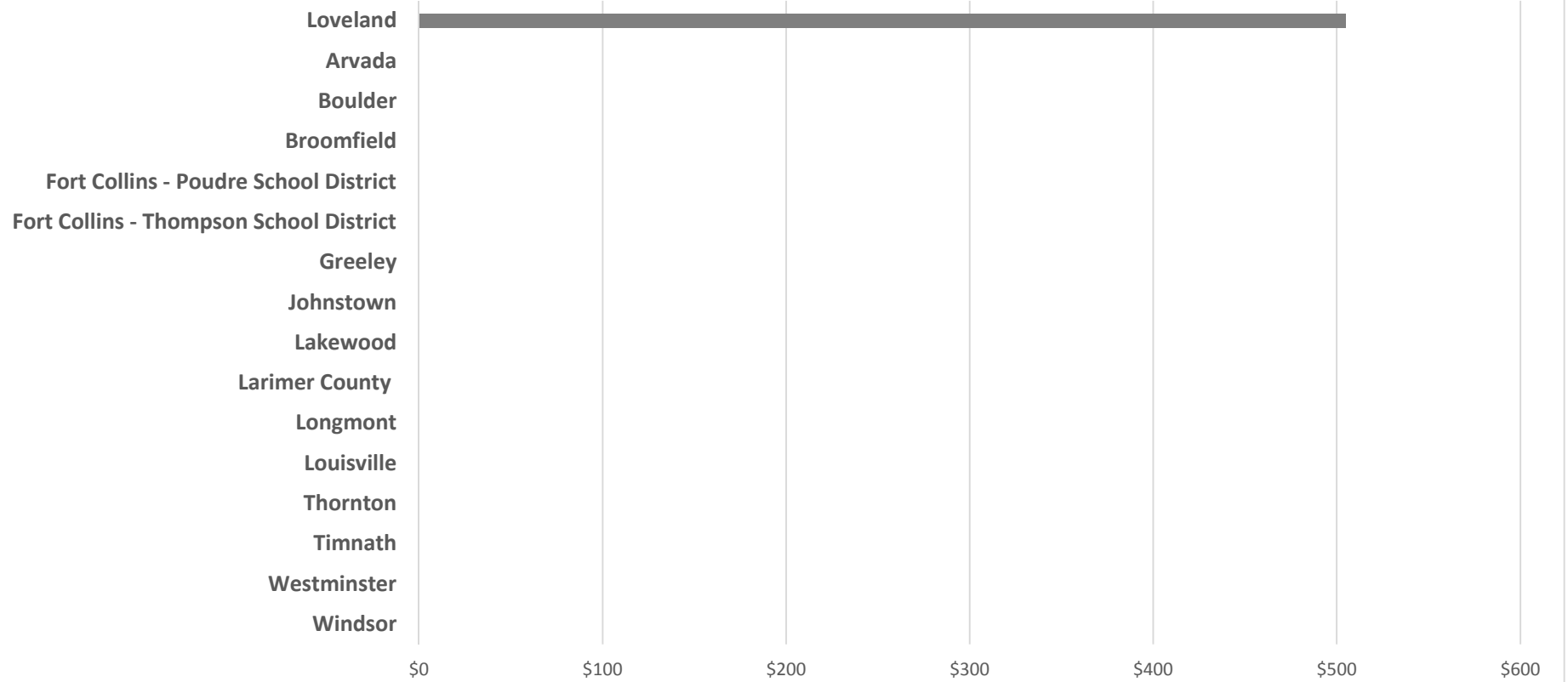




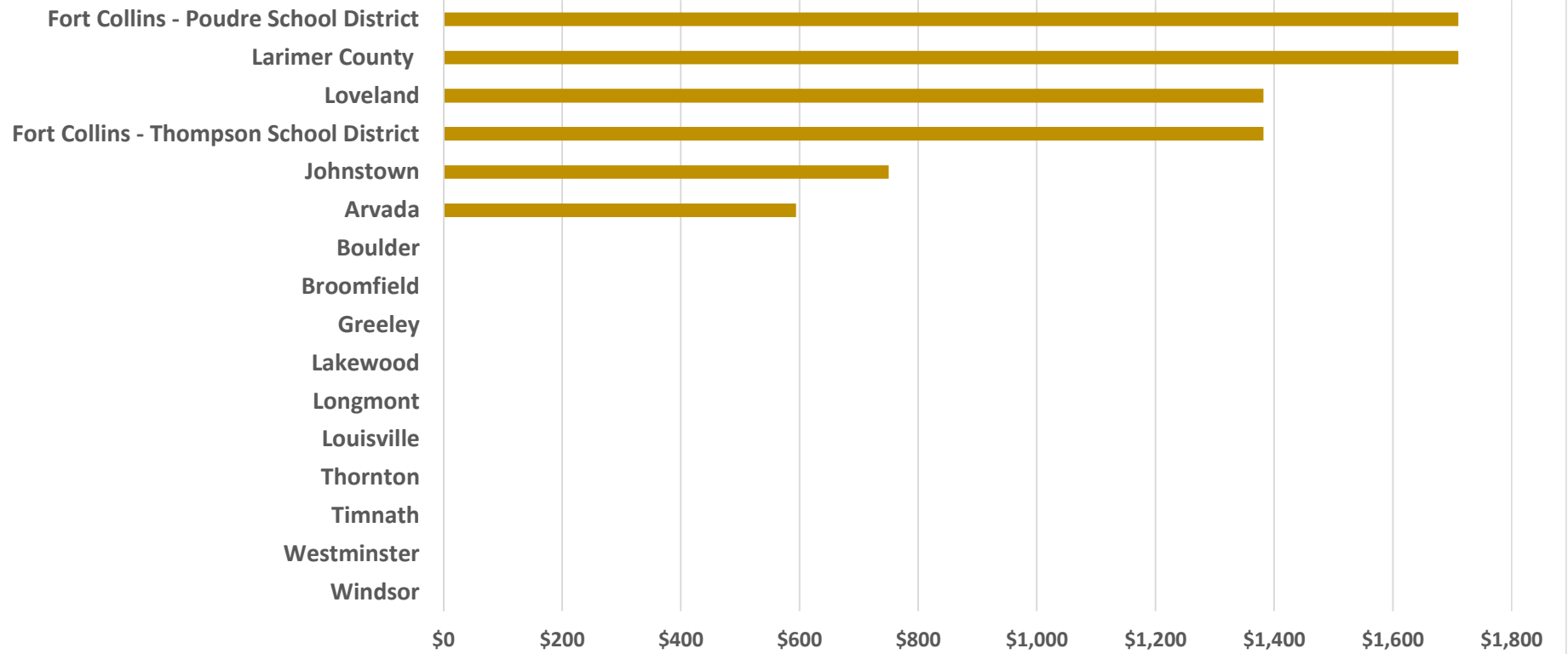
### Single Family Residential Detached - Air Quality



### Single Family Residential Detached - Museum



### Single Family Residential Detached - Schools





City of Fort Collins

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# Appendix M

# Office Non-Utility Capital Expansion Fees Survey

November 18, 2014

Report Prepared By:

