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WATER PLANT INVESTMENT FEE (PIF) SCHEDULE [1]

Effective January 25, 2016

The Water Plant Investment Fee (PIF) is a one-time development fee collected to pay for growth related capital expansion costs of water supply, storage, transmission, treatment and distribution facilities. The fee varies with the number of dwelling units and the lot area served for residential users, and with the size of the water meter for non-residential users. City Code requires that each building have its own water service tap. Payment of the PIF is made at Neighborhood and Building Services upon issuance of a building permit.

RESIDENTIAL WATER PIF [2]**:** *SINGLE FAMILY, DUPLEX & MULTI-FAMILY*

Single Family (5/8 x 3/4" tap)	$720	+	$0.33 per sq.ft. of lot area	= **PIF**
Duplex & Multi-Family	$540 (per L.U.)	+	$0.24 per sq.ft. of lot area	= **PIF**

*****Water Meter – same as non-residential water meter prices listed below

Note: *When calculating Water PIF's for Multi-Family Subdivisions, net acreage of the development is divided among the total number of living units to arrive at an approximate lot size per living unit (L.U.).*

NON-RESIDENTIAL WATER PIF [2]**:** *COMMERCIAL & IRRIGATION*

Water Meter Size	Water PIF	*Water Meter	or	Irrigation Meter
3/4"	$ 7,180	$ 307.00		$ 307.00
1"	$ 19,710	$ 365.00		$ 365.00
1-1/2"	$ 42,220	$ 611.00		$ 763.00
2"	$ 66,680	$ 674.00		$ 862.00
3" and above	Based on peak day demand	Buy from distributor		Buy from distributor

Included in the meter charge is one trip for meter installation by the City. If more than one trip is needed for meter installation, an additional charge will be billed.

IRRIGATION TAPS: Payment of Water PIF's, along with satisfaction of the Raw Water Requirement in Multi-Family developments, provides for one residential water tap per building, and in addition, an adequate number of irrigation taps to serve common areas. Irrigation taps for common areas in Single Family and Commercial developments pay the Non-Residential Water PIF and Raw Water Requirement fees according to tap size. Irrigation taps 1-1/2 inch and larger requiring turbine meters are billed meter charges indicated above.

TAP INSTALLATION: Water taps on all new water mains are to be installed by the contractor. Taps on existing water mains may be installed by the City and will be billed on a labor and material basis upon completion.

[1] Summarized from Sections 26-120 & 26-128. Schedule C of the Code of the City of Fort Collins
[2] Development review charges also apply