

2016 Summary: Plant Investment/Development Fees and Charges Residential (Effective January 25, 2016)

Fees are rounded for estimation purposes.

The following fees are summarized from Chapter 26 of the Code of the City of Fort Collins. Information is provided for estimation purposes only since each development may have special characteristics that could impact fees. Additional rules and regulations may also apply. Please contact the Utilities for additional information and specific costs for your development.

	Single Family	Duplex	Multi Family
Electric			
Cost per square foot of development excluding dedicated right-of-way:	\$0.05186	\$0.05186	\$0.05186
Cost per lineal foot of developed site abutting dedicated right-of-way:	\$10.39	\$10.39	\$10.39
Cost per dwelling unit:			
150 amp panel	\$1,408	\$939	\$939
200 amp panel (and electric heat)	\$2,283	\$1,612	\$1,612
<i>50% of the above charges are payable by the developer before the start of construction of the electric system, the remaining 50% is payable before the system is energized.</i>			
Cost per secondary service:			
1/0 service	\$682	\$682	\$682
4/0 service (typical single family)	\$806	\$806	\$806
350 kCM service	\$912	\$912	\$912
Additional charges apply to secondary services greater than 65 feet.			
Construction power, flat charge (waived if construction power is not required): ESTIMATE	\$230	\$230	\$230
Secondary services and construction power charges are payable on the building permit.			
Contact Electrical Engineering at (970) 221-6700 for additional information.			
Water			
Plant investment fee (PIF) for water tap or meter:			
Cost per dwelling unit:	\$720	\$540	\$540
Cost per square foot of lot:	\$0.33	\$0.24	\$0.24
The raw water requirement (RWR) in acre feet is determined using this formula: RWR = (0.3456 x no. of living units) + (2.304 x net acres of development) The RWR can be satisfied with one of the following:	\$5,203 cash in lieu of RWR for a typical 8,600 sq ft lot. See formula.	See formula.	See formula.
- Water rights acceptable to the City			
- City water certificates			
- Cash in lieu of water rights at \$6,500 per acre foot			
Water meter:			
	\$307 (3/4" meter)	\$614 (2-3/4" meters)	Based on size. See commercial water meter charges.
Development review charge, per living unit:	\$53	\$43	\$43
Construction water will be billed a flat monthly charge on utility bill if 3/4" or 1" service; larger services will have meters installed during construction.			
Note: Irrigation taps for open space in single family developments will be charged commercial PIFs and RWR.			
<i>The water fees and charges are payable on the building permit. If the RWR is satisfied with water rights or city certificates the transaction must be completed at the Utilities before a water service permit is issued.</i>			
Contact Utility Fee/Rate Specialist at (970) 416-4252 or email utilityfees@fcgov.com for additional information.			
Wastewater			
PIF per living unit:	\$3,500	\$2,520	\$2,520
Development review charge, per living unit:	\$53	\$43	\$43
<i>The wastewater fees and charges are payable on the building permit.</i>			
Contact Utility Fee/Rate Specialist at (970) 416-4252 or email utilityfees@fcgov.com for additional information.			
Stormwater			
Stormwater PIF = runoff coefficient x \$8,217 / acre x acres of <u>gross</u> area Where:			
a. Gross area includes allocated open space and right of way.	\$1,392 for typical 14,756 sq ft gross area lot and .5 runoff coefficient. See formula.	Varies by gross lot size and runoff coefficient. See formula.	Varies by gross lot size and runoff coefficient. See formula.
b. Runoff coefficient is determined by the percentage of impervious area in the development. Impervious surface is area that does not absorb water such as buildings and parking lots. To <u>estimate</u> the runoff coefficient for a residential development 0.5 can be used, however, your development may vary from this estimate.			
Development review charge = rate factor x \$1,045/acre x acres of <u>net</u> area Where:			
a. Net area includes allocated open space but excludes right of way.	\$111 for a typical 11,600 sq ft net area lot and .4 rate factor. See formula.	Varies by lot size and rate factor. See formula.	Varies by lot size and rate factor. See formula.
b. Rate factor is determined by the percentage of impervious area in the development. To <u>estimate</u> the rate factor for a single family development 0.4 can be used, however, your development may vary from this estimate.			
<i>Stormwater plant investment fees are payable on the building permit.</i>			
Contact Utility Fee/Rate Specialist at (970) 416-4252 or email utilityfees@fcgov.com for additional information.			