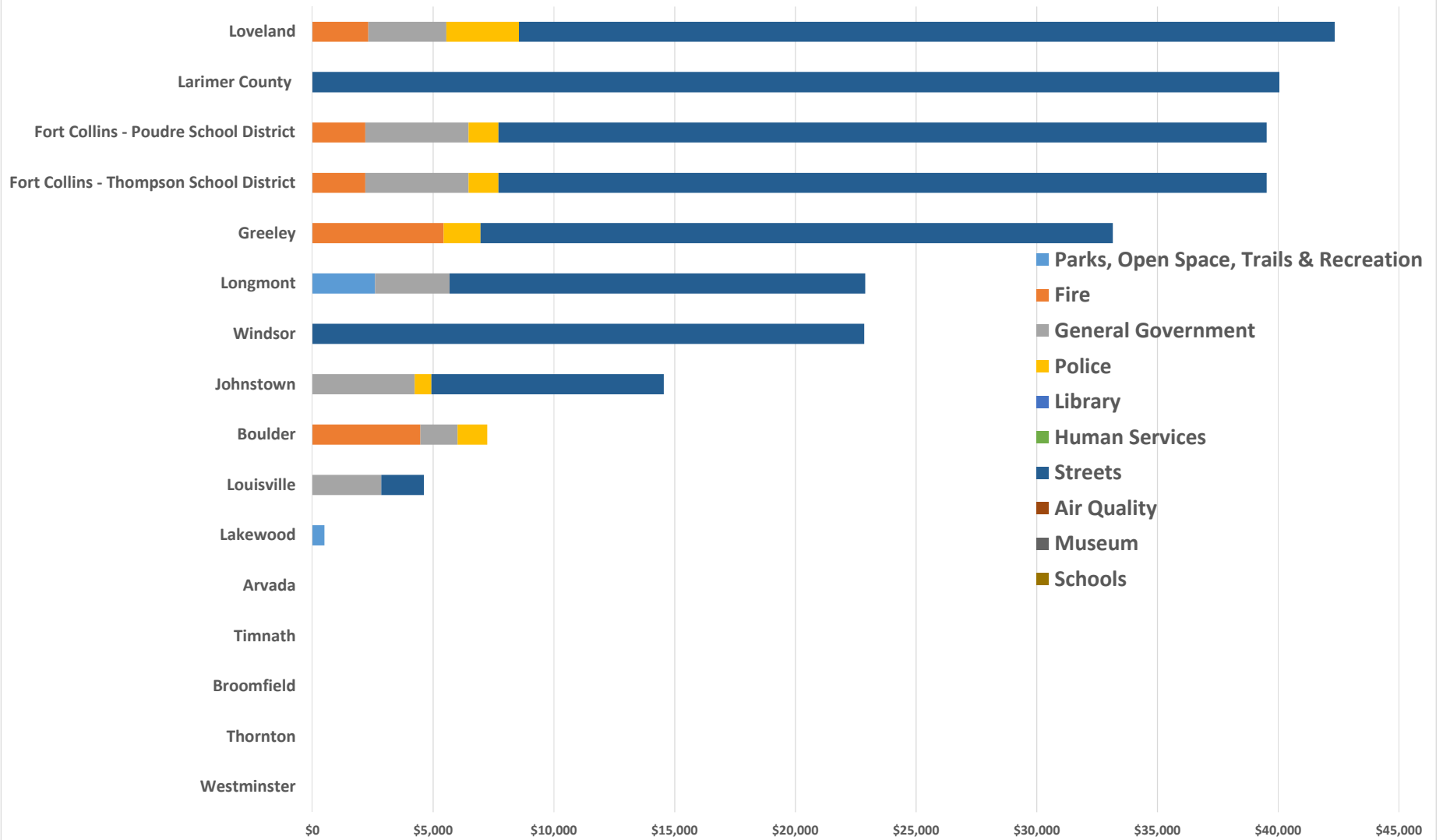


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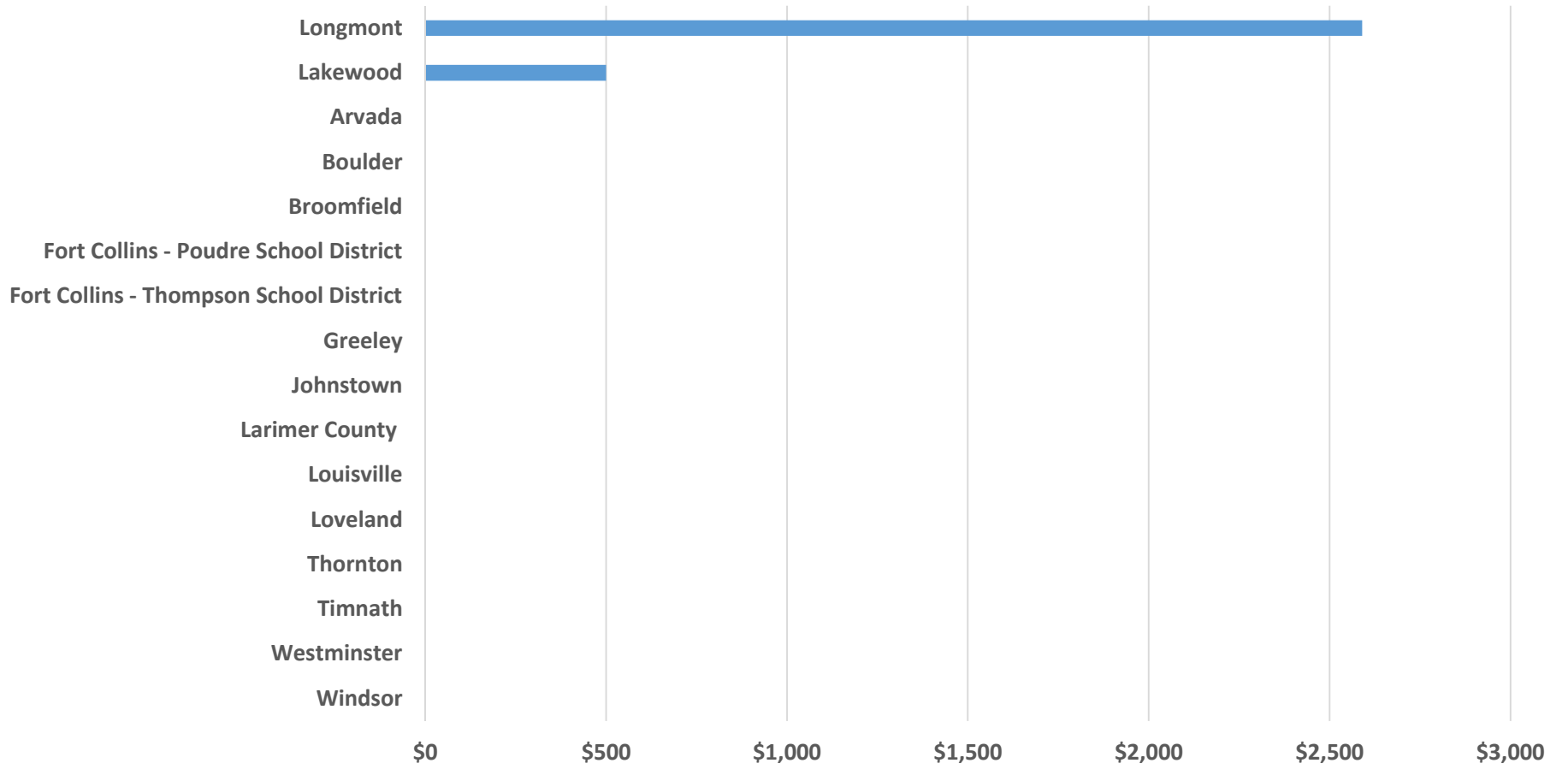




