

2014 Summary: Plant Investment/Development Fees and Charges

Residential (Effective January 1, 2014) - Revised 10/18/2013

Fees are rounded for estimation purposed.

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
<b>Electric</b> Cost per square foot of development excluding dedicated right-of-way: Cost per lineal foot of developed site abutting dedicated right-of-way: Cost per dwelling unit: 150 amp panel 200 amp panel (and electric heat)  <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 4/0 service (typical single family) 350 kCM service  Additional charges apply to secondary services greater than 65 feet. Construction power, flat charge (waived if construction power is not required):  <i>Secondary services and construction power charges are payable on the building permit. Contact Electrical Engineering at (970) 221-6700 for additional information.</i>	\$0.05036 \$10.35  \$1,398 \$2,329    \$672 \$810 \$903  \$208	\$0.05036 \$10.35  \$933 \$1,638   \$672 \$810 \$903  \$208	\$0.05036 \$10.35  \$933 \$1,638   \$672 \$810 \$903  \$208
<b>Water</b> <b>Plant investment fee (PIF) for water tap or meter:</b> Cost per dwelling unit: Cost per square foot of lot:  <b>The raw water requirement (RWR) in acre feet is determined using this formula:</b> 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: Water rights acceptable to the City City water certificates Cash in lieu of water rights at \$6,500 per acre foot <b>Water meter:</b>  <b>Development review charge, per living unit:</b> <b>Construction water</b> 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> <i>Contact Mary Young at (970) 416-2630 for additional information.</i>	  \$720 \$0.32  \$5,203 cash in lieu of RWR for a typical 8,600 sq ft lot. See formula.   \$309 (3/4" meter)  \$53	  \$540 \$0.25  See formula.   \$618 (2-3/4" meters)  \$43	  \$540 \$0.25  See formula.   Based on size. See commercial water meter charges. \$43
<b>Wastewater</b> PIF per living unit: Development review charge, per living unit: <i>The wastewater fees and charges are payable on the building permit. Contact Mary Young at (970) 416-2630 for additional information.</i>	\$3,090 \$53	\$2,470 \$43	\$2,470 \$43
<b>Stormwater</b> <b>Stormwater PIF = runoff coefficient x \$7,817/acre x acres of gross area</b> Where: a. Gross area includes allocated open space and right of way. 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.  <b>Development review charge = rate factor x \$1,045/acre x acres of net area</b> Where: a. Net area includes allocated open space but excludes right of way. 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. Contact Jean Pakech at (970) 221-6375 for additional information.</i>	  \$1,324 for typical 14,756 sq ft gross area lot and .5 runoff coeffecient. See formula.      \$111 for a typical 11,600 sq ft net area lot and .4 rate factor. See formula.	  Varies by gross lot size and runoff coefficient. See formula.      Varies by lot size and rate factor. See formula.	  Varies by gross lot size and runoff coefficient. See formula.      Varies by lot size and rate factor. See formula.