

2017 Plant Investment Fees / Development Charges Commercial (Non-residential)

Effective January 01, 2017 (updated May 18, 2018)

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.

Electric

Cost per square foot of development excluding dedicated right-of-way:	\$0.05186
Cost per lineal foot of developed site abutting dedicated right-of-way:	\$38.80
Cost per 100 amps of service entrance: (Utility owned transformers)	
Single-phase 208 volts	\$1,462
Single-phase 240 volts	\$1,687
Three-phase 208 volts	\$2,533
Three-phase 240 volts	\$2,923
Three-phase 480 volts	\$5,845
Primary circuit charge from source to transformer per lineal foot:	
Single-phase	\$9.45
Three-phase	\$17.76
Transformer installation charge per transformer:	
Single-phase	\$1,387
Three-phase	\$2,432
Additional charges may also apply.	

Contact Electrical Engineering at (970) 221-6700 for additional information.

Water

Plant investment fee (PIF) per tap or meter size:		
3/4" meter		\$7,180
1" meter		\$19,710
1-1/2" meter		\$42,220
2" meter		\$66,680
3" meters & above based on peak day demand but not less than 2" meter		
Minimum raw water requirement (RWR) in acre feet per meter or tap:		
3/4" meter	0.9 acre-feet or	\$5,850
1" meter	3.0 acre-feet or	\$19,500
1-1/2" meter	6.0 acre-feet or	\$39,000
2" meter	9.6 acre-feet or	\$62,400
3" meters and above to be based on use but not less than a 2" meter		
The RWR can be satisfied with one of the following:		
<ul style="list-style-type: none"> • Water rights acceptable to the City • City water certificates • Cash in lieu of water rights at \$6,500 per acre foot 		
Water meter:	<u>Water Meter</u>	<u>Irrigation Meter</u>
3/4" meter	\$350.02	\$350.02
1" meter	\$389.70	\$389.70
1-1/2" meter	\$694.31	\$937.33
2" meter	\$789.82	\$971.24
3" meter	\$2,637.76	\$1,589.33
4" meter	\$3,358.88	\$2,122.50
6" meter and greater -- buy from distributor		
Development review charge, per meter		
3/4" meter		\$128
1" meter		\$333
1-1/2" meter		\$658
2" meter		\$965
3" meter and greater		\$2,020
Construction water: billed monthly on utility bill.		
- 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.		
Contact Utility Fee/Rate Specialist at (970) 416-4252 or email utilityfees@fcgov.com for additional information.		

Wastewater

Plant investment fee (PIF) is based on size of water meter and strength of discharge.		
Domestic strength discharge:		
3/4" meter		\$7,130
1" meter		\$17,200
1-1/2" meter		\$33,410
2" meter		\$59,140
3" meters and above calculated on individual basis, not less than a 2" meter		
Contact the Utilities to obtain fees for wastewater discharge exceeding average concentrations (BOD>200 mg/l, COD>300 mg/l, TOC>100 mg/l, and or TSS>250 mg/l).		
Development review charge:		
3/4" meter		\$128
1" meter		\$333
1-1/2" meter		\$658
2" meter		\$965
3" meter and greater		\$2,020
<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.		See formula.
Where:		One acre site with .8 runoff coefficient =
a. Gross area includes allocated open space and right of way.		\$6,574
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 estimate the runoff coefficient for a commercial development 0.8 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		See formula.
Where: a. Net area includes allocated open space but excludes right of way.		One acre site with .8 rate factor = \$836
b. Rate Factor is determined by the percentage of impervious area in the development. To <u>estimate</u> the rate factor for a commercial development 0.8 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.		