## Office Building Non-Utility Capital Expansion Fees Summary (including Schools & County)

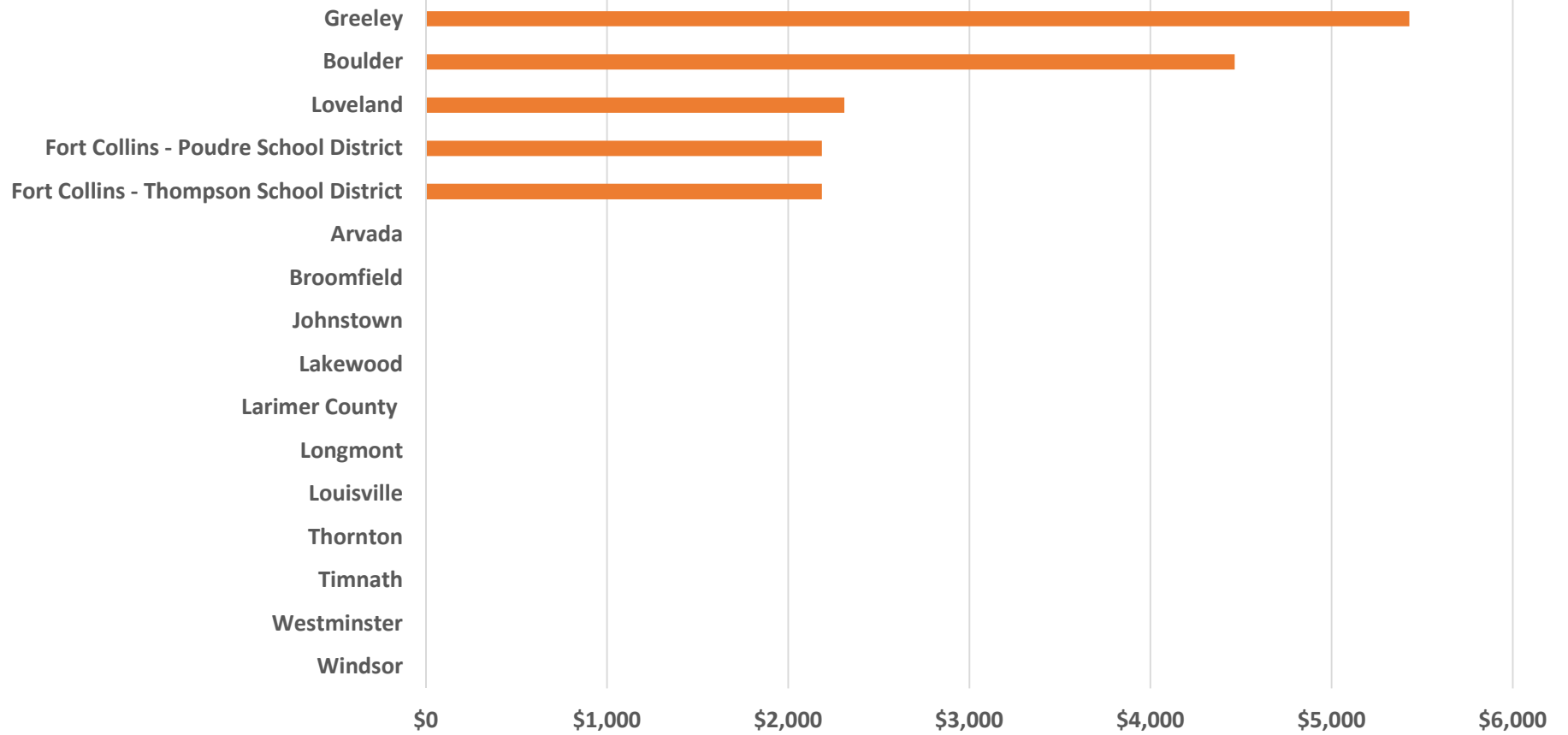


### Office Building - Parks, Open Space, Trails & Recreation

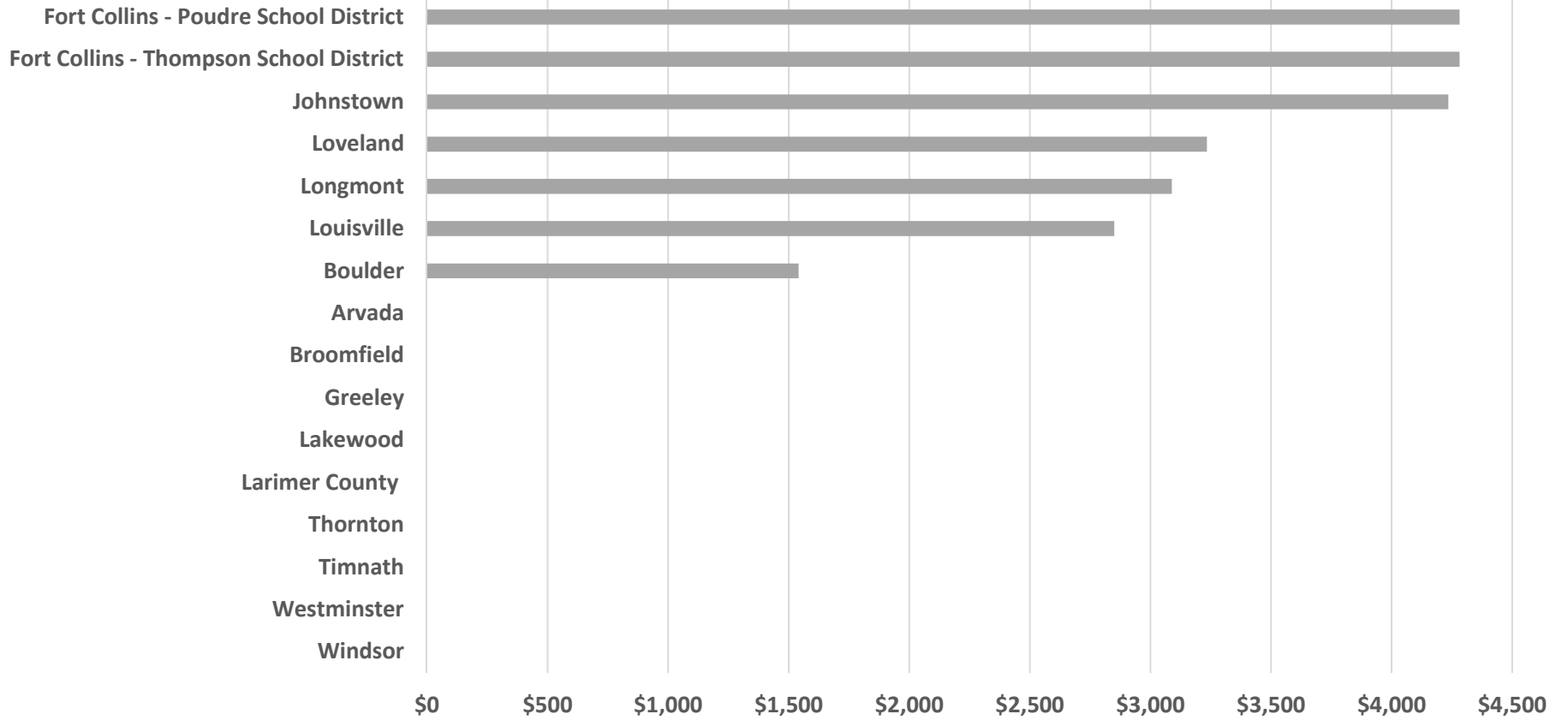




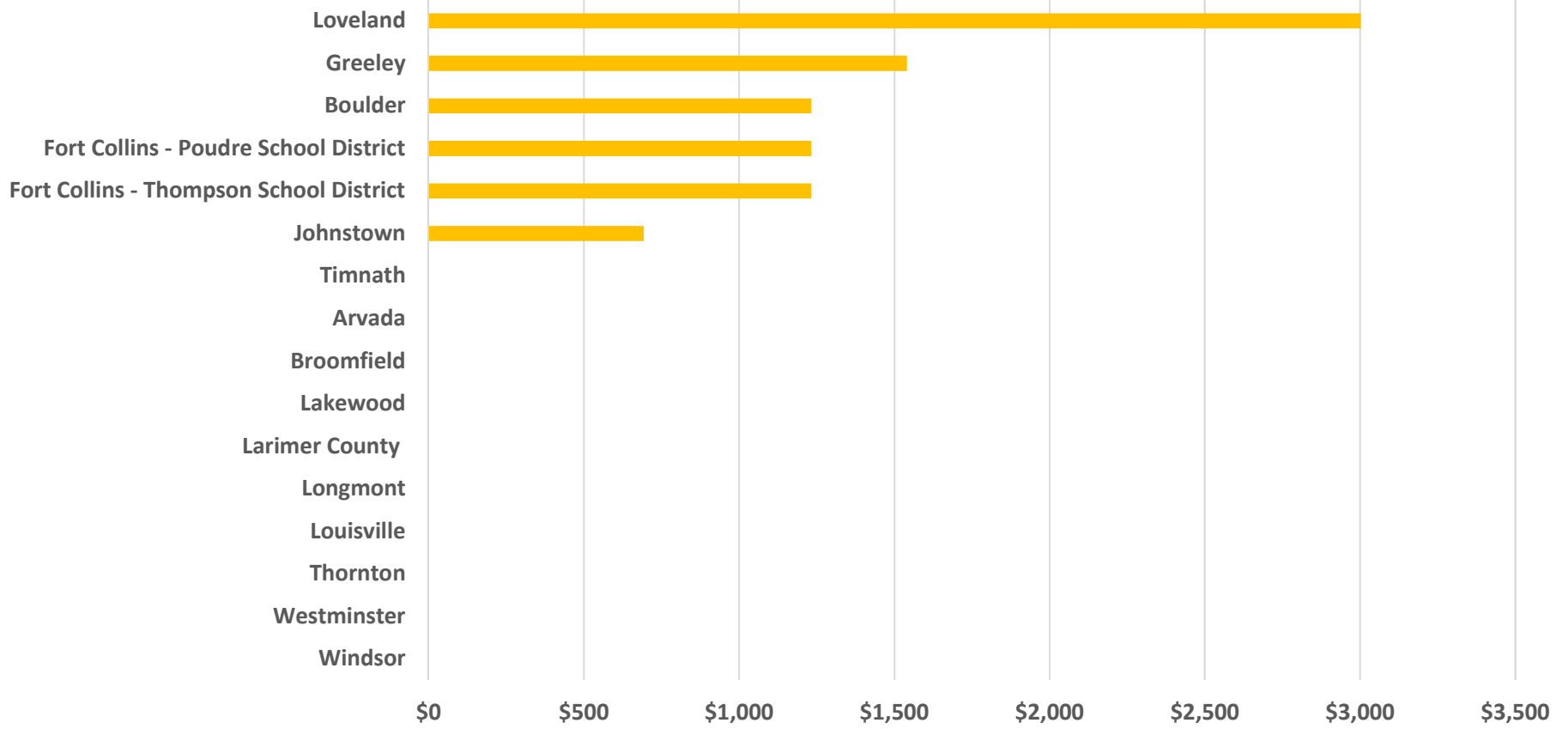
## Office Building - Fire



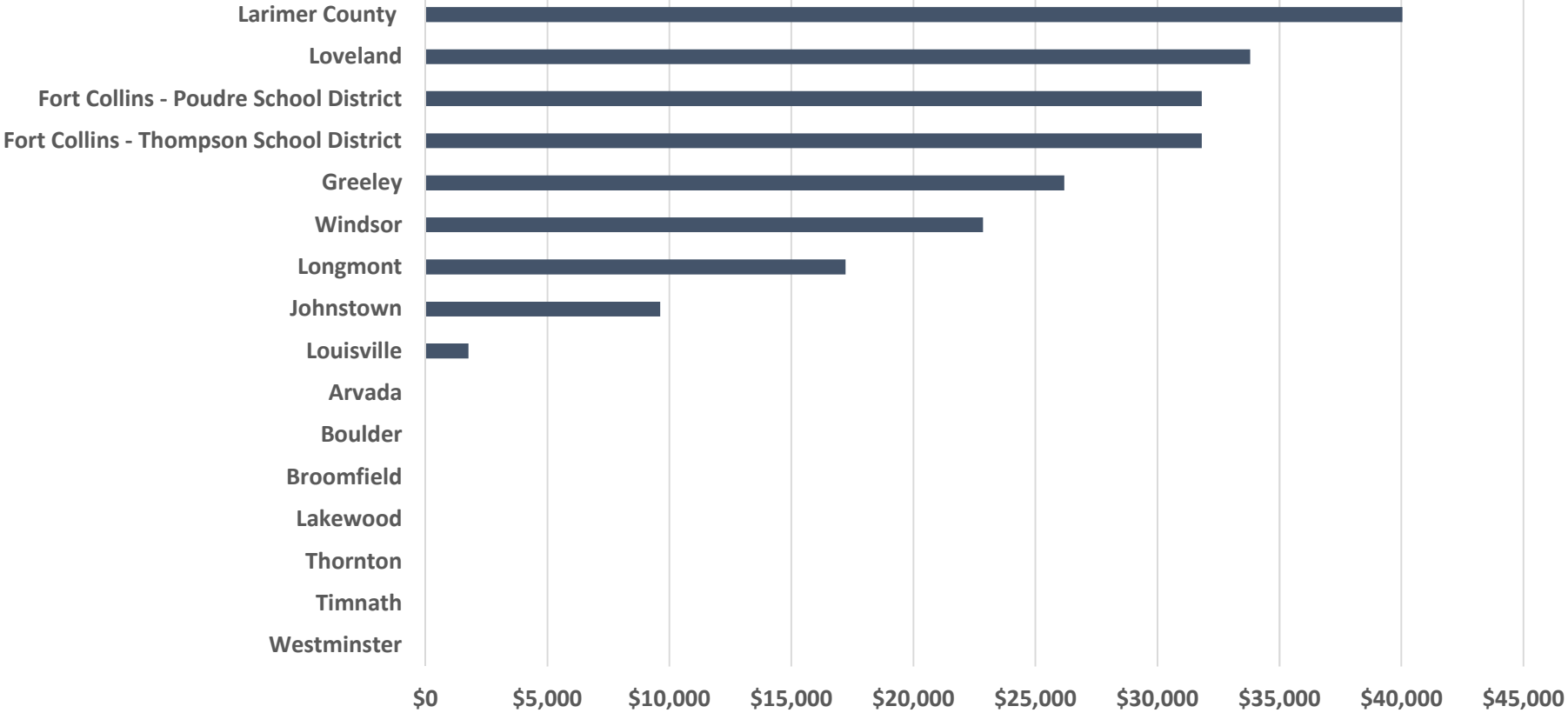
### Office Building - General Government



### Office Building - Police



### Office Building - Streets





City of Fort Collins

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# Appendix N

# Retail Non-Utility Capital Expansion Fees Survey

November 18, 2014



Report Prepared By:



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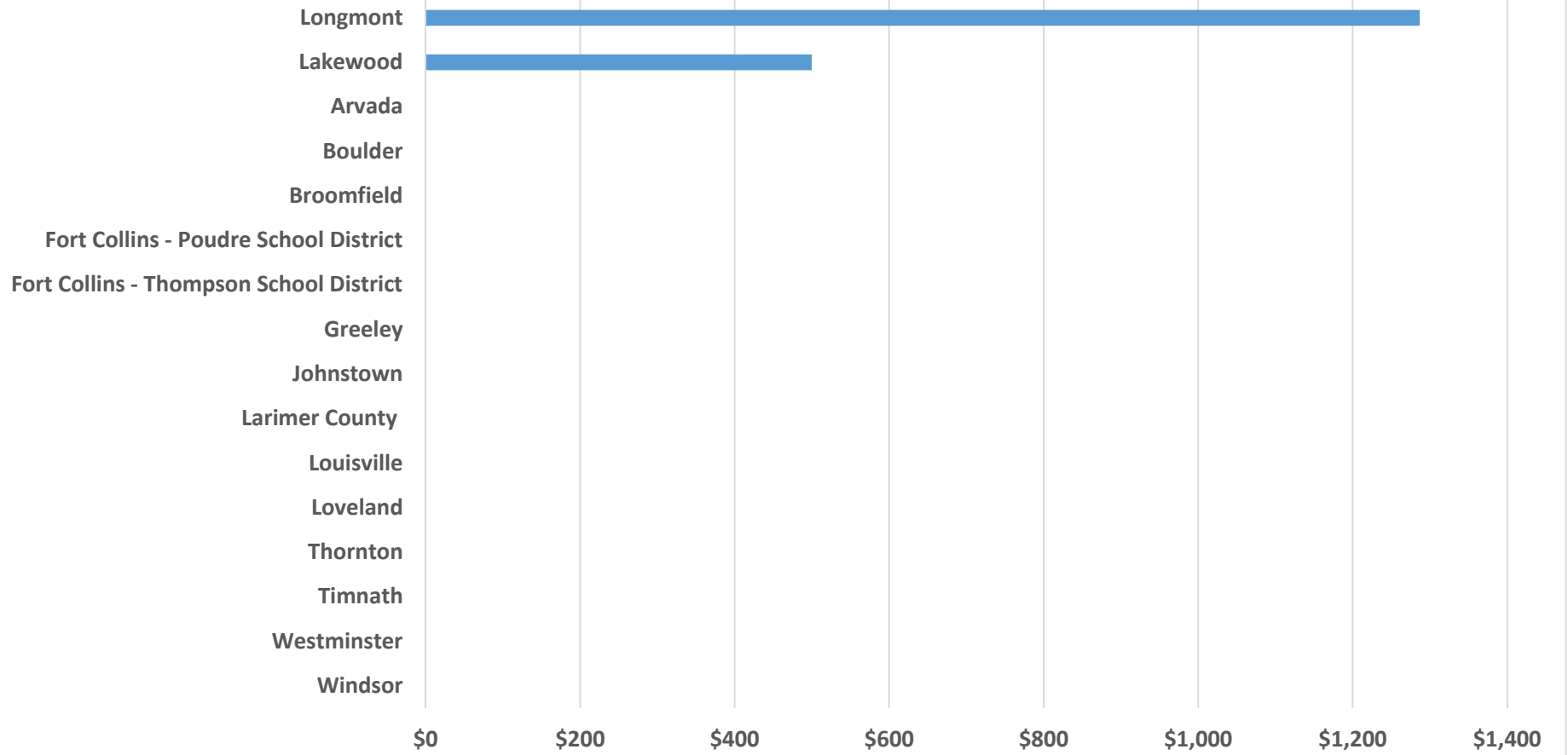




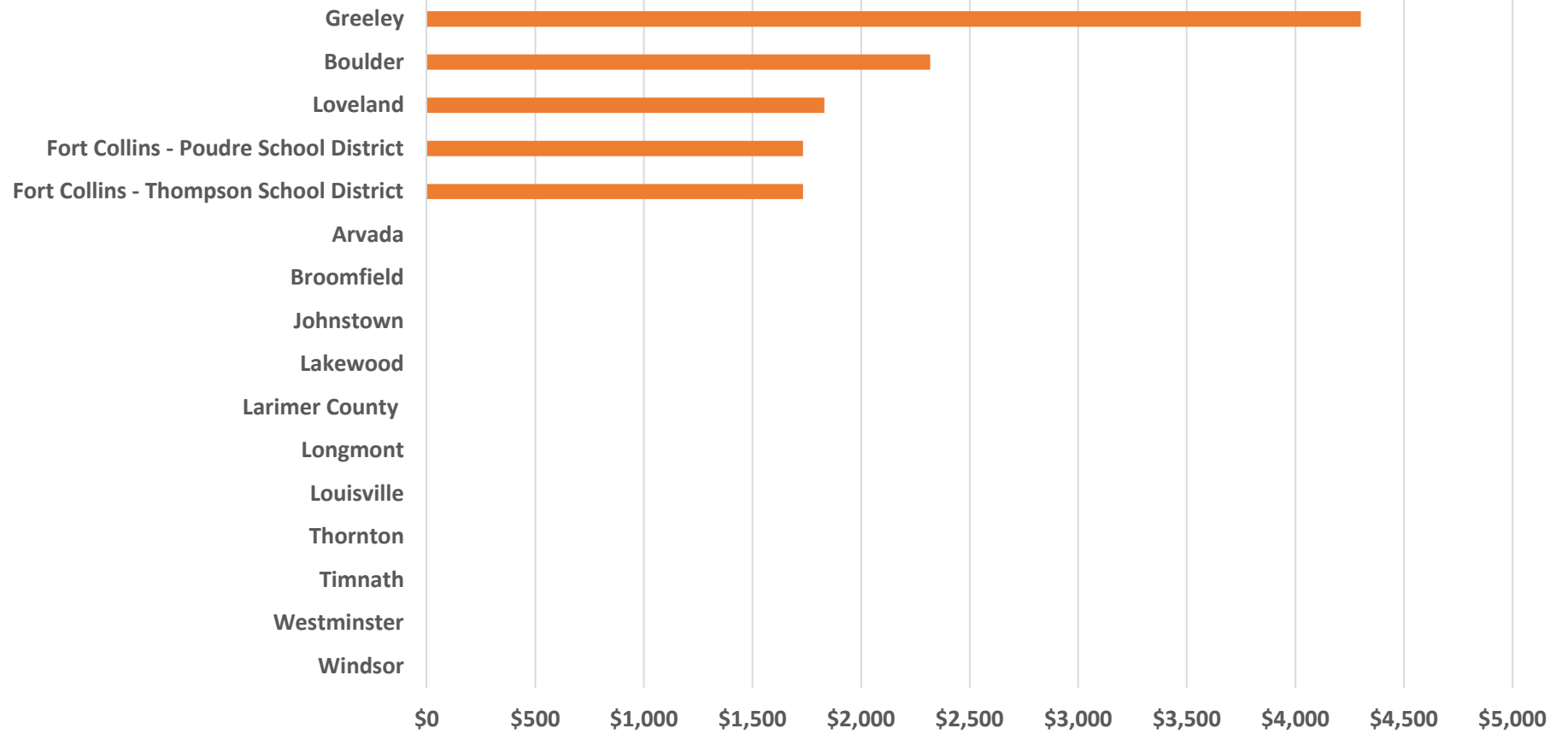




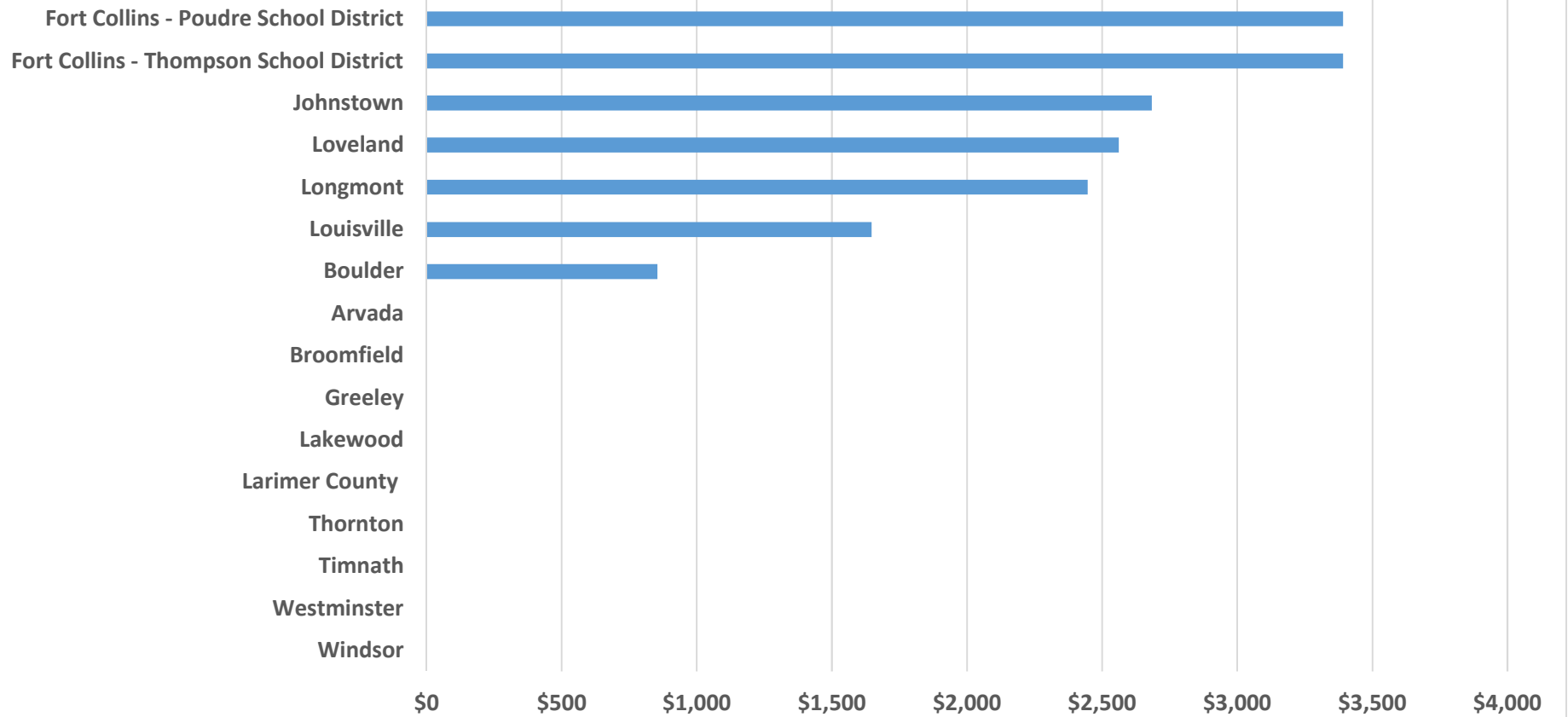
## Retail Building - Parks, Open Space, Trails & Recreation



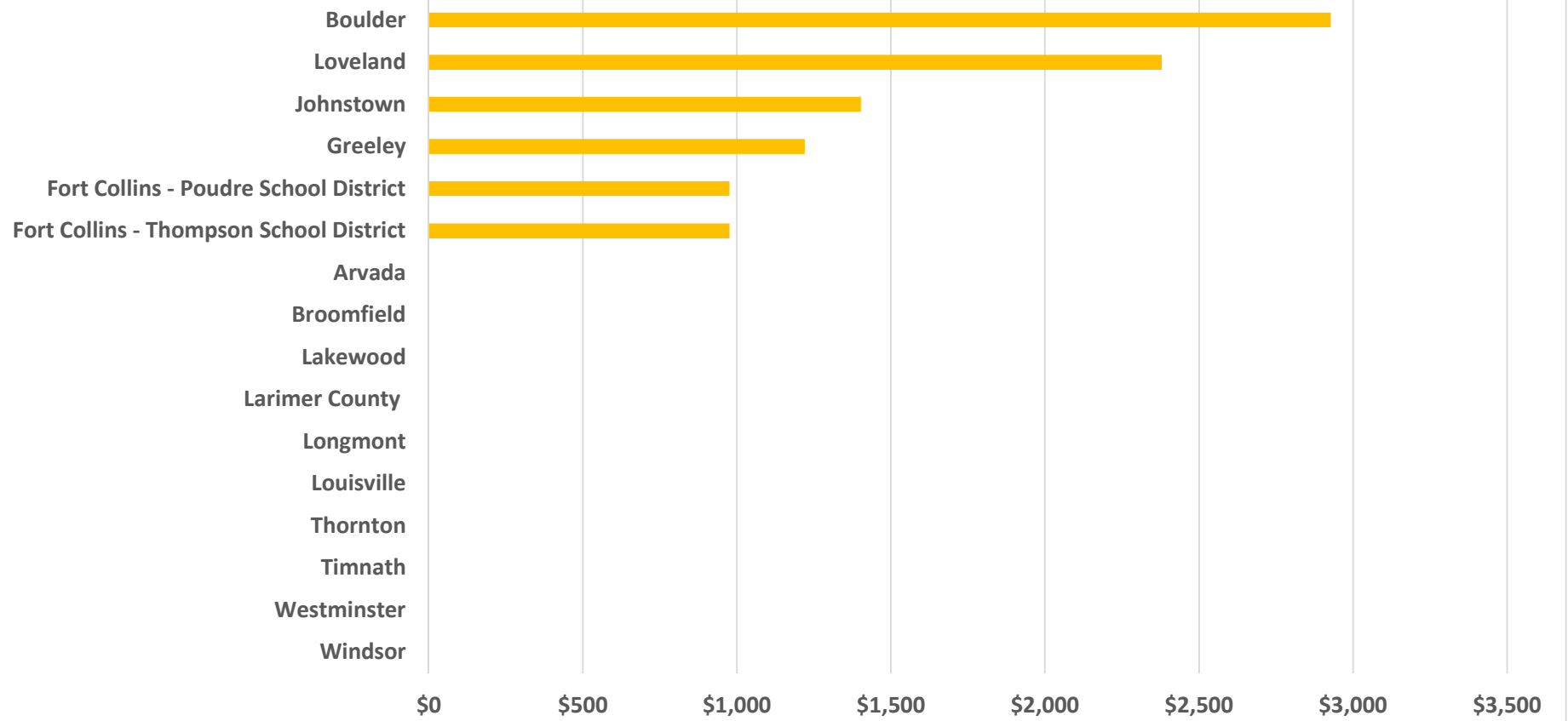
### Retail Building - Fire



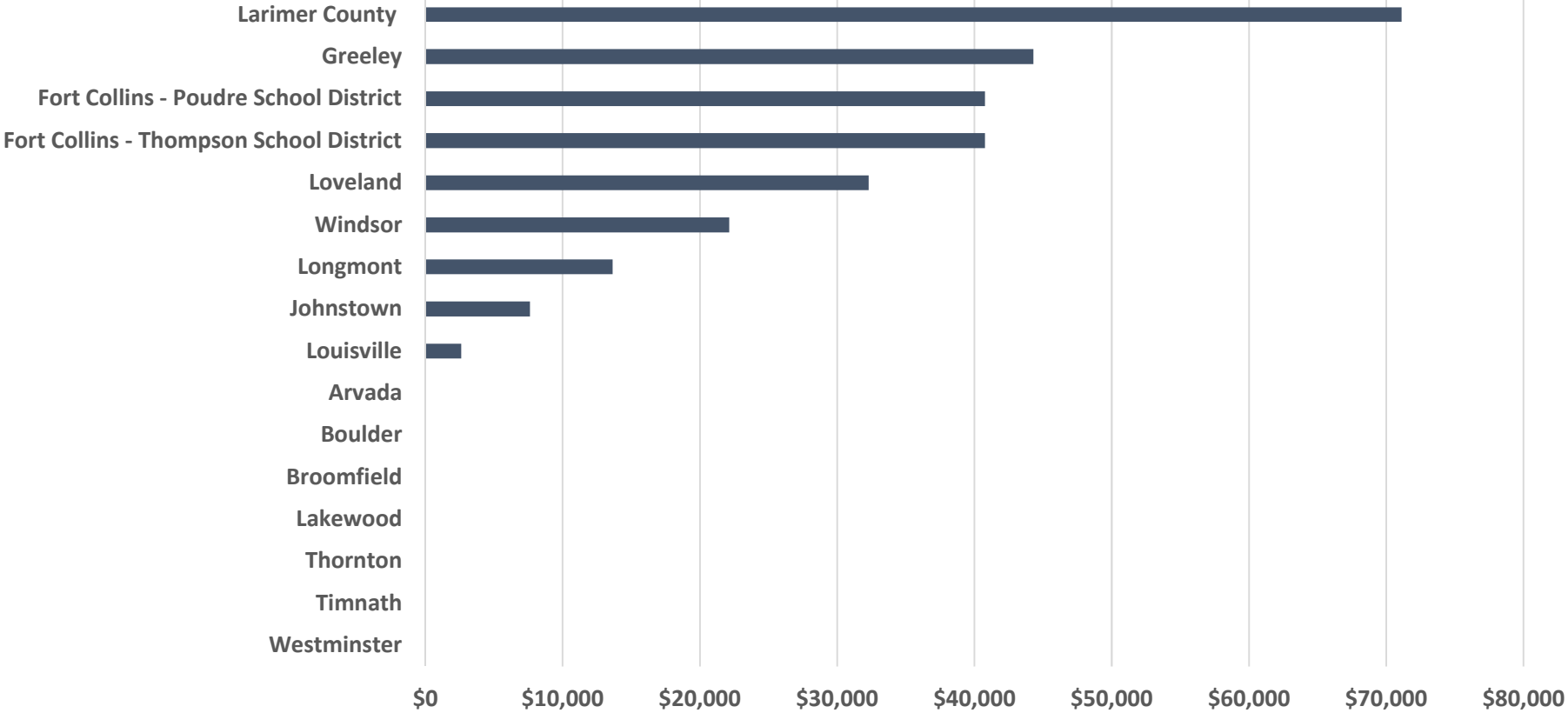
### Retail Building - General Government



### Retail Building - Police



### Retail Building - Streets





City of Fort Collins

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# Appendix O

# Warehouse Building Non-Utility Capital Expansion Fees Survey

November 18, 2014



Report Prepared By:



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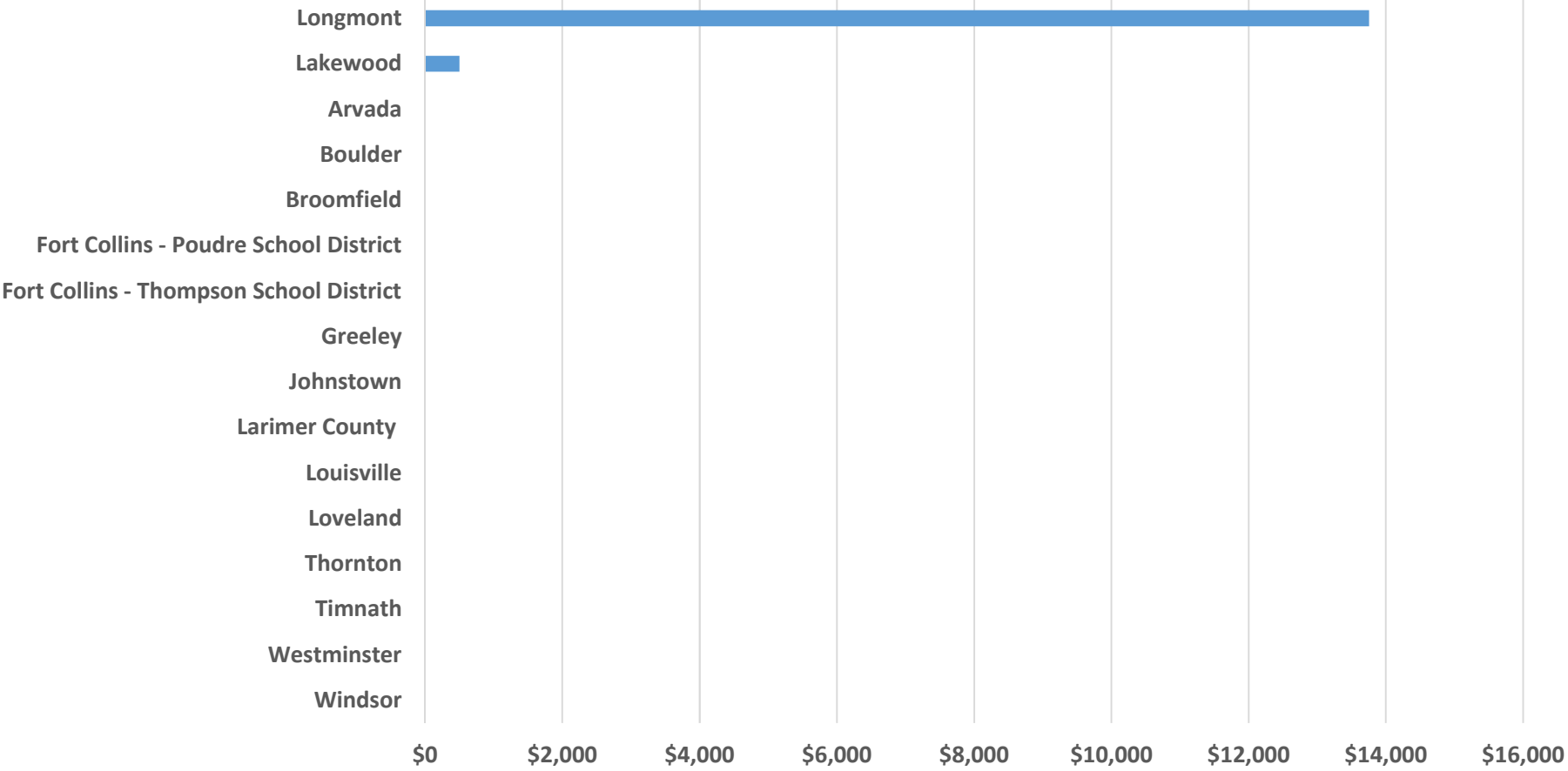




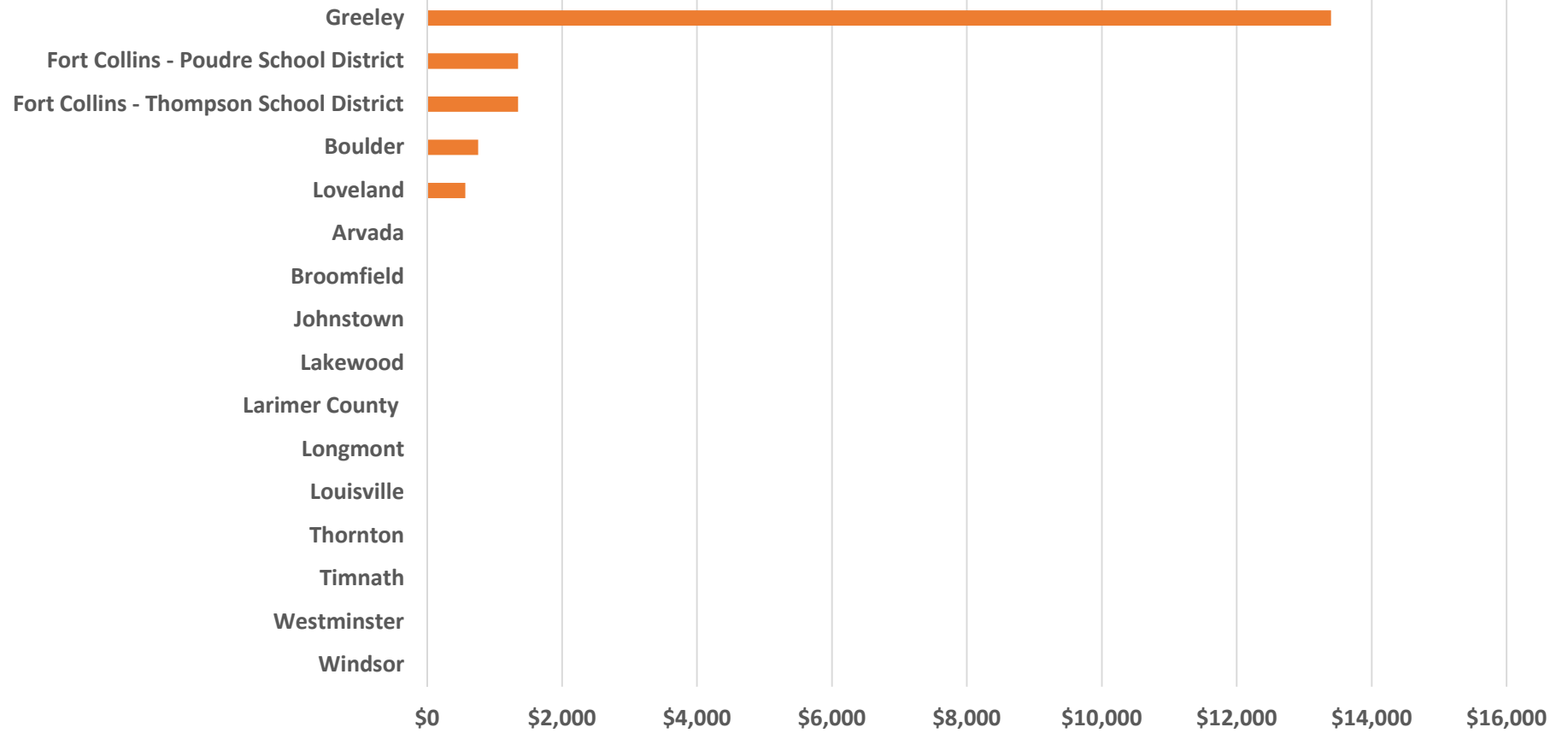




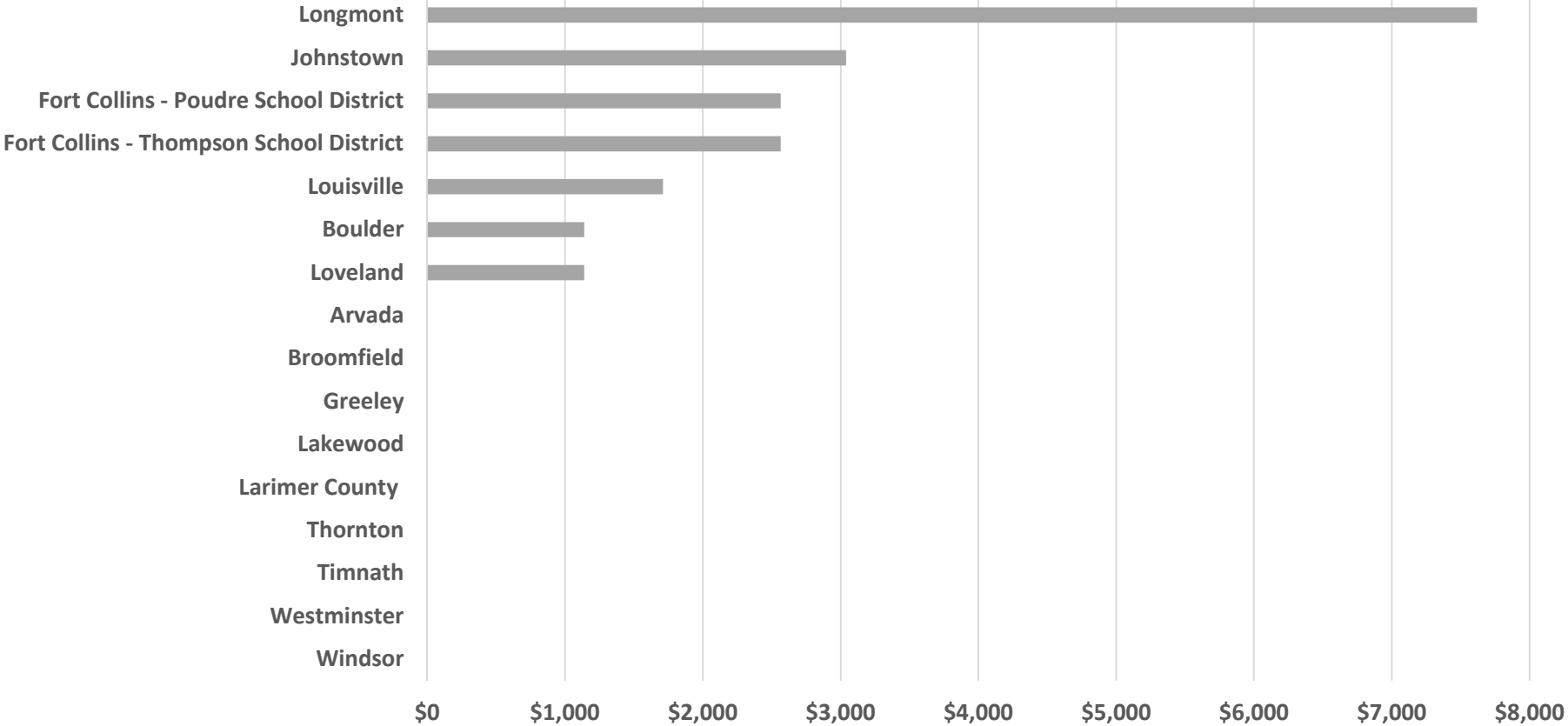
### Warehouse Building - Parks, Open Space, Trails & Recreation



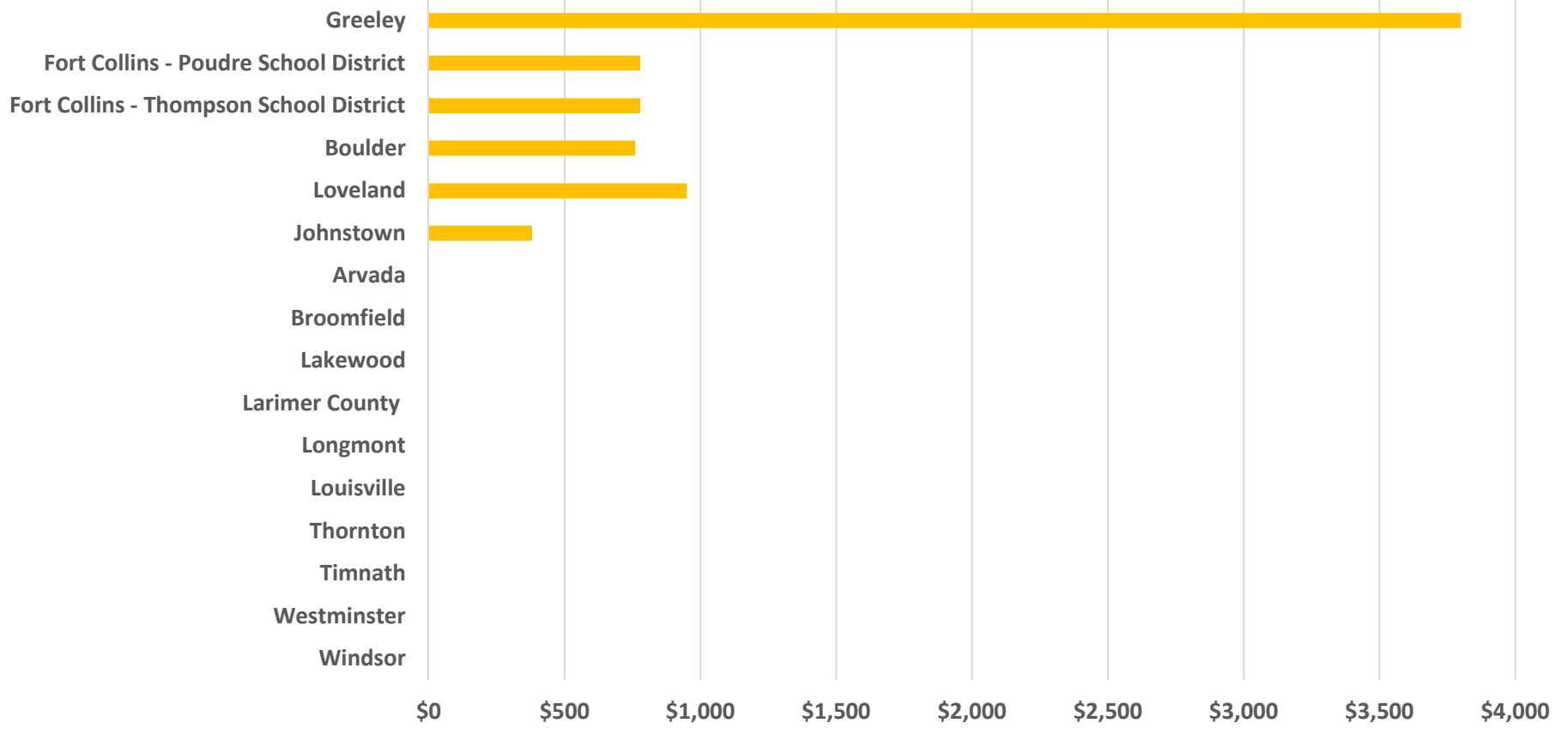
### Warehouse Building - Fire



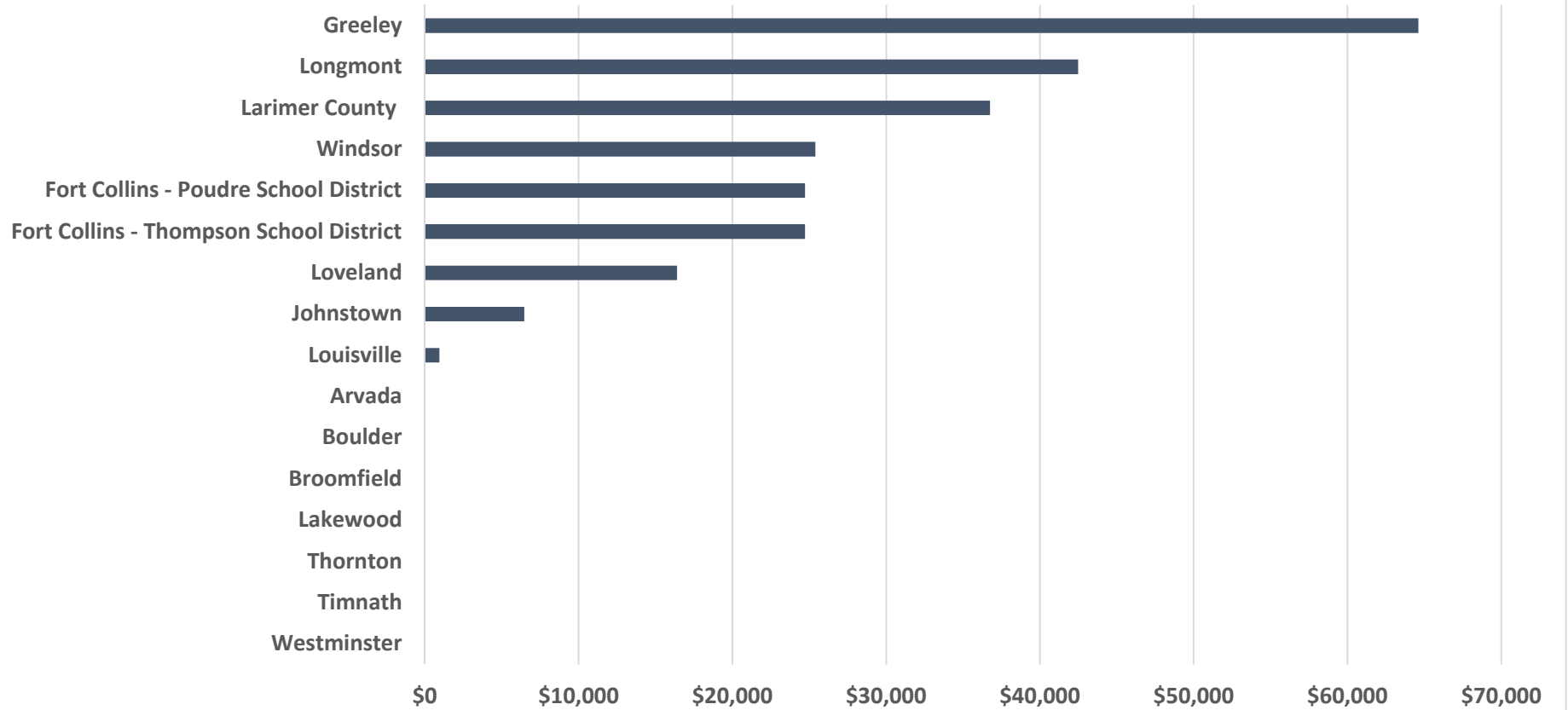
### Warehouse Building - General Government



### Warehouse Building - Police



## Warehouse Building - Streets





City of Fort Collins

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# Appendix P

# Mixed Use Non-Utility Capital Expansion Fees Survey

November 18, 2014



Report Prepared By:



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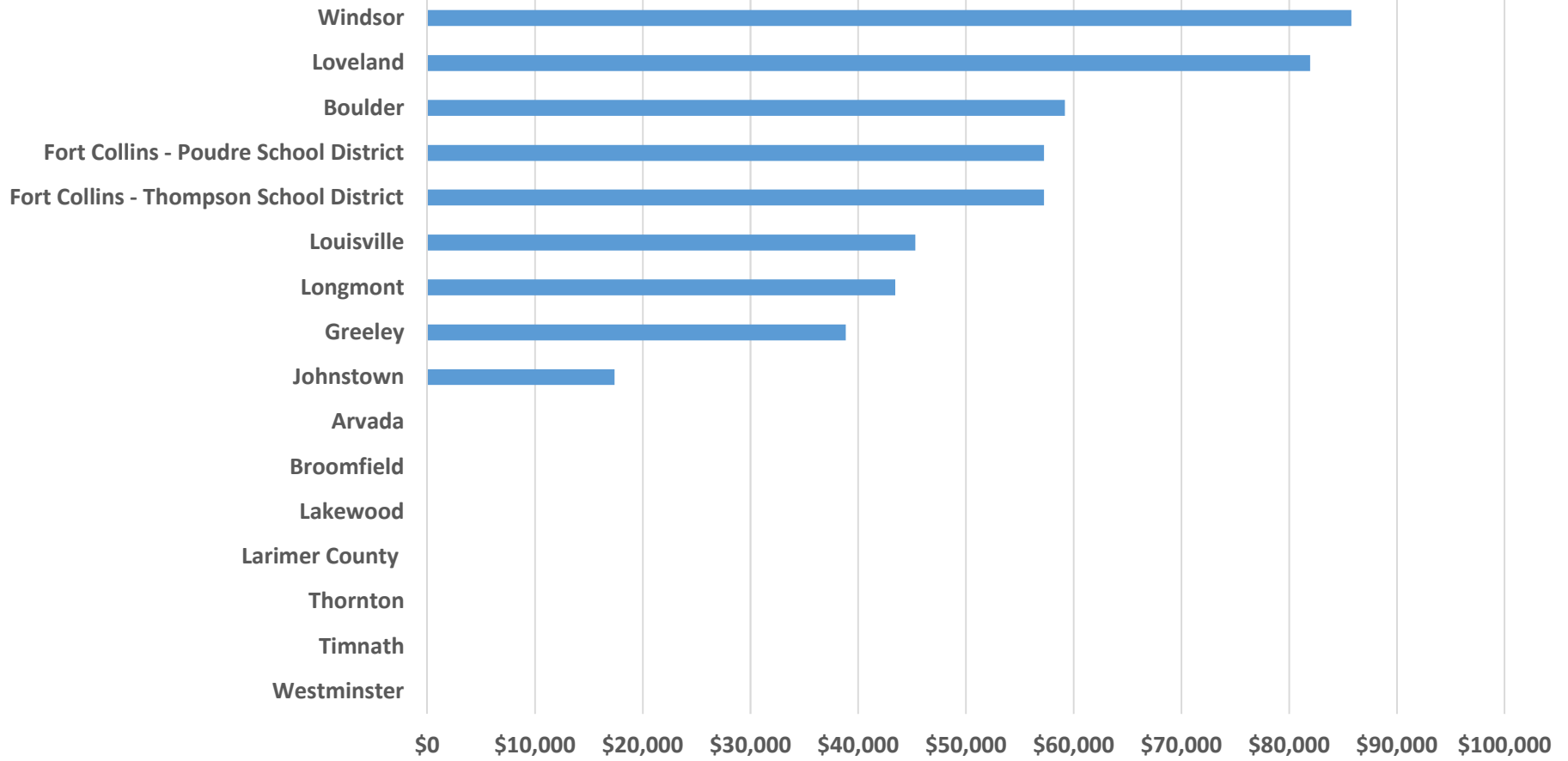




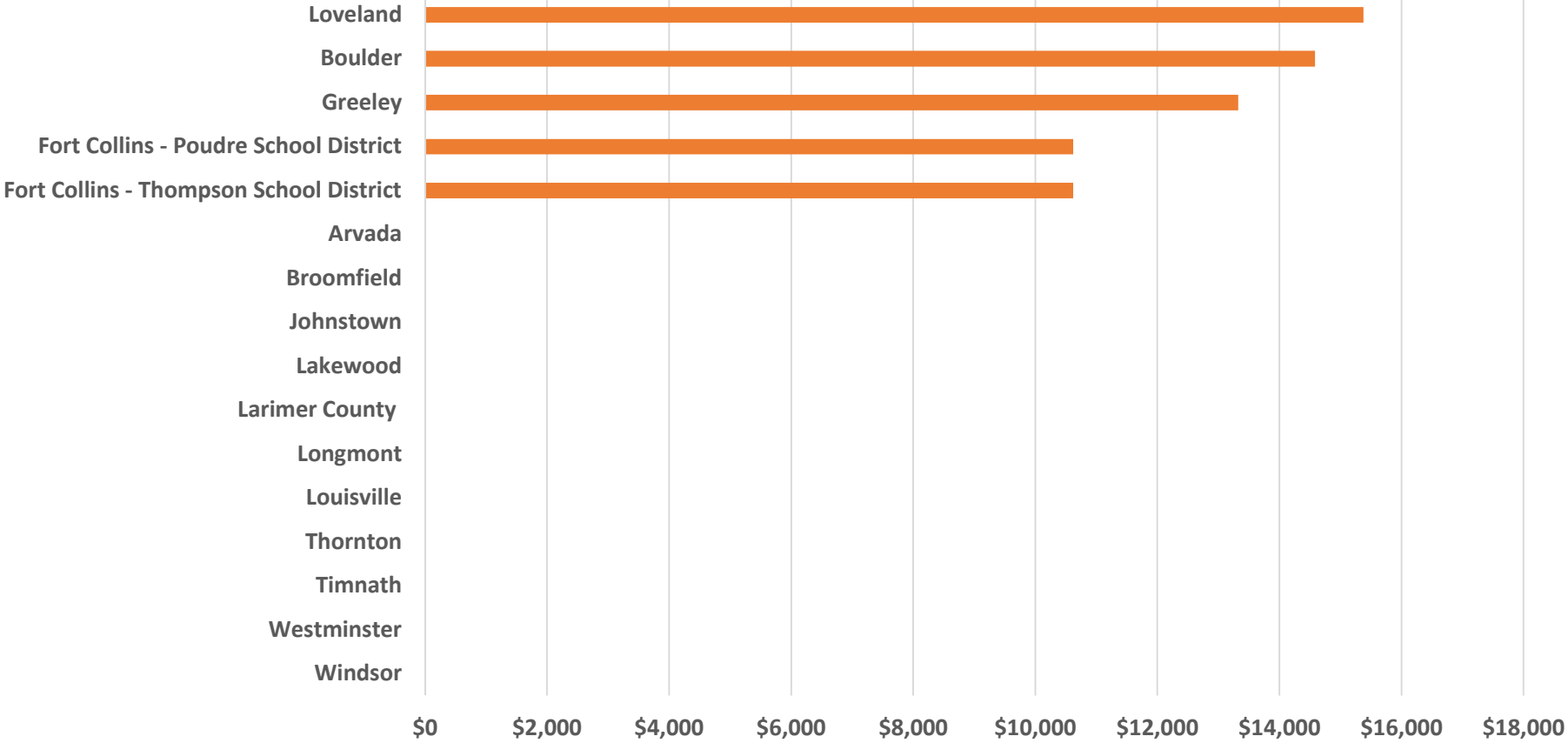




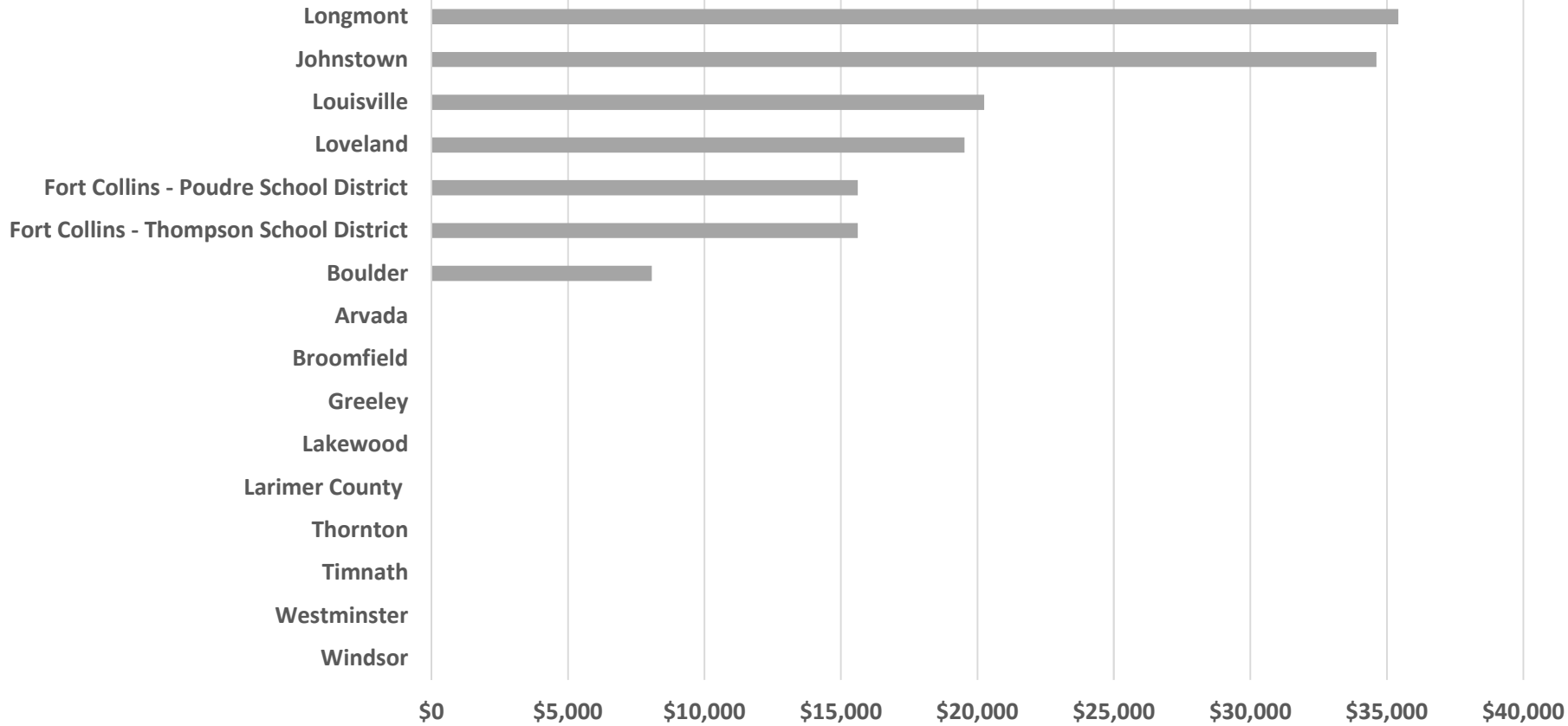
### Mixed Use - Parks, Open Space, Trails & Recreation



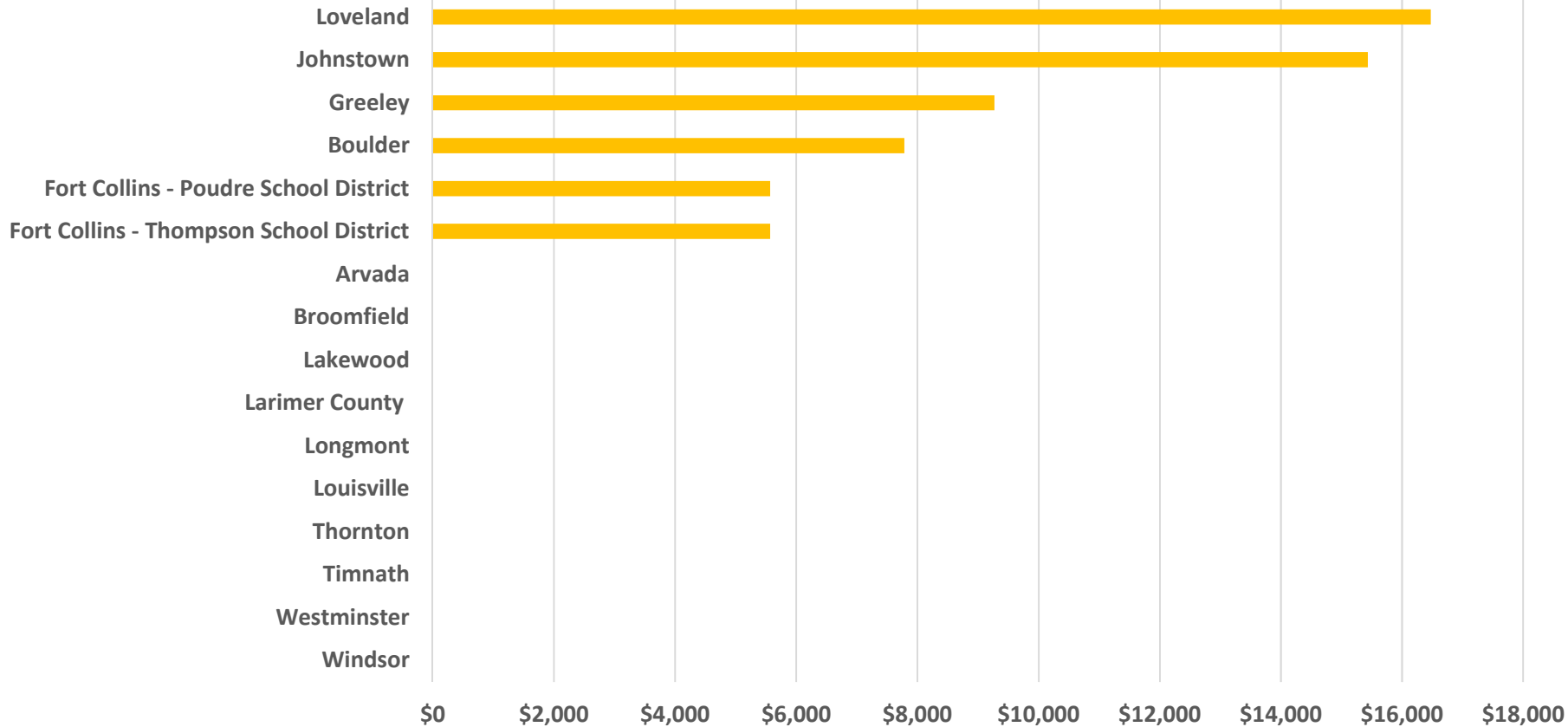
### Mixed Use - Fire



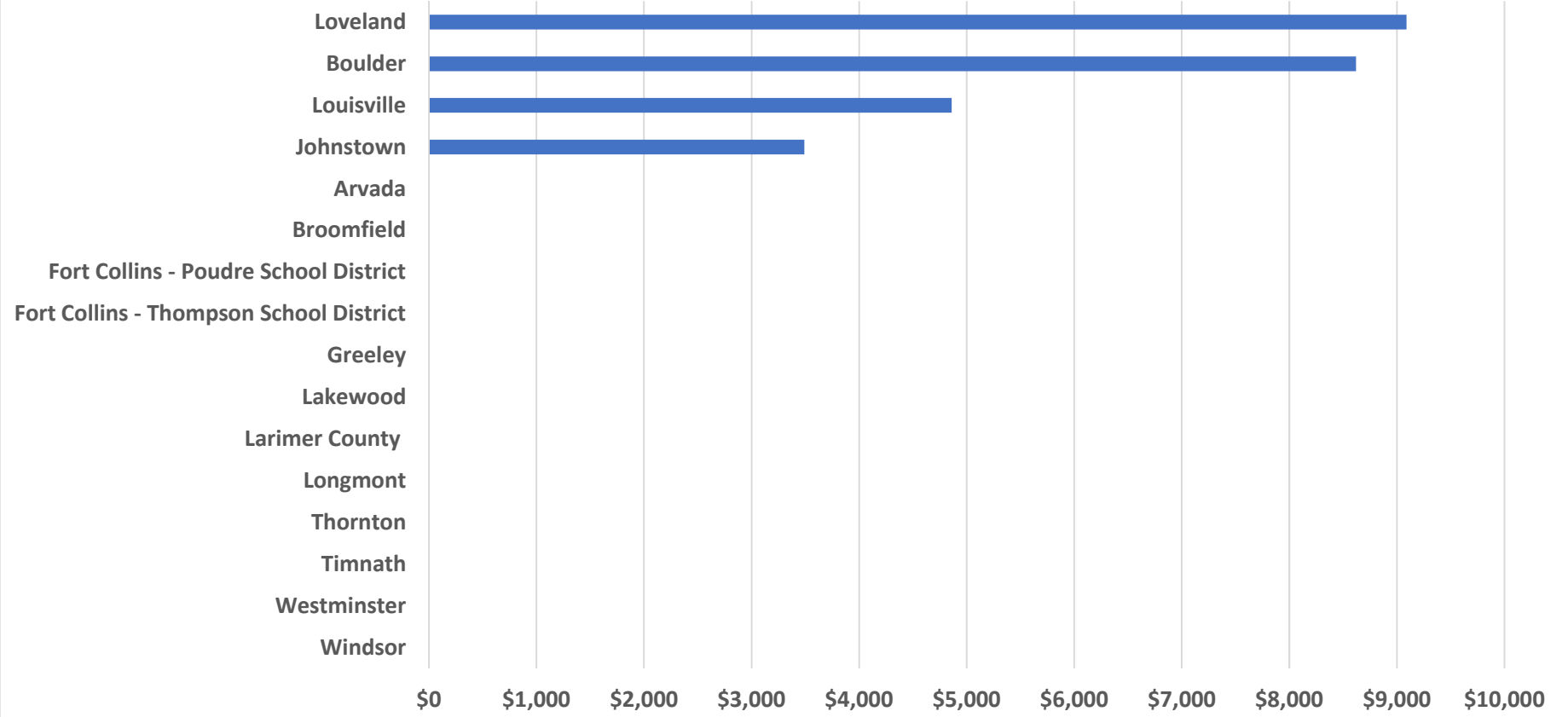
### Mixed Use - General Government



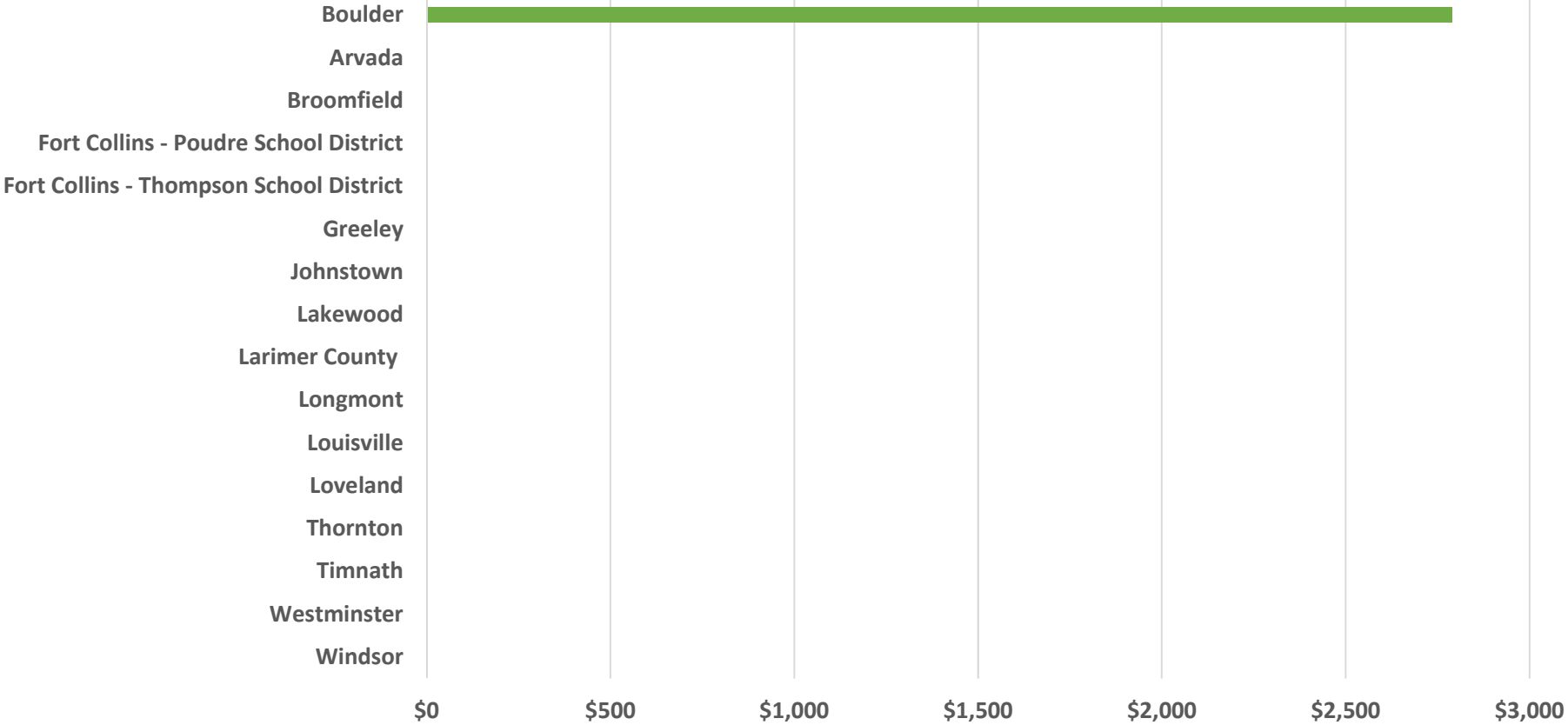
### Mixed Use - Police



### Mixed Use - Library

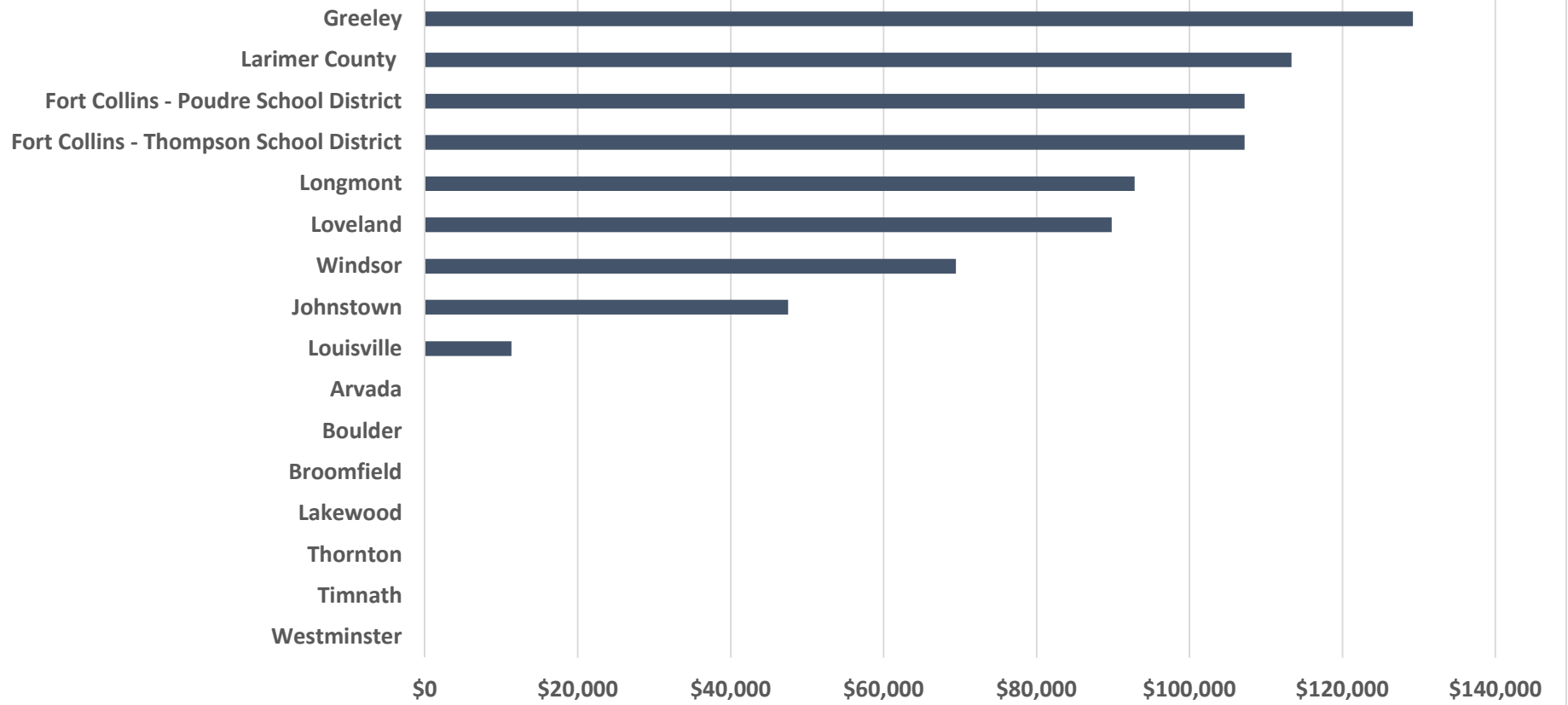


### Mixed Use - Human Services

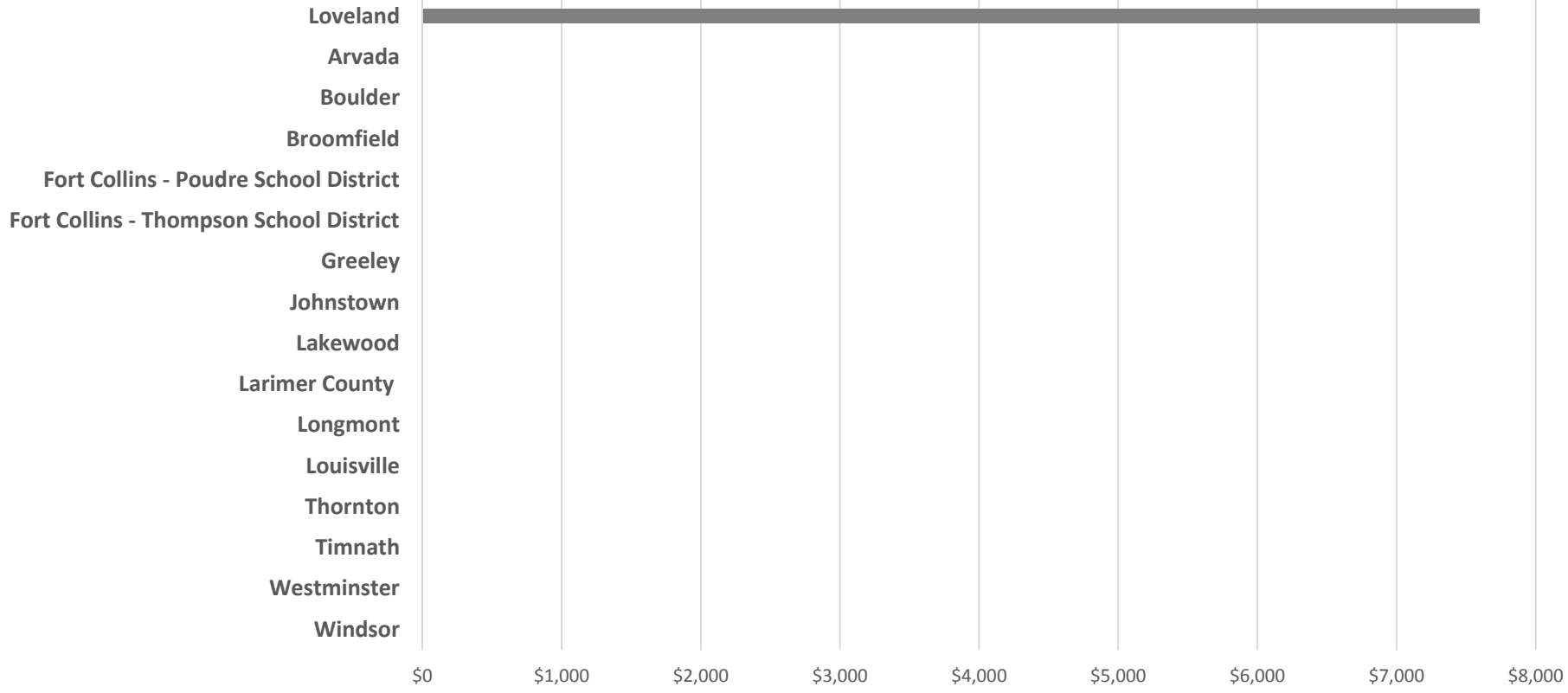




### Mixed Use - Streets



# Mixed Use - Museum



### Mixed Use - Schools

- Fort Collins - Thompson School District
- Fort Collins - Poudre School District
- Johnstown
- Arvada
- Boulder
- Broomfield
- Greeley
- Lakewood
- Larimer County
- Longmont
- Louisville
- Loveland
- Thornton
- Timnath
- Westminster
- Windsor

